

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

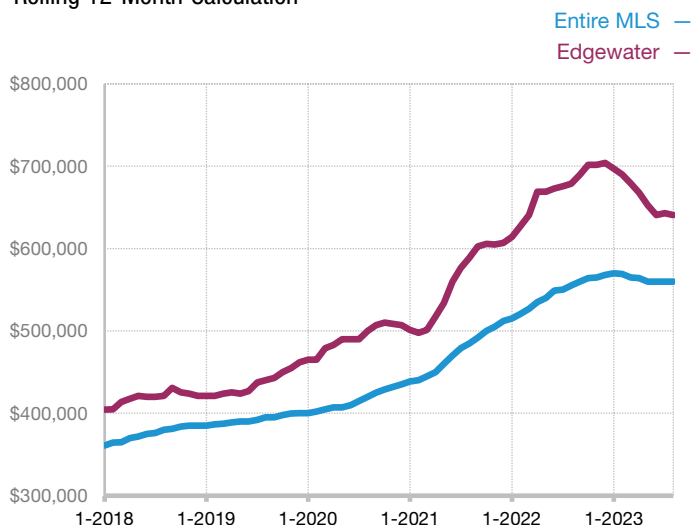
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	10	7	- 30.0%	--	--	--
Under Contract	5	3	- 40.0%	46	32	- 30.4%
New Listings	10	4	- 60.0%	59	43	- 27.1%
Sold Listings	7	6	- 14.3%	43	30	- 30.2%
Days on Market Until Sale	11	15	+ 36.4%	7	20	+ 185.7%
Median Sales Price*	\$725,000	<b>\$653,000</b>	- 9.9%	\$725,000	<b>\$653,000</b>	- 9.9%
Average Sales Price*	\$732,986	<b>\$793,667</b>	+ 8.3%	\$749,748	<b>\$672,730</b>	- 10.3%
Percent of List Price Received*	99.5%	<b>98.7%</b>	- 0.8%	107.1%	<b>100.5%</b>	- 6.2%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	2	0	- 100.0%	13	8	- 38.5%
New Listings	1	0	- 100.0%	19	6	- 68.4%
Sold Listings	3	1	- 66.7%	10	9	- 10.0%
Days on Market Until Sale	11	0	- 100.0%	5	89	+ 1680.0%
Median Sales Price*	\$999,000	<b>\$1,450,000</b>	+ 45.1%	\$741,310	<b>\$769,670</b>	+ 3.8%
Average Sales Price*	\$877,268	<b>\$1,450,000</b>	+ 65.3%	\$777,552	<b>\$833,149</b>	+ 7.2%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	103.4%	<b>100.0%</b>	- 3.3%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

