

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

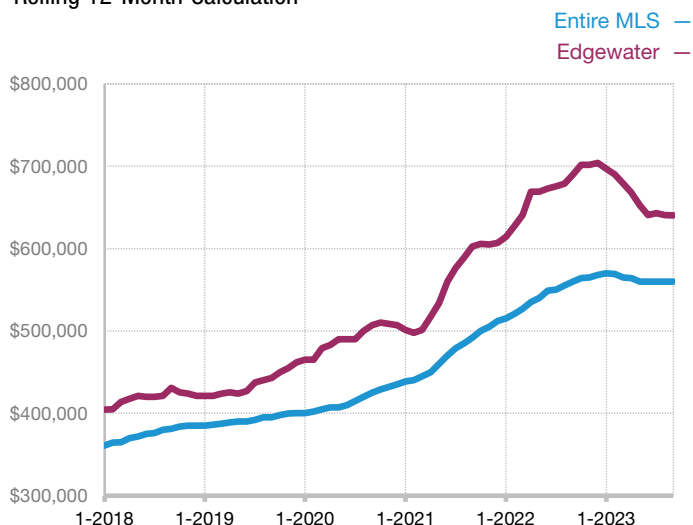
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	10	8	- 20.0%	--	--	--
Under Contract	4	3	- 25.0%	50	35	- 30.0%
New Listings	5	5	0.0%	64	48	- 25.0%
Sold Listings	6	3	- 50.0%	49	33	- 32.7%
Days on Market Until Sale	9	23	+ 155.6%	7	20	+ 185.7%
Median Sales Price*	\$717,500	\$670,000	- 6.6%	\$725,000	\$656,000	- 9.5%
Average Sales Price*	\$807,250	\$653,333	- 19.1%	\$756,789	\$670,967	- 11.3%
Percent of List Price Received*	101.7%	98.5%	- 3.1%	106.4%	100.3%	- 5.7%

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
Inventory of Active Listings	6	2	- 66.7%	--	--	--
Under Contract	5	0	- 100.0%	18	8	- 55.6%
New Listings	5	1	- 80.0%	24	7	- 70.8%
Sold Listings	4	0	- 100.0%	14	9	- 35.7%
Days on Market Until Sale	55	0	- 100.0%	19	89	+ 368.4%
Median Sales Price*	\$782,130	\$0	- 100.0%	\$754,430	\$769,670	+ 2.0%
Average Sales Price*	\$773,645	\$0	- 100.0%	\$776,435	\$833,149	+ 7.3%
Percent of List Price Received*	97.7%	0.0%	- 100.0%	101.8%	100.0%	- 1.8%

* 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

