

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

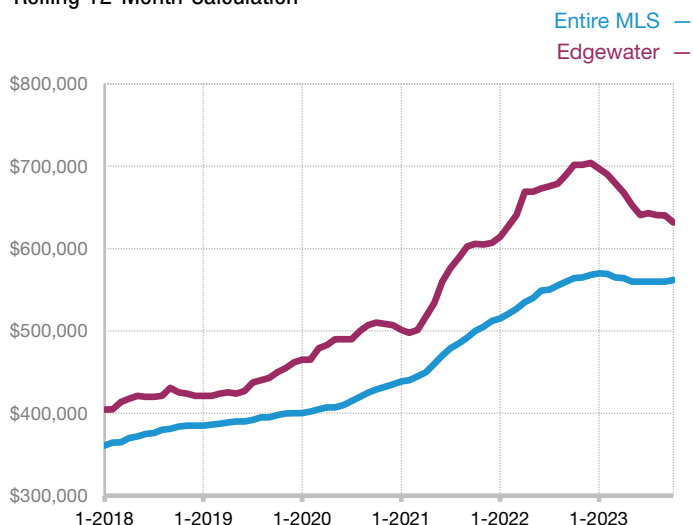
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	9	8	- 11.1%	--	--	--
Under Contract	10	3	- 70.0%	60	38	- 36.7%
New Listings	9	4	- 55.6%	73	52	- 28.8%
Sold Listings	5	5	0.0%	54	38	- 29.6%
Days on Market Until Sale	15	27	+ 80.0%	8	21	+ 162.5%
Median Sales Price*	\$640,700	\$530,000	- 17.3%	\$717,250	\$637,500	- 11.1%
Average Sales Price*	\$624,540	\$560,600	- 10.2%	\$744,544	\$656,445	- 11.8%
Percent of List Price Received*	103.5%	97.6%	- 5.7%	106.1%	100.0%	- 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	2	1	- 50.0%	20	9	- 55.0%
New Listings	2	0	- 100.0%	26	7	- 73.1%
Sold Listings	2	1	- 50.0%	16	10	- 37.5%
Days on Market Until Sale	58	12	- 79.3%	24	82	+ 241.7%
Median Sales Price*	\$834,585	\$930,000	+ 11.4%	\$771,085	\$770,920	- 0.0%
Average Sales Price*	\$834,585	\$930,000	+ 11.4%	\$783,704	\$842,834	+ 7.5%
Percent of List Price Received*	99.6%	97.9%	- 1.7%	101.5%	99.8%	- 1.7%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

