

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

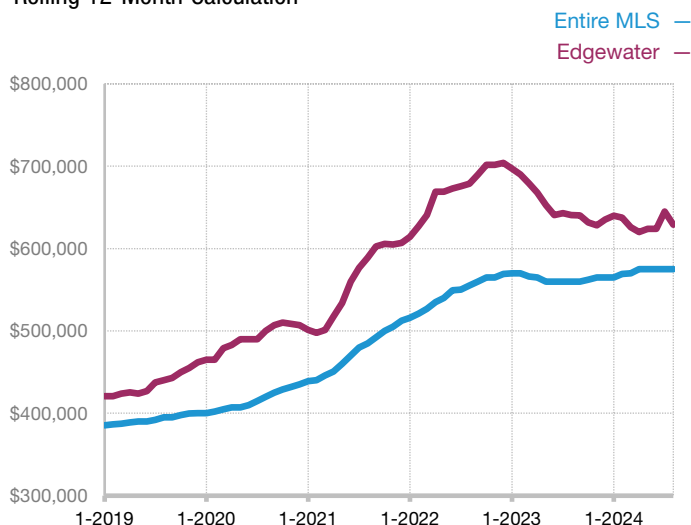
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	8	7	- 12.5%	--	--	--
Under Contract	3	5	+ 66.7%	32	40	+ 25.0%
New Listings	4	6	+ 50.0%	43	49	+ 14.0%
Sold Listings	6	7	+ 16.7%	30	35	+ 16.7%
Days on Market Until Sale	15	47	+ 213.3%	20	27	+ 35.0%
Median Sales Price*	\$653,000	\$596,000	- 8.7%	\$653,000	\$645,000	- 1.2%
Average Sales Price*	\$793,667	\$637,429	- 19.7%	\$672,730	\$723,169	+ 7.5%
Percent of List Price Received*	98.7%	100.9%	+ 2.2%	100.5%	100.9%	+ 0.4%

* 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	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	2	4	+ 100.0%	--	--	--
Under Contract	0	0	--	8	1	- 87.5%
New Listings	0	3	--	6	6	0.0%
Sold Listings	1	1	0.0%	9	1	- 88.9%
Days on Market Until Sale	0	3	--	89	3	- 96.6%
Median Sales Price*	\$1,450,000	\$475,000	- 67.2%	\$769,670	\$475,000	- 38.3%
Average Sales Price*	\$1,450,000	\$475,000	- 67.2%	\$833,149	\$475,000	- 43.0%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	100.0%	97.9%	- 2.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

