

# Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

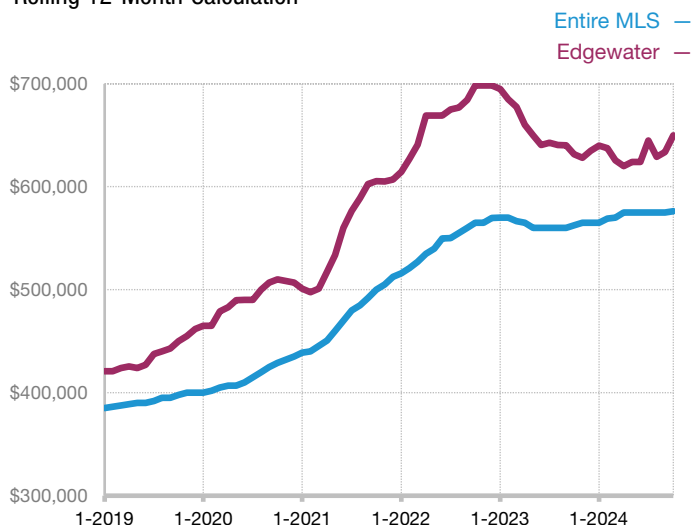
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	9	10	+ 11.1%	--	--	--
Under Contract	3	6	+ 100.0%	38	52	+ 36.8%
New Listings	4	10	+ 150.0%	52	68	+ 30.8%
Sold Listings	5	4	- 20.0%	38	48	+ 26.3%
Days on Market Until Sale	27	12	- 55.6%	21	25	+ 19.0%
Median Sales Price*	\$530,000	\$677,000	+ 27.7%	\$637,500	\$672,500	+ 5.5%
Average Sales Price*	\$560,600	\$646,500	+ 15.3%	\$656,445	\$705,300	+ 7.4%
Percent of List Price Received*	97.6%	100.5%	+ 3.0%	100.0%	100.3%	+ 0.3%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	1	1	0.0%	9	2	- 77.8%
New Listings	0	3	--	7	9	+ 28.6%
Sold Listings	1	0	- 100.0%	10	1	- 90.0%
Days on Market Until Sale	12	0	- 100.0%	82	3	- 96.3%
Median Sales Price*	\$930,000	\$0	- 100.0%	\$770,920	\$475,000	- 38.4%
Average Sales Price*	\$930,000	\$0	- 100.0%	\$842,834	\$475,000	- 43.6%
Percent of List Price Received*	97.9%	0.0%	- 100.0%	99.8%	97.9%	- 1.9%

\* 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

