

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

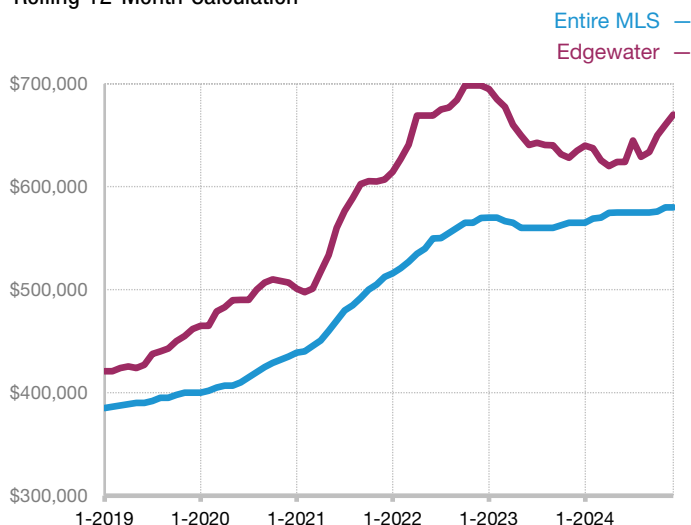
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	5	7	+ 40.0%	--	--	--
Under Contract	1	5	+ 400.0%	41	60	+ 46.3%
New Listings	0	2	--	57	77	+ 35.1%
Sold Listings	1	4	+ 300.0%	41	57	+ 39.0%
Days on Market Until Sale	15	6	- 60.0%	24	23	- 4.2%
Median Sales Price*	\$650,000	\$610,000	- 6.2%	\$635,000	\$670,000	+ 5.5%
Average Sales Price*	\$650,000	\$730,000	+ 12.3%	\$647,629	\$706,191	+ 9.0%
Percent of List Price Received*	97.7%	100.3%	+ 2.7%	99.9%	100.2%	+ 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	9	2	- 77.8%
New Listings	0	0	--	7	11	+ 57.1%
Sold Listings	0	1	--	10	2	- 80.0%
Days on Market Until Sale	0	4	--	82	4	- 95.1%
Median Sales Price*	\$0	\$1,075,000	--	\$770,920	\$775,000	+ 0.5%
Average Sales Price*	\$0	\$1,075,000	--	\$842,834	\$775,000	- 8.0%
Percent of List Price Received*	0.0%	100.0%	--	99.8%	99.0%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

