

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

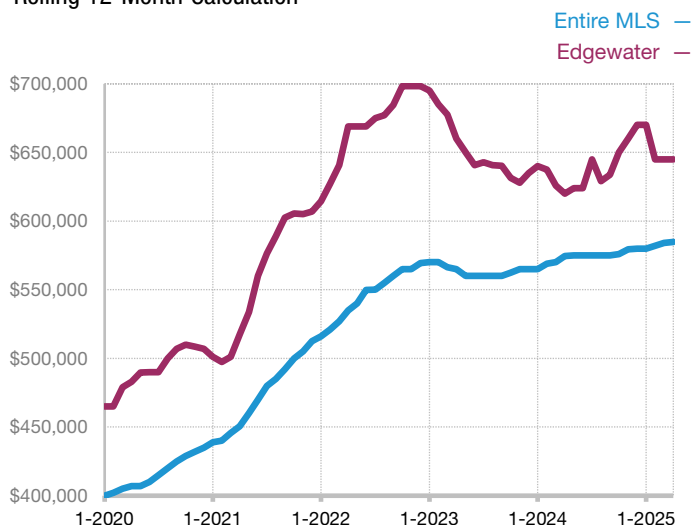
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	7	8	+ 14.3%	--	--	--
Under Contract	10	8	- 20.0%	16	21	+ 31.3%
New Listings	12	8	- 33.3%	22	26	+ 18.2%
Sold Listings	8	5	- 37.5%	11	17	+ 54.5%
Days on Market Until Sale	21	45	+ 114.3%	20	26	+ 30.0%
Median Sales Price*	\$563,750	\$616,000	+ 9.3%	\$527,500	\$616,000	+ 16.8%
Average Sales Price*	\$723,669	\$651,200	- 10.0%	\$678,941	\$659,876	- 2.8%
Percent of List Price Received*	98.7%	101.7%	+ 3.0%	99.0%	101.1%	+ 2.1%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	0	2	--
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	2	--
Days on Market Until Sale	0	0	--	0	62	--
Median Sales Price*	\$0	\$0	--	\$0	\$782,500	--
Average Sales Price*	\$0	\$0	--	\$0	\$782,500	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	95.7%	--

* 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

