

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

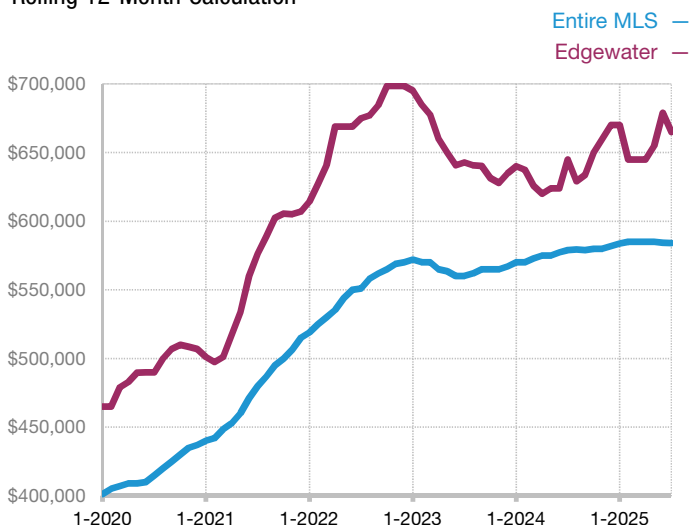
Single Family	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	10	18	+ 80.0%	--	--	--
Under Contract	8	5	- 37.5%	36	37	+ 2.8%
New Listings	8	9	+ 12.5%	48	57	+ 18.8%
Sold Listings	7	7	0.0%	30	36	+ 20.0%
Days on Market Until Sale	34	25	- 26.5%	22	38	+ 72.7%
Median Sales Price*	\$816,000	\$615,000	- 24.6%	\$672,500	\$680,000	+ 1.1%
Average Sales Price*	\$915,143	\$748,571	- 18.2%	\$733,963	\$695,983	- 5.2%
Percent of List Price Received*	99.6%	96.4%	- 3.2%	101.0%	99.0%	- 2.0%

* 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	July			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	1	2	+ 100.0%
New Listings	2	0	- 100.0%	3	1	- 66.7%
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

