

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

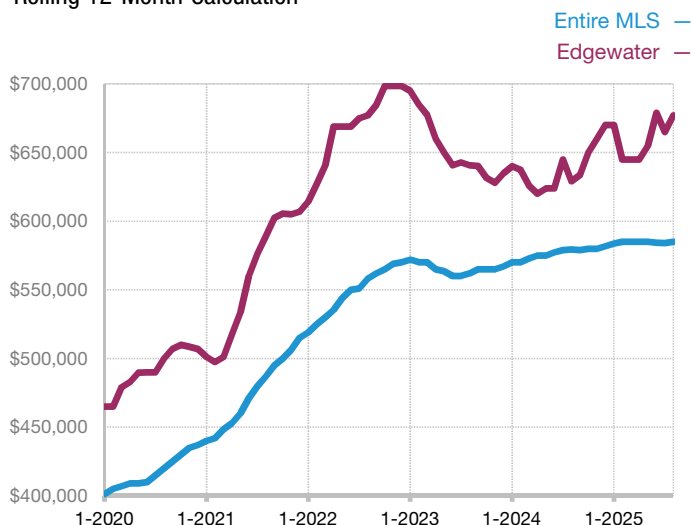
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	10	15	+ 50.0%	--	--	--
Under Contract	5	5	0.0%	41	41	0.0%
New Listings	6	4	- 33.3%	54	61	+ 13.0%
Sold Listings	7	5	- 28.6%	37	40	+ 8.1%
Days on Market Until Sale	47	32	- 31.9%	26	38	+ 46.2%
Median Sales Price*	\$596,000	\$671,775	+ 12.7%	\$645,000	\$681,888	+ 5.7%
Average Sales Price*	\$637,429	\$574,755	- 9.8%	\$715,700	\$686,479	- 4.1%
Percent of List Price Received*	100.9%	94.8%	- 6.0%	101.0%	98.8%	- 2.2%

* 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	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	4	0	- 100.0%	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	3	0	- 100.0%	6	1	- 83.3%
Sold Listings	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	3	0	- 100.0%	3	62	+ 1966.7%
Median Sales Price*	\$475,000	\$0	- 100.0%	\$475,000	\$782,500	+ 64.7%
Average Sales Price*	\$475,000	\$0	- 100.0%	\$475,000	\$782,500	+ 64.7%
Percent of List Price Received*	97.9%	0.0%	- 100.0%	97.9%	95.7%	- 2.2%

* 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

