

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

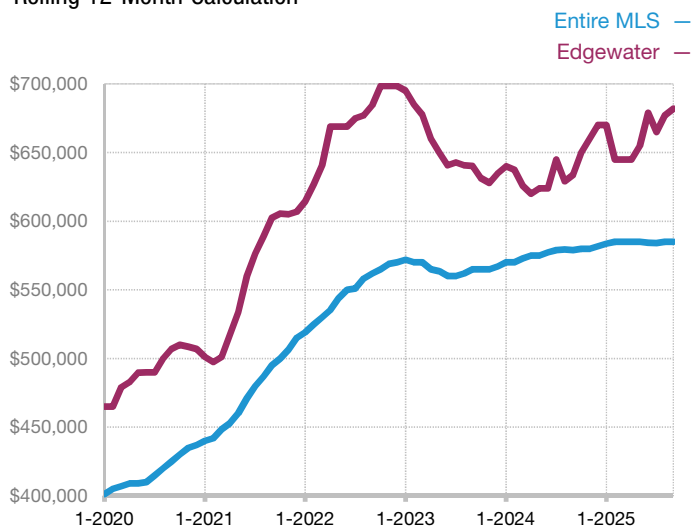
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	8	8	0.0%	--	--	--
Under Contract	5	6	+ 20.0%	46	47	+ 2.2%
New Listings	4	1	- 75.0%	58	62	+ 6.9%
Sold Listings	7	7	0.0%	44	47	+ 6.8%
Days on Market Until Sale	27	41	+ 51.9%	26	38	+ 46.2%
Median Sales Price*	\$750,000	\$692,500	- 7.7%	\$657,500	\$692,000	+ 5.2%
Average Sales Price*	\$683,929	\$925,643	+ 35.3%	\$710,646	\$722,099	+ 1.6%
Percent of List Price Received*	97.0%	98.5%	+ 1.5%	100.3%	98.7%	- 1.6%

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	4	1	- 75.0%	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	1	--	6	2	- 66.7%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	3	62	+ 1966.7%
Median Sales Price*	\$0	\$0	--	\$475,000	\$782,500	+ 64.7%
Average Sales Price*	\$0	\$0	--	\$475,000	\$782,500	+ 64.7%
Percent of List Price Received*	0.0%	0.0%	--	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

