

# Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

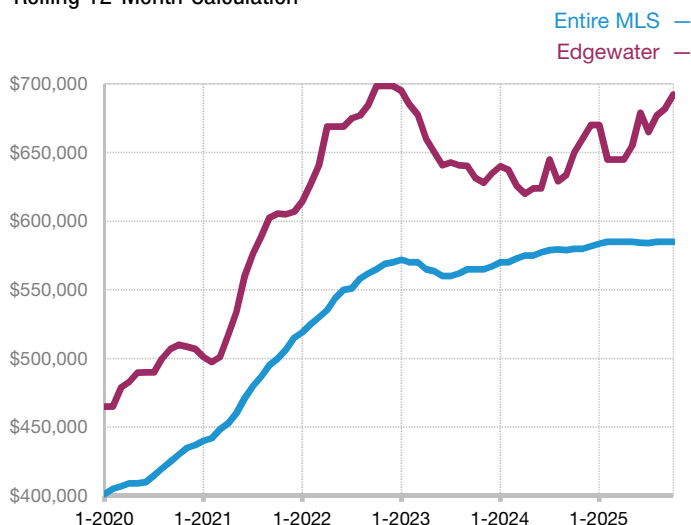
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	12	5	- 58.3%	--	--	--
Under Contract	6	2	- 66.7%	52	49	- 5.8%
New Listings	10	1	- 90.0%	68	63	- 7.4%
Sold Listings	4	4	0.0%	48	51	+ 6.3%
Days on Market Until Sale	12	46	+ 283.3%	25	39	+ 56.0%
Median Sales Price*	\$677,000	<b>\$927,500</b>	+ 37.0%	\$672,500	<b>\$692,500</b>	+ 3.0%
Average Sales Price*	\$646,500	<b>\$1,022,775</b>	+ 58.2%	\$705,300	<b>\$745,682</b>	+ 5.7%
Percent of List Price Received*	100.5%	<b>96.8%</b>	- 3.7%	100.3%	<b>98.6%</b>	- 1.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	6	1	- 83.3%	--	--	--
Under Contract	1	0	- 100.0%	2	2	0.0%
New Listings	3	0	- 100.0%	9	2	- 77.8%
Sold Listings	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	3	62	+ 1966.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$475,000	<b>\$782,500</b>	+ 64.7%
Average Sales Price*	\$0	<b>\$0</b>	--	\$475,000	<b>\$782,500</b>	+ 64.7%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	97.9%	<b>95.7%</b>	- 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

