

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

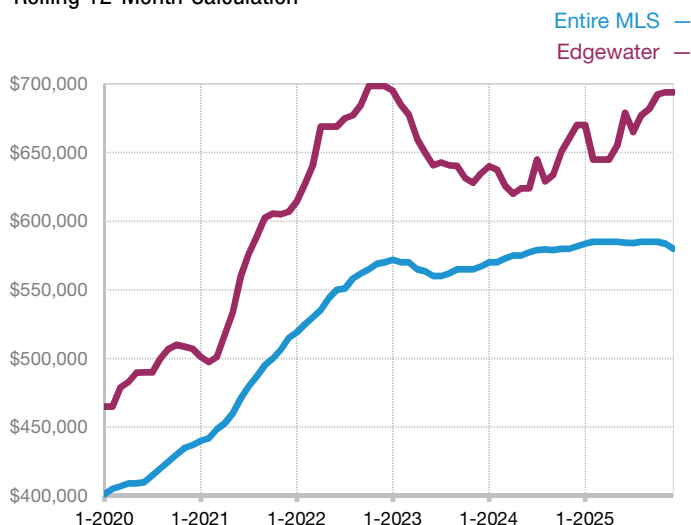
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	7	3	- 57.1%	--	--	--
Under Contract	5	1	- 80.0%	60	50	- 16.7%
New Listings	2	1	- 50.0%	77	66	- 14.3%
Sold Listings	4	2	- 50.0%	57	54	- 5.3%
Days on Market Until Sale	6	4	- 33.3%	23	38	+ 65.2%
Median Sales Price*	\$610,000	\$713,750	+ 17.0%	\$670,000	\$693,750	+ 3.5%
Average Sales Price*	\$730,000	\$713,750	- 2.2%	\$706,191	\$747,505	+ 5.9%
Percent of List Price Received*	100.3%	96.7%	- 3.6%	100.2%	98.5%	- 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	0	0	--	2	2	0.0%
New Listings	0	0	--	11	2	- 81.8%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	4	0	- 100.0%	4	62	+ 1450.0%
Median Sales Price*	\$1,075,000	\$0	- 100.0%	\$775,000	\$782,500	+ 1.0%
Average Sales Price*	\$1,075,000	\$0	- 100.0%	\$775,000	\$782,500	+ 1.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.0%	95.7%	- 3.3%

* 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

