

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

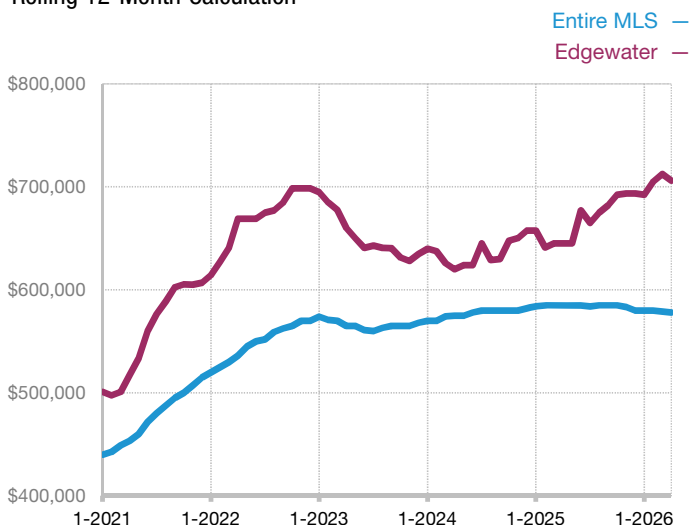
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	11	9	- 18.2%	--	--	--
Under Contract	7	7	0.0%	20	21	+ 5.0%
New Listings	8	12	+ 50.0%	26	29	+ 11.5%
Sold Listings	5	4	- 20.0%	17	12	- 29.4%
Days on Market Until Sale	45	7	- 84.4%	26	30	+ 15.4%
Median Sales Price*	\$616,000	\$639,700	+ 3.8%	\$616,000	\$698,000	+ 13.3%
Average Sales Price*	\$651,200	\$638,600	- 1.9%	\$659,876	\$739,604	+ 12.1%
Percent of List Price Received*	101.7%	99.8%	- 1.9%	101.1%	99.2%	- 1.9%

* 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	62	4	- 93.5%
Median Sales Price*	\$0	\$0	--	\$782,500	\$710,000	- 9.3%
Average Sales Price*	\$0	\$0	--	\$782,500	\$710,000	- 9.3%
Percent of List Price Received*	0.0%	0.0%	--	95.7%	98.6%	+ 3.0%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

