

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

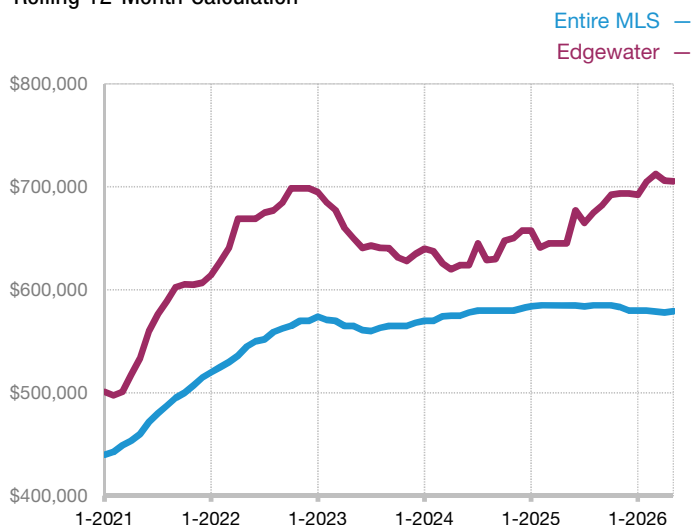
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	20	12	- 40.0%	--	--	--
Under Contract	3	5	+ 66.7%	23	25	+ 8.7%
New Listings	13	7	- 46.2%	39	36	- 7.7%
Sold Listings	6	5	- 16.7%	23	17	- 26.1%
Days on Market Until Sale	60	12	- 80.0%	35	24	- 31.4%
Median Sales Price*	\$697,500	\$695,000	- 0.4%	\$626,000	\$695,000	+ 11.0%
Average Sales Price*	\$631,250	\$672,500	+ 6.5%	\$652,409	\$719,867	+ 10.3%
Percent of List Price Received*	98.7%	100.7%	+ 2.0%	100.4%	99.7%	- 0.7%

\* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	2	--	1	3	+ 200.0%
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

