

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

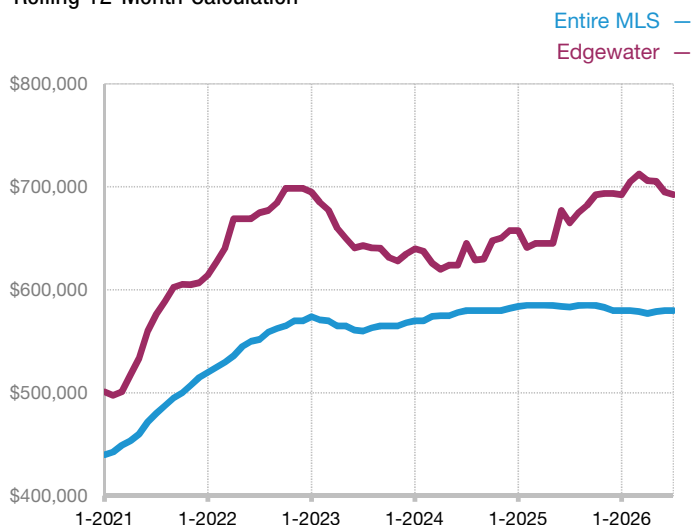
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	21	18	- 14.3%	--	--	--
Under Contract	4	6	+ 50.0%	36	34	- 5.6%
New Listings	9	6	- 33.3%	57	57	0.0%
Sold Listings	6	8	+ 33.3%	35	32	- 8.6%
Days on Market Until Sale	29	13	- 55.2%	39	21	- 46.2%
Median Sales Price*	\$670,000	\$669,000	- 0.1%	\$695,000	\$692,500	- 0.4%
Average Sales Price*	\$795,000	\$690,250	- 13.2%	\$702,440	\$737,110	+ 4.9%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	99.3%	100.2%	+ 0.9%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	1	--	1	4	+ 300.0%
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

