

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Edgewater

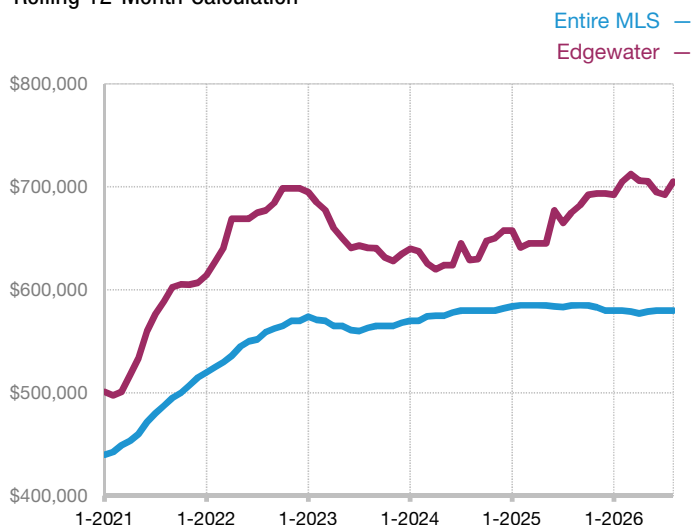
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	18	9	- 50.0%	--	--	--
Under Contract	5	5	0.0%	41	38	- 7.3%
New Listings	4	3	- 25.0%	61	60	- 1.6%
Sold Listings	5	1	- 80.0%	40	33	- 17.5%
Days on Market Until Sale	32	100	+ 212.5%	38	23	- 39.5%
Median Sales Price*	\$671,775	\$763,000	+ 13.6%	\$681,888	\$695,000	+ 1.9%
Average Sales Price*	\$574,755	\$763,000	+ 32.8%	\$686,479	\$737,895	+ 7.5%
Percent of List Price Received*	94.8%	96.7%	+ 2.0%	98.8%	100.0%	+ 1.2%

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	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

