Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Edgewater

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	11	**7**	- 36.4%	--	**--**	--
Under Contract	2	**6**	+ 200.0%	49	**47**	- 4.1%
New Listings	1	**5**	+ 400.0%	63	**68**	+ 7.9%
Sold Listings	4	**1**	- 75.0%	51	**40**	- 21.6%
Days on Market Until Sale	46	**45**	- 2.2%	39	**26**	- 33.3%
Median Sales Price*	$927,500	**$784,500**	- 15.4%	$692,500	**$710,500**	+ 2.6%
Average Sales Price*	$1,022,775	**$784,500**	- 23.3%	$745,682	**$749,459**	+ 0.5%
Percent of List Price Received*	96.8%	**100.0%**	+ 3.3%	98.6%	**99.9%**	+ 1.3%

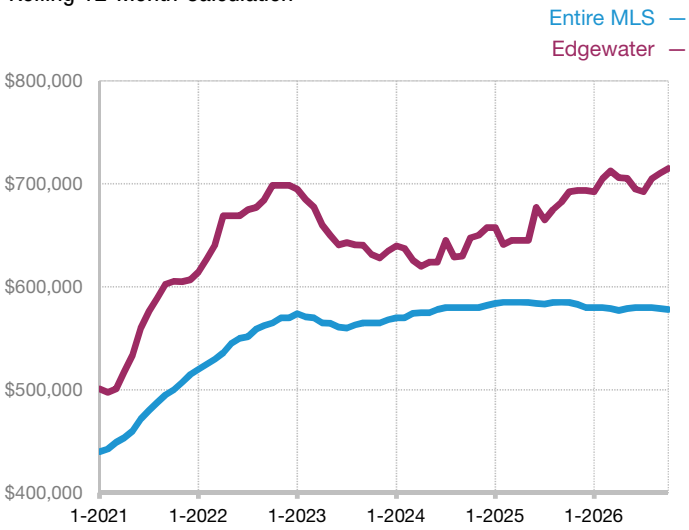
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

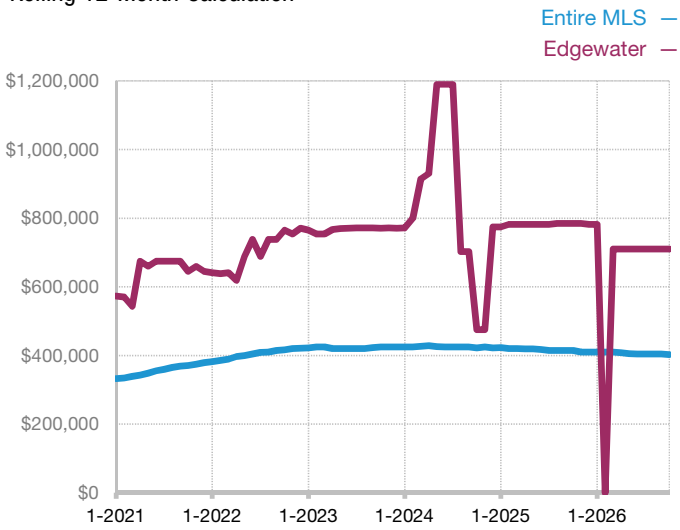
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	1	**0**	- 100.0%	--	**--**	--
Under Contract	0	**0**	--	2	**1**	- 50.0%
New Listings	0	**0**	--	2	**4**	+ 100.0%
Sold 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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.