

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Edgewater

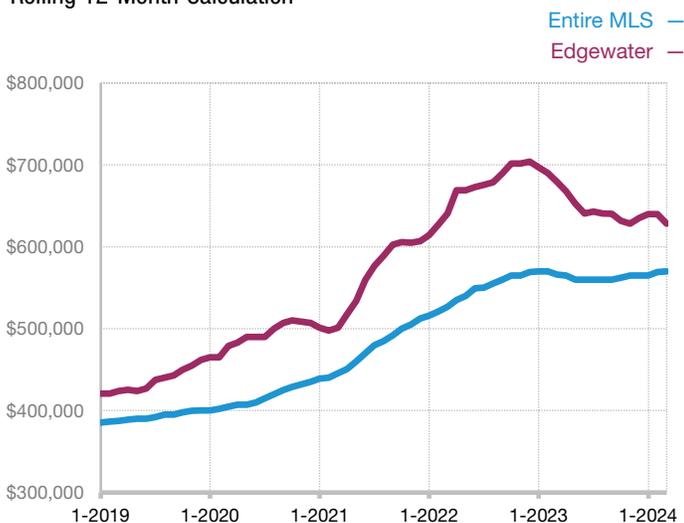
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	5	4	- 20.0%	--	--	--
Under Contract	3	3	0.0%	10	7	- 30.0%
New Listings	4	2	- 50.0%	10	10	0.0%
Sold Listings	2	2	0.0%	6	4	- 33.3%
Days on Market Until Sale	9	10	+ 11.1%	13	46	+ 253.8%
Median Sales Price*	\$690,000	<b>\$494,500</b>	- 28.3%	\$660,000	<b>\$605,000</b>	- 8.3%
Average Sales Price*	\$690,000	<b>\$494,500</b>	- 28.3%	\$615,833	<b>\$644,500</b>	+ 4.7%
Percent of List Price Received*	100.4%	<b>100.1%</b>	- 0.3%	96.2%	<b>99.9%</b>	+ 3.8%

\* 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	2	0	- 100.0%	6	0	- 100.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	2	0	- 100.0%	5	0	- 100.0%
Days on Market Until Sale	67	0	- 100.0%	135	0	- 100.0%
Median Sales Price*	\$786,010	<b>\$0</b>	- 100.0%	\$722,220	<b>\$0</b>	- 100.0%
Average Sales Price*	\$786,010	<b>\$0</b>	- 100.0%	\$718,800	<b>\$0</b>	- 100.0%
Percent of List Price Received*	99.2%	<b>0.0%</b>	- 100.0%	99.6%	<b>0.0%</b>	- 100.0%

\* 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

