



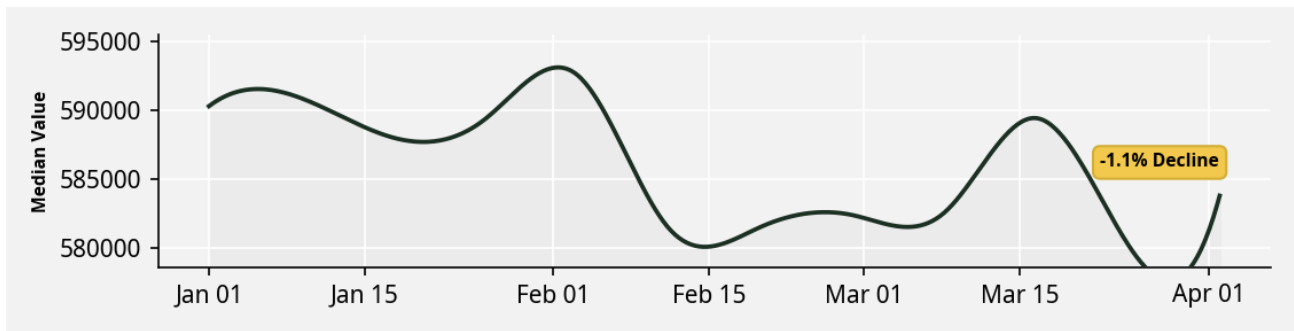
Edgewater Market Report

Denver, Colorado • January 1, 2026 - March 31, 2026

Home values a slight decline (-1.1%) over the past 3 months. Stability in Edgewater provides a predictable environment for both sides of the transaction to plan their next move with confidence.

MARKET INSIGHTS

Home Values Are Declining in Edgewater



MEDIAN HOME VALUE

\$583,800

Declining market trend

SALES ACTIVITY

31 homes sold

Total Q1 volume

SELLING SPEED

63 days

Median list-to-pending

PRICING ACCURACY

99.0%

Avg sale-to-list ratio

NEIGHBORHOOD PROFILE: Average age: 42 years | Average income: \$115,000

WHAT THIS MEANS FOR YOU

For Sellers:

With values being a slight decline, it's a strategic time to list. Homes are moving in 63 days on average, typically reaching 99.0% of asking price.

For Buyers:

Market conditions offer quality inventory in Edgewater. Be prepared for a 63-day average turnaround when making offers.