



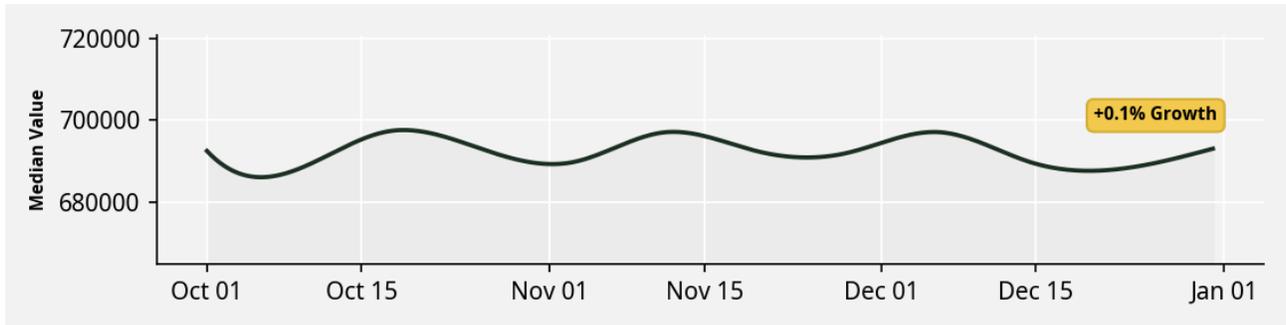
# Edgewater Market Report

Denver, Colorado • October 1 – December 31, 2025

Home values a modest increase (+0.1%) over the past 3 months. With steady values, Edgewater remains a balanced and reliable choice for residents and investors alike.

## MARKET INSIGHTS

### Home Values Are Rising in Edgewater



MEDIAN HOME VALUE

**\$693,050**

Rising market trend

SALES ACTIVITY

**12 homes sold**

Total Q4 volume

SELLING SPEED

**90 days**

Median list-to-pending

PRICING ACCURACY

**98.0%**

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 modest increase, it's a strategic time to list. Homes are moving in 90 days on average, typically reaching 98.0% of asking price.

### For Buyers:

Market conditions offer quality inventory in Edgewater. Be prepared for a 90-day average turnaround when making offers.