

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

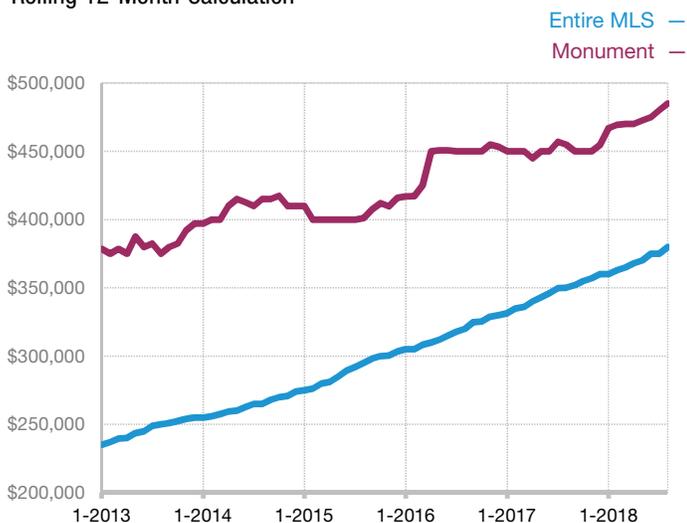
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	97	64	- 34.0%	--	--	--
Under Contract	29	37	+ 27.6%	215	239	+ 11.2%
New Listings	48	31	- 35.4%	305	304	- 0.3%
Sold Listings	40	33	- 17.5%	203	229	+ 12.8%
Days on Market Until Sale	25	33	+ 32.0%	44	38	- 13.6%
Median Sales Price*	\$435,000	\$489,000	+ 12.4%	\$455,000	\$495,000	+ 8.8%
Average Sales Price*	\$450,198	\$535,719	+ 19.0%	\$495,577	\$532,720	+ 7.5%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.3%	99.6%	+ 0.3%

* 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	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	0	7	--	--	--	--
Under Contract	2	8	+ 300.0%	19	16	- 15.8%
New Listings	2	5	+ 150.0%	21	23	+ 9.5%
Sold Listings	3	3	0.0%	18	9	- 50.0%
Days on Market Until Sale	15	4	- 73.3%	27	16	- 40.7%
Median Sales Price*	\$262,000	\$238,000	- 9.2%	\$217,250	\$245,000	+ 12.8%
Average Sales Price*	\$279,333	\$237,633	- 14.9%	\$229,671	\$292,578	+ 27.4%
Percent of List Price Received*	100.4%	100.4%	0.0%	99.5%	101.0%	+ 1.5%

* 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

