

# Local Market Update for September 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

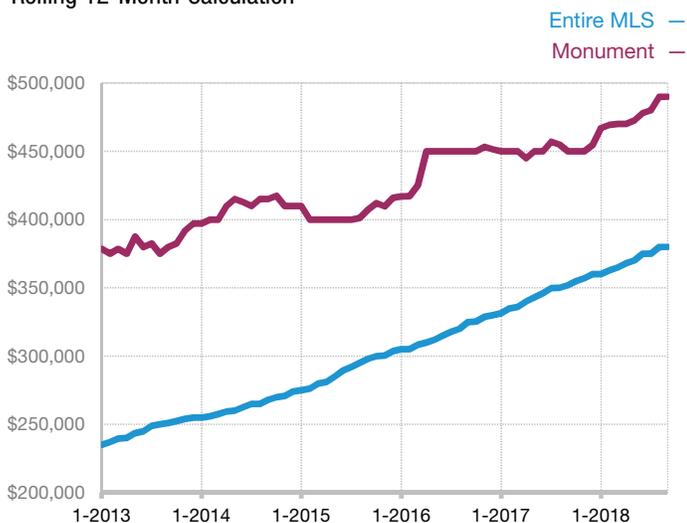
Single Family	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	92	68	- 26.1%	--	--	--
Under Contract	24	28	+ 16.7%	239	265	+ 10.9%
New Listings	25	36	+ 44.0%	330	340	+ 3.0%
Sold Listings	30	24	- 20.0%	233	260	+ 11.6%
Days on Market Until Sale	50	39	- 22.0%	45	38	- 15.6%
Median Sales Price*	\$438,500	\$497,500	+ 13.5%	\$450,000	\$497,000	+ 10.4%
Average Sales Price*	\$466,278	\$542,122	+ 16.3%	\$491,805	\$535,899	+ 9.0%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.4%	99.6%	+ 0.2%

\* 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	September			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 09-2017	Thru 09-2018	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	3	--	19	19	0.0%
New Listings	1	1	0.0%	22	24	+ 9.1%
Sold Listings	2	7	+ 250.0%	20	16	- 20.0%
Days on Market Until Sale	11	24	+ 118.2%	25	20	- 20.0%
Median Sales Price*	\$250,450	\$265,000	+ 5.8%	\$229,000	\$263,584	+ 15.1%
Average Sales Price*	\$250,450	\$268,629	+ 7.3%	\$231,749	\$282,100	+ 21.7%
Percent of List Price Received*	99.8%	98.1%	- 1.7%	99.6%	99.7%	+ 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

