

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

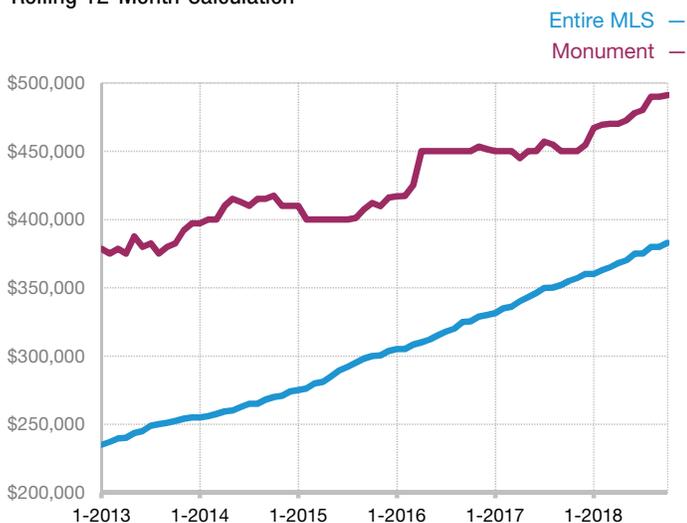
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	84	77	- 8.3%	--	--	--
Under Contract	29	25	- 13.8%	268	285	+ 6.3%
New Listings	33	34	+ 3.0%	363	374	+ 3.0%
Sold Listings	25	19	- 24.0%	258	285	+ 10.5%
Days on Market Until Sale	47	47	0.0%	45	39	- 13.3%
Median Sales Price*	\$424,000	\$444,000	+ 4.7%	\$450,000	\$491,500	+ 9.2%
Average Sales Price*	\$442,886	\$482,580	+ 9.0%	\$487,064	\$530,266	+ 8.9%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Inventory of Active Listings	3	6	+ 100.0%	--	--	--
Under Contract	0	2	--	19	21	+ 10.5%
New Listings	2	4	+ 100.0%	24	28	+ 16.7%
Sold Listings	0	3	--	20	19	- 5.0%
Days on Market Until Sale	0	15	--	25	19	- 24.0%
Median Sales Price*	\$0	\$247,500	--	\$229,000	\$249,900	+ 9.1%
Average Sales Price*	\$0	\$242,133	--	\$231,749	\$275,789	+ 19.0%
Percent of List Price Received*	0.0%	99.5%	--	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

