

Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

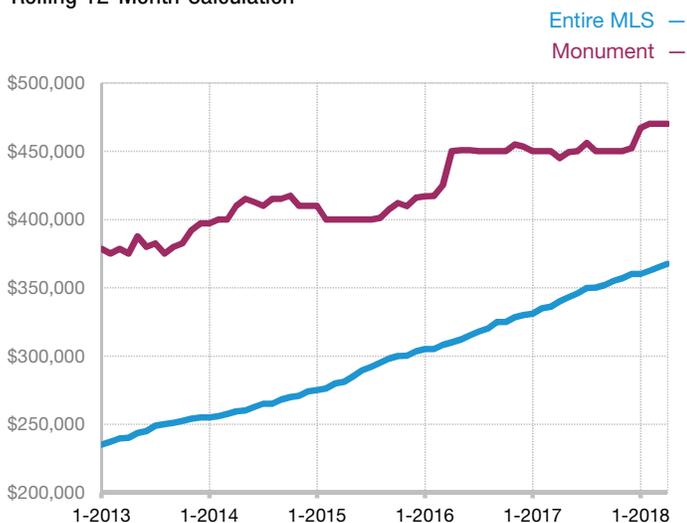
Single Family	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	41	54	+ 31.7%	--	--	--
Under Contract	27	37	+ 37.0%	81	111	+ 37.0%
New Listings	36	58	+ 61.1%	89	142	+ 59.6%
Sold Listings	26	22	- 15.4%	72	99	+ 37.5%
Days on Market Until Sale	48	40	- 16.7%	62	46	- 25.8%
Median Sales Price*	\$442,500	\$472,500	+ 6.8%	\$422,423	\$474,900	+ 12.4%
Average Sales Price*	\$493,844	\$536,418	+ 8.6%	\$471,337	\$501,833	+ 6.5%
Percent of List Price Received*	98.8%	100.9%	+ 2.1%	98.7%	99.7%	+ 1.0%

* 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	April			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	4	3	- 25.0%	--	--	--
Under Contract	5	1	- 80.0%	11	3	- 72.7%
New Listings	4	1	- 75.0%	10	6	- 40.0%
Sold Listings	0	0	--	6	2	- 66.7%
Days on Market Until Sale	0	0	--	55	7	- 87.3%
Median Sales Price*	\$0	\$0	--	\$200,250	\$315,000	+ 57.3%
Average Sales Price*	\$0	\$0	--	\$226,650	\$315,000	+ 39.0%
Percent of List Price Received*	0.0%	0.0%	--	97.9%	101.3%	+ 3.5%

* 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

