

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

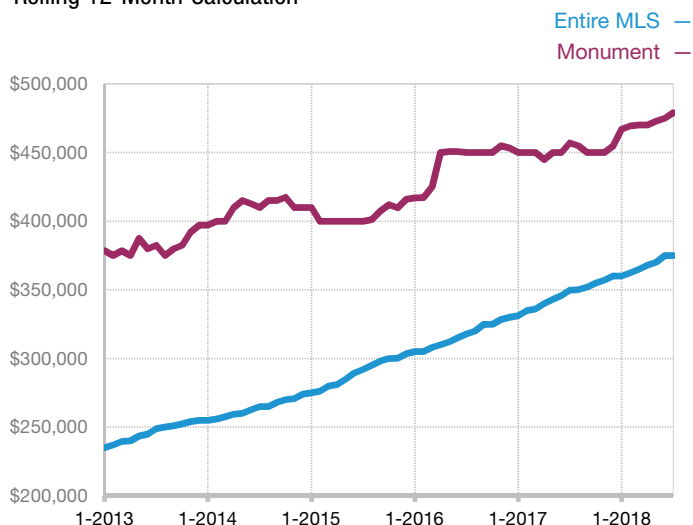
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	86	70	- 18.6%	--	--	--
Under Contract	36	34	- 5.6%	186	203	+ 9.1%
New Listings	45	32	- 28.9%	257	273	+ 6.2%
Sold Listings	26	27	+ 3.8%	163	190	+ 16.6%
Days on Market Until Sale	29	20	- 31.0%	49	40	- 18.4%
Median Sales Price*	\$500,000	\$494,000	- 1.2%	\$468,000	\$492,750	+ 5.3%
Average Sales Price*	\$539,765	\$535,765	- 0.7%	\$506,713	\$531,350	+ 4.9%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	99.4%	99.7%	+ 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	2	7	+ 250.0%	--	--	--
Under Contract	2	5	+ 150.0%	17	11	- 35.3%
New Listings	2	5	+ 150.0%	19	18	- 5.3%
Sold Listings	2	2	0.0%	15	6	- 60.0%
Days on Market Until Sale	24	56	+ 133.3%	29	22	- 24.1%
Median Sales Price*	\$255,950	\$327,649	+ 28.0%	\$203,000	\$326,134	+ 60.7%
Average Sales Price*	\$255,950	\$327,649	+ 28.0%	\$219,739	\$320,050	+ 45.7%
Percent of List Price Received*	98.3%	99.9%	+ 1.6%	99.3%	101.3%	+ 2.0%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

