

Local Market Update for December 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

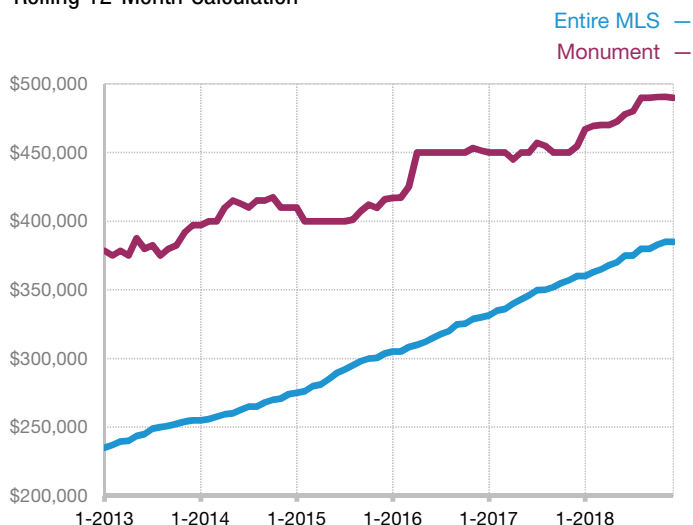
Single Family	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	45	49	+ 8.9%	--	--	--
Under Contract	24	17	- 29.2%	319	326	+ 2.2%
New Listings	16	11	- 31.3%	402	408	+ 1.5%
Sold Listings	29	28	- 3.4%	310	339	+ 9.4%
Days on Market Until Sale	43	44	+ 2.3%	46	42	- 8.7%
Median Sales Price*	\$480,000	\$465,631	- 3.0%	\$454,750	\$490,000	+ 7.8%
Average Sales Price*	\$478,386	\$521,813	+ 9.1%	\$489,070	\$528,884	+ 8.1%
Percent of List Price Received*	98.6%	100.2%	+ 1.6%	99.2%	99.6%	+ 0.4%

* 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	December			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 12-2017	Thru 12-2018	Percent Change from Previous Year
Inventory of Active Listings	1	8	+ 700.0%	--	--	--
Under Contract	0	1	--	19	24	+ 26.3%
New Listings	0	1	--	24	34	+ 41.7%
Sold Listings	0	3	--	20	22	+ 10.0%
Days on Market Until Sale	0	134	--	25	35	+ 40.0%
Median Sales Price*	\$0	\$356,915	--	\$229,000	\$256,084	+ 11.8%
Average Sales Price*	\$0	\$410,638	--	\$231,749	\$294,178	+ 26.9%
Percent of List Price Received*	0.0%	95.9%	--	99.6%	99.2%	- 0.4%

* 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

