

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

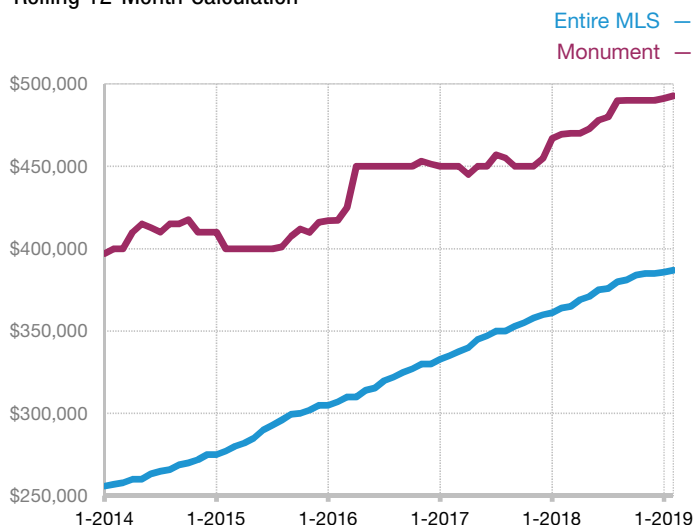
Single Family	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	39	43	+ 10.3%	--	--	--
Under Contract	31	27	- 12.9%	45	51	+ 13.3%
New Listings	24	28	+ 16.7%	51	52	+ 2.0%
Sold Listings	18	16	- 11.1%	44	27	- 38.6%
Days on Market Until Sale	58	49	- 15.5%	55	54	- 1.8%
Median Sales Price*	\$505,000	\$522,000	+ 3.4%	\$487,450	\$480,000	- 1.5%
Average Sales Price*	\$516,700	\$537,837	+ 4.1%	\$499,609	\$503,178	+ 0.7%
Percent of List Price Received*	98.0%	98.5%	+ 0.5%	98.8%	98.4%	- 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	February			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Inventory of Active Listings	2	9	+ 350.0%	--	--	--
Under Contract	0	1	--	1	5	+ 400.0%
New Listings	1	5	+ 400.0%	2	8	+ 300.0%
Sold Listings	0	3	--	0	5	--
Days on Market Until Sale	0	57	--	0	49	--
Median Sales Price*	\$0	\$396,785	--	\$0	\$279,000	--
Average Sales Price*	\$0	\$373,595	--	\$0	\$329,937	--
Percent of List Price Received*	0.0%	99.5%	--	0.0%	99.6%	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

