

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

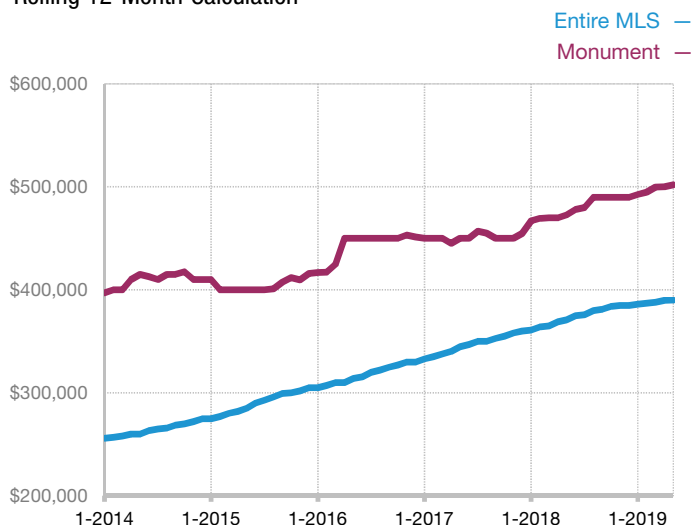
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	74	50	- 32.4%	--	--	--
Under Contract	38	29	- 23.7%	145	142	- 2.1%
New Listings	54	37	- 31.5%	196	167	- 14.8%
Sold Listings	32	34	+ 6.3%	133	112	- 15.8%
Days on Market Until Sale	33	46	+ 39.4%	44	47	+ 6.8%
Median Sales Price*	\$541,250	\$567,500	+ 4.8%	\$489,900	\$515,000	+ 5.1%
Average Sales Price*	\$565,235	\$649,583	+ 14.9%	\$517,955	\$561,770	+ 8.5%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.7%	98.8%	- 0.9%

* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	3	7	+ 133.3%	--	--	--
Under Contract	1	5	+ 400.0%	4	18	+ 350.0%
New Listings	1	4	+ 300.0%	7	22	+ 214.3%
Sold Listings	1	5	+ 400.0%	4	13	+ 225.0%
Days on Market Until Sale	1	33	+ 3200.0%	11	51	+ 363.6%
Median Sales Price*	\$390,000	\$265,500	- 31.9%	\$312,500	\$279,000	- 10.7%
Average Sales Price*	\$390,000	\$298,583	- 23.4%	\$308,750	\$319,588	+ 3.5%
Percent of List Price Received*	101.3%	98.4%	- 2.9%	101.6%	99.2%	- 2.4%

* 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

