

Local Market Update for July 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

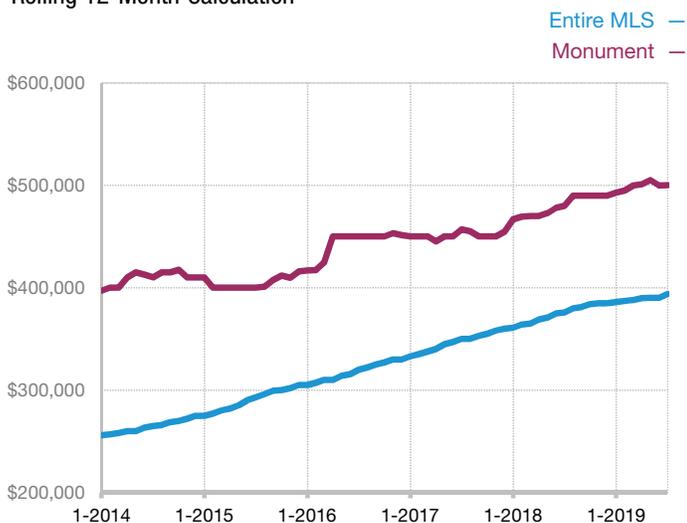
Single Family	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	81	77	- 4.9%	--	--	--
Under Contract	33	29	- 12.1%	202	194	- 4.0%
New Listings	32	43	+ 34.4%	273	262	- 4.0%
Sold Listings	31	22	- 29.0%	199	175	- 12.1%
Days on Market Until Sale	20	31	+ 55.0%	39	44	+ 12.8%
Median Sales Price*	\$507,000	\$518,500	+ 2.3%	\$495,187	\$515,000	+ 4.0%
Average Sales Price*	\$544,466	\$560,227	+ 2.9%	\$532,539	\$558,809	+ 4.9%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	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	July			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 07-2018	Thru 07-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	10	8	- 20.0%	--	--	--
Under Contract	3	8	+ 166.7%	8	29	+ 262.5%
New Listings	5	5	0.0%	18	36	+ 100.0%
Sold Listings	2	5	+ 150.0%	7	21	+ 200.0%
Days on Market Until Sale	56	17	- 69.6%	23	38	+ 65.2%
Median Sales Price*	\$327,649	\$259,000	- 21.0%	\$262,267	\$279,000	+ 6.4%
Average Sales Price*	\$327,649	\$252,560	- 22.9%	\$305,043	\$321,259	+ 5.3%
Percent of List Price Received*	99.9%	100.0%	+ 0.1%	101.5%	99.4%	- 2.1%

* 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

