

# Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

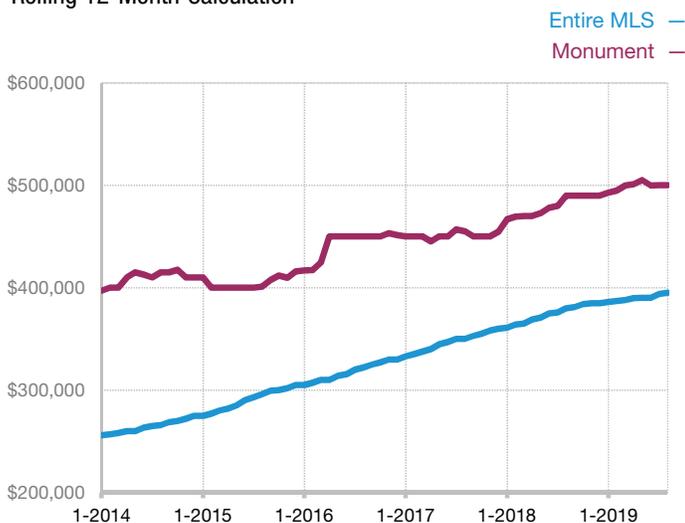
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	73	86	+ 17.8%	--	--	--
Under Contract	33	22	- 33.3%	235	216	- 8.1%
New Listings	31	40	+ 29.0%	304	302	- 0.7%
Sold Listings	38	24	- 36.8%	237	203	- 14.3%
Days on Market Until Sale	32	44	+ 37.5%	38	43	+ 13.2%
Median Sales Price*	\$513,000	\$514,250	+ 0.2%	\$497,000	\$515,000	+ 3.6%
Average Sales Price*	\$551,019	\$548,142	- 0.5%	\$535,502	\$557,891	+ 4.2%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.6%	98.9%	- 0.7%

\* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Inventory of Active Listings	7	9	+ 28.6%	--	--	--
Under Contract	8	3	- 62.5%	16	32	+ 100.0%
New Listings	5	6	+ 20.0%	23	42	+ 82.6%
Sold Listings	3	4	+ 33.3%	10	26	+ 160.0%
Days on Market Until Sale	4	25	+ 525.0%	17	37	+ 117.6%
Median Sales Price*	\$238,000	\$282,250	+ 18.6%	\$242,450	\$281,950	+ 16.3%
Average Sales Price*	\$237,633	\$286,613	+ 20.6%	\$284,820	\$319,256	+ 12.1%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	101.2%	99.5%	- 1.7%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

