

Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

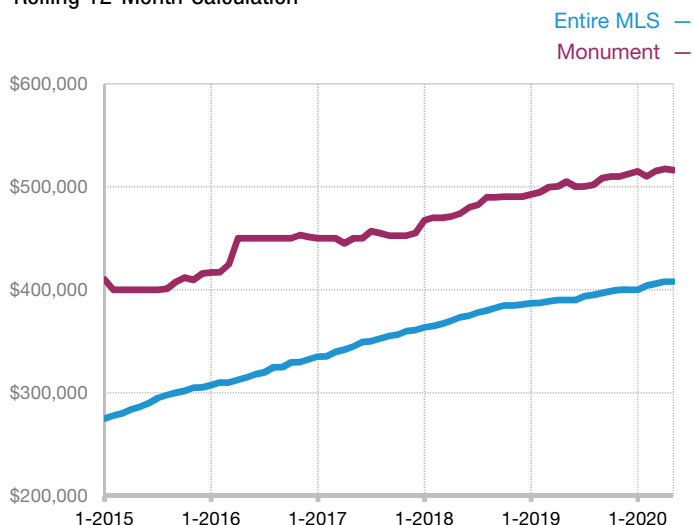
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	55	60	+ 9.1%	--	--	--
Under Contract	28	45	+ 60.7%	141	128	- 9.2%
New Listings	37	60	+ 62.2%	167	178	+ 6.6%
Sold Listings	38	21	- 44.7%	120	96	- 20.0%
Days on Market Until Sale	46	31	- 32.6%	47	43	- 8.5%
Median Sales Price*	\$534,500	\$525,000	- 1.8%	\$516,250	\$525,000	+ 1.7%
Average Sales Price*	\$636,627	\$616,870	- 3.1%	\$560,459	\$568,045	+ 1.4%
Percent of List Price Received*	99.3%	98.7%	- 0.6%	98.8%	99.4%	+ 0.6%

* 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	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	8	5	- 37.5%	--	--	--
Under Contract	4	1	- 75.0%	17	10	- 41.2%
New Listings	4	3	- 25.0%	22	15	- 31.8%
Sold Listings	5	2	- 60.0%	14	9	- 35.7%
Days on Market Until Sale	33	15	- 54.5%	48	39	- 18.8%
Median Sales Price*	\$265,500	\$291,248	+ 9.7%	\$276,950	\$325,000	+ 17.3%
Average Sales Price*	\$298,583	\$291,248	- 2.5%	\$315,617	\$359,632	+ 13.9%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	99.2%	100.2%	+ 1.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

