

Local Market Update for June 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

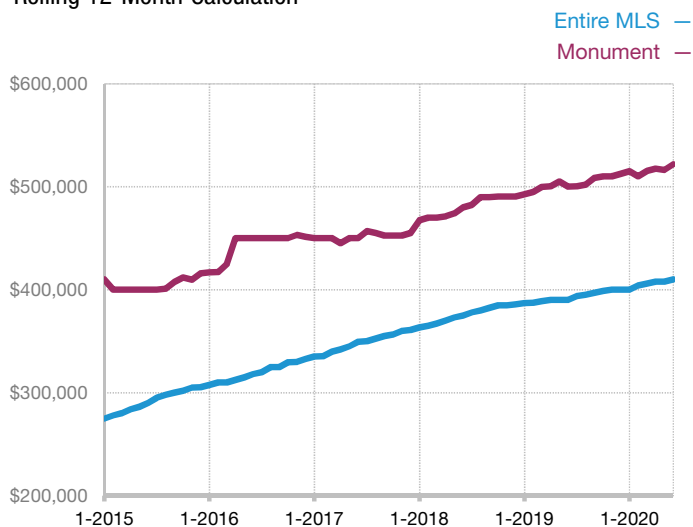
Single Family	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	75	52	- 30.7%	--	--	--
Under Contract	25	52	+ 108.0%	166	174	+ 4.8%
New Listings	52	43	- 17.3%	219	221	+ 0.9%
Sold Listings	40	33	- 17.5%	160	129	- 19.4%
Days on Market Until Sale	43	36	- 16.3%	46	41	- 10.9%
Median Sales Price*	\$494,500	\$529,000	+ 7.0%	\$515,000	\$525,000	+ 1.9%
Average Sales Price*	\$545,260	\$547,896	+ 0.5%	\$556,660	\$562,890	+ 1.1%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	98.7%	99.1%	+ 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	June			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 06-2019	Thru 06-2020	Percent Change from Previous Year
Inventory of Active Listings	14	1	- 92.9%	--	--	--
Under Contract	3	6	+ 100.0%	20	16	- 20.0%
New Listings	9	2	- 77.8%	31	17	- 45.2%
Sold Listings	3	0	- 100.0%	17	9	- 47.1%
Days on Market Until Sale	37	0	- 100.0%	46	39	- 15.2%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$343,000	\$325,000	- 5.2%
Average Sales Price*	\$490,926	\$0	- 100.0%	\$346,554	\$359,632	+ 3.8%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	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

