

Local Market Update for July 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

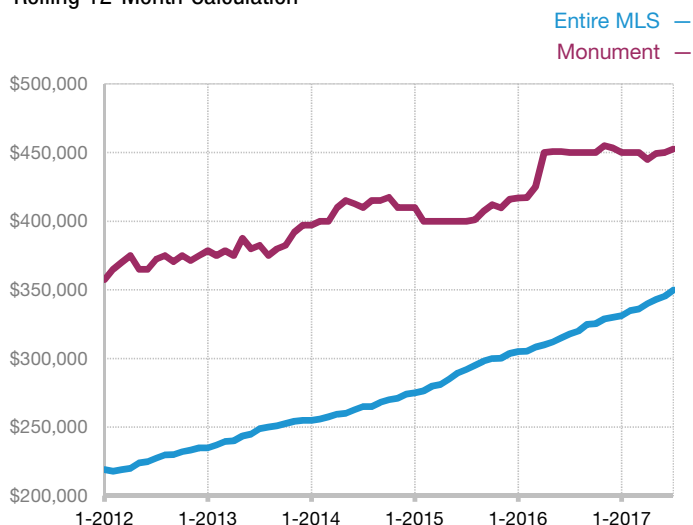
Single Family	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	78	77	- 1.3%	--	--	--
Under Contract	16	39	+ 143.8%	117	188	+ 60.7%
New Listings	43	45	+ 4.7%	184	257	+ 39.7%
Sold Listings	16	23	+ 43.8%	97	155	+ 59.8%
Days on Market Until Sale	59	29	- 50.8%	62	49	- 21.0%
Median Sales Price*	\$444,500	\$495,000	+ 11.4%	\$460,000	\$466,000	+ 1.3%
Average Sales Price*	\$464,400	\$514,757	+ 10.8%	\$498,798	\$501,411	+ 0.5%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	98.9%	99.5%	+ 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	July			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 07-2016	Thru 07-2017	Percent Change from Previous Year
Inventory of Active Listings	7	2	- 71.4%	--	--	--
Under Contract	1	2	+ 100.0%	6	17	+ 183.3%
New Listings	6	2	- 66.7%	13	19	+ 46.2%
Sold Listings	0	2	--	5	15	+ 200.0%
Days on Market Until Sale	0	24	--	43	29	- 32.6%
Median Sales Price*	\$0	\$255,950	--	\$190,000	\$203,000	+ 6.8%
Average Sales Price*	\$0	\$255,950	--	\$228,640	\$219,739	- 3.9%
Percent of List Price Received*	0.0%	98.3%	--	101.7%	99.3%	- 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

