

Local Market Update for May 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

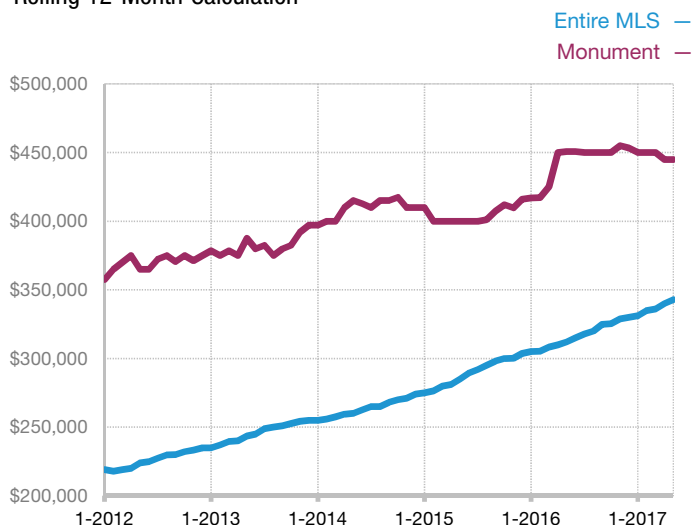
Single Family	May			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	44	62	+ 40.9%	--	--	--
Under Contract	14	38	+ 171.4%	83	119	+ 43.4%
New Listings	27	65	+ 140.7%	107	154	+ 43.9%
Sold Listings	23	20	- 13.0%	69	90	+ 30.4%
Days on Market Until Sale	74	32	- 56.8%	68	55	- 19.1%
Median Sales Price*	\$475,000	\$536,250	+ 12.9%	\$460,000	\$438,750	- 4.6%
Average Sales Price*	\$521,913	\$547,545	+ 4.9%	\$497,435	\$489,202	- 1.7%
Percent of List Price Received*	98.3%	99.6%	+ 1.3%	98.7%	99.0%	+ 0.3%

* 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	2016	2017	Percent Change from Previous Year	Thru 05-2016	Thru 05-2017	Percent Change from Previous Year
Inventory of Active Listings	0	4	--	--	--	--
Under Contract	0	1	--	5	12	+ 140.0%
New Listings	0	3	--	4	13	+ 225.0%
Sold Listings	1	6	+ 500.0%	3	12	+ 300.0%
Days on Market Until Sale	3	9	+ 200.0%	7	32	+ 357.1%
Median Sales Price*	\$215,000	\$225,250	+ 4.8%	\$190,000	\$208,250	+ 9.6%
Average Sales Price*	\$215,000	\$205,713	- 4.3%	\$198,000	\$216,182	+ 9.2%
Percent of List Price Received*	102.4%	101.0%	- 1.4%	102.4%	99.5%	- 2.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

