

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

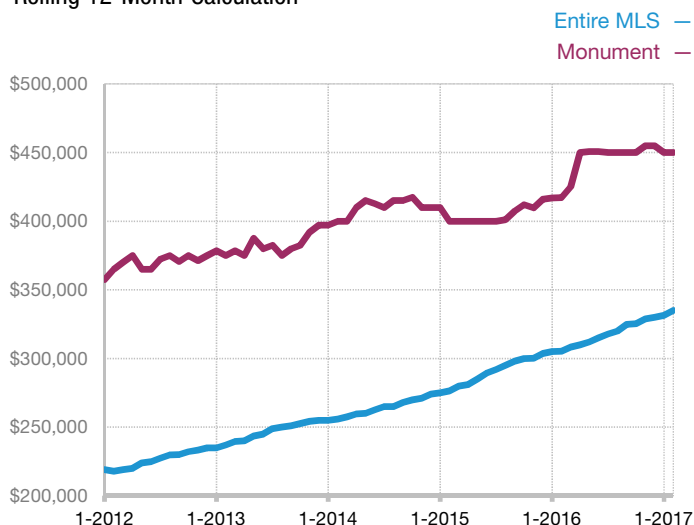
Single Family	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	37	28	- 24.3%	--	--	--
Under Contract	15	15	0.0%	24	30	+ 25.0%
New Listings	20	14	- 30.0%	31	22	- 29.0%
Sold Listings	7	8	+ 14.3%	12	28	+ 133.3%
Days on Market Until Sale	105	82	- 21.9%	105	65	- 38.1%
Median Sales Price*	\$400,000	\$485,000	+ 21.3%	\$407,500	\$395,000	- 3.1%
Average Sales Price*	\$477,421	\$536,000	+ 12.3%	\$482,996	\$449,535	- 6.9%
Percent of List Price Received*	98.0%	97.8%	- 0.2%	97.8%	98.9%	+ 1.1%

* 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	February			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	2	--	2	5	+ 150.0%
New Listings	0	2	--	1	3	+ 200.0%
Sold Listings	1	1	0.0%	1	3	+ 200.0%
Days on Market Until Sale	9	66	+ 633.3%	9	40	+ 344.4%
Median Sales Price*	\$190,000	\$184,500	- 2.9%	\$190,000	\$197,500	+ 3.9%
Average Sales Price*	\$190,000	\$184,500	- 2.9%	\$190,000	\$195,000	+ 2.6%
Percent of List Price Received*	102.7%	97.4%	- 5.2%	102.7%	97.7%	- 4.9%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

