

# Local Market Update for October 2017

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

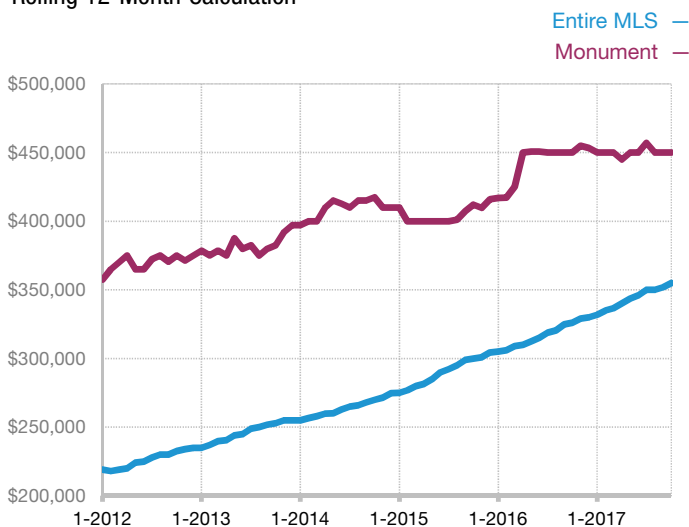
Single Family	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	76	63	- 17.1%	--	--	--
Under Contract	17	33	+ 94.1%	192	271	+ 41.1%
New Listings	18	33	+ 83.3%	277	362	+ 30.7%
Sold Listings	29	22	- 24.1%	165	251	+ 52.1%
Days on Market Until Sale	40	47	+ 17.5%	48	45	- 6.3%
Median Sales Price*	\$432,900	<b>\$428,000</b>	- 1.1%	\$450,000	<b>\$450,000</b>	0.0%
Average Sales Price*	\$493,198	<b>\$446,675</b>	- 9.4%	\$487,749	<b>\$488,233</b>	+ 0.1%
Percent of List Price Received*	99.7%	<b>98.8%</b>	- 0.9%	99.1%	<b>99.3%</b>	+ 0.2%

\* 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	October			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 10-2016	Thru 10-2017	Percent Change from Previous Year
Inventory of Active Listings	4	1	- 75.0%	--	--	--
Under Contract	1	1	0.0%	8	20	+ 150.0%
New Listings	0	2	--	14	24	+ 71.4%
Sold Listings	1	0	- 100.0%	7	20	+ 185.7%
Days on Market Until Sale	17	0	- 100.0%	33	25	- 24.2%
Median Sales Price*	\$200,000	<b>\$0</b>	- 100.0%	\$200,000	<b>\$229,000</b>	+ 14.5%
Average Sales Price*	\$200,000	<b>\$0</b>	- 100.0%	\$224,743	<b>\$231,749</b>	+ 3.1%
Percent of List Price Received*	95.2%	<b>0.0%</b>	- 100.0%	100.5%	<b>99.6%</b>	- 0.9%

\* 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

