

Local Market Update for August 2017

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

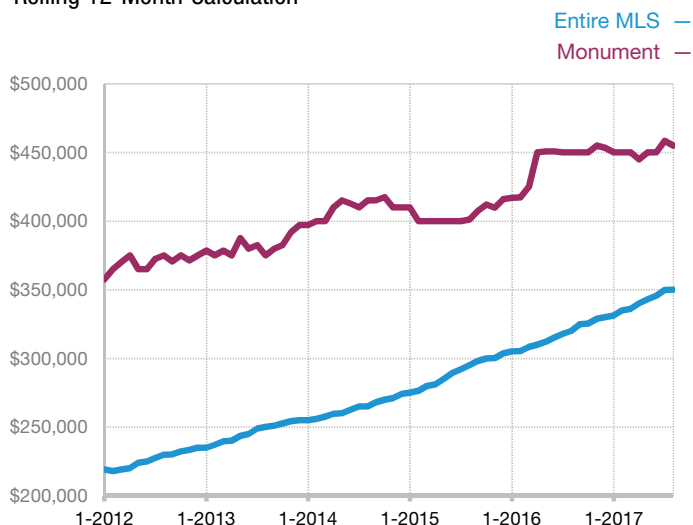
Single Family	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	85	87	+ 2.4%	--	--	--
Under Contract	27	31	+ 14.8%	144	216	+ 50.0%
New Listings	38	48	+ 26.3%	222	305	+ 37.4%
Sold Listings	27	34	+ 25.9%	124	193	+ 55.6%
Days on Market Until Sale	18	27	+ 50.0%	53	45	- 15.1%
Median Sales Price*	\$448,900	\$435,000	- 3.1%	\$453,225	\$465,000	+ 2.6%
Average Sales Price*	\$448,592	\$452,283	+ 0.8%	\$487,866	\$498,813	+ 2.2%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.0%	99.3%	+ 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	August			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 08-2016	Thru 08-2017	Percent Change from Previous Year
Inventory of Active Listings	8	0	- 100.0%	--	--	--
Under Contract	0	2	--	6	19	+ 216.7%
New Listings	1	2	+ 100.0%	14	21	+ 50.0%
Sold Listings	1	3	+ 200.0%	6	18	+ 200.0%
Days on Market Until Sale	1	15	+ 1400.0%	36	27	- 25.0%
Median Sales Price*	\$230,000	\$262,000	+ 13.9%	\$202,500	\$217,250	+ 7.3%
Average Sales Price*	\$230,000	\$279,333	+ 21.4%	\$228,867	\$229,671	+ 0.4%
Percent of List Price Received*	100.0%	100.4%	+ 0.4%	101.4%	99.5%	- 1.9%

* 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

