

Local Market Update for May 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

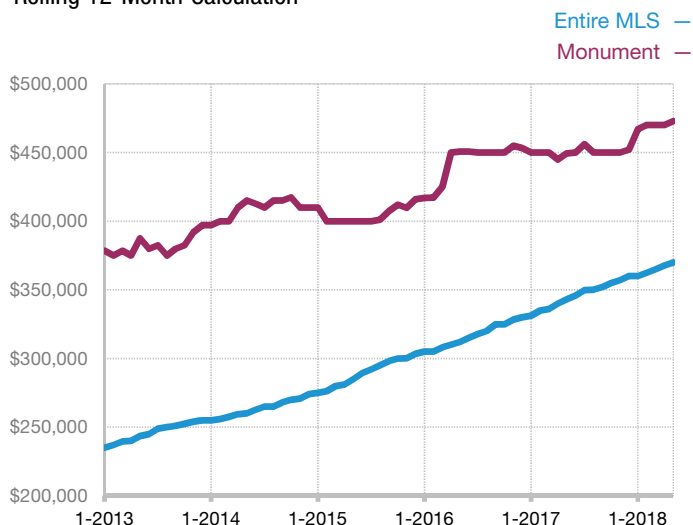
Single Family	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	66	70	+ 6.1%	--	--	--
Under Contract	39	39	0.0%	120	146	+ 21.7%
New Listings	65	54	- 16.9%	154	196	+ 27.3%
Sold Listings	25	29	+ 16.0%	97	128	+ 32.0%
Days on Market Until Sale	33	34	+ 3.0%	55	43	- 21.8%
Median Sales Price*	\$565,000	\$569,900	+ 0.9%	\$445,000	\$489,950	+ 10.1%
Average Sales Price*	\$560,836	\$578,707	+ 3.2%	\$494,404	\$519,250	+ 5.0%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	98.8%	99.7%	+ 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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 05-2017	Thru 05-2018	Percent Change from Previous Year
Inventory of Active Listings	5	3	- 40.0%	--	--	--
Under Contract	2	1	- 50.0%	13	4	- 69.2%
New Listings	3	1	- 66.7%	13	7	- 46.2%
Sold Listings	6	1	- 83.3%	12	3	- 75.0%
Days on Market Until Sale	9	1	- 88.9%	32	5	- 84.4%
Median Sales Price*	\$225,250	\$390,000	+ 73.1%	\$208,250	\$390,000	+ 87.3%
Average Sales Price*	\$205,713	\$390,000	+ 89.6%	\$216,182	\$340,000	+ 57.3%
Percent of List Price Received*	101.0%	101.3%	+ 0.3%	99.5%	101.3%	+ 1.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

