

# Local Market Update for October 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

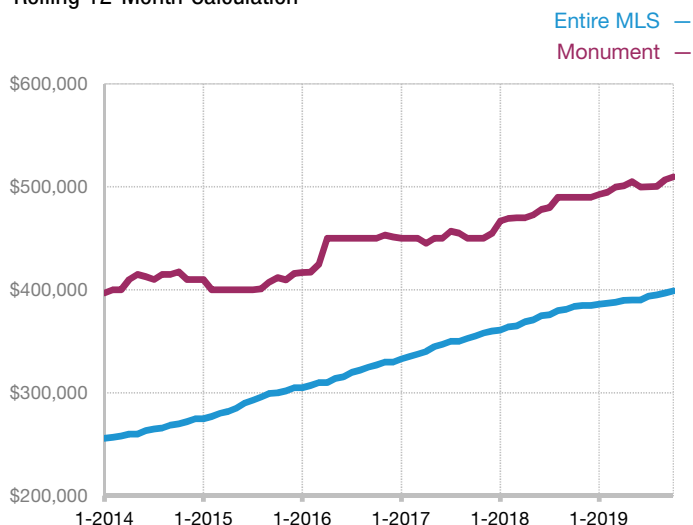
Single Family	October			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	84	62	- 26.2%	--	--	--
Under Contract	26	29	+ 11.5%	284	273	- 3.9%
New Listings	34	34	0.0%	374	358	- 4.3%
Sold Listings	22	28	+ 27.3%	289	257	- 11.1%
Days on Market Until Sale	58	48	- 17.2%	40	44	+ 10.0%
Median Sales Price*	\$442,052	<b>\$483,750</b>	+ 9.4%	\$491,000	<b>\$510,000</b>	+ 3.9%
Average Sales Price*	\$476,996	<b>\$518,089</b>	+ 8.6%	\$529,130	<b>\$553,231</b>	+ 4.6%
Percent of List Price Received*	99.5%	<b>98.9%</b>	- 0.6%	99.6%	<b>98.8%</b>	- 0.8%

\* 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	2018	2019	Percent Change from Previous Year	Thru 10-2018	Thru 10-2019	Percent Change from Previous Year
Inventory of Active Listings	9	5	- 44.4%	--	--	--
Under Contract	1	3	+ 200.0%	19	37	+ 94.7%
New Listings	5	0	- 100.0%	29	43	+ 48.3%
Sold Listings	3	3	0.0%	20	32	+ 60.0%
Days on Market Until Sale	15	57	+ 280.0%	19	40	+ 110.5%
Median Sales Price*	\$247,500	<b>\$374,940</b>	+ 51.5%	\$248,700	<b>\$289,950</b>	+ 16.6%
Average Sales Price*	\$242,133	<b>\$385,280</b>	+ 59.1%	\$272,750	<b>\$326,153</b>	+ 19.6%
Percent of List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	99.8%	<b>99.4%</b>	- 0.4%

\* 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

