

# Local Market Update for December 2019

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

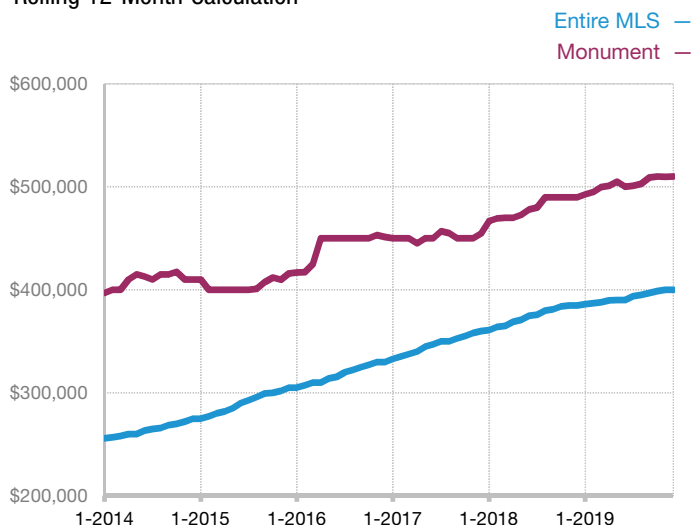
Single Family	December			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	58	49	- 15.5%	--	--	--
Under Contract	17	11	- 35.3%	324	299	- 7.7%
New Listings	11	12	+ 9.1%	408	387	- 5.1%
Sold Listings	29	13	- 55.2%	341	293	- 14.1%
Days on Market Until Sale	43	43	0.0%	42	45	+ 7.1%
Median Sales Price*	\$474,999	\$495,000	+ 4.2%	\$490,000	\$510,000	+ 4.1%
Average Sales Price*	\$525,321	\$534,154	+ 1.7%	\$528,983	\$552,921	+ 4.5%
Percent of List Price Received*	100.1%	97.5%	- 2.6%	99.6%	98.8%	- 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	December			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 12-2018	Thru 12-2019	Percent Change from Previous Year
Inventory of Active Listings	8	3	- 62.5%	--	--	--
Under Contract	1	0	- 100.0%	25	40	+ 60.0%
New Listings	1	0	- 100.0%	35	45	+ 28.6%
Sold Listings	5	2	- 60.0%	25	36	+ 44.0%
Days on Market Until Sale	90	104	+ 15.6%	33	51	+ 54.5%
Median Sales Price*	\$276,350	\$300,775	+ 8.8%	\$249,900	\$307,275	+ 23.0%
Average Sales Price*	\$343,653	\$300,775	- 12.5%	\$286,931	\$326,490	+ 13.8%
Percent of List Price Received*	97.5%	99.5%	+ 2.1%	99.4%	99.5%	+ 0.1%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

