

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

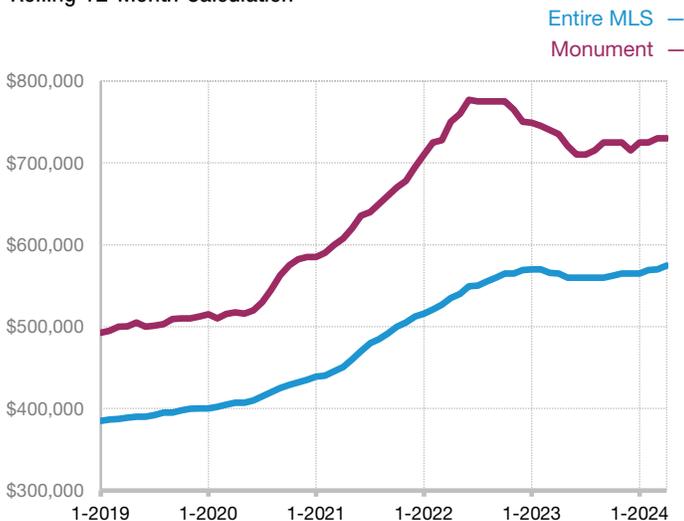
Single Family	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	56	61	+ 8.9%	--	--	--
Under Contract	31	33	+ 6.5%	116	98	- 15.5%
New Listings	38	36	- 5.3%	134	109	- 18.7%
Sold Listings	37	25	- 32.4%	102	75	- 26.5%
Days on Market Until Sale	36	53	+ 47.2%	52	63	+ 21.2%
Median Sales Price*	\$750,000	\$771,609	+ 2.9%	\$705,000	\$740,000	+ 5.0%
Average Sales Price*	\$735,200	\$834,081	+ 13.4%	\$720,679	\$835,612	+ 15.9%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	99.2%	99.1%	- 0.1%

* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	1	7	+ 600.0%	--	--	--
Under Contract	3	4	+ 33.3%	8	12	+ 50.0%
New Listings	2	6	+ 200.0%	10	18	+ 80.0%
Sold Listings	0	4	--	5	8	+ 60.0%
Days on Market Until Sale	0	47	--	12	41	+ 241.7%
Median Sales Price*	\$0	\$412,000	--	\$390,000	\$401,250	+ 2.9%
Average Sales Price*	\$0	\$419,125	--	\$393,400	\$405,813	+ 3.2%
Percent of List Price Received*	0.0%	98.9%	--	98.2%	99.1%	+ 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

