

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

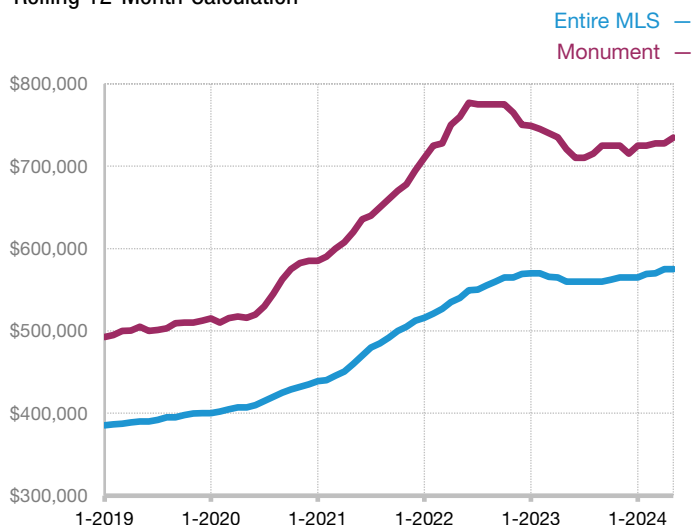
Single Family	May			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	66	71	+ 7.6%	--	--	--
Under Contract	37	33	- 10.8%	153	128	- 16.3%
New Listings	55	46	- 16.4%	189	155	- 18.0%
Sold Listings	26	30	+ 15.4%	128	106	- 17.2%
Days on Market Until Sale	25	56	+ 124.0%	46	61	+ 32.6%
Median Sales Price*	\$705,000	\$787,000	+ 11.6%	\$705,000	\$745,000	+ 5.7%
Average Sales Price*	\$773,314	\$815,824	+ 5.5%	\$731,370	\$827,978	+ 13.2%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	99.2%	99.4%	+ 0.2%

* 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	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Inventory of Active Listings	0	8	--	--	--	--
Under Contract	1	3	+ 200.0%	9	14	+ 55.6%
New Listings	0	5	--	10	23	+ 130.0%
Sold Listings	3	3	0.0%	8	11	+ 37.5%
Days on Market Until Sale	67	26	- 61.2%	33	37	+ 12.1%
Median Sales Price*	\$368,000	\$380,000	+ 3.3%	\$379,000	\$400,000	+ 5.5%
Average Sales Price*	\$385,967	\$406,667	+ 5.4%	\$390,613	\$406,045	+ 4.0%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	98.5%	99.3%	+ 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

