

# Local Market Update for June 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

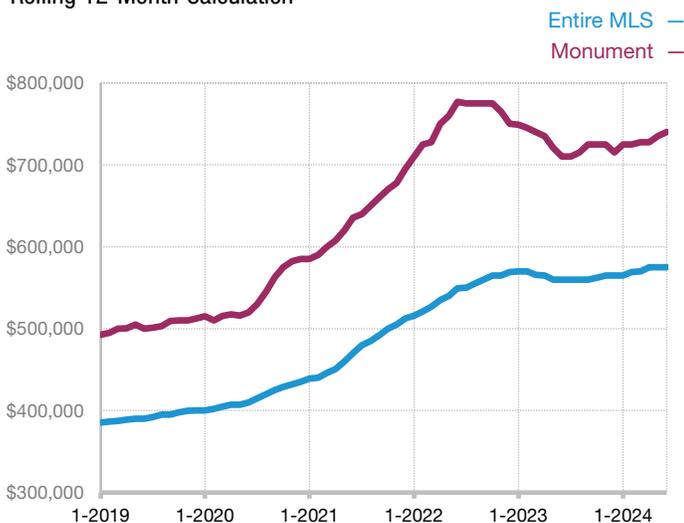
Single Family	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	81	86	+ 6.2%	--	--	--
Under Contract	29	39	+ 34.5%	182	161	- 11.5%
New Listings	48	57	+ 18.8%	237	211	- 11.0%
Sold Listings	42	30	- 28.6%	170	137	- 19.4%
Days on Market Until Sale	26	48	+ 84.6%	41	59	+ 43.9%
Median Sales Price*	\$710,000	<b>\$806,450</b>	+ 13.6%	\$707,000	<b>\$757,500</b>	+ 7.1%
Average Sales Price*	\$787,385	<b>\$890,351</b>	+ 13.1%	\$745,209	<b>\$840,957</b>	+ 12.8%
Percent of List Price Received*	99.7%	<b>99.7%</b>	0.0%	99.3%	<b>99.5%</b>	+ 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	June			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
Inventory of Active Listings	2	11	+ 450.0%	--	--	--
Under Contract	0	3	--	9	17	+ 88.9%
New Listings	3	7	+ 133.3%	13	30	+ 130.8%
Sold Listings	1	3	+ 200.0%	9	14	+ 55.6%
Days on Market Until Sale	17	35	+ 105.9%	31	37	+ 19.4%
Median Sales Price*	\$429,000	<b>\$385,000</b>	- 10.3%	\$390,000	<b>\$400,000</b>	+ 2.6%
Average Sales Price*	\$429,000	<b>\$478,333</b>	+ 11.5%	\$394,878	<b>\$421,536</b>	+ 6.8%
Percent of List Price Received*	100.0%	<b>98.2%</b>	- 1.8%	98.7%	<b>99.0%</b>	+ 0.3%

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



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

