

Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

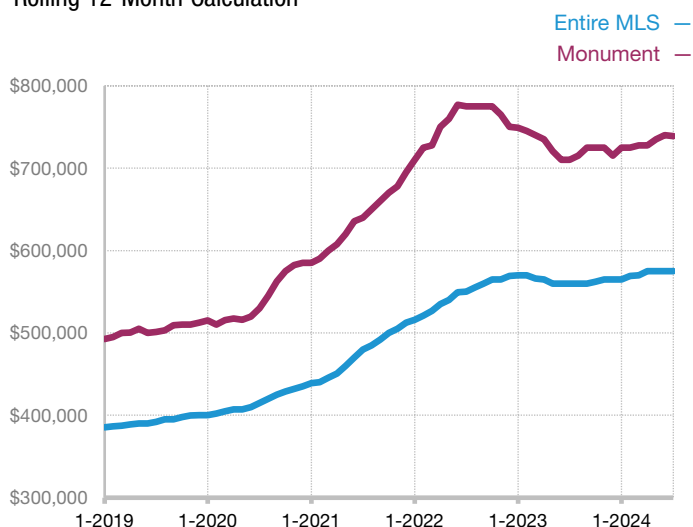
Single Family	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	89	102	+ 14.6%	--	--	--
Under Contract	27	32	+ 18.5%	209	189	- 9.6%
New Listings	42	51	+ 21.4%	279	262	- 6.1%
Sold Listings	31	30	- 3.2%	201	167	- 16.9%
Days on Market Until Sale	26	32	+ 23.1%	39	54	+ 38.5%
Median Sales Price*	\$776,500	\$742,450	- 4.4%	\$710,000	\$749,900	+ 5.6%
Average Sales Price*	\$839,785	\$814,180	- 3.0%	\$759,795	\$836,147	+ 10.0%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.3%	99.4%	+ 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	July			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Inventory of Active Listings	2	10	+ 400.0%	--	--	--
Under Contract	2	3	+ 50.0%	11	21	+ 90.9%
New Listings	3	2	- 33.3%	16	33	+ 106.3%
Sold Listings	1	3	+ 200.0%	10	18	+ 80.0%
Days on Market Until Sale	3	31	+ 933.3%	28	35	+ 25.0%
Median Sales Price*	\$440,000	\$405,000	- 8.0%	\$392,500	\$400,000	+ 1.9%
Average Sales Price*	\$440,000	\$426,633	- 3.0%	\$399,390	\$419,800	+ 5.1%
Percent of List Price Received*	97.8%	99.6%	+ 1.8%	98.6%	99.0%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

