

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

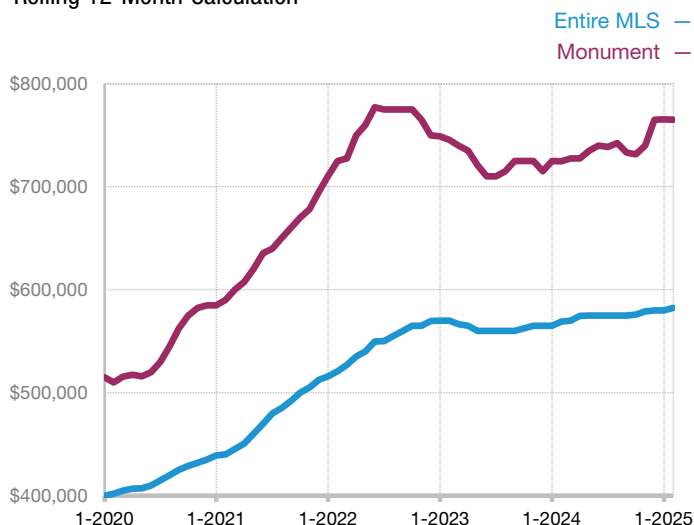
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	52	47	- 9.6%	--	--	--
Under Contract	14	19	+ 35.7%	33	42	+ 27.3%
New Listings	22	36	+ 63.6%	31	59	+ 90.3%
Sold Listings	13	20	+ 53.8%	27	37	+ 37.0%
Days on Market Until Sale	84	42	- 50.0%	80	57	- 28.8%
Median Sales Price*	\$630,000	\$682,500	+ 8.3%	\$693,000	\$708,000	+ 2.2%
Average Sales Price*	\$800,244	\$773,021	- 3.4%	\$881,116	\$800,145	- 9.2%
Percent of List Price Received*	97.6%	98.9%	+ 1.3%	99.1%	98.5%	- 0.6%

\* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	7	5	- 28.6%	--	--	--
Under Contract	4	3	- 25.0%	4	6	+ 50.0%
New Listings	7	2	- 71.4%	9	6	- 33.3%
Sold Listings	0	1	--	1	5	+ 400.0%
Days on Market Until Sale	0	104	--	43	79	+ 83.7%
Median Sales Price*	\$0	\$345,000	--	\$400,000	\$370,000	- 7.5%
Average Sales Price*	\$0	\$345,000	--	\$400,000	\$370,480	- 7.4%
Percent of List Price Received*	0.0%	96.1%	--	97.8%	99.5%	+ 1.7%

\* 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

