

Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

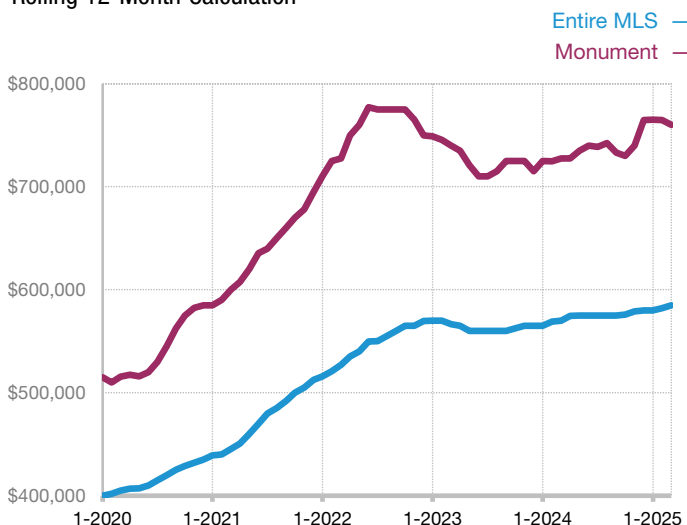
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	64	56	- 12.5%	--	--	--
Under Contract	30	32	+ 6.7%	63	74	+ 17.5%
New Listings	42	42	0.0%	73	102	+ 39.7%
Sold Listings	24	18	- 25.0%	51	55	+ 7.8%
Days on Market Until Sale	57	66	+ 15.8%	69	60	- 13.0%
Median Sales Price*	\$753,750	\$713,750	- 5.3%	\$733,194	\$708,000	- 3.4%
Average Sales Price*	\$777,032	\$822,592	+ 5.9%	\$832,135	\$807,492	- 3.0%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.8%	98.6%	- 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
Inventory of Active Listings	6	3	- 50.0%	--	--	--
Under Contract	4	6	+ 50.0%	8	12	+ 50.0%
New Listings	3	4	+ 33.3%	12	10	- 16.7%
Sold Listings	3	3	0.0%	4	8	+ 100.0%
Days on Market Until Sale	33	85	+ 157.6%	35	82	+ 134.3%
Median Sales Price*	\$385,000	\$365,000	- 5.2%	\$392,500	\$367,500	- 6.4%
Average Sales Price*	\$390,000	\$374,000	- 4.1%	\$392,500	\$371,800	- 5.3%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.2%	99.3%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

