

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

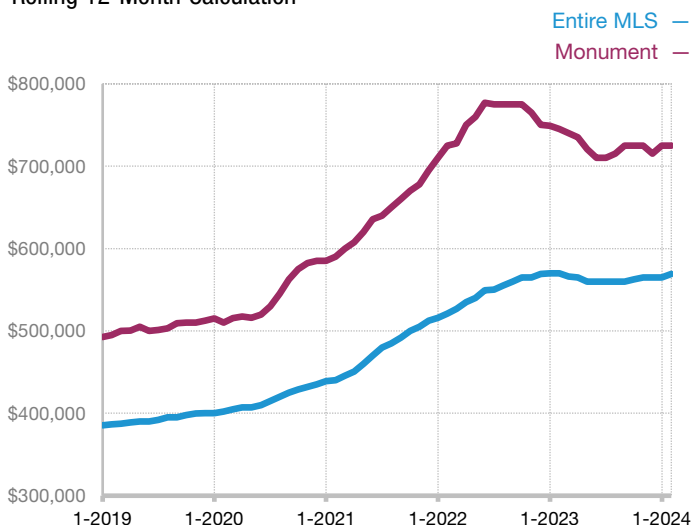
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	43	45	+ 4.7%	--	--	--
Under Contract	25	16	- 36.0%	49	37	- 24.5%
New Listings	19	22	+ 15.8%	45	31	- 31.1%
Sold Listings	14	13	- 7.1%	33	27	- 18.2%
Days on Market Until Sale	88	84	- 4.5%	66	80	+ 21.2%
Median Sales Price*	\$726,000	\$630,000	- 13.2%	\$698,000	\$693,000	- 0.7%
Average Sales Price*	\$766,214	\$800,244	+ 4.4%	\$697,830	\$881,116	+ 26.3%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	98.4%	99.1%	+ 0.7%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	3	7	+ 133.3%	--	--	--
Under Contract	3	4	+ 33.3%	3	4	+ 33.3%
New Listings	4	7	+ 75.0%	6	9	+ 50.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	10	0	- 100.0%	10	43	+ 330.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$400,000	- 20.0%
Average Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$400,000	- 20.0%
Percent of List Price Received*	97.1%	0.0%	- 100.0%	97.1%	97.8%	+ 0.7%

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



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

