

# Local Market Update for February 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

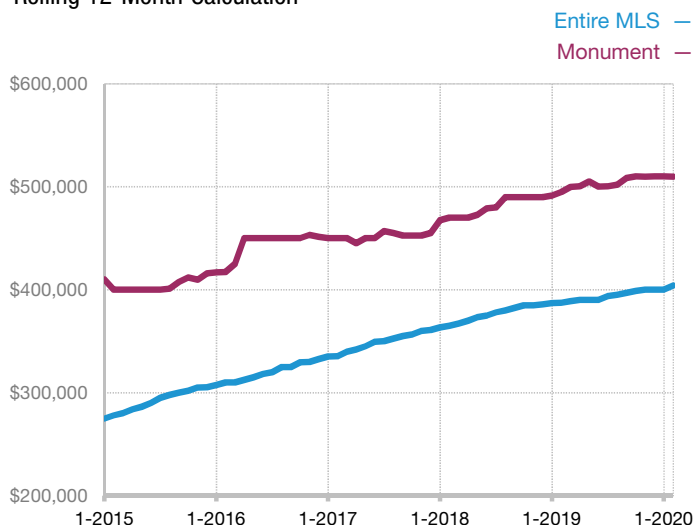
Single Family	February			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	48	32	- 33.3%	--	--	--
Under Contract	26	29	+ 11.5%	50	46	- 8.0%
New Listings	28	19	- 32.1%	52	48	- 7.7%
Sold Listings	18	14	- 22.2%	32	25	- 21.9%
Days on Market Until Sale	48	55	+ 14.6%	54	55	+ 1.9%
Median Sales Price*	\$530,000	\$451,500	- 14.8%	\$502,000	\$485,000	- 3.4%
Average Sales Price*	\$542,800	\$538,455	- 0.8%	\$518,647	\$534,379	+ 3.0%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.4%	99.7%	+ 1.3%

\* 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	2019	2020	Percent Change from Previous Year	Thru 02-2019	Thru 02-2020	Percent Change from Previous Year
Inventory of Active Listings	10	4	- 60.0%	--	--	--
Under Contract	1	4	+ 300.0%	5	7	+ 40.0%
New Listings	5	5	0.0%	8	10	+ 25.0%
Sold Listings	3	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	57	0	- 100.0%	49	23	- 53.1%
Median Sales Price*	\$396,785	\$0	- 100.0%	\$279,000	\$393,750	+ 41.1%
Average Sales Price*	\$373,595	\$0	- 100.0%	\$329,937	\$393,750	+ 19.3%
Percent of List Price Received*	99.5%	0.0%	- 100.0%	99.6%	98.8%	- 0.8%

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



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

