

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

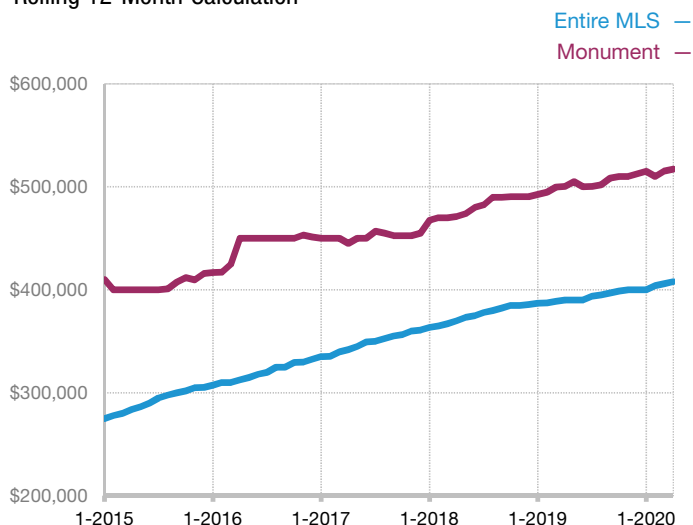
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	54	49	- 9.3%	--	--	--
Under Contract	39	16	- 59.0%	113	86	- 23.9%
New Listings	37	26	- 29.7%	130	118	- 9.2%
Sold Listings	24	22	- 8.3%	82	74	- 9.8%
Days on Market Until Sale	39	44	+ 12.8%	48	47	- 2.1%
Median Sales Price*	\$525,000	<b>\$534,713</b>	+ 1.9%	\$506,000	<b>\$522,450</b>	+ 3.3%
Average Sales Price*	\$541,306	<b>\$555,083</b>	+ 2.5%	\$525,162	<b>\$553,757</b>	+ 5.4%
Percent of List Price Received*	98.7%	<b>99.5%</b>	+ 0.8%	98.5%	<b>99.6%</b>	+ 1.1%

\* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	9	4	- 55.6%	--	--	--
Under Contract	4	1	- 75.0%	13	9	- 30.8%
New Listings	7	0	- 100.0%	18	12	- 33.3%
Sold Listings	3	2	- 33.3%	9	7	- 22.2%
Days on Market Until Sale	53	102	+ 92.5%	56	46	- 17.9%
Median Sales Price*	\$274,900	<b>\$382,450</b>	+ 39.1%	\$279,000	<b>\$371,890</b>	+ 33.3%
Average Sales Price*	\$293,967	<b>\$382,450</b>	+ 30.1%	\$325,080	<b>\$379,170</b>	+ 16.6%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	99.7%	<b>100.8%</b>	+ 1.1%

\* 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

