

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

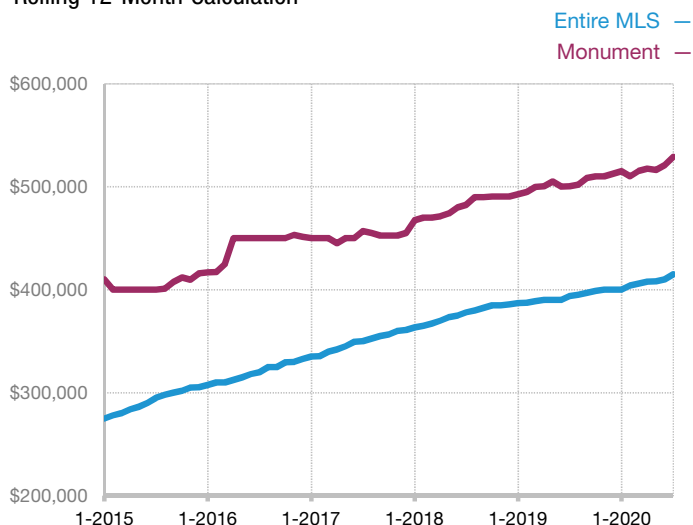
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	84	55	- 34.5%	--	--	--
Under Contract	28	44	+ 57.1%	194	216	+ 11.3%
New Listings	43	47	+ 9.3%	262	268	+ 2.3%
Sold Listings	24	49	+ 104.2%	184	179	- 2.7%
Days on Market Until Sale	30	33	+ 10.0%	44	39	- 11.4%
Median Sales Price*	\$518,500	\$625,000	+ 20.5%	\$515,000	\$539,425	+ 4.7%
Average Sales Price*	\$564,496	\$661,321	+ 17.2%	\$557,682	\$588,939	+ 5.6%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	98.8%	99.1%	+ 0.3%

\* 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	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	10	0	- 100.0%	--	--	--
Under Contract	8	4	- 50.0%	28	18	- 35.7%
New Listings	5	2	- 60.0%	36	19	- 47.2%
Sold Listings	5	4	- 20.0%	22	14	- 36.4%
Days on Market Until Sale	17	32	+ 88.2%	39	52	+ 33.3%
Median Sales Price*	\$259,000	\$334,577	+ 29.2%	\$281,950	\$326,000	+ 15.6%
Average Sales Price*	\$252,560	\$342,263	+ 35.5%	\$325,192	\$352,338	+ 8.3%
Percent of List Price Received*	100.0%	101.7%	+ 1.7%	99.4%	100.4%	+ 1.0%

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



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

