

# Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

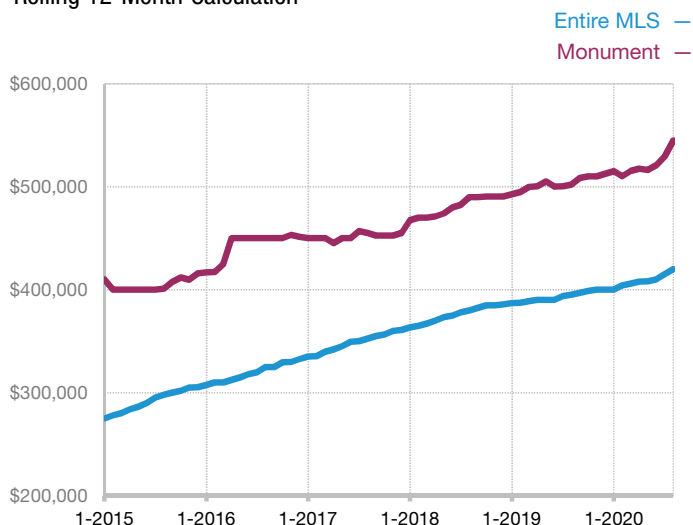
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	92	33	- 64.1%	--	--	--
Under Contract	23	47	+ 104.3%	217	261	+ 20.3%
New Listings	40	28	- 30.0%	302	296	- 2.0%
Sold Listings	26	45	+ 73.1%	210	225	+ 7.1%
Days on Market Until Sale	45	36	- 20.0%	44	39	- 11.4%
Median Sales Price*	\$522,500	\$600,000	+ 14.8%	\$515,000	\$560,000	+ 8.7%
Average Sales Price*	\$554,246	\$637,659	+ 15.0%	\$557,256	\$599,177	+ 7.5%
Percent of List Price Received*	98.5%	98.7%	+ 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	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	11	1	- 90.9%	--	--	--
Under Contract	3	2	- 33.3%	31	19	- 38.7%
New Listings	6	1	- 83.3%	42	20	- 52.4%
Sold Listings	5	4	- 20.0%	27	18	- 33.3%
Days on Market Until Sale	33	18	- 45.5%	38	45	+ 18.4%
Median Sales Price*	\$295,000	\$356,762	+ 20.9%	\$284,900	\$337,787	+ 18.6%
Average Sales Price*	\$297,880	\$341,149	+ 14.5%	\$320,134	\$349,852	+ 9.3%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.5%	100.2%	+ 0.7%

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



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

