

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

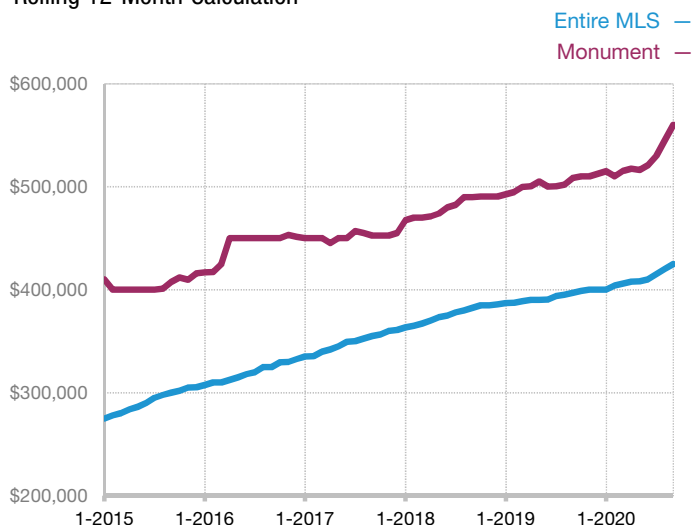
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	75	17	- 77.3%	--	--	--
Under Contract	27	29	+ 7.4%	244	292	+ 19.7%
New Listings	22	19	- 13.6%	324	315	- 2.8%
Sold Listings	23	31	+ 34.8%	233	262	+ 12.4%
Days on Market Until Sale	44	26	- 40.9%	44	37	- 15.9%
Median Sales Price*	\$510,000	\$598,000	+ 17.3%	\$515,000	\$569,950	+ 10.7%
Average Sales Price*	\$551,831	\$661,800	+ 19.9%	\$556,721	\$607,073	+ 9.0%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	98.8%	99.2%	+ 0.4%

\* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	9	0	- 100.0%	--	--	--
Under Contract	3	0	- 100.0%	34	19	- 44.1%
New Listings	1	0	- 100.0%	43	20	- 53.5%
Sold Listings	2	1	- 50.0%	29	20	- 31.0%
Days on Market Until Sale	45	2	- 95.6%	39	42	+ 7.7%
Median Sales Price*	\$321,368	\$315,000	- 2.0%	\$284,900	\$331,119	+ 16.2%
Average Sales Price*	\$321,368	\$315,000	- 2.0%	\$320,219	\$347,379	+ 8.5%
Percent of List Price Received*	100.7%	105.0%	+ 4.3%	99.5%	100.3%	+ 0.8%

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



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

