

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

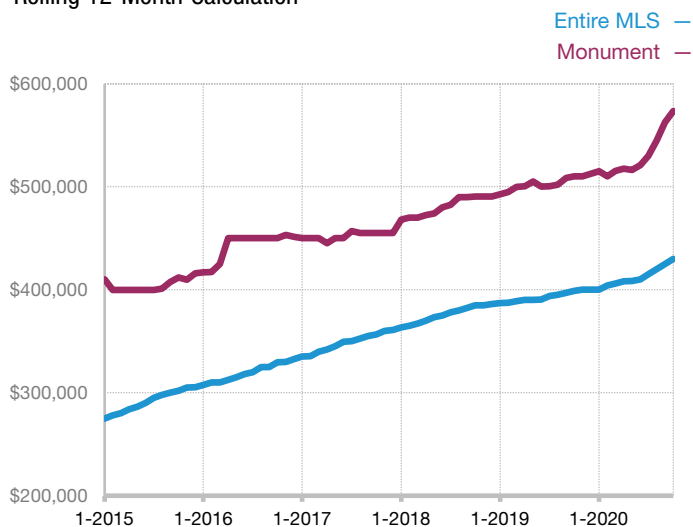
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	79	17	- 78.5%	--	--	--
Under Contract	26	23	- 11.5%	270	314	+ 16.3%
New Listings	34	20	- 41.2%	358	335	- 6.4%
Sold Listings	31	37	+ 19.4%	264	302	+ 14.4%
Days on Market Until Sale	49	39	- 20.4%	45	37	- 17.8%
Median Sales Price*	\$490,000	\$635,000	+ 29.6%	\$512,500	\$581,000	+ 13.4%
Average Sales Price*	\$527,415	\$651,542	+ 23.5%	\$553,280	\$612,500	+ 10.7%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	6	0	- 100.0%	--	--	--
Under Contract	3	0	- 100.0%	37	19	- 48.6%
New Listings	0	0	--	43	20	- 53.5%
Sold Listings	4	0	- 100.0%	33	20	- 39.4%
Days on Market Until Sale	68	0	- 100.0%	42	42	0.0%
Median Sales Price*	\$359,945	\$0	- 100.0%	\$295,000	\$331,119	+ 12.2%
Average Sales Price*	\$375,198	\$0	- 100.0%	\$326,883	\$347,379	+ 6.3%
Percent of List Price Received*	99.2%	0.0%	- 100.0%	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

