

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

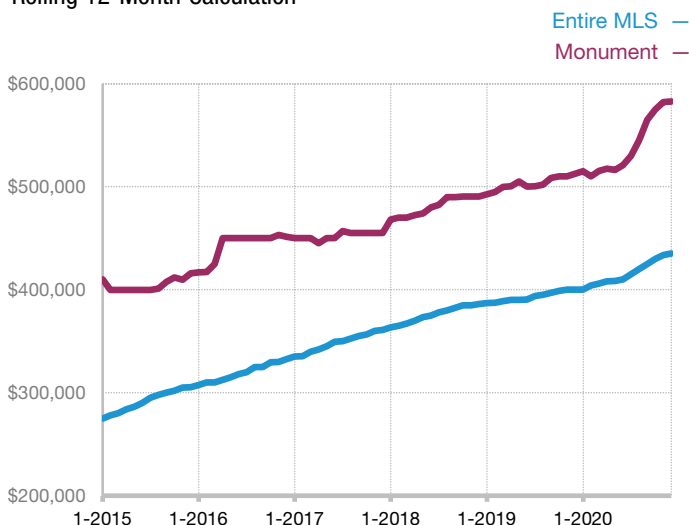
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	55	8	- 85.5%	--	--	--
Under Contract	12	12	0.0%	297	340	+ 14.5%
New Listings	12	10	- 16.7%	387	356	- 8.0%
Sold Listings	14	15	+ 7.1%	298	341	+ 14.4%
Days on Market Until Sale	40	20	- 50.0%	45	36	- 20.0%
Median Sales Price*	\$512,500	\$630,000	+ 22.9%	\$512,500	\$583,000	+ 13.8%
Average Sales Price*	\$552,429	\$674,835	+ 22.2%	\$554,764	\$616,525	+ 11.1%
Percent of List Price Received*	97.6%	100.2%	+ 2.7%	98.7%	99.2%	+ 0.5%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	4	1	- 75.0%	--	--	--
Under Contract	0	2	--	40	24	- 40.0%
New Listings	0	2	--	45	26	- 42.2%
Sold Listings	3	2	- 33.3%	38	22	- 42.1%
Days on Market Until Sale	72	10	- 86.1%	54	39	- 27.8%
Median Sales Price*	\$319,550	\$301,350	- 5.7%	\$327,775	\$329,850	+ 0.6%
Average Sales Price*	\$325,287	\$301,350	- 7.4%	\$328,708	\$343,194	+ 4.4%
Percent of List Price Received*	100.9%	99.5%	- 1.4%	99.6%	100.3%	+ 0.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

