

# Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

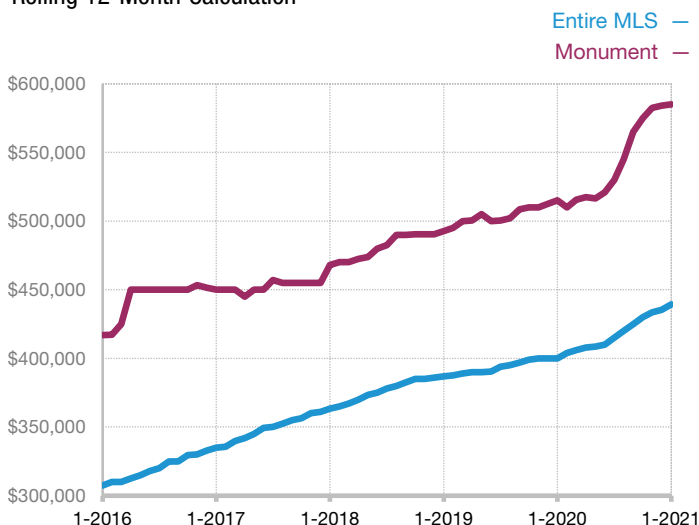
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	54	6	- 88.9%	--	--	--
Under Contract	18	16	- 11.1%	18	16	- 11.1%
New Listings	29	14	- 51.7%	29	14	- 51.7%
Sold Listings	11	11	0.0%	11	11	0.0%
Days on Market Until Sale	55	24	- 56.4%	55	24	- 56.4%
Median Sales Price*	\$495,000	\$524,000	+ 5.9%	\$495,000	\$524,000	+ 5.9%
Average Sales Price*	\$529,191	\$581,045	+ 9.8%	\$529,191	\$581,045	+ 9.8%
Percent of List Price Received*	100.7%	99.0%	- 1.7%	100.7%	99.0%	- 1.7%

\* 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	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	5	0	- 100.0%	--	--	--
Under Contract	3	1	- 66.7%	3	1	- 66.7%
New Listings	5	1	- 80.0%	5	1	- 80.0%
Sold Listings	3	3	0.0%	3	3	0.0%
Days on Market Until Sale	38	57	+ 50.0%	38	57	+ 50.0%
Median Sales Price*	\$371,890	\$290,000	- 22.0%	\$371,890	\$290,000	- 22.0%
Average Sales Price*	\$386,463	\$291,049	- 24.7%	\$386,463	\$291,049	- 24.7%
Percent of List Price Received*	101.2%	101.9%	+ 0.7%	101.2%	101.9%	+ 0.7%

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



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

