

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

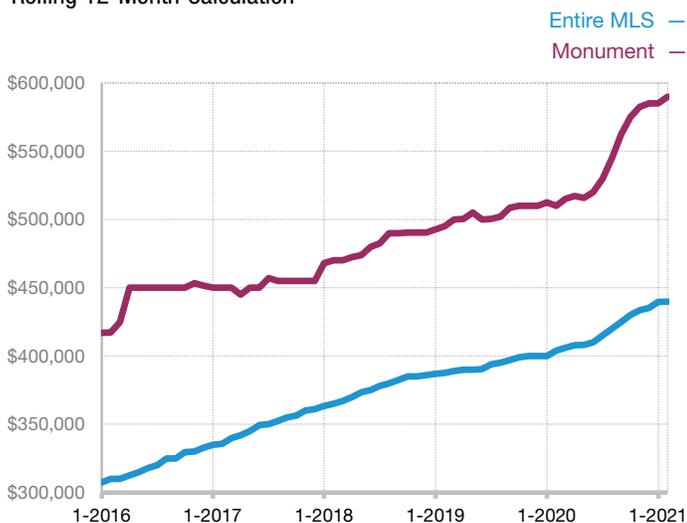
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2020      | 2021      | Percent Change from Previous Year | Thru 02-2020 | Thru 02-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 42        | 11        | - 73.8%                           | --           | --           | --                                |
| Under Contract                  | 25        | 19        | - 24.0%                           | 43           | 35           | - 18.6%                           |
| New Listings                    | 19        | 26        | + 36.8%                           | 48           | 40           | - 16.7%                           |
| Sold Listings                   | 17        | 14        | - 17.6%                           | 28           | 28           | 0.0%                              |
| Days on Market Until Sale       | 56        | 17        | - 69.6%                           | 56           | 21           | - 62.5%                           |
| Median Sales Price*             | \$453,000 | \$665,000 | + 46.8%                           | \$490,000    | \$605,000    | + 23.5%                           |
| Average Sales Price*            | \$539,310 | \$737,714 | + 36.8%                           | \$535,335    | \$669,804    | + 25.1%                           |
| Percent of List Price Received* | 98.9%     | 103.4%    | + 4.6%                            | 99.6%        | 101.4%       | + 1.8%                            |

\* 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                 | February |           |                                   | Year to Date |              |                                   |
|---------------------------------|----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2020     | 2021      | Percent Change from Previous Year | Thru 02-2020 | Thru 02-2021 | Percent Change from Previous Year |
| Inventory of Active Listings    | 6        | 1         | - 83.3%                           | --           | --           | --                                |
| Under Contract                  | 3        | 0         | - 100.0%                          | 6            | 1            | - 83.3%                           |
| New Listings                    | 5        | 1         | - 80.0%                           | 10           | 2            | - 80.0%                           |
| Sold Listings                   | 0        | 1         | --                                | 3            | 4            | + 33.3%                           |
| Days on Market Until Sale       | 0        | 3         | --                                | 38           | 44           | + 15.8%                           |
| Median Sales Price*             | \$0      | \$296,000 | --                                | \$371,890    | \$293,000    | - 21.2%                           |
| Average Sales Price*            | \$0      | \$296,000 | --                                | \$386,463    | \$292,287    | - 24.4%                           |
| Percent of List Price Received* | 0.0%     | 102.1%    | --                                | 101.2%       | 101.9%       | + 0.7%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

