

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

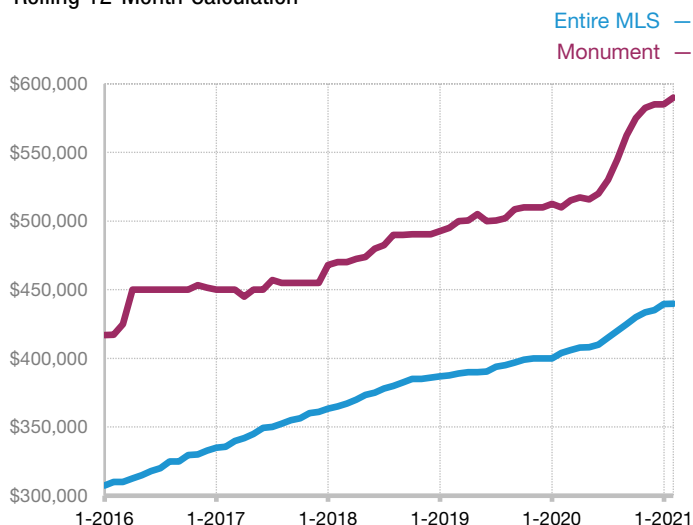
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	42	11	- 73.8%	--	--	--
Under Contract	25	19	- 24.0%	43	35	- 18.6%
New Listings	19	26	+ 36.8%	48	40	- 16.7%
Sold Listings	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		
Key Metrics	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

