

Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

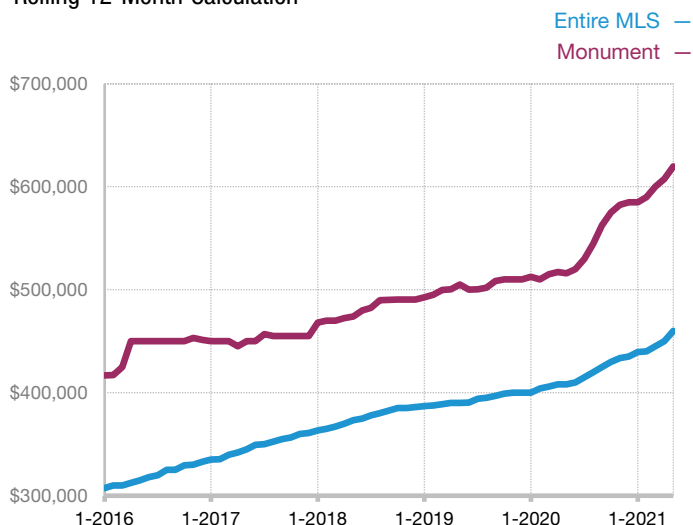
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	72	25	- 65.3%	--	--	--
Under Contract	40	44	+ 10.0%	123	140	+ 13.8%
New Listings	60	49	- 18.3%	178	164	- 7.9%
Sold Listings	21	32	+ 52.4%	96	114	+ 18.8%
Days on Market Until Sale	31	6	- 80.6%	43	14	- 67.4%
Median Sales Price*	\$525,000	\$705,000	+ 34.3%	\$525,000	\$650,000	+ 23.8%
Average Sales Price*	\$616,870	\$749,844	+ 21.6%	\$568,045	\$695,570	+ 22.4%
Percent of List Price Received*	98.7%	103.0%	+ 4.4%	99.4%	103.4%	+ 4.0%

* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	7	2	- 71.4%	--	--	--
Under Contract	1	3	+ 200.0%	10	6	- 40.0%
New Listings	3	3	0.0%	15	9	- 40.0%
Sold Listings	2	1	- 50.0%	9	6	- 33.3%
Days on Market Until Sale	15	2	- 86.7%	39	30	- 23.1%
Median Sales Price*	\$291,248	\$362,000	+ 24.3%	\$325,000	\$308,000	- 5.2%
Average Sales Price*	\$291,248	\$362,000	+ 24.3%	\$359,632	\$308,525	- 14.2%
Percent of List Price Received*	97.9%	102.0%	+ 4.2%	100.2%	103.7%	+ 3.5%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

