

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

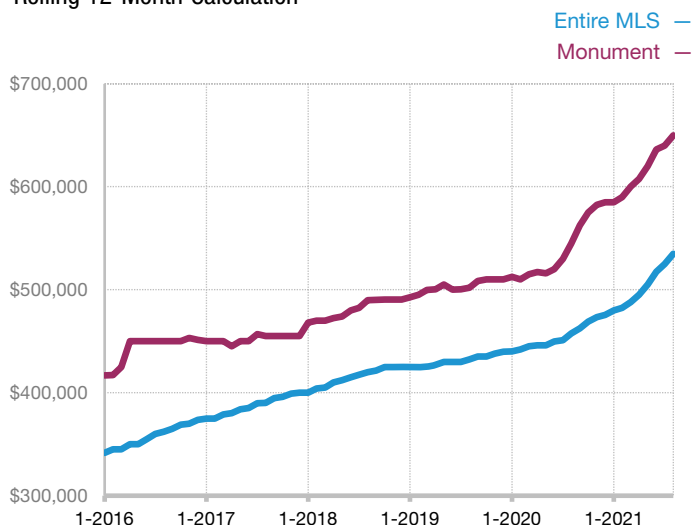
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	39	29	- 25.6%	--	--	--
Under Contract	49	42	- 14.3%	263	267	+ 1.5%
New Listings	28	42	+ 50.0%	296	302	+ 2.0%
Sold Listings	51	44	- 13.7%	233	235	+ 0.9%
Days on Market Until Sale	36	10	- 72.2%	38	12	- 68.4%
Median Sales Price*	\$600,000	\$690,000	+ 15.0%	\$565,000	\$660,000	+ 16.8%
Average Sales Price*	\$631,415	\$754,607	+ 19.5%	\$599,495	\$711,176	+ 18.6%
Percent of List Price Received*	98.8%	102.1%	+ 3.3%	99.1%	102.8%	+ 3.7%

* 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	2	2	0.0%	19	13	- 31.6%
New Listings	1	4	+ 300.0%	20	16	- 20.0%
Sold Listings	5	1	- 80.0%	19	14	- 26.3%
Days on Market Until Sale	20	9	- 55.0%	44	20	- 54.5%
Median Sales Price*	\$348,573	\$365,000	+ 4.7%	\$335,237	\$345,900	+ 3.2%
Average Sales Price*	\$339,967	\$365,000	+ 7.4%	\$349,083	\$334,925	- 4.1%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	100.1%	103.3%	+ 3.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

