

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

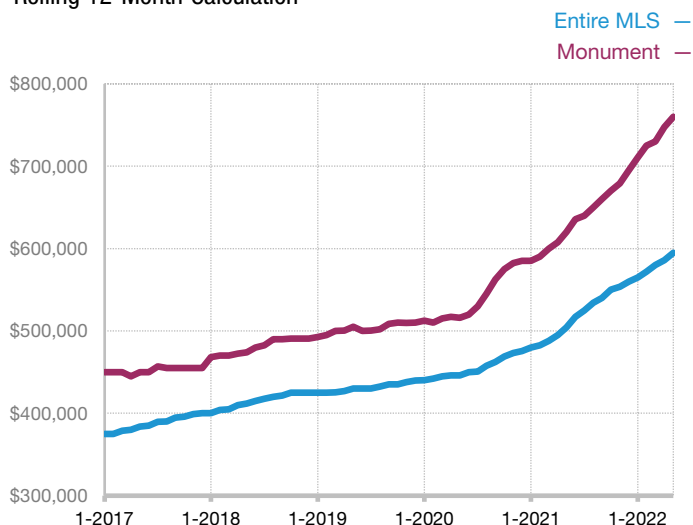
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	31	51	+ 64.5%	--	--	--
Under Contract	42	32	- 23.8%	138	115	- 16.7%
New Listings	49	59	+ 20.4%	164	168	+ 2.4%
Sold Listings	33	27	- 18.2%	115	98	- 14.8%
Days on Market Until Sale	6	5	- 16.7%	14	12	- 14.3%
Median Sales Price*	\$710,000	\$855,000	+ 20.4%	\$650,000	\$817,500	+ 25.8%
Average Sales Price*	\$750,303	\$1,003,548	+ 33.8%	\$696,174	\$926,074	+ 33.0%
Percent of List Price Received*	103.0%	104.9%	+ 1.8%	103.4%	103.9%	+ 0.5%

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

Townhouse/Condo	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	3	1	- 66.7%	6	7	+ 16.7%
New Listings	3	2	- 33.3%	9	8	- 11.1%
Sold Listings	1	1	0.0%	6	9	+ 50.0%
Days on Market Until Sale	2	2	0.0%	30	7	- 76.7%
Median Sales Price*	\$362,000	\$635,000	+ 75.4%	\$308,000	\$425,000	+ 38.0%
Average Sales Price*	\$362,000	\$635,000	+ 75.4%	\$308,525	\$463,556	+ 50.2%
Percent of List Price Received*	102.0%	100.0%	- 2.0%	103.7%	112.1%	+ 8.1%

\* 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

