

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

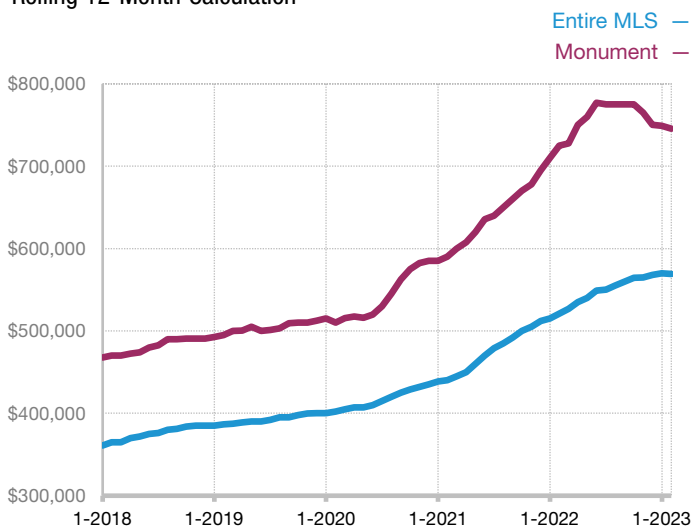
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	9	33	+ 266.7%	--	--	--
Under Contract	15	28	+ 86.7%	31	53	+ 71.0%
New Listings	15	19	+ 26.7%	31	46	+ 48.4%
Sold Listings	15	13	- 13.3%	37	31	- 16.2%
Days on Market Until Sale	16	93	+ 481.3%	23	69	+ 200.0%
Median Sales Price*	\$775,000	\$752,500	- 2.9%	\$761,000	\$698,000	- 8.3%
Average Sales Price*	\$858,333	\$777,462	- 9.4%	\$848,878	\$698,658	- 17.7%
Percent of List Price Received*	105.5%	97.9%	- 7.2%	102.0%	98.4%	- 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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	4	+ 300.0%	2	4	+ 100.0%
New Listings	1	4	+ 300.0%	2	6	+ 200.0%
Sold Listings	1	1	0.0%	4	1	- 75.0%
Days on Market Until Sale	1	10	+ 900.0%	11	10	- 9.1%
Median Sales Price*	\$406,000	\$500,000	+ 23.2%	\$415,500	\$500,000	+ 20.3%
Average Sales Price*	\$406,000	\$500,000	+ 23.2%	\$493,750	\$500,000	+ 1.3%
Percent of List Price Received*	106.8%	97.1%	- 9.1%	120.6%	97.1%	- 19.5%

* 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

