

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

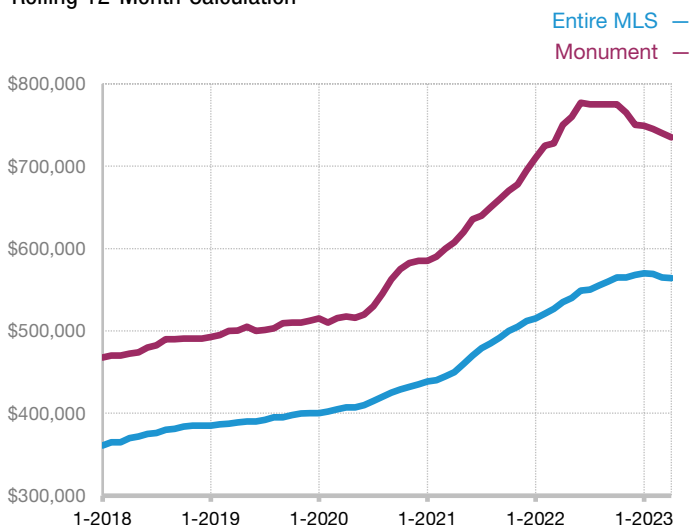
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	28	46	+ 64.3%	--	--	--
Under Contract	31	34	+ 9.7%	83	119	+ 43.4%
New Listings	44	39	- 11.4%	104	134	+ 28.8%
Sold Listings	21	37	+ 76.2%	73	101	+ 38.4%
Days on Market Until Sale	6	36	+ 500.0%	15	52	+ 246.7%
Median Sales Price*	\$825,000	\$750,000	- 9.1%	\$775,000	\$705,000	- 9.0%
Average Sales Price*	\$1,006,424	\$735,200	- 26.9%	\$899,582	\$720,388	- 19.9%
Percent of List Price Received*	104.6%	100.4%	- 4.0%	103.5%	99.2%	- 4.2%

\* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	2	3	+ 50.0%	6	8	+ 33.3%
New Listings	1	2	+ 100.0%	6	10	+ 66.7%
Sold Listings	3	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	4	0	- 100.0%	7	12	+ 71.4%
Median Sales Price*	\$437,000	\$0	- 100.0%	\$415,500	\$390,000	- 6.1%
Average Sales Price*	\$402,300	\$0	- 100.0%	\$442,125	\$393,400	- 11.0%
Percent of List Price Received*	108.5%	0.0%	- 100.0%	113.7%	98.2%	- 13.6%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

