

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

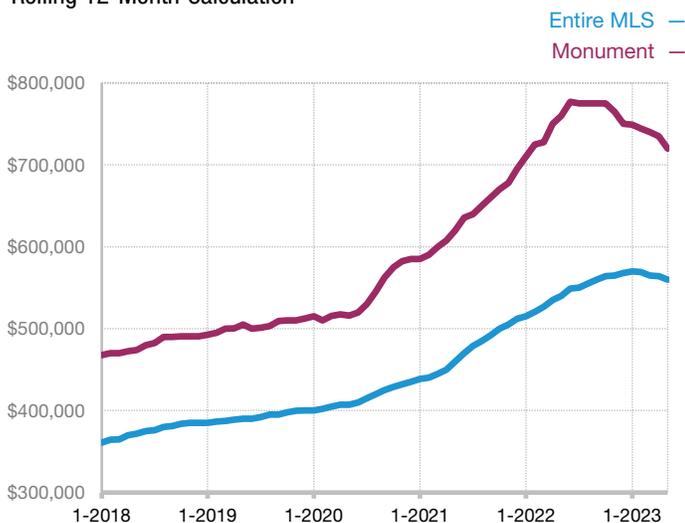
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	54	55	+ 1.9%	--	--	--
Under Contract	29	39	+ 34.5%	112	155	+ 38.4%
New Listings	58	54	- 6.9%	162	189	+ 16.7%
Sold Listings	28	26	- 7.1%	101	127	+ 25.7%
Days on Market Until Sale	5	25	+ 400.0%	12	47	+ 291.7%
Median Sales Price*	\$867,000	\$705,000	- 18.7%	\$825,000	\$705,000	- 14.5%
Average Sales Price*	\$1,001,100	\$773,314	- 22.8%	\$927,725	\$731,223	- 21.2%
Percent of List Price Received*	105.1%	99.0%	- 5.8%	103.9%	99.2%	- 4.5%

\* 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		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	1	1	0.0%	7	9	+ 28.6%
New Listings	2	0	- 100.0%	8	10	+ 25.0%
Sold Listings	1	3	+ 200.0%	9	8	- 11.1%
Days on Market Until Sale	2	67	+ 3250.0%	7	33	+ 371.4%
Median Sales Price*	\$635,000	\$368,000	- 42.0%	\$425,000	\$379,000	- 10.8%
Average Sales Price*	\$635,000	\$385,967	- 39.2%	\$463,556	\$390,613	- 15.7%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	112.1%	98.5%	- 12.1%

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



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

