

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

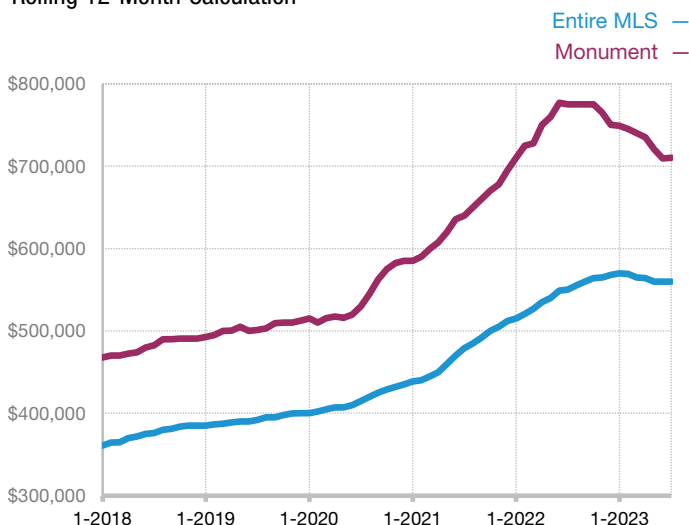
| Single Family | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 91 | 80 | - 12.1% | -- | -- | -- |
| Under Contract | 41 | 29 | - 29.3% | 189 | 210 | + 11.1% |
| New Listings | 51 | 43 | - 15.7% | 286 | 279 | - 2.4% |
| Sold Listings | 38 | 30 | - 21.1% | 172 | 199 | + 15.7% |
| Days on Market Until Sale | 15 | 27 | + 80.0% | 12 | 39 | + 225.0% |
| Median Sales Price* | \$732,500 | \$788,250 | + 7.6% | \$797,000 | \$710,000 | - 10.9% |
| Average Sales Price* | \$797,939 | \$848,612 | + 6.4% | \$892,830 | \$758,814 | - 15.0% |
| Percent of List Price Received* | 99.3% | 99.1% | - 0.2% | 102.2% | 99.3% | - 2.8% |

* 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 | July | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 07-2022 | Thru 07-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 1 | 2 | + 100.0% | -- | -- | -- |
| Under Contract | 1 | 2 | + 100.0% | 10 | 11 | + 10.0% |
| New Listings | 2 | 3 | + 50.0% | 11 | 16 | + 45.5% |
| Sold Listings | 1 | 1 | 0.0% | 11 | 10 | - 9.1% |
| Days on Market Until Sale | 16 | 3 | - 81.3% | 7 | 28 | + 300.0% |
| Median Sales Price* | \$345,000 | \$440,000 | + 27.5% | \$406,000 | \$392,500 | - 3.3% |
| Average Sales Price* | \$345,000 | \$440,000 | + 27.5% | \$432,636 | \$399,390 | - 7.7% |
| Percent of List Price Received* | 101.5% | 97.8% | - 3.6% | 110.8% | 98.6% | - 11.0% |

* 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

