

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

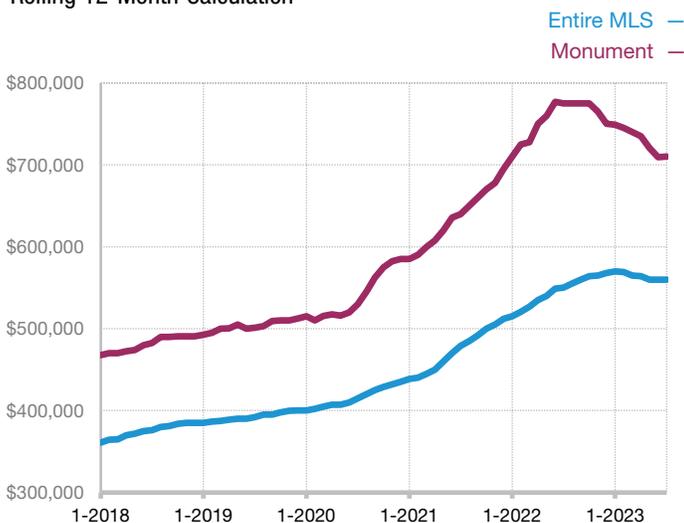
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	91	80	- 12.1%	--	--	--
Under Contract	41	29	- 29.3%	189	210	+ 11.1%
New Listings	51	43	- 15.7%	286	279	- 2.4%
Sold Listings	38	30	- 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		
	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%

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



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

