

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

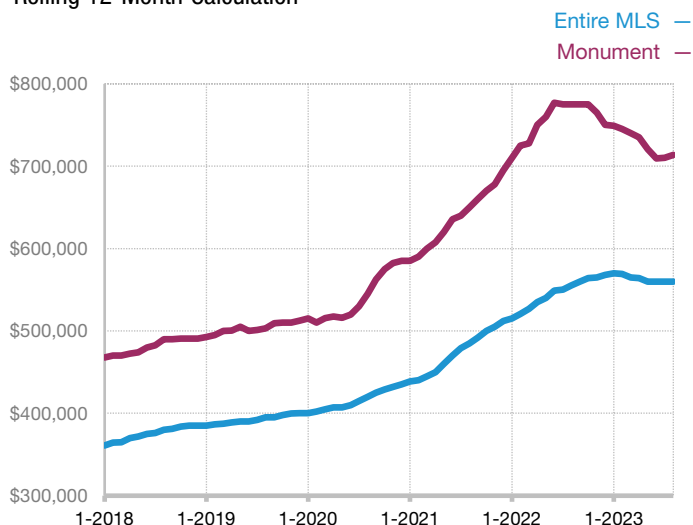
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	93	73	- 21.5%	--	--	--
Under Contract	32	36	+ 12.5%	221	245	+ 10.9%
New Listings	46	33	- 28.3%	332	310	- 6.6%
Sold Listings	31	26	- 16.1%	203	226	+ 11.3%
Days on Market Until Sale	24	31	+ 29.2%	14	38	+ 171.4%
Median Sales Price*	\$690,000	\$715,000	+ 3.6%	\$775,000	\$713,711	- 7.9%
Average Sales Price*	\$760,213	\$789,399	+ 3.8%	\$872,578	\$761,519	- 12.7%
Percent of List Price Received*	99.6%	98.3%	- 1.3%	101.8%	99.2%	- 2.6%

* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	2	2	0.0%	12	13	+ 8.3%
New Listings	3	2	- 33.3%	14	18	+ 28.6%
Sold Listings	3	2	- 33.3%	14	12	- 14.3%
Days on Market Until Sale	29	17	- 41.4%	12	26	+ 116.7%
Median Sales Price*	\$295,000	\$322,500	+ 9.3%	\$355,050	\$379,000	+ 6.7%
Average Sales Price*	\$306,563	\$322,500	+ 5.2%	\$405,621	\$386,575	- 4.7%
Percent of List Price Received*	98.1%	100.2%	+ 2.1%	108.0%	98.9%	- 8.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

