

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

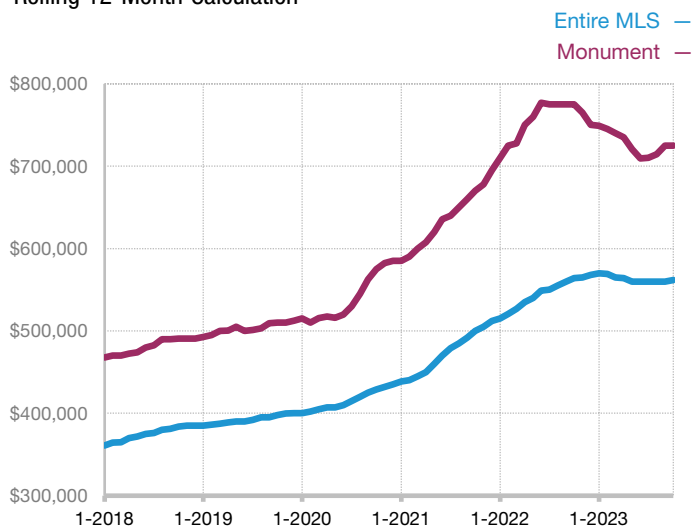
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	74	66	- 10.8%	--	--	--
Under Contract	33	32	- 3.0%	274	308	+ 12.4%
New Listings	27	31	+ 14.8%	383	373	- 2.6%
Sold Listings	20	23	+ 15.0%	262	292	+ 11.5%
Days on Market Until Sale	37	42	+ 13.5%	19	42	+ 121.1%
Median Sales Price*	\$745,500	\$775,000	+ 4.0%	\$760,500	\$725,000	- 4.7%
Average Sales Price*	\$785,225	\$825,498	+ 5.1%	\$851,034	\$787,690	- 7.4%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	101.0%	98.9%	- 2.1%

\* 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	3	2	- 33.3%	--	--	--
Under Contract	3	1	- 66.7%	16	16	0.0%
New Listings	3	1	- 66.7%	22	22	0.0%
Sold Listings	2	1	- 50.0%	17	14	- 17.6%
Days on Market Until Sale	5	27	+ 440.0%	11	27	+ 145.5%
Median Sales Price*	\$383,500	\$405,000	+ 5.6%	\$362,000	\$379,000	+ 4.7%
Average Sales Price*	\$383,500	\$405,000	+ 5.6%	\$402,041	\$382,779	- 4.8%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	106.6%	98.7%	- 7.4%

\* 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

