

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

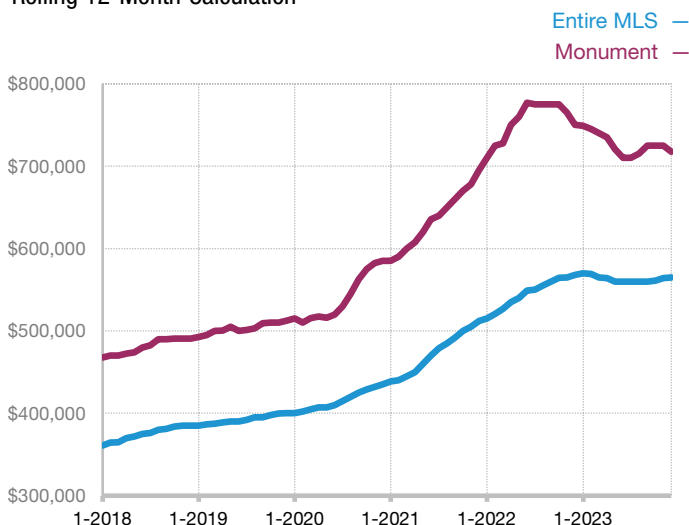
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	57	54	- 5.3%	--	--	--
Under Contract	24	17	- 29.2%	313	332	+ 6.1%
New Listings	14	7	- 50.0%	424	398	- 6.1%
Sold Listings	21	20	- 4.8%	313	336	+ 7.3%
Days on Market Until Sale	67	47	- 29.9%	24	42	+ 75.0%
Median Sales Price*	\$650,000	\$621,250	- 4.4%	\$750,000	\$717,500	- 4.3%
Average Sales Price*	\$676,190	\$634,087	- 6.2%	\$834,997	\$776,629	- 7.0%
Percent of List Price Received*	98.5%	99.3%	+ 0.8%	100.6%	98.9%	- 1.7%

\* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	0	1	--	17	18	+ 5.9%
New Listings	1	1	0.0%	24	26	+ 8.3%
Sold Listings	1	1	0.0%	20	17	- 15.0%
Days on Market Until Sale	25	69	+ 176.0%	12	30	+ 150.0%
Median Sales Price*	\$280,000	\$429,000	+ 53.2%	\$363,500	\$390,000	+ 7.3%
Average Sales Price*	\$280,000	\$429,000	+ 53.2%	\$393,980	\$382,935	- 2.8%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	105.6%	98.9%	- 6.3%

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



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

