

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

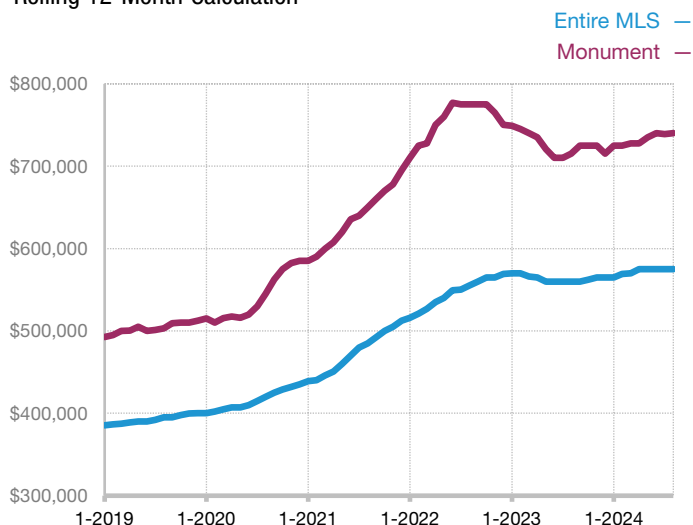
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	84	97	+ 15.5%	--	--	--
Under Contract	34	33	- 2.9%	243	212	- 12.8%
New Listings	32	40	+ 25.0%	311	301	- 3.2%
Sold Listings	24	31	+ 29.2%	225	198	- 12.0%
Days on Market Until Sale	33	56	+ 69.7%	38	54	+ 42.1%
Median Sales Price*	\$726,250	\$777,500	+ 7.1%	\$715,000	\$749,950	+ 4.9%
Average Sales Price*	\$802,682	\$895,852	+ 11.6%	\$764,370	\$845,495	+ 10.6%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	99.1%	99.3%	+ 0.2%

* 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	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	2	8	+ 300.0%	--	--	--
Under Contract	2	2	0.0%	13	23	+ 76.9%
New Listings	2	2	0.0%	18	35	+ 94.4%
Sold Listings	3	3	0.0%	13	21	+ 61.5%
Days on Market Until Sale	23	32	+ 39.1%	27	34	+ 25.9%
Median Sales Price*	\$315,000	\$400,000	+ 27.0%	\$368,000	\$400,000	+ 8.7%
Average Sales Price*	\$320,000	\$475,000	+ 48.4%	\$381,069	\$427,686	+ 12.2%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	98.6%	99.1%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

