

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

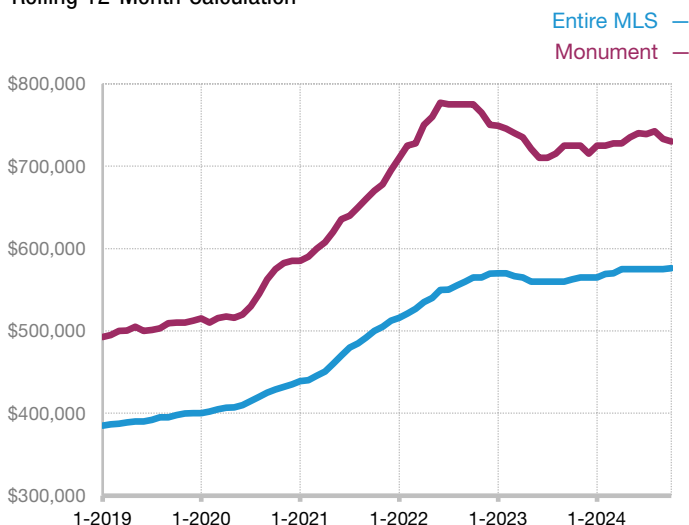
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	78	78	0.0%	--	--	--
Under Contract	26	23	- 11.5%	303	261	- 13.9%
New Listings	31	29	- 6.5%	373	361	- 3.2%
Sold Listings	24	26	+ 8.3%	294	247	- 16.0%
Days on Market Until Sale	44	45	+ 2.3%	42	52	+ 23.8%
Median Sales Price*	\$762,500	\$758,750	- 0.5%	\$725,000	\$745,000	+ 2.8%
Average Sales Price*	\$819,435	\$800,266	- 2.3%	\$788,522	\$837,374	+ 6.2%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	98.9%	99.1%	+ 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	3	12	+ 300.0%	--	--	--
Under Contract	1	4	+ 300.0%	16	28	+ 75.0%
New Listings	1	4	+ 300.0%	22	44	+ 100.0%
Sold Listings	1	2	+ 100.0%	14	24	+ 71.4%
Days on Market Until Sale	27	13	- 51.9%	27	34	+ 25.9%
Median Sales Price*	\$405,000	\$382,500	- 5.6%	\$379,000	\$400,000	+ 5.5%
Average Sales Price*	\$405,000	\$382,500	- 5.6%	\$382,779	\$422,392	+ 10.3%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	98.7%	99.1%	+ 0.4%

* 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

