

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

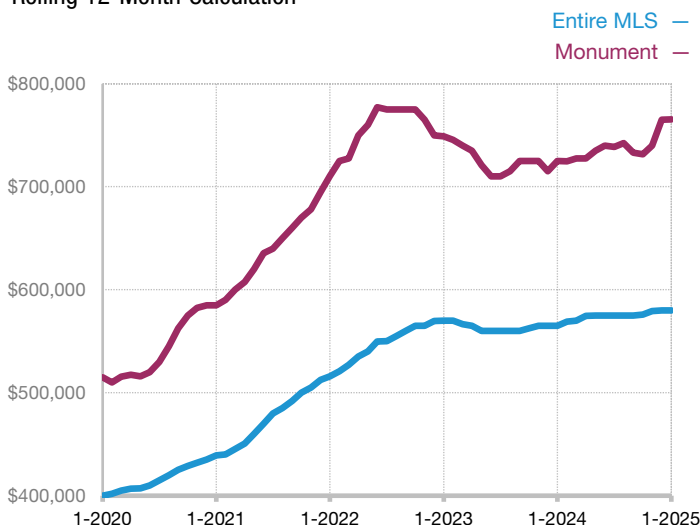
| Single Family                   | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| Inventory of Active Listings    | 45        | 35               | - 22.2%                           | --           | --               | --                                |
| Under Contract                  | 19        | 22               | + 15.8%                           | 19           | 22               | + 15.8%                           |
| New Listings                    | 9         | 23               | + 155.6%                          | 9            | 23               | + 155.6%                          |
| Sold Listings                   | 14        | 17               | + 21.4%                           | 14           | 17               | + 21.4%                           |
| Days on Market Until Sale       | 77        | 76               | - 1.3%                            | 77           | 76               | - 1.3%                            |
| Median Sales Price*             | \$711,450 | <b>\$727,444</b> | + 2.2%                            | \$711,450    | <b>\$727,444</b> | + 2.2%                            |
| Average Sales Price*            | \$956,211 | <b>\$832,056</b> | - 13.0%                           | \$956,211    | <b>\$832,056</b> | - 13.0%                           |
| Percent of List Price Received* | 100.5%    | <b>98.2%</b>     | - 2.3%                            | 100.5%       | <b>98.2%</b>     | - 2.3%                            |

\* 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                 | January   |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025             | Percent Change from Previous Year | Thru 01-2024 | Thru 01-2025     | Percent Change from Previous Year |
| Inventory of Active Listings    | 5         | 6                | + 20.0%                           | --           | --               | --                                |
| Under Contract                  | 0         | 3                | --                                | 0            | 3                | --                                |
| New Listings                    | 2         | 4                | + 100.0%                          | 2            | 4                | + 100.0%                          |
| Sold Listings                   | 1         | 4                | + 300.0%                          | 1            | 4                | + 300.0%                          |
| Days on Market Until Sale       | 43        | 73               | + 69.8%                           | 43           | 73               | + 69.8%                           |
| Median Sales Price*             | \$400,000 | <b>\$377,500</b> | - 5.6%                            | \$400,000    | <b>\$377,500</b> | - 5.6%                            |
| Average Sales Price*            | \$400,000 | <b>\$376,850</b> | - 5.8%                            | \$400,000    | <b>\$376,850</b> | - 5.8%                            |
| Percent of List Price Received* | 97.8%     | <b>100.3%</b>    | + 2.6%                            | 97.8%        | <b>100.3%</b>    | + 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.

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



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

