

# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

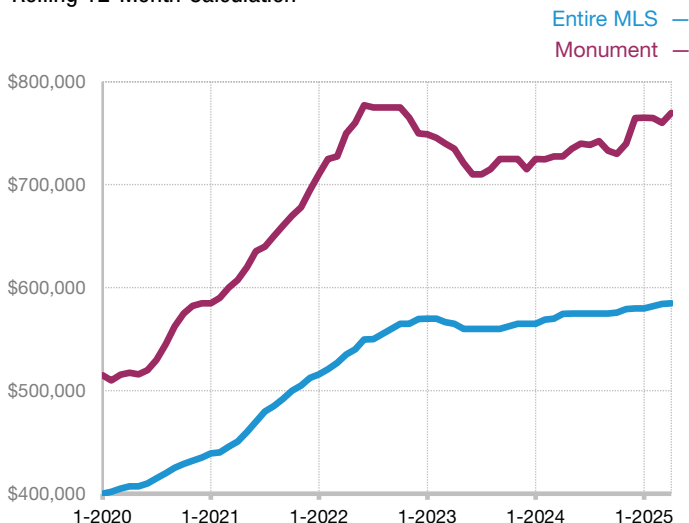
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	69	78	+ 13.0%	--	--	--
Under Contract	30	20	- 33.3%	93	94	+ 1.1%
New Listings	37	50	+ 35.1%	110	153	+ 39.1%
Sold Listings	25	32	+ 28.0%	76	87	+ 14.5%
Days on Market Until Sale	53	31	- 41.5%	64	49	- 23.4%
Median Sales Price*	\$771,609	<b>\$837,001</b>	+ 8.5%	\$736,597	<b>\$765,000</b>	+ 3.9%
Average Sales Price*	\$834,081	<b>\$967,556</b>	+ 16.0%	\$832,775	<b>\$866,366</b>	+ 4.0%
Percent of List Price Received*	99.8%	<b>98.9%</b>	- 0.9%	99.1%	<b>98.7%</b>	- 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.

Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	9	3	- 66.7%	--	--	--
Under Contract	3	2	- 33.3%	11	14	+ 27.3%
New Listings	6	2	- 66.7%	18	12	- 33.3%
Sold Listings	4	5	+ 25.0%	8	13	+ 62.5%
Days on Market Until Sale	47	34	- 27.7%	41	63	+ 53.7%
Median Sales Price*	\$412,000	<b>\$362,500</b>	- 12.0%	\$401,250	<b>\$365,000</b>	- 9.0%
Average Sales Price*	\$419,125	<b>\$367,800</b>	- 12.2%	\$405,813	<b>\$370,262</b>	- 8.8%
Percent of List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	99.1%	<b>99.3%</b>	+ 0.2%

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



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

