

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

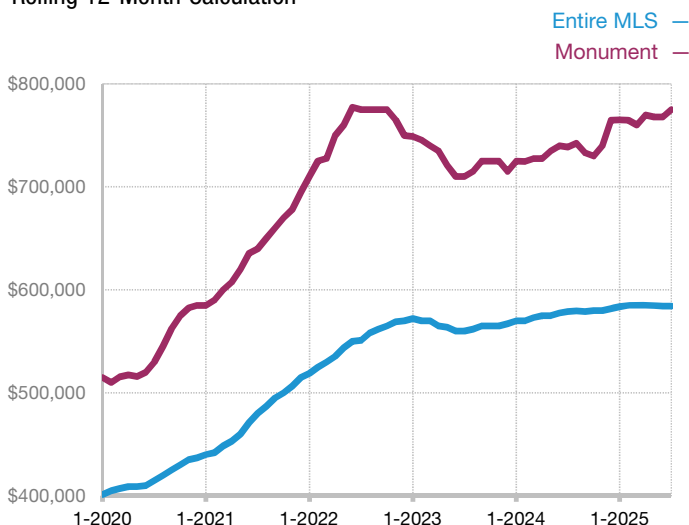
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	118	135	+ 14.4%	--	--	--
Under Contract	24	30	+ 25.0%	179	171	- 4.5%
New Listings	53	54	+ 1.9%	266	306	+ 15.0%
Sold Listings	30	29	- 3.3%	167	158	- 5.4%
Days on Market Until Sale	32	37	+ 15.6%	54	45	- 16.7%
Median Sales Price*	\$742,450	\$830,000	+ 11.8%	\$749,900	\$772,500	+ 3.0%
Average Sales Price*	\$814,180	\$924,290	+ 13.5%	\$836,147	\$876,469	+ 4.8%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	99.4%	98.6%	- 0.8%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	10	11	+ 10.0%	--	--	--
Under Contract	3	1	- 66.7%	21	16	- 23.8%
New Listings	2	6	+ 200.0%	33	24	- 27.3%
Sold Listings	3	1	- 66.7%	18	17	- 5.6%
Days on Market Until Sale	31	13	- 58.1%	35	56	+ 60.0%
Median Sales Price*	\$405,000	\$370,000	- 8.6%	\$400,000	\$370,000	- 7.5%
Average Sales Price*	\$426,633	\$370,000	- 13.3%	\$419,800	\$387,259	- 7.8%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.0%	99.2%	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

