

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

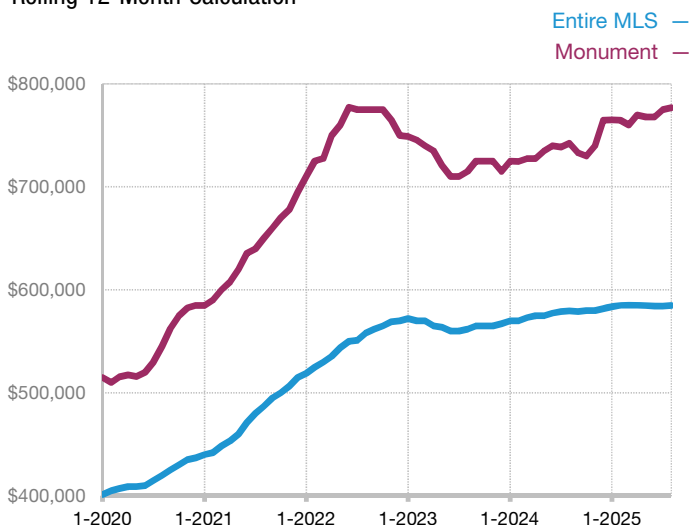
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	110	131	+ 19.1%	--	--	--
Under Contract	29	28	- 3.4%	208	197	- 5.3%
New Listings	40	39	- 2.5%	306	345	+ 12.7%
Sold Listings	32	28	- 12.5%	199	187	- 6.0%
Days on Market Until Sale	55	39	- 29.1%	54	44	- 18.5%
Median Sales Price*	\$780,000	\$861,950	+ 10.5%	\$750,000	\$785,100	+ 4.7%
Average Sales Price*	\$896,794	\$869,211	- 3.1%	\$845,899	\$876,551	+ 3.6%
Percent of List Price Received*	98.3%	98.2%	- 0.1%	99.3%	98.5%	- 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	10	8	- 20.0%	--	--	--
Under Contract	1	4	+ 300.0%	22	20	- 9.1%
New Listings	2	3	+ 50.0%	35	27	- 22.9%
Sold Listings	3	2	- 33.3%	21	19	- 9.5%
Days on Market Until Sale	32	70	+ 118.8%	34	58	+ 70.6%
Median Sales Price*	\$400,000	\$364,000	- 9.0%	\$400,000	\$368,000	- 8.0%
Average Sales Price*	\$475,000	\$364,000	- 23.4%	\$427,686	\$384,811	- 10.0%
Percent of List Price Received*	99.1%	97.1%	- 2.0%	99.1%	99.0%	- 0.1%

\* 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

