

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

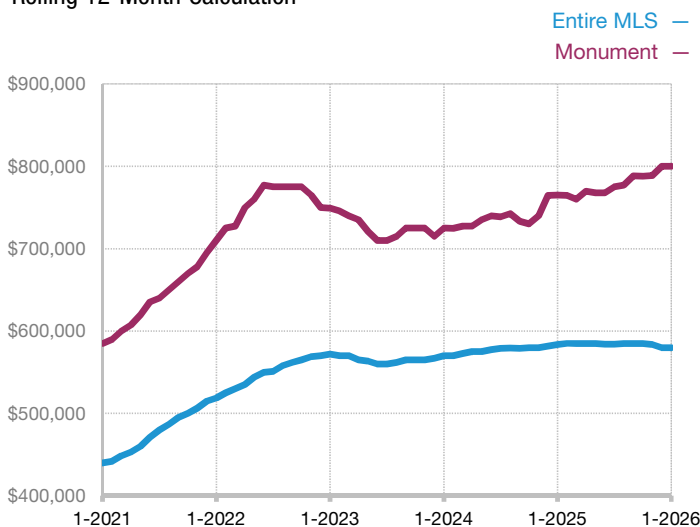
Single Family	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	38	77	+ 102.6%	--	--	--
Under Contract	23	27	+ 17.4%	23	27	+ 17.4%
New Listings	23	34	+ 47.8%	23	34	+ 47.8%
Sold Listings	17	13	- 23.5%	17	13	- 23.5%
Days on Market Until Sale	76	103	+ 35.5%	76	103	+ 35.5%
Median Sales Price*	\$727,444	\$800,000	+ 10.0%	\$727,444	\$800,000	+ 10.0%
Average Sales Price*	\$832,056	\$850,538	+ 2.2%	\$832,056	\$850,538	+ 2.2%
Percent of List Price Received*	98.2%	96.9%	- 1.3%	98.2%	96.9%	- 1.3%

* 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	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
Inventory of Active Listings	6	5	- 16.7%	--	--	--
Under Contract	3	2	- 33.3%	3	2	- 33.3%
New Listings	4	1	- 75.0%	4	1	- 75.0%
Sold Listings	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	73	81	+ 11.0%	73	81	+ 11.0%
Median Sales Price*	\$377,500	\$391,250	+ 3.6%	\$377,500	\$391,250	+ 3.6%
Average Sales Price*	\$376,850	\$391,250	+ 3.8%	\$376,850	\$391,250	+ 3.8%
Percent of List Price Received*	100.3%	98.1%	- 2.2%	100.3%	98.1%	- 2.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

