

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

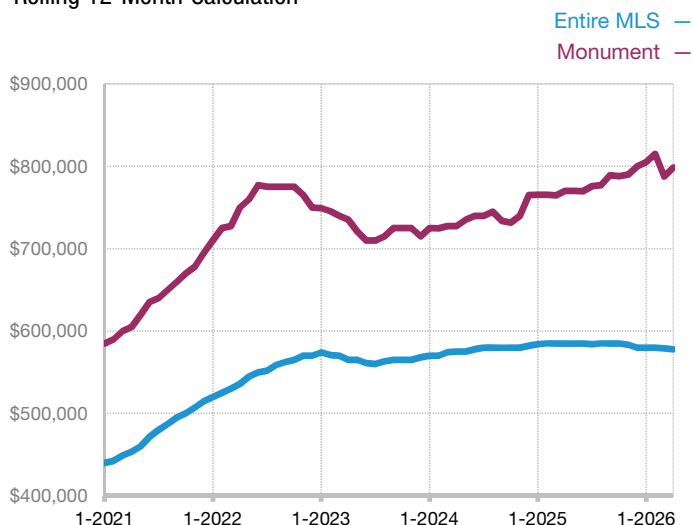
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	79	125	+ 58.2%	--	--	--
Under Contract	17	42	+ 147.1%	89	127	+ 42.7%
New Listings	45	64	+ 42.2%	147	204	+ 38.8%
Sold Listings	32	25	- 21.9%	86	86	0.0%
Days on Market Until Sale	31	36	+ 16.1%	50	68	+ 36.0%
Median Sales Price*	\$837,001	\$890,000	+ 6.3%	\$767,450	\$780,000	+ 1.6%
Average Sales Price*	\$967,556	\$934,512	- 3.4%	\$868,533	\$850,256	- 2.1%
Percent of List Price Received*	98.9%	97.7%	- 1.2%	98.7%	97.7%	- 1.0%

* 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	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	4	10	+ 150.0%	--	--	--
Under Contract	1	1	0.0%	13	7	- 46.2%
New Listings	2	3	+ 50.0%	12	12	0.0%
Sold Listings	5	2	- 60.0%	13	6	- 53.8%
Days on Market Until Sale	34	70	+ 105.9%	63	112	+ 77.8%
Median Sales Price*	\$362,500	\$420,000	+ 15.9%	\$365,000	\$420,000	+ 15.1%
Average Sales Price*	\$367,800	\$420,000	+ 14.2%	\$370,262	\$463,750	+ 25.2%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.3%	98.5%	- 0.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

