

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

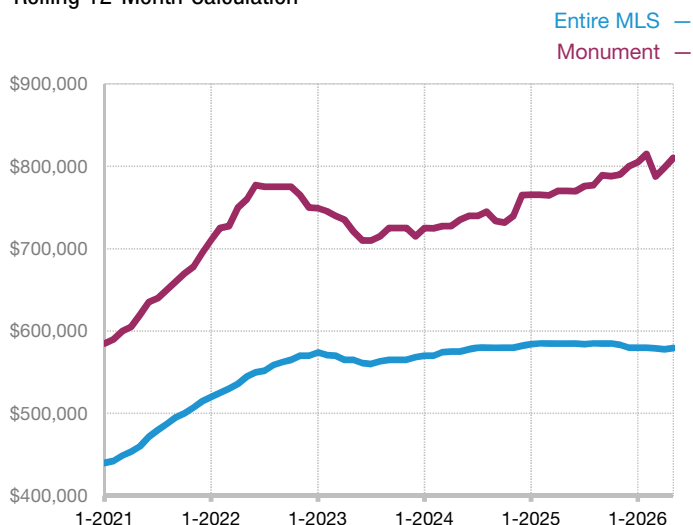
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	109	121	+ 11.0%	--	--	--
Under Contract	24	37	+ 54.2%	113	161	+ 42.5%
New Listings	56	42	- 25.0%	203	241	+ 18.7%
Sold Listings	20	42	+ 110.0%	106	128	+ 20.8%
Days on Market Until Sale	29	51	+ 75.9%	46	63	+ 37.0%
Median Sales Price*	\$790,000	\$837,273	+ 6.0%	\$767,450	\$800,000	+ 4.2%
Average Sales Price*	\$872,220	\$897,752	+ 2.9%	\$869,229	\$865,841	- 0.4%
Percent of List Price Received*	98.8%	98.6%	- 0.2%	98.7%	98.0%	- 0.7%

\* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	5	9	+ 80.0%	--	--	--
Under Contract	0	2	--	13	9	- 30.8%
New Listings	1	1	0.0%	13	13	0.0%
Sold Listings	2	1	- 50.0%	15	7	- 53.3%
Days on Market Until Sale	35	27	- 22.9%	60	100	+ 66.7%
Median Sales Price*	\$377,500	\$395,000	+ 4.6%	\$365,000	\$395,000	+ 8.2%
Average Sales Price*	\$377,500	\$395,000	+ 4.6%	\$371,227	\$453,929	+ 22.3%
Percent of List Price Received*	99.3%	96.6%	- 2.7%	99.3%	98.2%	- 1.1%

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



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

