

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

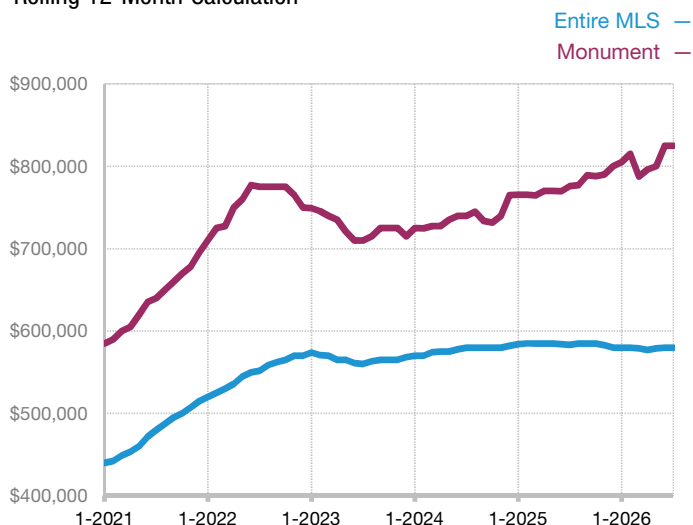
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	148	125	- 15.5%	--	--	--
Under Contract	26	30	+ 15.4%	166	232	+ 39.8%
New Listings	54	35	- 35.2%	308	344	+ 11.7%
Sold Listings	30	35	+ 16.7%	158	212	+ 34.2%
Days on Market Until Sale	38	40	+ 5.3%	45	56	+ 24.4%
Median Sales Price*	\$845,000	\$832,750	- 1.4%	\$775,450	\$832,375	+ 7.3%
Average Sales Price*	\$929,980	\$844,858	- 9.2%	\$879,096	\$883,011	+ 0.4%
Percent of List Price Received*	98.0%	98.0%	0.0%	98.5%	98.1%	- 0.4%

* 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	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	13	8	- 38.5%	--	--	--
Under Contract	1	4	+ 300.0%	16	16	0.0%
New Listings	6	2	- 66.7%	24	21	- 12.5%
Sold Listings	1	3	+ 200.0%	18	13	- 27.8%
Days on Market Until Sale	13	44	+ 238.5%	57	72	+ 26.3%
Median Sales Price*	\$370,000	\$480,000	+ 29.7%	\$367,500	\$470,000	+ 27.9%
Average Sales Price*	\$370,000	\$489,633	+ 32.3%	\$383,856	\$462,800	+ 20.6%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	99.3%	98.6%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

