

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Monument

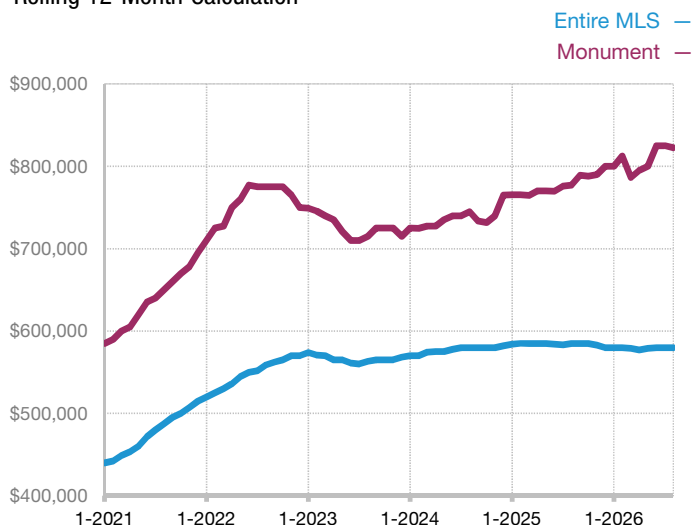
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	151	129	- 14.6%	--	--	--
Under Contract	27	22	- 18.5%	193	252	+ 30.6%
New Listings	39	33	- 15.4%	347	380	+ 9.5%
Sold Listings	29	24	- 17.2%	187	236	+ 26.2%
Days on Market Until Sale	41	47	+ 14.6%	44	55	+ 25.0%
Median Sales Price*	\$848,900	\$786,018	- 7.4%	\$785,100	\$832,375	+ 6.0%
Average Sales Price*	\$863,376	\$897,536	+ 4.0%	\$876,658	\$884,488	+ 0.9%
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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	12	9	- 25.0%	--	--	--
Under Contract	4	3	- 25.0%	20	19	- 5.0%
New Listings	3	5	+ 66.7%	27	26	- 3.7%
Sold Listings	2	3	+ 50.0%	20	16	- 20.0%
Days on Market Until Sale	70	49	- 30.0%	58	68	+ 17.2%
Median Sales Price*	\$364,000	\$410,000	+ 12.6%	\$366,500	\$440,000	+ 20.1%
Average Sales Price*	\$364,000	\$513,000	+ 40.9%	\$381,870	\$472,213	+ 23.7%
Percent of List Price Received*	97.1%	98.6%	+ 1.5%	99.1%	98.6%	- 0.5%

* 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

