Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Monument

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	142	**106**	- 25.4%	--	**--**	--
Under Contract	17	**17**	0.0%	240	**294**	+ 22.5%
New Listings	34	**19**	- 44.1%	420	**432**	+ 2.9%
Sold Listings	24	**25**	+ 4.2%	237	**286**	+ 20.7%
Days on Market Until Sale	55	**64**	+ 16.4%	47	**56**	+ 19.1%
Median Sales Price*	$729,500	**$780,000**	+ 6.9%	$790,000	**$824,950**	+ 4.4%
Average Sales Price*	$799,438	**$859,092**	+ 7.5%	$868,572	**$876,946**	+ 1.0%
Percent of List Price Received*	98.6%	**97.7%**	- 0.9%	98.4%	**98.1%**	- 0.3%

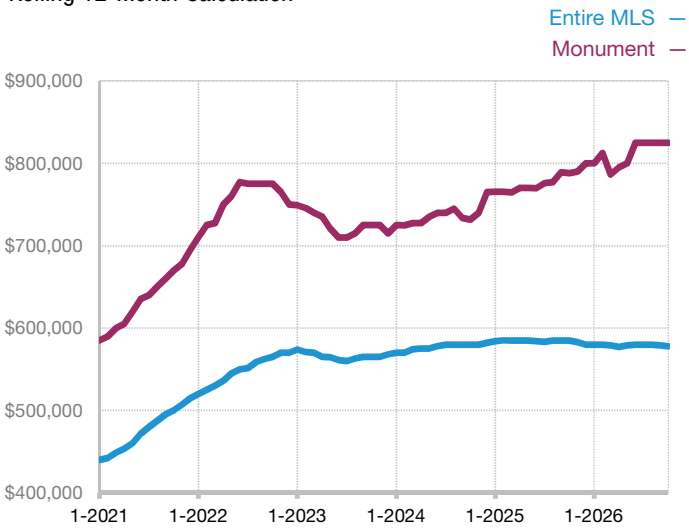
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

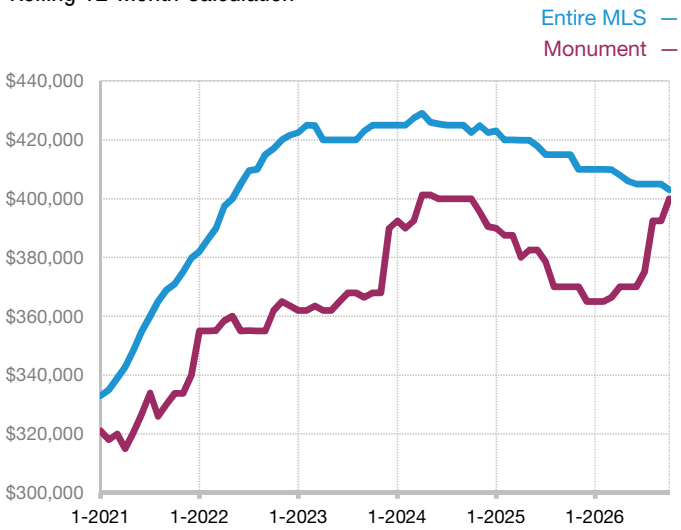
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	14	**9**	- 35.7%	--	**--**	--
Under Contract	1	**3**	+ 200.0%	24	**22**	- 8.3%
New Listings	4	**6**	+ 50.0%	36	**32**	- 11.1%
Sold Listings	4	**1**	- 75.0%	24	**21**	- 12.5%
Days on Market Until Sale	15	**30**	+ 100.0%	51	**56**	+ 9.8%
Median Sales Price*	$370,000	**$346,000**	- 6.5%	$366,500	**$410,000**	+ 11.9%
Average Sales Price*	$359,500	**$346,000**	- 3.8%	$378,142	**$456,824**	+ 20.8%
Percent of List Price Received*	100.7%	**98.9%**	- 1.8%	99.4%	**98.1%**	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.