

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Monument

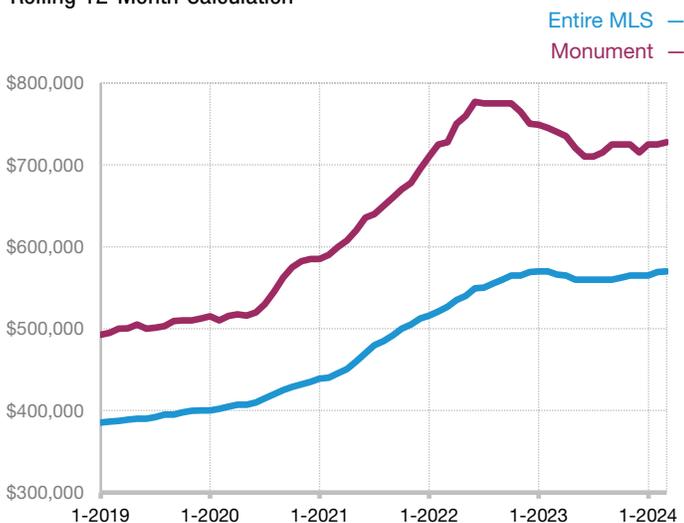
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	55	51	- 7.3%	--	--	--
Under Contract	36	38	+ 5.6%	85	70	- 17.6%
New Listings	51	42	- 17.6%	96	72	- 25.0%
Sold Listings	32	22	- 31.3%	65	49	- 24.6%
Days on Market Until Sale	55	57	+ 3.6%	61	70	+ 14.8%
Median Sales Price*	\$702,048	<b>\$770,000</b>	+ 9.7%	\$698,000	<b>\$733,194</b>	+ 5.0%
Average Sales Price*	\$727,451	<b>\$785,058</b>	+ 7.9%	\$712,413	<b>\$837,988</b>	+ 17.6%
Percent of List Price Received*	98.7%	<b>98.5%</b>	- 0.2%	98.5%	<b>98.8%</b>	+ 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	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	2	6	+ 200.0%	--	--	--
Under Contract	2	4	+ 100.0%	5	8	+ 60.0%
New Listings	2	3	+ 50.0%	8	12	+ 50.0%
Sold Listings	4	3	- 25.0%	5	4	- 20.0%
Days on Market Until Sale	12	33	+ 175.0%	12	35	+ 191.7%
Median Sales Price*	\$366,000	<b>\$385,000</b>	+ 5.2%	\$390,000	<b>\$392,500</b>	+ 0.6%
Average Sales Price*	\$366,750	<b>\$390,000</b>	+ 6.3%	\$393,400	<b>\$392,500</b>	- 0.2%
Percent of List Price Received*	98.5%	<b>99.7%</b>	+ 1.2%	98.2%	<b>99.2%</b>	+ 1.0%

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



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

