

Local Market Update for August 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

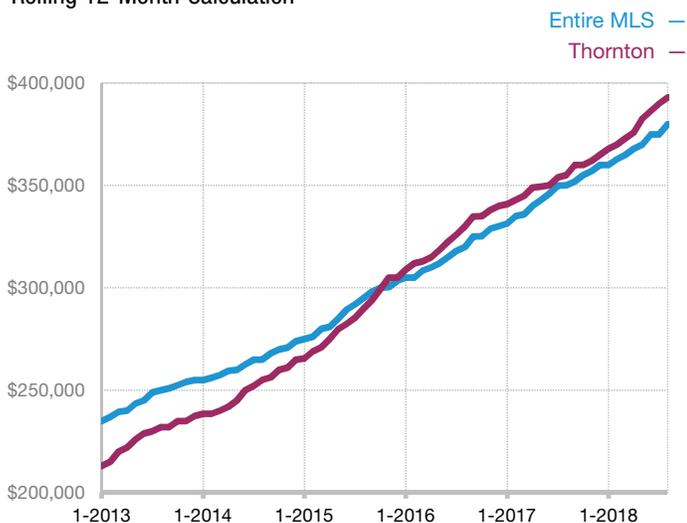
Single Family	August			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	293	247	- 15.7%	--	--	--
Under Contract	189	170	- 10.1%	1,405	1,437	+ 2.3%
New Listings	243	226	- 7.0%	1,636	1,718	+ 5.0%
Sold Listings	185	177	- 4.3%	1,344	1,366	+ 1.6%
Days on Market Until Sale	19	24	+ 26.3%	22	22	0.0%
Median Sales Price*	\$376,150	\$400,000	+ 6.3%	\$362,200	\$400,900	+ 10.7%
Average Sales Price*	\$385,184	\$413,488	+ 7.3%	\$376,285	\$407,153	+ 8.2%
Percent of List Price Received*	100.4%	100.0%	- 0.4%	100.7%	100.7%	0.0%

* 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		
	2017	2018	Percent Change from Previous Year	Thru 08-2017	Thru 08-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	59	45	- 23.7%	--	--	--
Under Contract	64	67	+ 4.7%	487	459	- 5.7%
New Listings	71	76	+ 7.0%	525	491	- 6.5%
Sold Listings	71	55	- 22.5%	477	445	- 6.7%
Days on Market Until Sale	16	9	- 43.8%	16	13	- 18.8%
Median Sales Price*	\$252,000	\$275,500	+ 9.3%	\$252,450	\$280,000	+ 10.9%
Average Sales Price*	\$252,323	\$271,432	+ 7.6%	\$252,442	\$275,166	+ 9.0%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	101.1%	101.1%	0.0%

* 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

