

Local Market Update for October 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

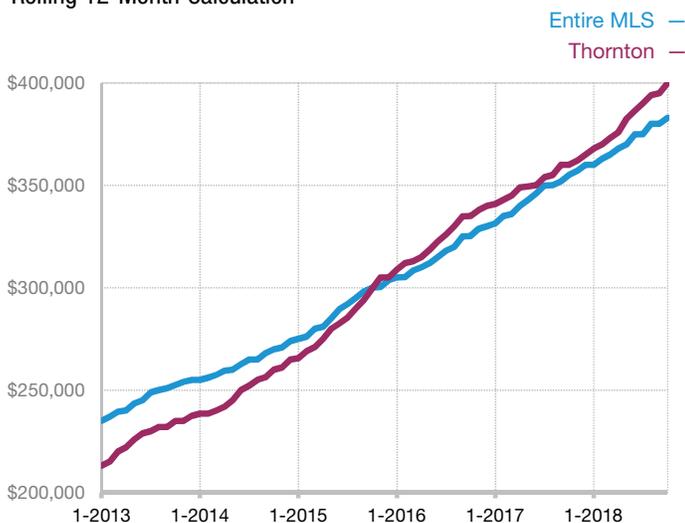
Single Family	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	242	263	+ 8.7%	--	--	--
Under Contract	178	178	0.0%	1,761	1,747	- 0.8%
New Listings	171	183	+ 7.0%	1,981	2,107	+ 6.4%
Sold Listings	182	152	- 16.5%	1,704	1,696	- 0.5%
Days on Market Until Sale	27	28	+ 3.7%	23	23	0.0%
Median Sales Price*	\$363,000	\$397,500	+ 9.5%	\$363,000	\$400,950	+ 10.5%
Average Sales Price*	\$376,059	\$401,400	+ 6.7%	\$377,444	\$406,825	+ 7.8%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.5%	100.5%	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	October			Year to Date		
	2017	2018	Percent Change from Previous Year	Thru 10-2017	Thru 10-2018	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	50	60	+ 20.0%	--	--	--
Under Contract	69	51	- 26.1%	622	549	- 11.7%
New Listings	54	58	+ 7.4%	661	607	- 8.2%
Sold Listings	66	30	- 54.5%	606	532	- 12.2%
Days on Market Until Sale	18	14	- 22.2%	16	13	- 18.8%
Median Sales Price*	\$267,500	\$266,000	- 0.6%	\$254,640	\$277,000	+ 8.8%
Average Sales Price*	\$270,981	\$263,600	- 2.7%	\$253,604	\$273,688	+ 7.9%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	101.0%	100.9%	- 0.1%

* 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

