

Local Market Update for February 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

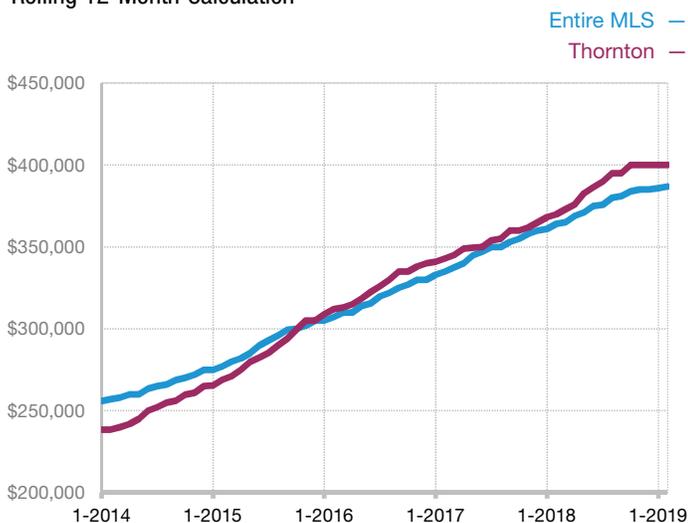
Single Family	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	187	154	- 17.6%	--	--	--
Under Contract	154	151	- 1.9%	293	311	+ 6.1%
New Listings	167	135	- 19.2%	356	309	- 13.2%
Sold Listings	132	130	- 1.5%	262	237	- 9.5%
Days on Market Until Sale	25	43	+ 72.0%	28	41	+ 46.4%
Median Sales Price*	\$402,500	\$403,253	+ 0.2%	\$393,950	\$400,000	+ 1.5%
Average Sales Price*	\$404,692	\$409,550	+ 1.2%	\$396,714	\$412,670	+ 4.0%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	100.4%	99.2%	- 1.2%

* 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	February			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 02-2018	Thru 02-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	38	45	+ 18.4%	--	--	--
Under Contract	39	60	+ 53.8%	87	114	+ 31.0%
New Listings	40	61	+ 52.5%	93	129	+ 38.7%
Sold Listings	38	34	- 10.5%	84	72	- 14.3%
Days on Market Until Sale	15	24	+ 60.0%	20	28	+ 40.0%
Median Sales Price*	\$279,950	\$274,000	- 2.1%	\$279,950	\$280,000	+ 0.0%
Average Sales Price*	\$283,410	\$267,153	- 5.7%	\$270,203	\$269,813	- 0.1%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	100.4%	99.3%	- 1.1%

* 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

