

Local Market Update for August 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

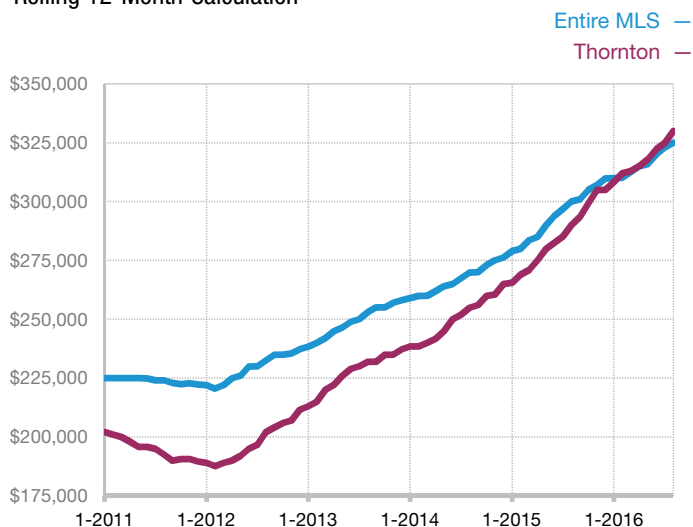
Single Family	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	255	164	- 35.7%	--	--	--
Under Contract	180	196	+ 8.9%	1,292	1,403	+ 8.6%
New Listings	178	203	+ 14.0%	1,544	1,523	- 1.4%
Sold Listings	165	172	+ 4.2%	1,191	1,270	+ 6.6%
Days on Market Until Sale	14	19	+ 35.7%	14	22	+ 57.1%
Median Sales Price*	\$300,000	\$349,950	+ 16.7%	\$301,900	\$340,000	+ 12.6%
Average Sales Price*	\$322,095	\$372,337	+ 15.6%	\$312,363	\$351,170	+ 12.4%
Percent of List Price Received*	101.2%	100.7%	- 0.5%	101.5%	101.2%	- 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	August			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 08-2015	Thru 08-2016	Percent Change from Previous Year
Inventory of Active Listings	60	36	- 40.0%	--	--	--
Under Contract	62	79	+ 27.4%	437	492	+ 12.6%
New Listings	80	85	+ 6.3%	503	519	+ 3.2%
Sold Listings	56	56	0.0%	386	398	+ 3.1%
Days on Market Until Sale	7	7	0.0%	8	10	+ 25.0%
Median Sales Price*	\$204,250	\$221,000	+ 8.2%	\$199,250	\$222,000	+ 11.4%
Average Sales Price*	\$197,118	\$221,713	+ 12.5%	\$198,115	\$217,915	+ 10.0%
Percent of List Price Received*	102.1%	102.3%	+ 0.2%	101.9%	102.3%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

