

Local Market Update for April 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

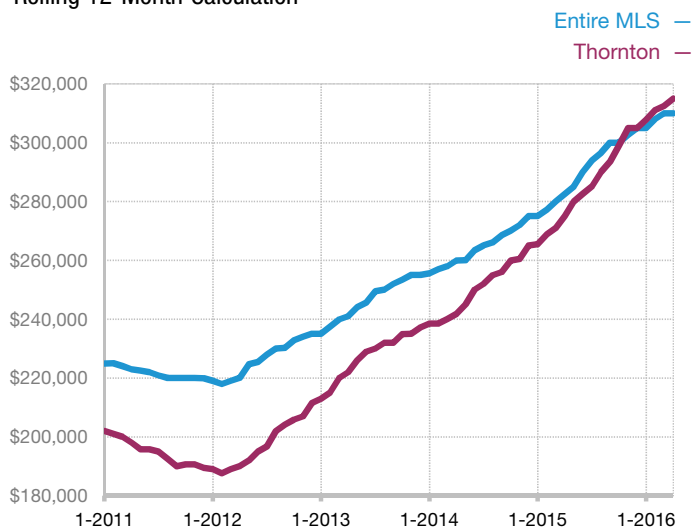
Single Family	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	190	136	- 28.4%	--	--	--
Under Contract	186	175	- 5.9%	557	625	+ 12.2%
New Listings	273	203	- 25.6%	689	658	- 4.5%
Sold Listings	150	133	- 11.3%	455	518	+ 13.8%
Days on Market Until Sale	12	14	+ 16.7%	18	25	+ 38.9%
Median Sales Price*	\$311,000	\$330,000	+ 6.1%	\$296,200	\$326,500	+ 10.2%
Average Sales Price*	\$309,563	\$341,779	+ 10.4%	\$301,184	\$336,988	+ 11.9%
Percent of List Price Received*	101.8%	101.5%	- 0.3%	101.3%	100.7%	- 0.6%

* 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	April			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 04-2015	Thru 04-2016	Percent Change from Previous Year
Inventory of Active Listings	37	29	- 21.6%	--	--	--
Under Contract	63	69	+ 9.5%	183	218	+ 19.1%
New Listings	73	82	+ 12.3%	216	226	+ 4.6%
Sold Listings	42	51	+ 21.4%	129	167	+ 29.5%
Days on Market Until Sale	4	6	+ 50.0%	6	9	+ 50.0%
Median Sales Price*	\$197,500	\$217,000	+ 9.9%	\$189,250	\$218,000	+ 15.2%
Average Sales Price*	\$191,256	\$211,132	+ 10.4%	\$183,547	\$208,333	+ 13.5%
Percent of List Price Received*	103.0%	103.1%	+ 0.1%	101.9%	102.0%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

