

# Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

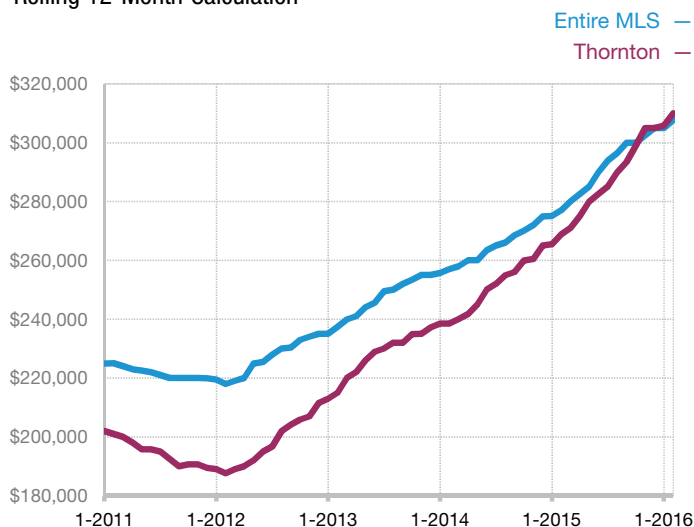
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	107	100	- 6.5%	--	--	--
Under Contract	125	161	+ 28.8%	217	302	+ 39.2%
New Listings	133	150	+ 12.8%	240	289	+ 20.4%
Sold Listings	84	111	+ 32.1%	167	216	+ 29.3%
Days on Market Until Sale	16	24	+ 50.0%	23	27	+ 17.4%
Median Sales Price*	\$272,500	\$335,000	+ 22.9%	\$280,000	\$322,000	+ 15.0%
Average Sales Price*	\$281,362	\$329,896	+ 17.2%	\$288,341	\$327,971	+ 13.7%
Percent of List Price Received*	101.5%	100.4%	- 1.1%	100.7%	99.9%	- 0.8%

\* 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		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 02-2016	Percent Change from Previous Year
Inventory of Active Listings	15	19	+ 26.7%	--	--	--
Under Contract	46	44	- 4.3%	71	89	+ 25.4%
New Listings	41	47	+ 14.6%	79	85	+ 7.6%
Sold Listings	22	35	+ 59.1%	39	65	+ 66.7%
Days on Market Until Sale	10	8	- 20.0%	8	12	+ 50.0%
Median Sales Price*	\$192,250	\$215,000	+ 11.8%	\$190,000	\$209,000	+ 10.0%
Average Sales Price*	\$188,274	\$200,474	+ 6.5%	\$186,486	\$193,304	+ 3.7%
Percent of List Price Received*	101.2%	102.1%	+ 0.9%	100.8%	100.6%	- 0.2%

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

