

# Local Market Update for April 2018

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

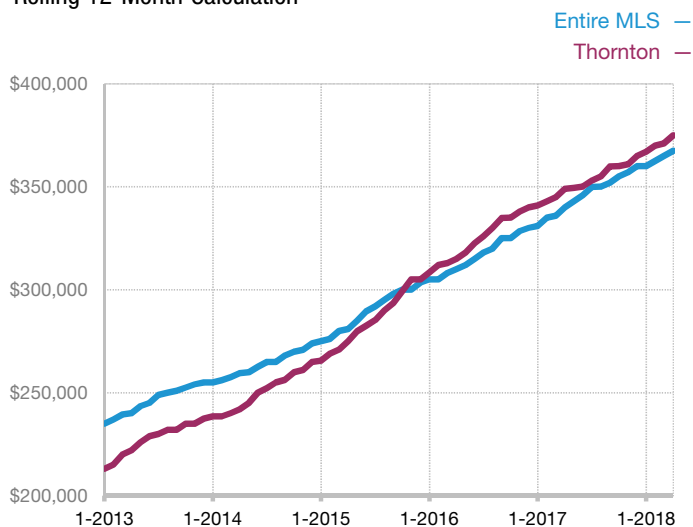
Single Family	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	226	162	- 28.3%	--	--	--
Under Contract	200	217	+ 8.5%	617	714	+ 15.7%
New Listings	228	223	- 2.2%	707	810	+ 14.6%
Sold Listings	160	169	+ 5.6%	529	579	+ 9.5%
Days on Market Until Sale	18	17	- 5.6%	25	23	- 8.0%
Median Sales Price*	\$360,750	\$398,000	+ 10.3%	\$355,000	\$395,000	+ 11.3%
Average Sales Price*	\$382,265	\$404,791	+ 5.9%	\$367,974	\$399,698	+ 8.6%
Percent of List Price Received*	100.8%	101.5%	+ 0.7%	100.5%	100.8%	+ 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	April			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 04-2017	Thru 04-2018	Percent Change from Previous Year
Inventory of Active Listings	35	19	- 45.7%	--	--	--
Under Contract	70	63	- 10.0%	218	219	+ 0.5%
New Listings	65	58	- 10.8%	222	216	- 2.7%
Sold Listings	56	64	+ 14.3%	207	195	- 5.8%
Days on Market Until Sale	12	13	+ 8.3%	19	16	- 15.8%
Median Sales Price*	\$250,500	\$281,750	+ 12.5%	\$249,500	\$282,000	+ 13.0%
Average Sales Price*	\$247,849	\$281,226	+ 13.5%	\$248,830	\$277,735	+ 11.6%
Percent of List Price Received*	102.0%	101.9%	- 0.1%	100.9%	101.4%	+ 0.5%

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



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

