

Local Market Update for July 2018

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

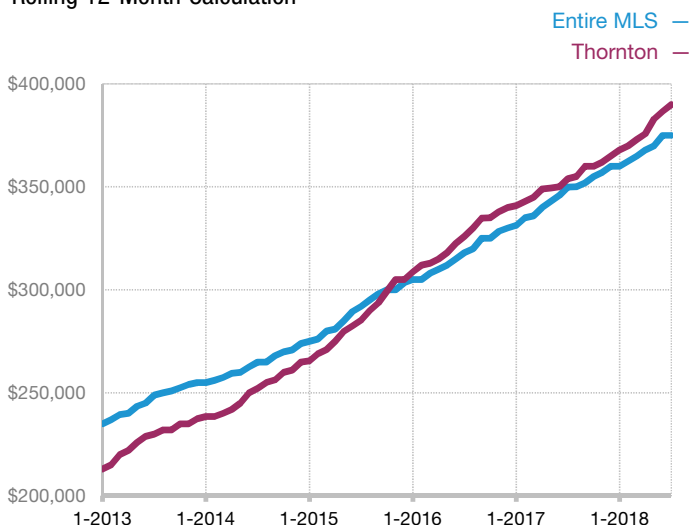
Single Family	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	255	212	- 16.9%	--	--	--
Under Contract	175	189	+ 8.0%	1,216	1,288	+ 5.9%
New Listings	218	171	- 21.6%	1,393	1,493	+ 7.2%
Sold Listings	192	172	- 10.4%	1,159	1,183	+ 2.1%
Days on Market Until Sale	26	19	- 26.9%	23	22	- 4.3%
Median Sales Price*	\$365,700	\$404,400	+ 10.6%	\$360,000	\$400,900	+ 11.4%
Average Sales Price*	\$377,477	\$414,542	+ 9.8%	\$374,865	\$406,223	+ 8.4%
Percent of List Price Received*	100.5%	100.5%	0.0%	100.8%	100.8%	0.0%

* 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	July			Year to Date		
Key Metrics	2017	2018	Percent Change from Previous Year	Thru 07-2017	Thru 07-2018	Percent Change from Previous Year
Inventory of Active Listings	54	30	- 44.4%	--	--	--
Under Contract	72	67	- 6.9%	423	400	- 5.4%
New Listings	74	63	- 14.9%	454	417	- 8.1%
Sold Listings	73	68	- 6.8%	406	387	- 4.7%
Days on Market Until Sale	13	11	- 15.4%	16	14	- 12.5%
Median Sales Price*	\$260,000	\$277,000	+ 6.5%	\$252,725	\$280,000	+ 10.8%
Average Sales Price*	\$258,724	\$270,382	+ 4.5%	\$252,463	\$276,187	+ 9.4%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	101.1%	101.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

