

Local Market Update for May 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

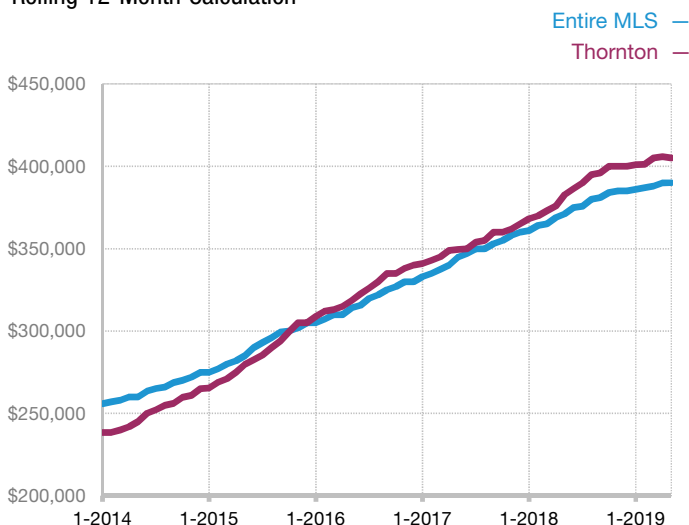
Single Family	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	275	264	- 4.0%	--	--	--
Under Contract	202	235	+ 16.3%	892	938	+ 5.2%
New Listings	269	304	+ 13.0%	1,078	1,091	+ 1.2%
Sold Listings	198	214	+ 8.1%	798	782	- 2.0%
Days on Market Until Sale	21	24	+ 14.3%	23	32	+ 39.1%
Median Sales Price*	\$410,025	\$410,000	- 0.0%	\$400,000	\$411,500	+ 2.9%
Average Sales Price*	\$413,497	\$417,549	+ 1.0%	\$404,722	\$423,083	+ 4.5%
Percent of List Price Received*	101.3%	99.9%	- 1.4%	100.9%	99.7%	- 1.2%

* 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	May			Year to Date		
Key Metrics	2018	2019	Percent Change from Previous Year	Thru 05-2018	Thru 05-2019	Percent Change from Previous Year
Inventory of Active Listings	38	72	+ 89.5%	--	--	--
Under Contract	55	83	+ 50.9%	268	327	+ 22.0%
New Listings	75	97	+ 29.3%	287	381	+ 32.8%
Sold Listings	60	59	- 1.7%	262	239	- 8.8%
Days on Market Until Sale	7	13	+ 85.7%	15	19	+ 26.7%
Median Sales Price*	\$280,000	\$285,000	+ 1.8%	\$281,368	\$284,500	+ 1.1%
Average Sales Price*	\$270,924	\$280,771	+ 3.6%	\$276,032	\$276,569	+ 0.2%
Percent of List Price Received*	101.5%	100.0%	- 1.5%	101.3%	99.9%	- 1.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

