

Local Market Update for August 2019

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

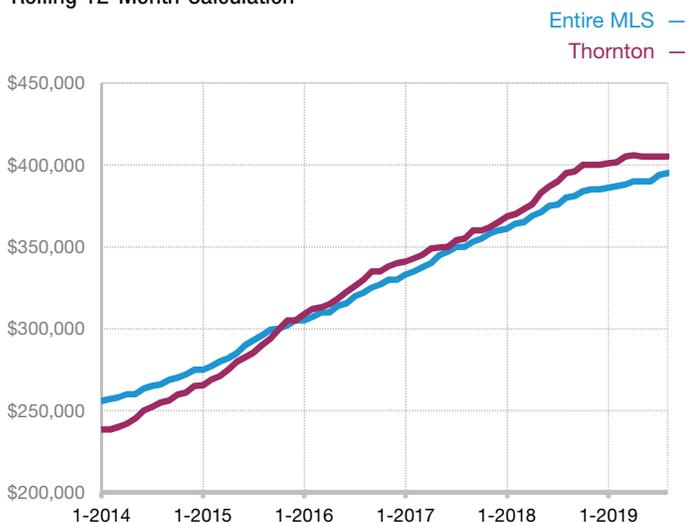
Single Family	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	329	231	- 29.8%	--	--	--
Under Contract	158	232	+ 46.8%	1,412	1,567	+ 11.0%
New Listings	224	226	+ 0.9%	1,712	1,800	+ 5.1%
Sold Listings	189	196	+ 3.7%	1,385	1,409	+ 1.7%
Days on Market Until Sale	27	23	- 14.8%	23	27	+ 17.4%
Median Sales Price*	\$406,900	\$405,000	- 0.5%	\$403,000	\$408,000	+ 1.2%
Average Sales Price*	\$415,873	\$431,682	+ 3.8%	\$408,512	\$422,131	+ 3.3%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	100.6%	99.7%	- 0.9%

* 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	August			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 08-2018	Thru 08-2019	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	53	85	+ 60.4%	--	--	--
Under Contract	63	66	+ 4.8%	457	539	+ 17.9%
New Listings	74	97	+ 31.1%	494	646	+ 30.8%
Sold Listings	60	66	+ 10.0%	455	440	- 3.3%
Days on Market Until Sale	10	25	+ 150.0%	13	20	+ 53.8%
Median Sales Price*	\$275,000	\$274,500	- 0.2%	\$280,000	\$289,000	+ 3.2%
Average Sales Price*	\$269,494	\$275,382	+ 2.2%	\$275,319	\$282,286	+ 2.5%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	101.1%	99.9%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

