

Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

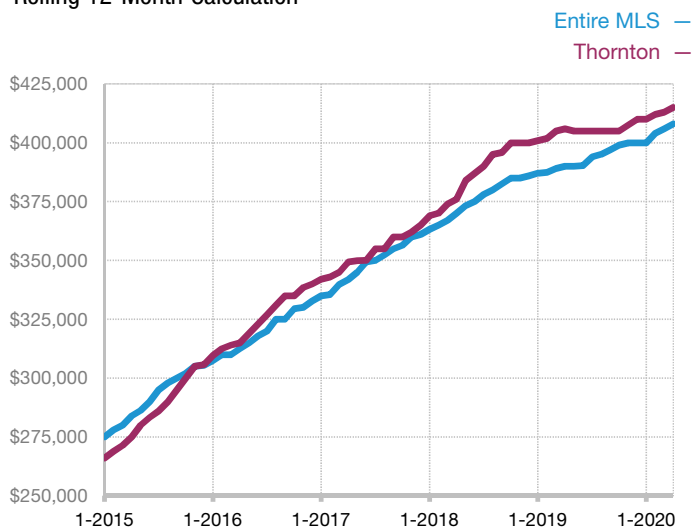
Single Family	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	237	162	- 31.6%	--	--	--
Under Contract	222	102	- 54.1%	697	529	- 24.1%
New Listings	279	139	- 50.2%	786	617	- 21.5%
Sold Listings	176	137	- 22.2%	570	493	- 13.5%
Days on Market Until Sale	25	15	- 40.0%	35	26	- 25.7%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$415,000	\$435,000	+ 4.8%
Average Sales Price*	\$425,942	\$439,421	+ 3.2%	\$424,777	\$441,868	+ 4.0%
Percent of List Price Received*	100.3%	100.6%	+ 0.3%	99.6%	99.8%	+ 0.2%

* 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	April			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 04-2019	Thru 04-2020	Percent Change from Previous Year
Inventory of Active Listings	79	70	- 11.4%	--	--	--
Under Contract	74	31	- 58.1%	244	197	- 19.3%
New Listings	91	51	- 44.0%	290	233	- 19.7%
Sold Listings	62	42	- 32.3%	185	184	- 0.5%
Days on Market Until Sale	18	20	+ 11.1%	22	33	+ 50.0%
Median Sales Price*	\$297,000	\$310,250	+ 4.5%	\$285,000	\$299,601	+ 5.1%
Average Sales Price*	\$295,334	\$299,788	+ 1.5%	\$277,122	\$290,392	+ 4.8%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	99.9%	99.7%	- 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

