

# Local Market Update for May 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

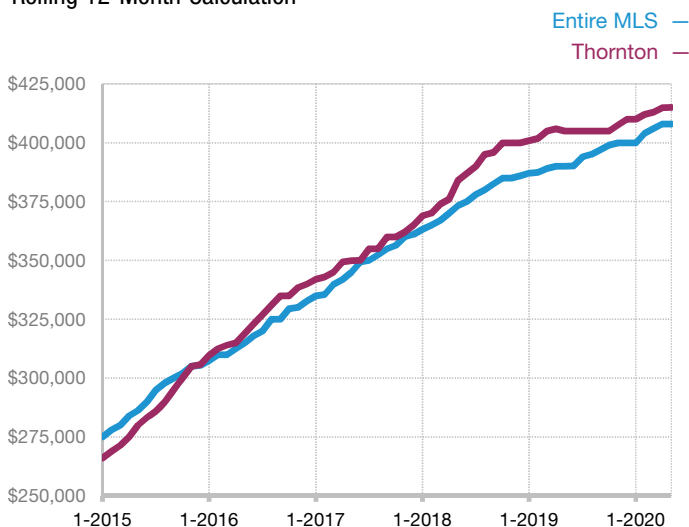
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	302	146	- 51.7%	--	--	--
Under Contract	220	216	- 1.8%	917	737	- 19.6%
New Listings	304	200	- 34.2%	1,090	815	- 25.2%
Sold Listings	226	116	- 48.7%	796	612	- 23.1%
Days on Market Until Sale	24	17	- 29.2%	31	24	- 22.6%
Median Sales Price*	\$408,250	\$431,000	+ 5.6%	\$410,500	\$435,000	+ 6.0%
Average Sales Price*	\$416,709	\$434,008	+ 4.2%	\$422,486	\$440,337	+ 4.2%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.7%	99.9%	+ 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	May			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 05-2019	Thru 05-2020	Percent Change from Previous Year
Inventory of Active Listings	92	54	- 41.3%	--	--	--
Under Contract	73	89	+ 21.9%	317	285	- 10.1%
New Listings	96	74	- 22.9%	386	308	- 20.2%
Sold Listings	64	46	- 28.1%	249	231	- 7.2%
Days on Market Until Sale	14	18	+ 28.6%	20	30	+ 50.0%
Median Sales Price*	\$283,500	\$321,621	+ 13.4%	\$285,000	\$303,000	+ 6.3%
Average Sales Price*	\$282,757	\$311,094	+ 10.0%	\$278,576	\$295,076	+ 5.9%
Percent of List Price Received*	99.8%	101.2%	+ 1.4%	99.9%	100.0%	+ 0.1%

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



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

