

# Local Market Update for July 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

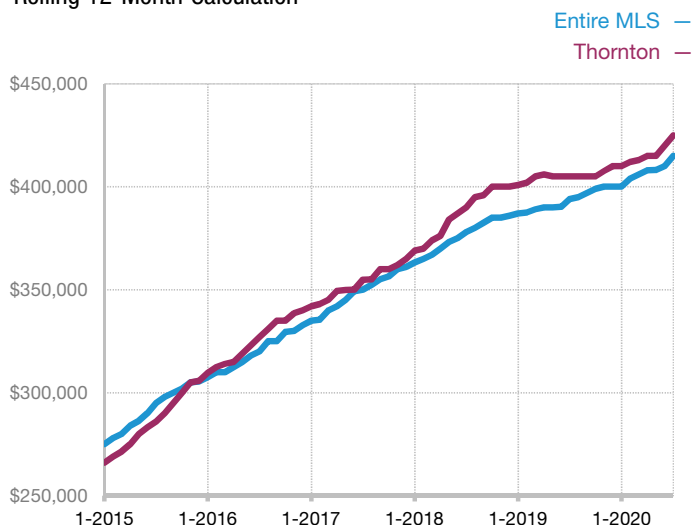
Single Family	July			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	314	121	- 61.5%	--	--	--
Under Contract	196	223	+ 13.8%	1,329	1,159	- 12.8%
New Listings	220	227	+ 3.2%	1,574	1,234	- 21.6%
Sold Listings	210	200	- 4.8%	1,216	1,011	- 16.9%
Days on Market Until Sale	20	18	- 10.0%	27	22	- 18.5%
Median Sales Price*	\$410,000	\$450,000	+ 9.8%	\$409,965	\$440,000	+ 7.3%
Average Sales Price*	\$425,086	\$455,236	+ 7.1%	\$420,634	\$444,435	+ 5.7%
Percent of List Price Received*	99.7%	100.7%	+ 1.0%	99.8%	100.1%	+ 0.3%

\* 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	2019	2020	Percent Change from Previous Year	Thru 07-2019	Thru 07-2020	Percent Change from Previous Year
Inventory of Active Listings	85	49	- 42.4%	--	--	--
Under Contract	84	84	0.0%	470	416	- 11.5%
New Listings	84	81	- 3.6%	558	456	- 18.3%
Sold Listings	64	87	+ 35.9%	382	400	+ 4.7%
Days on Market Until Sale	22	20	- 9.1%	20	27	+ 35.0%
Median Sales Price*	\$301,000	\$311,827	+ 3.6%	\$290,000	\$307,000	+ 5.9%
Average Sales Price*	\$288,761	\$306,516	+ 6.1%	\$284,194	\$299,605	+ 5.4%
Percent of List Price Received*	100.2%	101.2%	+ 1.0%	100.0%	100.4%	+ 0.4%

\* 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

