

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

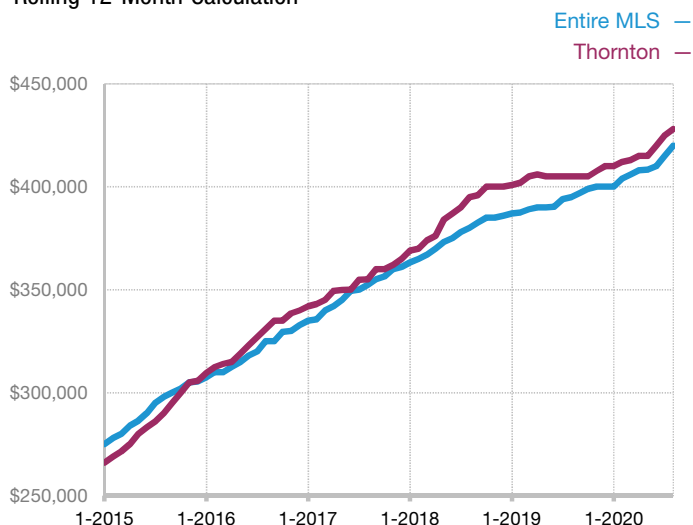
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	294	80	- 72.8%	--	--	--
Under Contract	219	242	+ 10.5%	1,548	1,382	- 10.7%
New Listings	227	220	- 3.1%	1,801	1,451	- 19.4%
Sold Listings	208	185	- 11.1%	1,424	1,197	- 15.9%
Days on Market Until Sale	23	18	- 21.7%	27	22	- 18.5%
Median Sales Price*	\$406,954	\$445,000	+ 9.3%	\$409,250	\$440,000	+ 7.5%
Average Sales Price*	\$432,630	\$460,951	+ 6.5%	\$422,386	\$446,884	+ 5.8%
Percent of List Price Received*	99.5%	101.2%	+ 1.7%	99.7%	100.3%	+ 0.6%

* 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		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Inventory of Active Listings	107	38	- 64.5%	--	--	--
Under Contract	60	86	+ 43.3%	530	495	- 6.6%
New Listings	89	68	- 23.6%	647	526	- 18.7%
Sold Listings	66	89	+ 34.8%	448	494	+ 10.3%
Days on Market Until Sale	25	19	- 24.0%	21	26	+ 23.8%
Median Sales Price*	\$275,500	\$315,000	+ 14.3%	\$290,000	\$308,424	+ 6.4%
Average Sales Price*	\$276,374	\$310,355	+ 12.3%	\$283,039	\$302,048	+ 6.7%
Percent of List Price Received*	99.9%	101.1%	+ 1.2%	99.9%	100.5%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

