

# Local Market Update for September 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

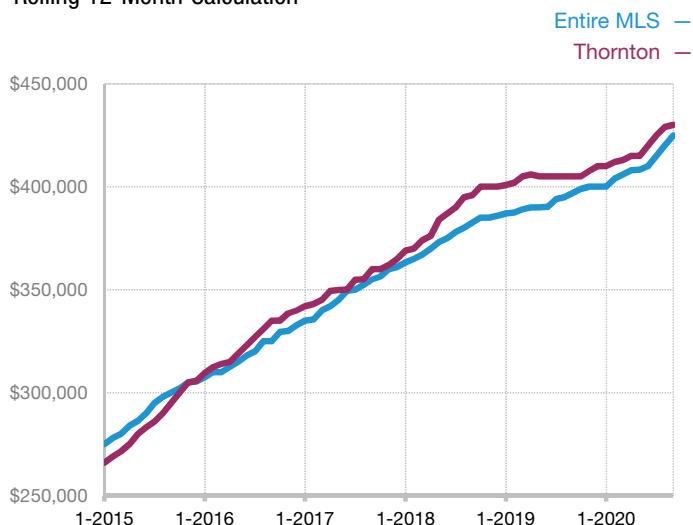
Single Family	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	289	72	- 75.1%	--	--	--
Under Contract	169	202	+ 19.5%	1,717	1,563	- 9.0%
New Listings	190	184	- 3.2%	1,991	1,634	- 17.9%
Sold Listings	197	206	+ 4.6%	1,621	1,415	- 12.7%
Days on Market Until Sale	28	14	- 50.0%	27	20	- 25.9%
Median Sales Price*	\$415,000	\$450,000	+ 8.4%	\$409,950	\$440,000	+ 7.3%
Average Sales Price*	\$424,744	\$457,376	+ 7.7%	\$422,673	\$448,752	+ 6.2%
Percent of List Price Received*	99.4%	101.1%	+ 1.7%	99.7%	100.4%	+ 0.7%

\* 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	September			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 09-2019	Thru 09-2020	Percent Change from Previous Year
Inventory of Active Listings	112	40	- 64.3%	--	--	--
Under Contract	57	60	+ 5.3%	587	546	- 7.0%
New Listings	74	60	- 18.9%	721	586	- 18.7%
Sold Listings	67	83	+ 23.9%	515	581	+ 12.8%
Days on Market Until Sale	22	19	- 13.6%	21	25	+ 19.0%
Median Sales Price*	\$310,000	\$308,000	- 0.6%	\$290,000	\$308,031	+ 6.2%
Average Sales Price*	\$300,206	\$300,988	+ 0.3%	\$285,277	\$301,205	+ 5.6%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	100.0%	100.5%	+ 0.5%

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



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

