

# Local Market Update for October 2020

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

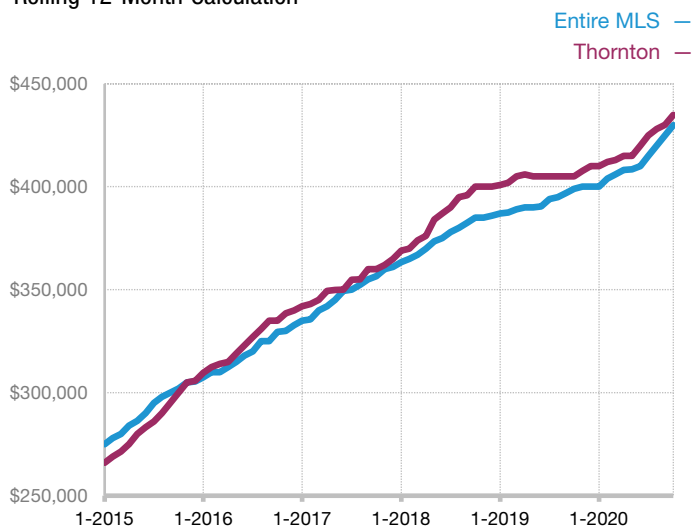
Single Family	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	257	76	- 70.4%	--	--	--
Under Contract	159	183	+ 15.1%	1,876	1,733	- 7.6%
New Listings	158	183	+ 15.8%	2,149	1,817	- 15.4%
Sold Listings	181	221	+ 22.1%	1,802	1,642	- 8.9%
Days on Market Until Sale	29	12	- 58.6%	27	19	- 29.6%
Median Sales Price*	\$400,000	\$443,000	+ 10.8%	\$409,250	\$440,450	+ 7.6%
Average Sales Price*	\$421,335	\$450,543	+ 6.9%	\$422,538	\$448,864	+ 6.2%
Percent of List Price Received*	99.4%	100.8%	+ 1.4%	99.7%	100.5%	+ 0.8%

\* 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	October			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 10-2019	Thru 10-2020	Percent Change from Previous Year
Inventory of Active Listings	116	55	- 52.6%	--	--	--
Under Contract	57	74	+ 29.8%	644	614	- 4.7%
New Listings	73	88	+ 20.5%	794	676	- 14.9%
Sold Listings	48	63	+ 31.3%	563	645	+ 14.6%
Days on Market Until Sale	27	17	- 37.0%	21	24	+ 14.3%
Median Sales Price*	\$285,000	\$325,000	+ 14.0%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$281,030	\$326,493	+ 16.2%	\$284,914	\$303,727	+ 6.6%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	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

