

Local Market Update for December 2020

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

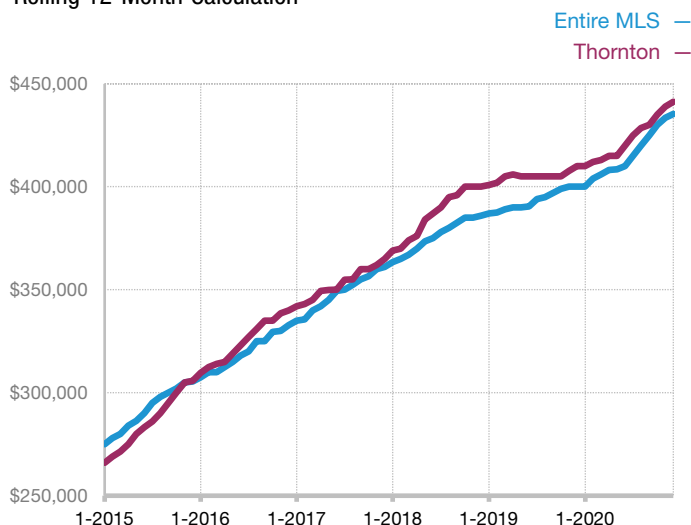
Single Family	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	166	33	- 80.1%	--	--	--
Under Contract	103	116	+ 12.6%	2,114	1,979	- 6.4%
New Listings	89	100	+ 12.4%	2,360	2,035	- 13.8%
Sold Listings	164	153	- 6.7%	2,104	1,964	- 6.7%
Days on Market Until Sale	36	14	- 61.1%	28	18	- 35.7%
Median Sales Price*	\$404,763	\$442,500	+ 9.3%	\$410,000	\$441,301	+ 7.6%
Average Sales Price*	\$416,587	\$462,273	+ 11.0%	\$422,337	\$451,019	+ 6.8%
Percent of List Price Received*	99.4%	101.6%	+ 2.2%	99.6%	100.6%	+ 1.0%

* 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	December			Year to Date		
Key Metrics	2019	2020	Percent Change from Previous Year	Thru 12-2019	Thru 12-2020	Percent Change from Previous Year
Inventory of Active Listings	107	21	- 80.4%	--	--	--
Under Contract	53	49	- 7.5%	741	730	- 1.5%
New Listings	63	40	- 36.5%	910	759	- 16.6%
Sold Listings	49	84	+ 71.4%	658	804	+ 22.2%
Days on Market Until Sale	28	21	- 25.0%	22	23	+ 4.5%
Median Sales Price*	\$292,500	\$315,000	+ 7.7%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$290,080	\$305,965	+ 5.5%	\$285,829	\$304,234	+ 6.4%
Percent of List Price Received*	100.4%	100.6%	+ 0.2%	100.0%	100.6%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

