

Local Market Update for May 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

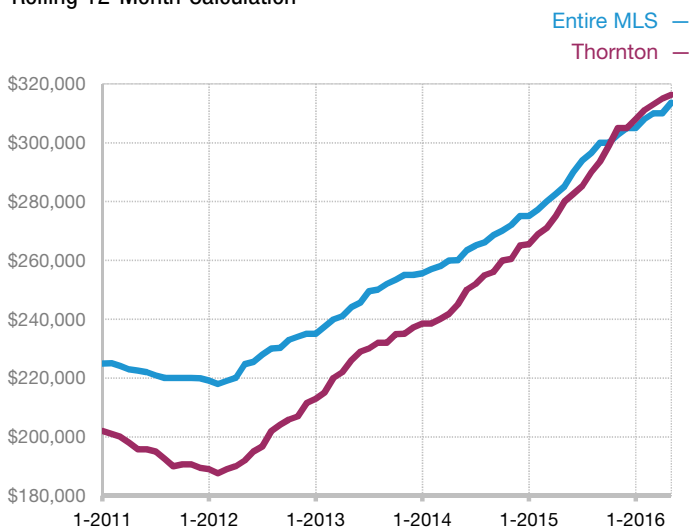
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	182	139	- 23.6%	--	--	--
Under Contract	204	226	+ 10.8%	761	839	+ 10.2%
New Listings	205	227	+ 10.7%	894	884	- 1.1%
Sold Listings	170	166	- 2.4%	626	698	+ 11.5%
Days on Market Until Sale	9	15	+ 66.7%	15	23	+ 53.3%
Median Sales Price*	\$310,000	\$348,500	+ 12.4%	\$300,000	\$330,000	+ 10.0%
Average Sales Price*	\$315,865	\$350,881	+ 11.1%	\$305,483	\$341,633	+ 11.8%
Percent of List Price Received*	102.1%	102.0%	- 0.1%	101.5%	101.0%	- 0.5%

* 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	May			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 05-2015	Thru 05-2016	Percent Change from Previous Year
Inventory of Active Listings	33	21	- 36.4%	--	--	--
Under Contract	69	69	0.0%	252	285	+ 13.1%
New Listings	67	61	- 9.0%	283	286	+ 1.1%
Sold Listings	60	52	- 13.3%	189	222	+ 17.5%
Days on Market Until Sale	7	6	- 14.3%	7	9	+ 28.6%
Median Sales Price*	\$197,500	\$222,000	+ 12.4%	\$191,000	\$219,200	+ 14.8%
Average Sales Price*	\$208,763	\$220,747	+ 5.7%	\$191,552	\$211,484	+ 10.4%
Percent of List Price Received*	101.4%	102.4%	+ 1.0%	101.7%	102.1%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

