

Local Market Update for October 2016

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

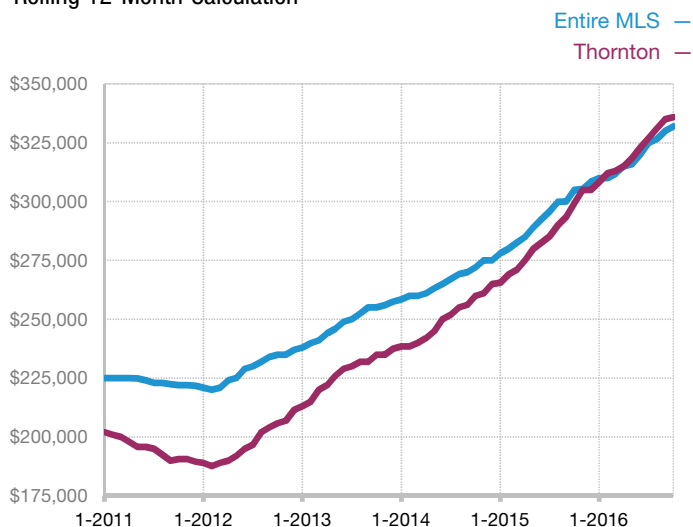
Single Family	October			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	248	185	- 25.4%	--	--	--
Under Contract	181	196	+ 8.3%	1,625	1,774	+ 9.2%
New Listings	190	183	- 3.7%	1,925	1,968	+ 2.2%
Sold Listings	156	147	- 5.8%	1,526	1,660	+ 8.8%
Days on Market Until Sale	29	21	- 27.6%	17	22	+ 29.4%
Median Sales Price*	\$325,000	\$350,000	+ 7.7%	\$305,000	\$342,000	+ 12.1%
Average Sales Price*	\$335,789	\$351,690	+ 4.7%	\$316,295	\$351,429	+ 11.1%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	101.2%	101.0%	- 0.2%

* 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	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
Inventory of Active Listings	37	44	+ 18.9%	--	--	--
Under Contract	64	88	+ 37.5%	568	680	+ 19.7%
New Listings	50	80	+ 60.0%	617	717	+ 16.2%
Sold Listings	62	63	+ 1.6%	507	565	+ 11.4%
Days on Market Until Sale	18	15	- 16.7%	9	12	+ 33.3%
Median Sales Price*	\$204,000	\$235,000	+ 15.2%	\$199,000	\$225,000	+ 13.1%
Average Sales Price*	\$193,568	\$235,176	+ 21.5%	\$197,117	\$221,204	+ 12.2%
Percent of List Price Received*	100.4%	101.1%	+ 0.7%	101.6%	102.0%	+ 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

