

# Local Market Update for March 2016

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

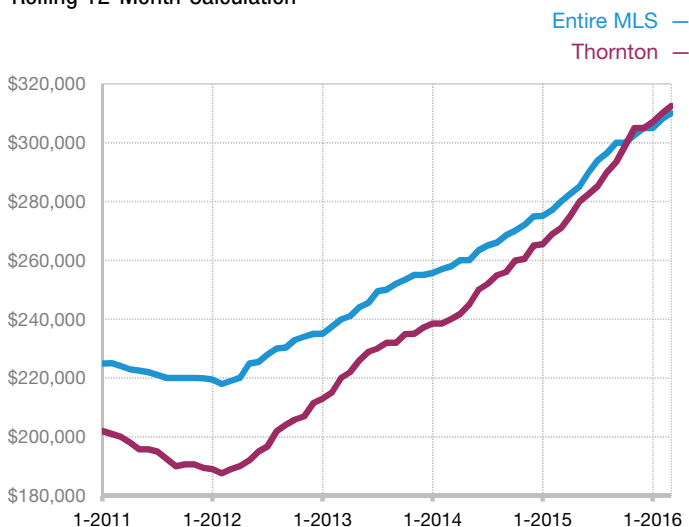
| Single Family                   | March     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2015      | 2016             | Percent Change from Previous Year | Thru 03-2015 | Thru 03-2016     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 113       | 107              | - 5.3%                            | --           | --               | --                                |
| Under Contract                  | 154       | 170              | + 10.4%                           | 371          | 461              | + 24.3%                           |
| New Listings                    | 176       | 168              | - 4.5%                            | 416          | 456              | + 9.6%                            |
| Sold Listings                   | 138       | 147              | + 6.5%                            | 305          | 372              | + 22.0%                           |
| Days on Market Until Sale       | 18        | 24               | + 33.3%                           | 21           | 26               | + 23.8%                           |
| Median Sales Price*             | \$301,250 | <b>\$326,000</b> | + 8.2%                            | \$289,000    | <b>\$323,250</b> | + 11.9%                           |
| Average Sales Price*            | \$307,617 | <b>\$340,827</b> | + 10.8%                           | \$297,063    | <b>\$332,973</b> | + 12.1%                           |
| Percent of List Price Received* | 101.5%    | 101.1%           | - 0.4%                            | 101.0%       | 100.4%           | - 0.6%                            |

\* 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                 | March     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2015      | 2016             | Percent Change from Previous Year | Thru 03-2015 | Thru 03-2016     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 29        | 15               | - 48.3%                           | --           | --               | --                                |
| Under Contract                  | 49        | 62               | + 26.5%                           | 120          | 151              | + 25.8%                           |
| New Listings                    | 64        | 59               | - 7.8%                            | 143          | 144              | + 0.7%                            |
| Sold Listings                   | 48        | 48               | 0.0%                              | 87           | 115              | + 32.2%                           |
| Days on Market Until Sale       | 7         | 6                | - 14.3%                           | 8            | 11               | + 37.5%                           |
| Median Sales Price*             | \$180,000 | <b>\$225,000</b> | + 25.0%                           | \$186,500    | <b>\$218,000</b> | + 16.9%                           |
| Average Sales Price*            | \$174,413 | <b>\$217,480</b> | + 24.7%                           | \$179,825    | <b>\$205,994</b> | + 14.6%                           |
| Percent of List Price Received* | 101.8%    | 102.4%           | + 0.6%                            | 101.3%       | 101.4%           | + 0.1%                            |

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

