

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

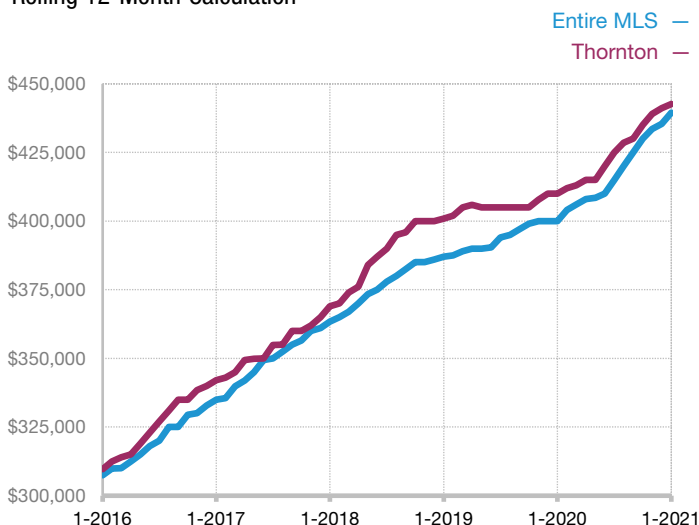
Single Family	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	150	32	- 78.7%	--	--	--
Under Contract	130	141	+ 8.5%	130	141	+ 8.5%
New Listings	130	131	+ 0.8%	130	131	+ 0.8%
Sold Listings	100	99	- 1.0%	100	99	- 1.0%
Days on Market Until Sale	40	12	- 70.0%	40	12	- 70.0%
Median Sales Price*	\$422,500	\$455,000	+ 7.7%	\$422,500	\$455,000	+ 7.7%
Average Sales Price*	\$428,498	\$465,910	+ 8.7%	\$428,498	\$465,910	+ 8.7%
Percent of List Price Received*	99.1%	102.2%	+ 3.1%	99.1%	102.2%	+ 3.1%

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 01-2020	Thru 01-2021	Percent Change from Previous Year
Inventory of Active Listings	98	22	- 77.6%	--	--	--
Under Contract	58	77	+ 32.8%	58	77	+ 32.8%
New Listings	58	76	+ 31.0%	58	76	+ 31.0%
Sold Listings	43	52	+ 20.9%	43	52	+ 20.9%
Days on Market Until Sale	42	14	- 66.7%	42	14	- 66.7%
Median Sales Price*	\$280,000	\$320,204	+ 14.4%	\$280,000	\$320,204	+ 14.4%
Average Sales Price*	\$283,822	\$313,275	+ 10.4%	\$283,822	\$313,275	+ 10.4%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	99.8%	100.7%	+ 0.9%

* 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

