

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

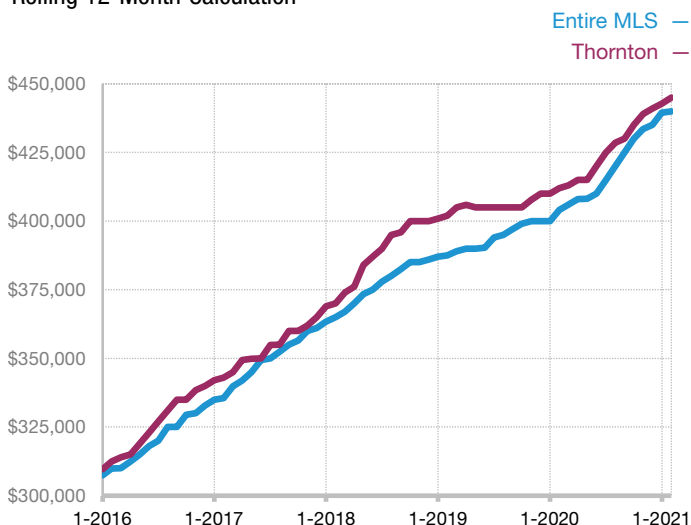
Single Family	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	165	33	- 80.0%	--	--	--
Under Contract	122	158	+ 29.5%	252	290	+ 15.1%
New Listings	154	157	+ 1.9%	284	287	+ 1.1%
Sold Listings	113	119	+ 5.3%	213	221	+ 3.8%
Days on Market Until Sale	30	12	- 60.0%	35	12	- 65.7%
Median Sales Price*	\$440,000	\$450,000	+ 2.3%	\$432,211	\$455,000	+ 5.3%
Average Sales Price*	\$450,818	\$479,935	+ 6.5%	\$440,339	\$474,461	+ 7.7%
Percent of List Price Received*	99.4%	103.0%	+ 3.6%	99.2%	102.7%	+ 3.5%

* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
Inventory of Active Listings	99	22	- 77.8%	--	--	--
Under Contract	58	85	+ 46.6%	116	155	+ 33.6%
New Listings	65	76	+ 16.9%	123	154	+ 25.2%
Sold Listings	47	60	+ 27.7%	90	113	+ 25.6%
Days on Market Until Sale	44	17	- 61.4%	43	16	- 62.8%
Median Sales Price*	\$302,000	\$328,500	+ 8.8%	\$290,000	\$323,706	+ 11.6%
Average Sales Price*	\$298,743	\$324,800	+ 8.7%	\$291,614	\$320,604	+ 9.9%
Percent of List Price Received*	100.4%	101.9%	+ 1.5%	100.1%	101.3%	+ 1.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

