

# Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

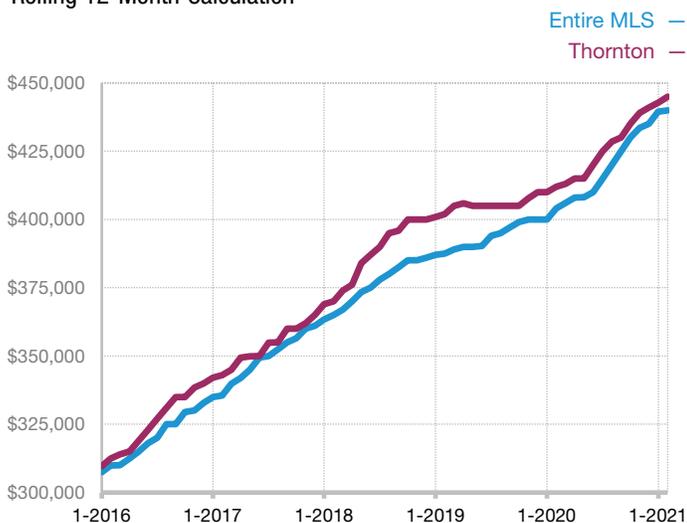
| Single Family                   | February  |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2020      | 2021             | Percent Change from Previous Year | Thru 02-2020 | Thru 02-2021     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 165       | <b>33</b>        | - 80.0%                           | --           | --               | --                                |
| Under Contract                  | 122       | <b>158</b>       | + 29.5%                           | 252          | <b>290</b>       | + 15.1%                           |
| New Listings                    | 154       | <b>157</b>       | + 1.9%                            | 284          | <b>287</b>       | + 1.1%                            |
| Sold Listings                   | 113       | <b>119</b>       | + 5.3%                            | 213          | <b>221</b>       | + 3.8%                            |
| Days on Market Until Sale       | 30        | <b>12</b>        | - 60.0%                           | 35           | <b>12</b>        | - 65.7%                           |
| Median Sales Price*             | \$440,000 | <b>\$450,000</b> | + 2.3%                            | \$432,211    | <b>\$455,000</b> | + 5.3%                            |
| Average Sales Price*            | \$450,818 | <b>\$479,935</b> | + 6.5%                            | \$440,339    | <b>\$474,461</b> | + 7.7%                            |
| Percent of List Price Received* | 99.4%     | <b>103.0%</b>    | + 3.6%                            | 99.2%        | <b>102.7%</b>    | + 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 |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2020      | 2021             | Percent Change from Previous Year | Thru 02-2020 | Thru 02-2021     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| Inventory of Active Listings    | 99        | <b>22</b>        | - 77.8%                           | --           | --               | --                                |
| Under Contract                  | 58        | <b>85</b>        | + 46.6%                           | 116          | <b>155</b>       | + 33.6%                           |
| New Listings                    | 65        | <b>76</b>        | + 16.9%                           | 123          | <b>154</b>       | + 25.2%                           |
| Sold Listings                   | 47        | <b>60</b>        | + 27.7%                           | 90           | <b>113</b>       | + 25.6%                           |
| Days on Market Until Sale       | 44        | <b>17</b>        | - 61.4%                           | 43           | <b>16</b>        | - 62.8%                           |
| Median Sales Price*             | \$302,000 | <b>\$328,500</b> | + 8.8%                            | \$290,000    | <b>\$323,706</b> | + 11.6%                           |
| Average Sales Price*            | \$298,743 | <b>\$324,800</b> | + 8.7%                            | \$291,614    | <b>\$320,604</b> | + 9.9%                            |
| Percent of List Price Received* | 100.4%    | <b>101.9%</b>    | + 1.5%                            | 100.1%       | <b>101.3%</b>    | + 1.2%                            |

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

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



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

