

Local Market Update for March 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

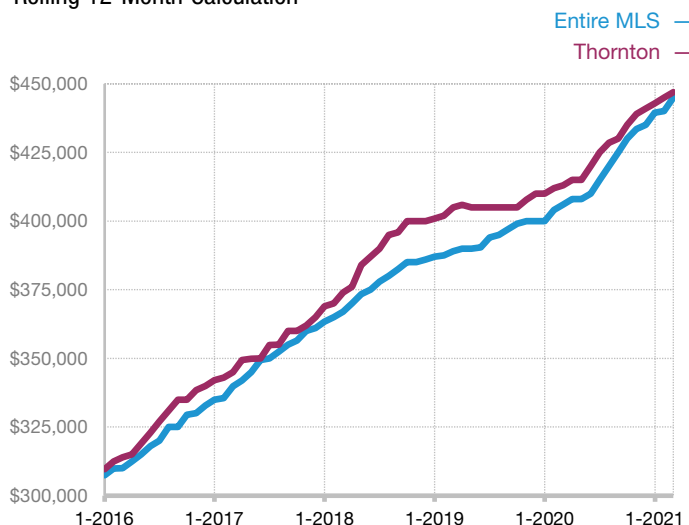
Single Family	March			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	174	21	- 87.9%	--	--	--
Under Contract	172	177	+ 2.9%	424	454	+ 7.1%
New Listings	194	157	- 19.1%	478	442	- 7.5%
Sold Listings	145	171	+ 17.9%	358	395	+ 10.3%
Days on Market Until Sale	22	8	- 63.6%	30	10	- 66.7%
Median Sales Price*	\$447,000	\$470,000	+ 5.1%	\$440,000	\$465,000	+ 5.7%
Average Sales Price*	\$445,836	\$500,211	+ 12.2%	\$442,565	\$486,436	+ 9.9%
Percent of List Price Received*	100.0%	104.7%	+ 4.7%	99.5%	103.5%	+ 4.0%

* 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		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 03-2020	Thru 03-2021	Percent Change from Previous Year
Inventory of Active Listings	113	12	- 89.4%	--	--	--
Under Contract	40	61	+ 52.5%	156	213	+ 36.5%
New Listings	60	44	- 26.7%	184	199	+ 8.2%
Sold Listings	53	71	+ 34.0%	143	186	+ 30.1%
Days on Market Until Sale	28	14	- 50.0%	37	15	- 59.5%
Median Sales Price*	\$295,000	\$327,000	+ 10.8%	\$292,000	\$325,000	+ 11.3%
Average Sales Price*	\$283,317	\$321,411	+ 13.4%	\$288,539	\$320,546	+ 11.1%
Percent of List Price Received*	99.4%	102.8%	+ 3.4%	99.9%	101.9%	+ 2.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

