

# Local Market Update for May 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

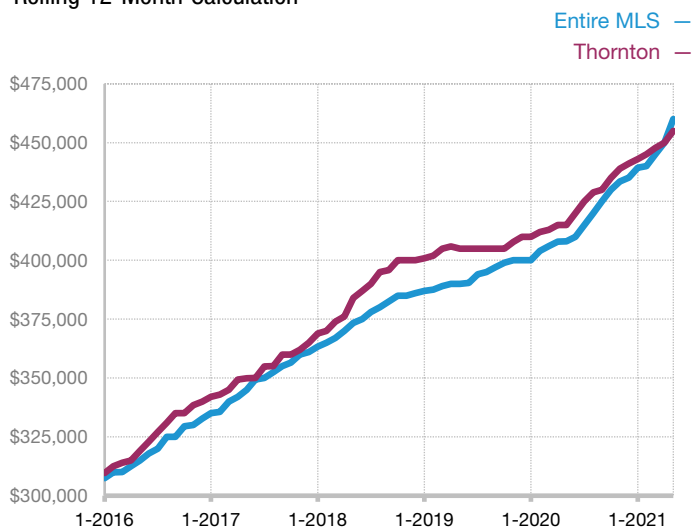
Single Family	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	189	28	- 85.2%	--	--	--
Under Contract	203	202	- 0.5%	719	827	+ 15.0%
New Listings	196	188	- 4.1%	810	829	+ 2.3%
Sold Listings	120	166	+ 38.3%	620	734	+ 18.4%
Days on Market Until Sale	17	7	- 58.8%	24	9	- 62.5%
Median Sales Price*	\$431,000	\$510,309	+ 18.4%	\$435,000	\$481,500	+ 10.7%
Average Sales Price*	\$433,802	\$534,385	+ 23.2%	\$440,397	\$502,878	+ 14.2%
Percent of List Price Received*	100.0%	105.7%	+ 5.7%	99.9%	104.5%	+ 4.6%

\* 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	May			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 05-2020	Thru 05-2021	Percent Change from Previous Year
Inventory of Active Listings	113	12	- 89.4%	--	--	--
Under Contract	84	72	- 14.3%	272	339	+ 24.6%
New Listings	77	67	- 13.0%	316	329	+ 4.1%
Sold Listings	47	49	+ 4.3%	233	281	+ 20.6%
Days on Market Until Sale	17	13	- 23.5%	30	14	- 53.3%
Median Sales Price*	\$322,236	\$350,000	+ 8.6%	\$303,000	\$330,000	+ 8.9%
Average Sales Price*	\$313,834	\$356,835	+ 13.7%	\$295,826	\$329,058	+ 11.2%
Percent of List Price Received*	101.2%	106.2%	+ 4.9%	100.0%	103.0%	+ 3.0%

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

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



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

