

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

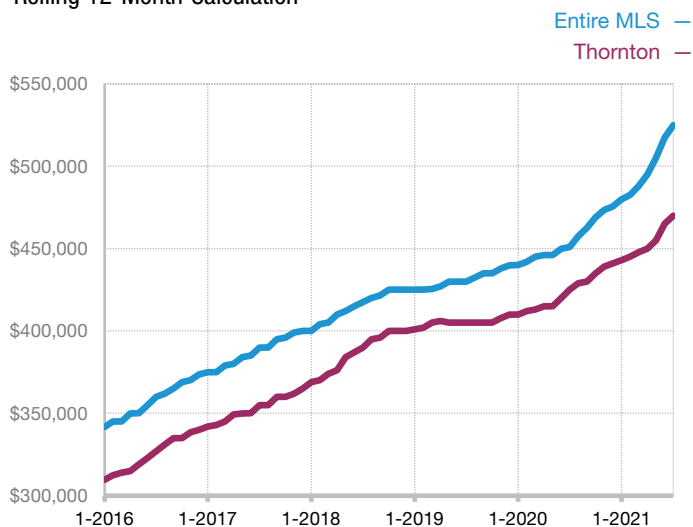
Single Family	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	165	85	- 48.5%	--	--	--
Under Contract	209	173	- 17.2%	1,133	1,186	+ 4.7%
New Listings	226	198	- 12.4%	1,225	1,255	+ 2.4%
Sold Listings	201	186	- 7.5%	1,010	1,125	+ 11.4%
Days on Market Until Sale	18	5	- 72.2%	22	8	- 63.6%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$440,000	\$492,000	+ 11.8%
Average Sales Price*	\$454,568	\$522,778	+ 15.0%	\$444,737	\$511,780	+ 15.1%
Percent of List Price Received*	100.7%	105.5%	+ 4.8%	100.1%	105.1%	+ 5.0%

* 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	July			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Inventory of Active Listings	91	19	- 79.1%	--	--	--
Under Contract	79	59	- 25.3%	417	459	+ 10.1%
New Listings	83	70	- 15.7%	470	464	- 1.3%
Sold Listings	92	61	- 33.7%	409	420	+ 2.7%
Days on Market Until Sale	20	12	- 40.0%	27	12	- 55.6%
Median Sales Price*	\$313,890	\$351,839	+ 12.1%	\$307,000	\$339,853	+ 10.7%
Average Sales Price*	\$308,856	\$334,010	+ 8.1%	\$300,286	\$333,132	+ 10.9%
Percent of List Price Received*	101.2%	104.7%	+ 3.5%	100.4%	103.9%	+ 3.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

