

Local Market Update for August 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

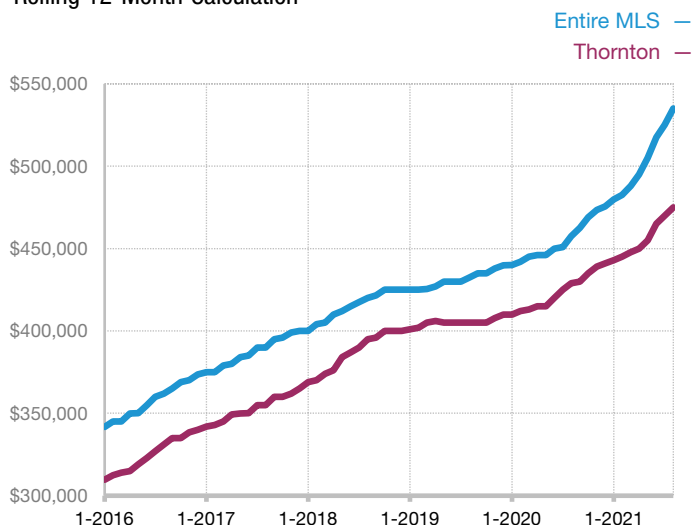
Single Family	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	151	80	- 47.0%	--	--	--
Under Contract	222	183	- 17.6%	1,355	1,360	+ 0.4%
New Listings	219	180	- 17.8%	1,444	1,434	- 0.7%
Sold Listings	199	165	- 17.1%	1,209	1,292	+ 6.9%
Days on Market Until Sale	19	8	- 57.9%	22	8	- 63.6%
Median Sales Price*	\$440,000	\$505,000	+ 14.8%	\$440,000	\$495,000	+ 12.5%
Average Sales Price*	\$461,095	\$531,398	+ 15.2%	\$447,430	\$514,330	+ 15.0%
Percent of List Price Received*	101.1%	103.2%	+ 2.1%	100.3%	104.9%	+ 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	August			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 08-2020	Thru 08-2021	Percent Change from Previous Year
Inventory of Active Listings	67	13	- 80.6%	--	--	--
Under Contract	76	71	- 6.6%	493	528	+ 7.1%
New Listings	68	63	- 7.4%	538	528	- 1.9%
Sold Listings	96	65	- 32.3%	505	486	- 3.8%
Days on Market Until Sale	21	12	- 42.9%	26	12	- 53.8%
Median Sales Price*	\$315,000	\$351,500	+ 11.6%	\$308,095	\$340,000	+ 10.4%
Average Sales Price*	\$305,820	\$336,429	+ 10.0%	\$301,338	\$333,363	+ 10.6%
Percent of List Price Received*	101.1%	103.8%	+ 2.7%	100.5%	103.9%	+ 3.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

