

Local Market Update for October 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

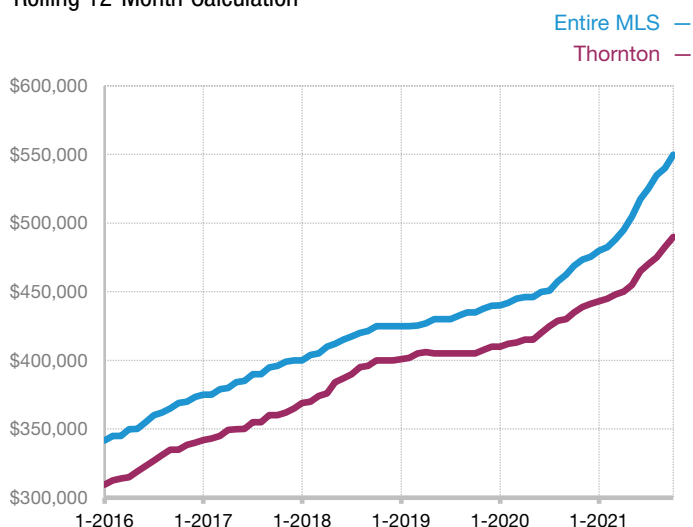
Single Family	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	122	93	- 23.8%	--	--	--
Under Contract	177	201	+ 13.6%	1,723	1,723	0.0%
New Listings	181	189	+ 4.4%	1,807	1,830	+ 1.3%
Sold Listings	222	174	- 21.6%	1,642	1,629	- 0.8%
Days on Market Until Sale	12	10	- 16.7%	19	8	- 57.9%
Median Sales Price*	\$444,000	\$508,500	+ 14.5%	\$440,450	\$500,000	+ 13.5%
Average Sales Price*	\$451,593	\$542,705	+ 20.2%	\$449,201	\$519,452	+ 15.6%
Percent of List Price Received*	100.7%	102.3%	+ 1.6%	100.4%	104.4%	+ 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	October			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 10-2020	Thru 10-2021	Percent Change from Previous Year
Inventory of Active Listings	73	15	- 79.5%	--	--	--
Under Contract	77	66	- 14.3%	625	641	+ 2.6%
New Listings	91	53	- 41.8%	690	647	- 6.2%
Sold Listings	64	48	- 25.0%	653	603	- 7.7%
Days on Market Until Sale	17	9	- 47.1%	24	11	- 54.2%
Median Sales Price*	\$325,000	\$362,500	+ 11.5%	\$310,000	\$345,000	+ 11.3%
Average Sales Price*	\$326,251	\$364,766	+ 11.8%	\$303,739	\$336,634	+ 10.8%
Percent of List Price Received*	100.8%	102.2%	+ 1.4%	100.6%	103.5%	+ 2.9%

* 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

