

Local Market Update for January 2021

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

RE/MAX ALLIANCE Compliments of: **ANTHONY RAE / 303.520.3179**  

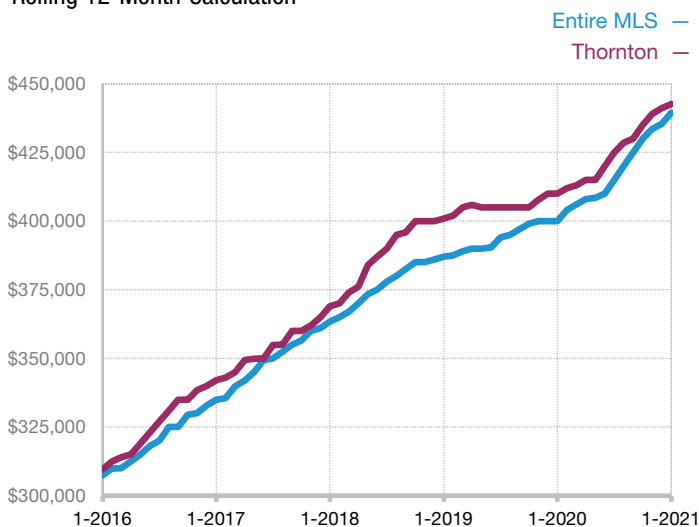
| Single Family | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 150 | 32 | - 78.7% | -- | -- | -- |
| Under Contract | 130 | 141 | + 8.5% | 130 | 141 | + 8.5% |
| New Listings | 130 | 131 | + 0.8% | 130 | 131 | + 0.8% |
| Sold Listings | 100 | 99 | - 1.0% | 100 | 99 | - 1.0% |
| Days on Market Until Sale | 40 | 12 | - 70.0% | 40 | 12 | - 70.0% |
| Median Sales Price* | \$422,500 | \$455,000 | + 7.7% | \$422,500 | \$455,000 | + 7.7% |
| Average Sales Price* | \$428,498 | \$465,910 | + 8.7% | \$428,498 | \$465,910 | + 8.7% |
| Percent of List Price Received* | 99.1% | 102.2% | + 3.1% | 99.1% | 102.2% | + 3.1% |

* 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 | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| | 2020 | 2021 | Percent Change from Previous Year | Thru 01-2020 | Thru 01-2021 | Percent Change from Previous Year |
| Inventory of Active Listings | 98 | 22 | - 77.6% | -- | -- | -- |
| Under Contract | 58 | 77 | + 32.8% | 58 | 77 | + 32.8% |
| New Listings | 58 | 76 | + 31.0% | 58 | 76 | + 31.0% |
| Sold Listings | 43 | 52 | + 20.9% | 43 | 52 | + 20.9% |
| Days on Market Until Sale | 42 | 14 | - 66.7% | 42 | 14 | - 66.7% |
| Median Sales Price* | \$280,000 | \$320,204 | + 14.4% | \$280,000 | \$320,204 | + 14.4% |
| Average Sales Price* | \$283,822 | \$313,275 | + 10.4% | \$283,822 | \$313,275 | + 10.4% |
| Percent of List Price Received* | 99.8% | 100.7% | + 0.9% | 99.8% | 100.7% | + 0.9% |

* 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

