

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

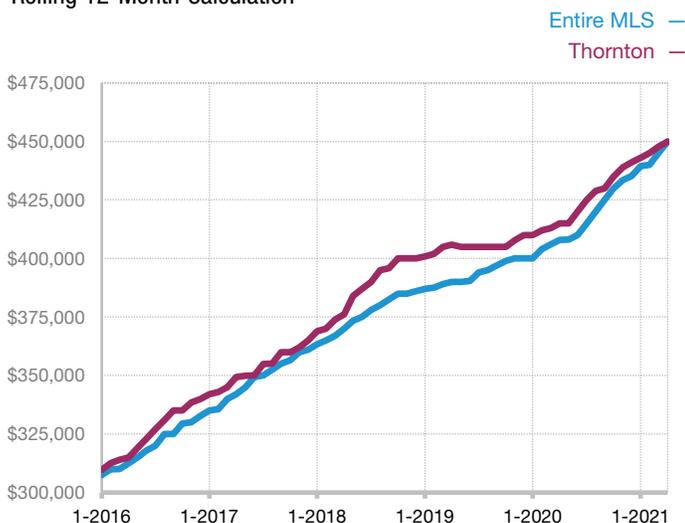
Single Family	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	204	<b>39</b>	- 80.9%	--	--	--
Under Contract	93	<b>180</b>	+ 93.5%	516	<b>631</b>	+ 22.3%
New Listings	137	<b>199</b>	+ 45.3%	614	<b>640</b>	+ 4.2%
Sold Listings	143	<b>166</b>	+ 16.1%	500	<b>565</b>	+ 13.0%
Days on Market Until Sale	16	<b>6</b>	- 62.5%	26	<b>10</b>	- 61.5%
Median Sales Price*	\$430,000	<b>\$487,750</b>	+ 13.4%	\$436,250	<b>\$470,500</b>	+ 7.9%
Average Sales Price*	\$439,696	<b>\$507,523</b>	+ 15.4%	\$441,980	<b>\$493,622</b>	+ 11.7%
Percent of List Price Received*	100.8%	<b>105.9%</b>	+ 5.1%	99.9%	<b>104.2%</b>	+ 4.3%

\* 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	April			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	126	<b>16</b>	- 87.3%	--	--	--
Under Contract	30	<b>61</b>	+ 103.3%	187	<b>269</b>	+ 43.9%
New Listings	52	<b>62</b>	+ 19.2%	237	<b>262</b>	+ 10.5%
Sold Listings	42	<b>43</b>	+ 2.4%	186	<b>233</b>	+ 25.3%
Days on Market Until Sale	20	<b>12</b>	- 40.0%	34	<b>14</b>	- 58.8%
Median Sales Price*	\$310,250	<b>\$350,000</b>	+ 12.8%	\$299,851	<b>\$326,000</b>	+ 8.7%
Average Sales Price*	\$299,788	<b>\$332,562</b>	+ 10.9%	\$291,275	<b>\$323,171</b>	+ 11.0%
Percent of List Price Received*	99.3%	<b>104.4%</b>	+ 5.1%	99.7%	<b>102.4%</b>	+ 2.7%

\* 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

