

# Local Market Update for April 2021

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

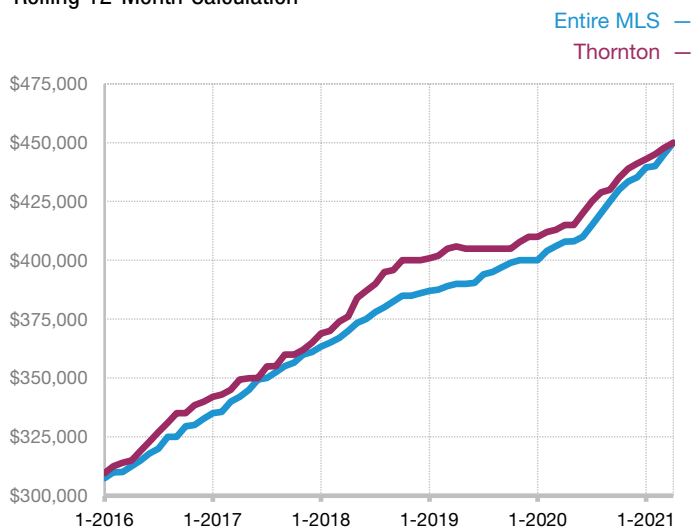
Single Family	April			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	204	39	- 80.9%	--	--	--
Under Contract	93	180	+ 93.5%	516	631	+ 22.3%
New Listings	137	199	+ 45.3%	614	640	+ 4.2%
Sold Listings	143	166	+ 16.1%	500	565	+ 13.0%
Days on Market Until Sale	16	6	- 62.5%	26	10	- 61.5%
Median Sales Price*	\$430,000	\$487,750	+ 13.4%	\$436,250	\$470,500	+ 7.9%
Average Sales Price*	\$439,696	\$507,523	+ 15.4%	\$441,980	\$493,622	+ 11.7%
Percent of List Price Received*	100.8%	105.9%	+ 5.1%	99.9%	104.2%	+ 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		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 04-2020	Thru 04-2021	Percent Change from Previous Year
Inventory of Active Listings	126	16	- 87.3%	--	--	--
Under Contract	30	61	+ 103.3%	187	269	+ 43.9%
New Listings	52	62	+ 19.2%	237	262	+ 10.5%
Sold Listings	42	43	+ 2.4%	186	233	+ 25.3%
Days on Market Until Sale	20	12	- 40.0%	34	14	- 58.8%
Median Sales Price*	\$310,250	\$350,000	+ 12.8%	\$299,851	\$326,000	+ 8.7%
Average Sales Price*	\$299,788	\$332,562	+ 10.9%	\$291,275	\$323,171	+ 11.0%
Percent of List Price Received*	99.3%	104.4%	+ 5.1%	99.7%	102.4%	+ 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

