

# Local Market Update for November 2020

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**  

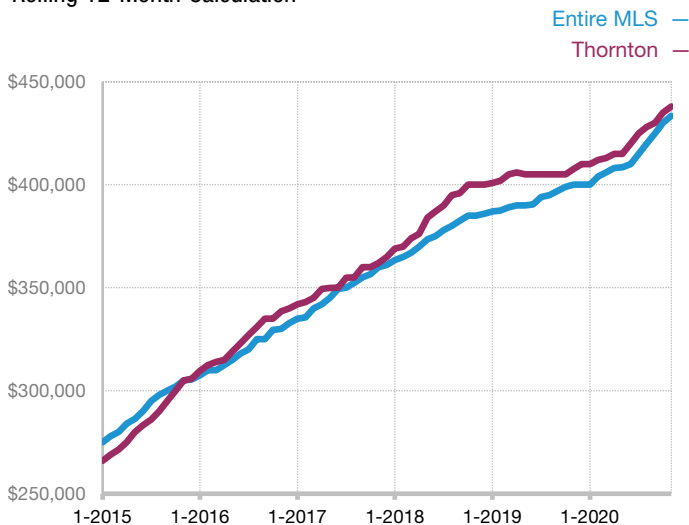
| Key Metrics                     | November  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2019      | 2020      | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 219       | 41        | - 81.3%                           | --           | --           | --                                |
| Under Contract                  | 136       | 145       | + 6.6%                            | 2,012        | 1,875        | - 6.8%                            |
| New Listings                    | 121       | 121       | 0.0%                              | 2,271        | 1,938        | - 14.7%                           |
| Sold Listings                   | 138       | 161       | + 16.7%                           | 1,940        | 1,804        | - 7.0%                            |
| Days on Market Until Sale       | 30        | 11        | - 63.3%                           | 27           | 19           | - 29.6%                           |
| Median Sales Price*             | \$416,250 | \$443,000 | + 6.4%                            | \$410,000    | \$440,950    | + 7.5%                            |
| Average Sales Price*            | \$426,583 | \$459,522 | + 7.7%                            | \$422,823    | \$449,803    | + 6.4%                            |
| Percent of List Price Received* | 99.1%     | 101.0%    | + 1.9%                            | 99.6%        | 100.5%       | + 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.

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|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
|                                 | 2019      | 2020      | Percent Change from Previous Year | Thru 11-2019 | Thru 11-2020 | Percent Change from Previous Year |
| Inventory of Active Listings    | 114       | 23        | - 79.8%                           | --           | --           | --                                |
| Under Contract                  | 44        | 68        | + 54.5%                           | 688          | 680          | - 1.2%                            |
| New Listings                    | 54        | 39        | - 27.8%                           | 847          | 715          | - 15.6%                           |
| Sold Listings                   | 46        | 63        | + 37.0%                           | 609          | 708          | + 16.3%                           |
| Days on Market Until Sale       | 25        | 14        | - 44.0%                           | 22           | 23           | + 4.5%                            |
| Median Sales Price*             | \$297,000 | \$321,907 | + 8.4%                            | \$290,000    | \$310,000    | + 6.9%                            |
| Average Sales Price*            | \$292,595 | \$309,758 | + 5.9%                            | \$285,495    | \$304,271    | + 6.6%                            |
| Percent of List Price Received* | 99.7%     | 101.2%    | + 1.5%                            | 100.0%       | 100.6%       | + 0.6%                            |

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

