

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

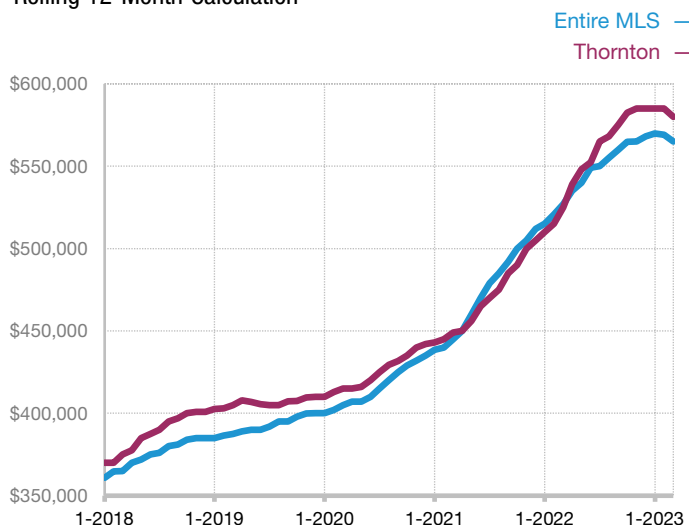
| Single Family                   | March     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 03-2022 | Thru 03-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 106       | 154       | + 45.3%                           | --           | --           | --                                |
| Under Contract                  | 177       | 128       | - 27.7%                           | 414          | 381          | - 8.0%                            |
| New Listings                    | 208       | 152       | - 26.9%                           | 450          | 384          | - 14.7%                           |
| Sold Listings                   | 137       | 131       | - 4.4%                            | 348          | 327          | - 6.0%                            |
| Days on Market Until Sale       | 13        | 35        | + 169.2%                          | 14           | 44           | + 214.3%                          |
| Median Sales Price*             | \$600,000 | \$535,000 | - 10.8%                           | \$585,000    | \$540,000    | - 7.7%                            |
| Average Sales Price*            | \$610,983 | \$559,801 | - 8.4%                            | \$596,035    | \$566,268    | - 5.0%                            |
| Percent of List Price Received* | 106.3%    | 99.3%     | - 6.6%                            | 104.6%       | 99.0%        | - 5.4%                            |

\* 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                 | March     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2022      | 2023      | Percent Change from Previous Year | Thru 03-2022 | Thru 03-2023 | Percent Change from Previous Year |
| Inventory of Active Listings    | 28        | 42        | + 50.0%                           | --           | --           | --                                |
| Under Contract                  | 62        | 54        | - 12.9%                           | 155          | 119          | - 23.2%                           |
| New Listings                    | 73        | 56        | - 23.3%                           | 162          | 125          | - 22.8%                           |
| Sold Listings                   | 63        | 43        | - 31.7%                           | 129          | 94           | - 27.1%                           |
| Days on Market Until Sale       | 12        | 32        | + 166.7%                          | 11           | 33           | + 200.0%                          |
| Median Sales Price*             | \$392,000 | \$373,000 | - 4.8%                            | \$400,000    | \$375,000    | - 6.3%                            |
| Average Sales Price*            | \$390,571 | \$370,551 | - 5.1%                            | \$396,050    | \$370,068    | - 6.6%                            |
| Percent of List Price Received* | 106.2%    | 100.2%    | - 5.6%                            | 105.5%       | 99.8%        | - 5.4%                            |

\* 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

