

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

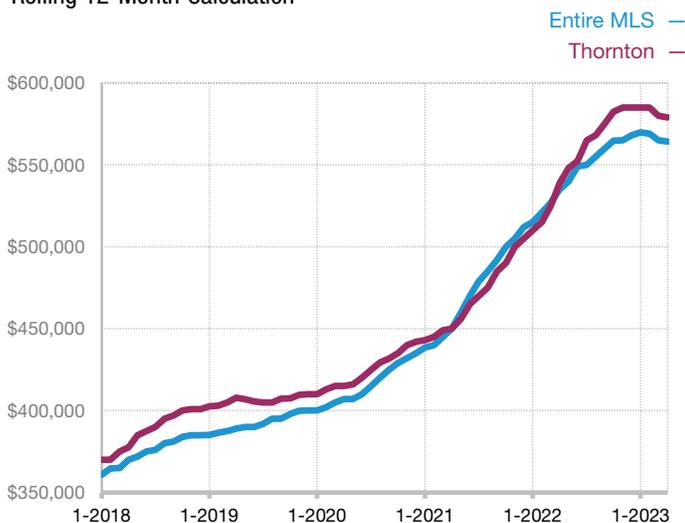
Single Family	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	148	158	+ 6.8%	--	--	--
Under Contract	186	157	- 15.6%	600	528	- 12.0%
New Listings	234	162	- 30.8%	684	546	- 20.2%
Sold Listings	177	119	- 32.8%	525	446	- 15.0%
Days on Market Until Sale	10	32	+ 220.0%	12	41	+ 241.7%
Median Sales Price*	\$601,000	\$585,000	- 2.7%	\$590,000	\$555,500	- 5.8%
Average Sales Price*	\$612,510	\$594,627	- 2.9%	\$601,589	\$573,834	- 4.6%
Percent of List Price Received*	106.1%	99.7%	- 6.0%	105.1%	99.2%	- 5.6%

* 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		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	25	38	+ 52.0%	--	--	--
Under Contract	53	44	- 17.0%	208	161	- 22.6%
New Listings	50	43	- 14.0%	212	167	- 21.2%
Sold Listings	49	49	0.0%	178	143	- 19.7%
Days on Market Until Sale	5	19	+ 280.0%	10	29	+ 190.0%
Median Sales Price*	\$435,000	\$405,000	- 6.9%	\$402,500	\$385,000	- 4.3%
Average Sales Price*	\$422,547	\$402,580	- 4.7%	\$403,344	\$381,208	- 5.5%
Percent of List Price Received*	108.6%	99.9%	- 8.0%	106.3%	99.8%	- 6.1%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

