

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

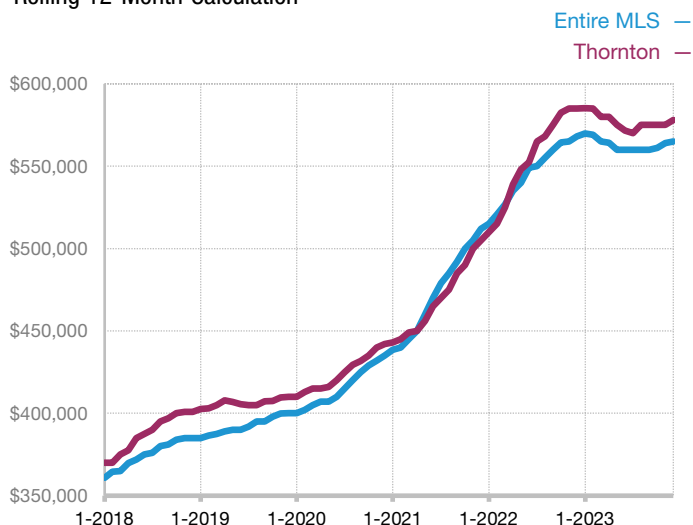
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	232	150	- 35.3%	--	--	--
Under Contract	73	77	+ 5.5%	1,630	1,431	- 12.2%
New Listings	59	52	- 11.9%	2,017	1,632	- 19.1%
Sold Listings	93	96	+ 3.2%	1,650	1,439	- 12.8%
Days on Market Until Sale	47	48	+ 2.1%	21	35	+ 66.7%
Median Sales Price*	\$530,000	\$580,000	+ 9.4%	\$585,000	\$578,000	- 1.2%
Average Sales Price*	\$543,833	\$583,194	+ 7.2%	\$598,874	\$591,553	- 1.2%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	102.1%	99.4%	- 2.6%

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	52	34	- 34.6%	--	--	--
Under Contract	22	27	+ 22.7%	556	431	- 22.5%
New Listings	9	20	+ 122.2%	613	480	- 21.7%
Sold Listings	40	26	- 35.0%	586	430	- 26.6%
Days on Market Until Sale	39	32	- 17.9%	16	35	+ 118.8%
Median Sales Price*	\$391,719	\$387,500	- 1.1%	\$400,000	\$393,500	- 1.6%
Average Sales Price*	\$377,411	\$373,804	- 1.0%	\$400,103	\$386,373	- 3.4%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	103.1%	99.7%	- 3.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

