

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

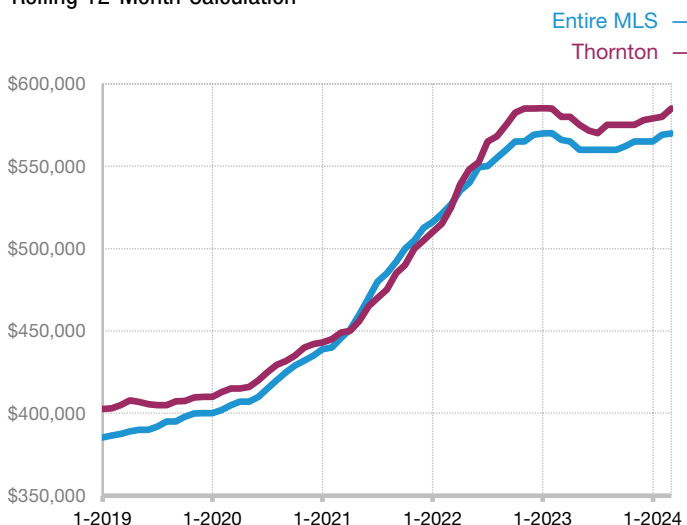
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	195	121	- 37.9%	--	--	--
Under Contract	118	125	+ 5.9%	371	335	- 9.7%
New Listings	152	121	- 20.4%	384	329	- 14.3%
Sold Listings	131	115	- 12.2%	329	283	- 14.0%
Days on Market Until Sale	35	35	0.0%	44	42	- 4.5%
Median Sales Price*	\$535,000	\$597,740	+ 11.7%	\$540,000	\$590,000	+ 9.3%
Average Sales Price*	\$559,801	\$605,927	+ 8.2%	\$567,196	\$599,161	+ 5.6%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	98.9%	99.0%	+ 0.1%

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	50	48	- 4.0%	--	--	--
Under Contract	52	48	- 7.7%	118	102	- 13.6%
New Listings	55	44	- 20.0%	124	117	- 5.6%
Sold Listings	43	29	- 32.6%	95	78	- 17.9%
Days on Market Until Sale	32	29	- 9.4%	34	33	- 2.9%
Median Sales Price*	\$373,000	\$370,000	- 0.8%	\$375,000	\$379,950	+ 1.3%
Average Sales Price*	\$370,551	\$352,603	- 4.8%	\$370,488	\$347,737	- 6.1%
Percent of List Price Received*	100.2%	100.2%	0.0%	99.8%	99.2%	- 0.6%

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

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



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

