

# Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

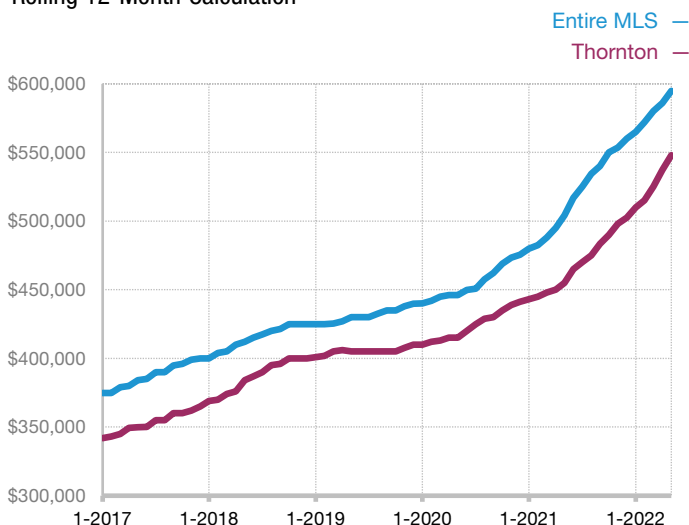
Single Family	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	62	124	+ 100.0%	--	--	--
Under Contract	186	200	+ 7.5%	806	786	- 2.5%
New Listings	186	206	+ 10.8%	826	868	+ 5.1%
Sold Listings	165	183	+ 10.9%	732	691	- 5.6%
Days on Market Until Sale	7	7	0.0%	9	11	+ 22.2%
Median Sales Price*	\$510,000	\$609,740	+ 19.6%	\$480,500	\$595,000	+ 23.8%
Average Sales Price*	\$535,159	\$621,622	+ 16.2%	\$503,027	\$606,624	+ 20.6%
Percent of List Price Received*	105.8%	105.4%	- 0.4%	104.6%	105.2%	+ 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.

Townhouse/Condo	May			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Inventory of Active Listings	21	13	- 38.1%	--	--	--
Under Contract	68	61	- 10.3%	336	261	- 22.3%
New Listings	69	62	- 10.1%	331	266	- 19.6%
Sold Listings	49	61	+ 24.5%	282	233	- 17.4%
Days on Market Until Sale	11	10	- 9.1%	14	9	- 35.7%
Median Sales Price*	\$347,000	\$420,000	+ 21.0%	\$330,000	\$407,500	+ 23.5%
Average Sales Price*	\$355,725	\$422,186	+ 18.7%	\$329,195	\$408,983	+ 24.2%
Percent of List Price Received*	106.1%	106.0%	- 0.1%	103.0%	106.3%	+ 3.2%

\* 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

