

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

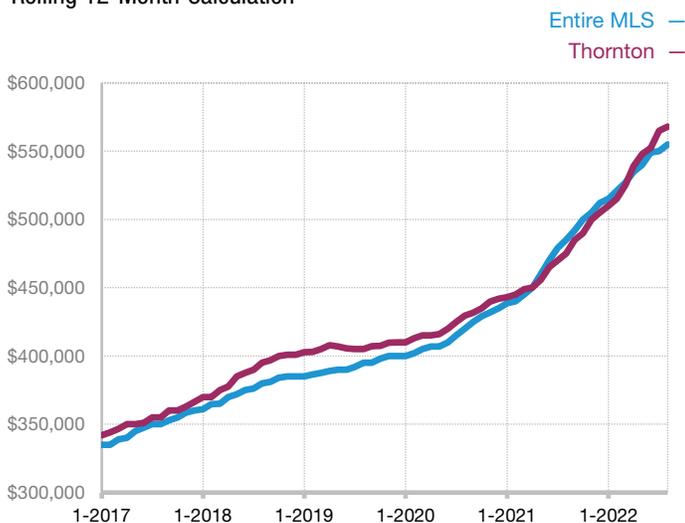
Single Family	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	124	<b>264</b>	+ 112.9%	--	--	--
Under Contract	183	<b>181</b>	- 1.1%	1,399	<b>1,229</b>	- 12.2%
New Listings	190	<b>176</b>	- 7.4%	1,497	<b>1,560</b>	+ 4.2%
Sold Listings	176	<b>134</b>	- 23.9%	1,342	<b>1,133</b>	- 15.6%
Days on Market Until Sale	9	<b>25</b>	+ 177.8%	8	<b>14</b>	+ 75.0%
Median Sales Price*	\$510,000	<b>\$550,000</b>	+ 7.8%	\$498,425	<b>\$590,000</b>	+ 18.4%
Average Sales Price*	\$532,111	<b>\$579,540</b>	+ 8.9%	\$516,347	<b>\$604,435</b>	+ 17.1%
Percent of List Price Received*	103.3%	<b>99.6%</b>	- 3.6%	105.0%	<b>103.7%</b>	- 1.2%

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

Townhouse/Condo	August			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	27	<b>66</b>	+ 144.4%	--	--	--
Under Contract	72	<b>60</b>	- 16.7%	551	<b>420</b>	- 23.8%
New Listings	68	<b>70</b>	+ 2.9%	557	<b>484</b>	- 13.1%
Sold Listings	68	<b>43</b>	- 36.8%	509	<b>403</b>	- 20.8%
Days on Market Until Sale	12	<b>14</b>	+ 16.7%	13	<b>12</b>	- 7.7%
Median Sales Price*	\$354,265	<b>\$396,950</b>	+ 12.0%	\$341,000	<b>\$405,000</b>	+ 18.8%
Average Sales Price*	\$339,703	<b>\$398,895</b>	+ 17.4%	\$333,792	<b>\$405,457</b>	+ 21.5%
Percent of List Price Received*	103.8%	<b>101.0%</b>	- 2.7%	103.9%	<b>104.6%</b>	+ 0.7%

\* 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

