

# Local Market Update for August 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

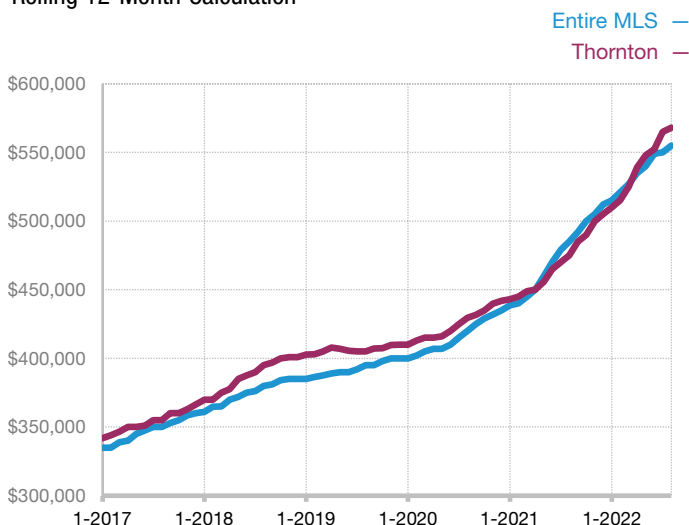
Single Family	August			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	124	264	+ 112.9%	--	--	--
Under Contract	183	181	- 1.1%	1,399	1,229	- 12.2%
New Listings	190	176	- 7.4%	1,497	1,560	+ 4.2%
Sold Listings	176	134	- 23.9%	1,342	1,133	- 15.6%
Days on Market Until Sale	9	25	+ 177.8%	8	14	+ 75.0%
Median Sales Price*	\$510,000	\$550,000	+ 7.8%	\$498,425	\$590,000	+ 18.4%
Average Sales Price*	\$532,111	\$579,540	+ 8.9%	\$516,347	\$604,435	+ 17.1%
Percent of List Price Received*	103.3%	99.6%	- 3.6%	105.0%	103.7%	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 08-2021	Thru 08-2022	Percent Change from Previous Year
Inventory of Active Listings	27	66	+ 144.4%	--	--	--
Under Contract	72	60	- 16.7%	551	420	- 23.8%
New Listings	68	70	+ 2.9%	557	484	- 13.1%
Sold Listings	68	43	- 36.8%	509	403	- 20.8%
Days on Market Until Sale	12	14	+ 16.7%	13	12	- 7.7%
Median Sales Price*	\$354,265	\$396,950	+ 12.0%	\$341,000	\$405,000	+ 18.8%
Average Sales Price*	\$339,703	\$398,895	+ 17.4%	\$333,792	\$405,457	+ 21.5%
Percent of List Price Received*	103.8%	101.0%	- 2.7%	103.9%	104.6%	+ 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

