

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

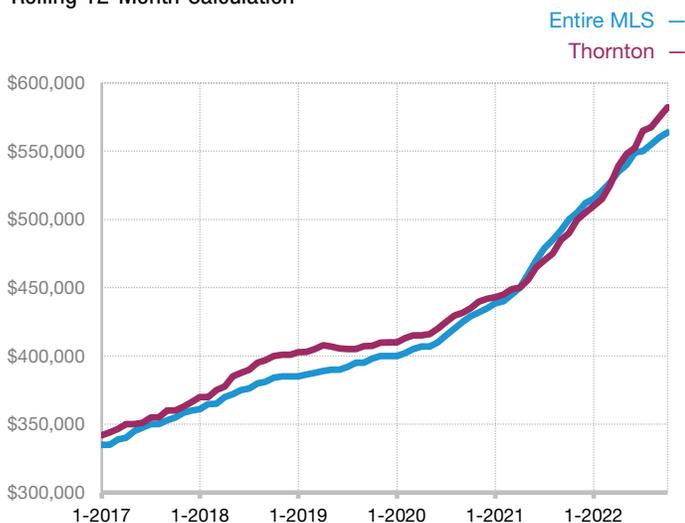
Single Family	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	140	<b>247</b>	+ 76.4%	--	--	--
Under Contract	204	<b>113</b>	- 44.6%	1,792	<b>1,460</b>	- 18.5%
New Listings	196	<b>128</b>	- 34.7%	1,919	<b>1,851</b>	- 3.5%
Sold Listings	189	<b>150</b>	- 20.6%	1,705	<b>1,441</b>	- 15.5%
Days on Market Until Sale	11	<b>35</b>	+ 218.2%	9	<b>18</b>	+ 100.0%
Median Sales Price*	\$500,000	<b>\$592,500</b>	+ 18.5%	\$500,000	<b>\$590,000</b>	+ 18.0%
Average Sales Price*	\$538,323	<b>\$603,176</b>	+ 12.0%	\$520,389	<b>\$603,041</b>	+ 15.9%
Percent of List Price Received*	102.1%	<b>99.0%</b>	- 3.0%	104.4%	<b>102.6%</b>	- 1.7%

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

Townhouse/Condo	October			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	32	<b>58</b>	+ 81.3%	--	--	--
Under Contract	65	<b>39</b>	- 40.0%	669	<b>501</b>	- 25.1%
New Listings	54	<b>29</b>	- 46.3%	682	<b>566</b>	- 17.0%
Sold Listings	55	<b>54</b>	- 1.8%	636	<b>512</b>	- 19.5%
Days on Market Until Sale	9	<b>23</b>	+ 155.6%	12	<b>14</b>	+ 16.7%
Median Sales Price*	\$380,000	<b>\$395,000</b>	+ 3.9%	\$345,000	<b>\$400,000</b>	+ 15.9%
Average Sales Price*	\$370,850	<b>\$394,188</b>	+ 6.3%	\$337,402	<b>\$402,241</b>	+ 19.2%
Percent of List Price Received*	102.1%	<b>100.0%</b>	- 2.1%	103.5%	<b>103.6%</b>	+ 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.

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



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

