

Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

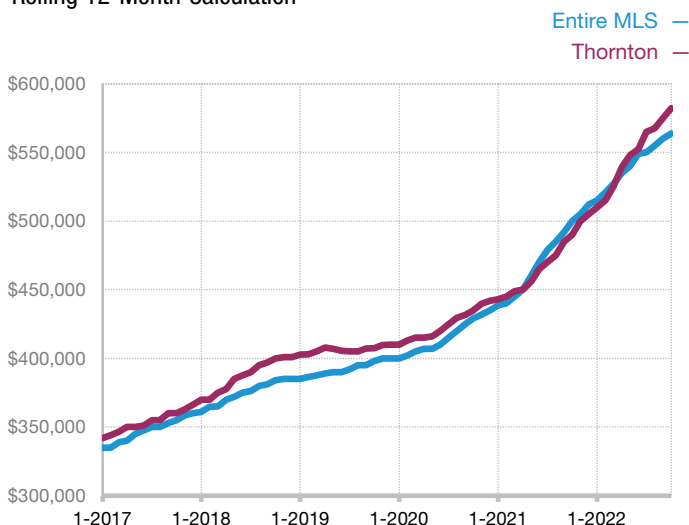
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	140	247	+ 76.4%	--	--	--
Under Contract	204	113	- 44.6%	1,792	1,460	- 18.5%
New Listings	196	128	- 34.7%	1,919	1,851	- 3.5%
Sold Listings	189	150	- 20.6%	1,705	1,441	- 15.5%
Days on Market Until Sale	11	35	+ 218.2%	9	18	+ 100.0%
Median Sales Price*	\$500,000	\$592,500	+ 18.5%	\$500,000	\$590,000	+ 18.0%
Average Sales Price*	\$538,323	\$603,176	+ 12.0%	\$520,389	\$603,041	+ 15.9%
Percent of List Price Received*	102.1%	99.0%	- 3.0%	104.4%	102.6%	- 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		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	32	58	+ 81.3%	--	--	--
Under Contract	65	39	- 40.0%	669	501	- 25.1%
New Listings	54	29	- 46.3%	682	566	- 17.0%
Sold Listings	55	54	- 1.8%	636	512	- 19.5%
Days on Market Until Sale	9	23	+ 155.6%	12	14	+ 16.7%
Median Sales Price*	\$380,000	\$395,000	+ 3.9%	\$345,000	\$400,000	+ 15.9%
Average Sales Price*	\$370,850	\$394,188	+ 6.3%	\$337,402	\$402,241	+ 19.2%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	103.5%	103.6%	+ 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

