

Local Market Update for December 2022

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

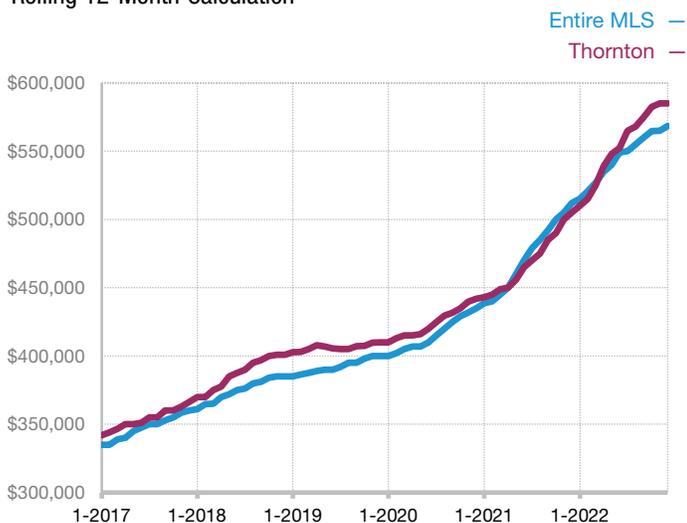
Single Family	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	87	170	+ 95.4%	--	--	--
Under Contract	106	80	- 24.5%	2,038	1,638	- 19.6%
New Listings	85	59	- 30.6%	2,140	2,017	- 5.7%
Sold Listings	160	90	- 43.8%	2,040	1,647	- 19.3%
Days on Market Until Sale	15	48	+ 220.0%	10	21	+ 110.0%
Median Sales Price*	\$549,975	\$530,500	- 3.5%	\$505,000	\$585,000	+ 15.8%
Average Sales Price*	\$551,388	\$543,294	- 1.5%	\$526,386	\$598,941	+ 13.8%
Percent of List Price Received*	102.0%	98.7%	- 3.2%	104.0%	102.1%	- 1.8%

* 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	December			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 12-2021	Thru 12-2022	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	27	41	+ 51.9%	--	--	--
Under Contract	31	24	- 22.6%	745	559	- 25.0%
New Listings	31	9	- 71.0%	758	613	- 19.1%
Sold Listings	60	40	- 33.3%	757	585	- 22.7%
Days on Market Until Sale	7	39	+ 457.1%	12	16	+ 33.3%
Median Sales Price*	\$375,000	\$391,719	+ 4.5%	\$347,000	\$400,000	+ 15.3%
Average Sales Price*	\$366,964	\$377,411	+ 2.8%	\$339,992	\$399,890	+ 17.6%
Percent of List Price Received*	102.5%	99.0%	- 3.4%	103.3%	103.1%	- 0.2%

* 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

