

Local Market Update for January 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

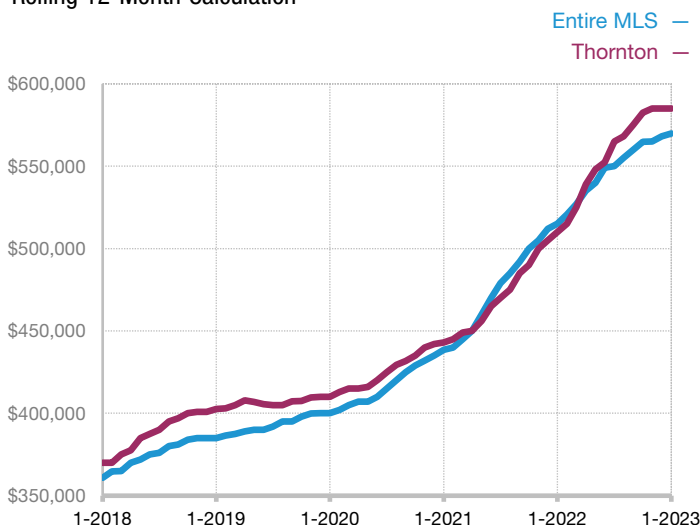
Single Family	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	59	155	+ 162.7%	--	--	--
Under Contract	118	129	+ 9.3%	118	129	+ 9.3%
New Listings	96	111	+ 15.6%	96	111	+ 15.6%
Sold Listings	95	79	- 16.8%	95	79	- 16.8%
Days on Market Until Sale	15	46	+ 206.7%	15	46	+ 206.7%
Median Sales Price*	\$560,000	\$540,000	- 3.6%	\$560,000	\$540,000	- 3.6%
Average Sales Price*	\$568,018	\$576,819	+ 1.5%	\$568,018	\$576,819	+ 1.5%
Percent of List Price Received*	102.6%	98.4%	- 4.1%	102.6%	98.4%	- 4.1%

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

Townhouse/Condo	January			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 01-2022	Thru 01-2023	Percent Change from Previous Year
Inventory of Active Listings	20	37	+ 85.0%	--	--	--
Under Contract	41	33	- 19.5%	41	33	- 19.5%
New Listings	35	28	- 20.0%	35	28	- 20.0%
Sold Listings	26	21	- 19.2%	26	21	- 19.2%
Days on Market Until Sale	10	31	+ 210.0%	10	31	+ 210.0%
Median Sales Price*	\$399,500	\$360,000	- 9.9%	\$399,500	\$360,000	- 9.9%
Average Sales Price*	\$395,154	\$349,552	- 11.5%	\$395,154	\$349,552	- 11.5%
Percent of List Price Received*	104.0%	98.8%	- 5.0%	104.0%	98.8%	- 5.0%

* 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

