

# Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

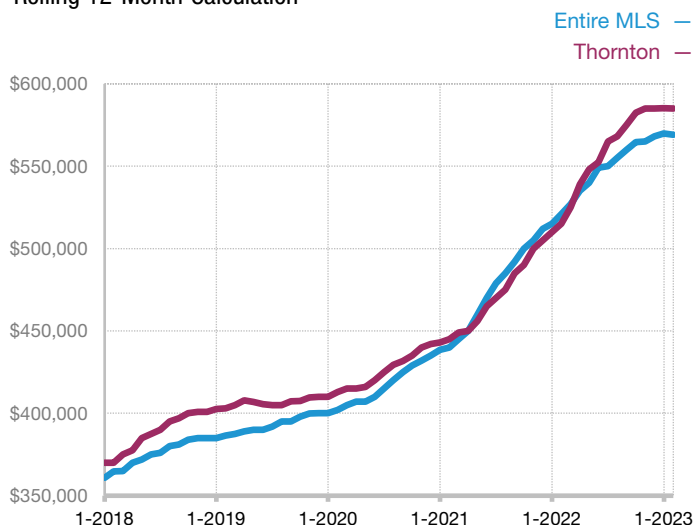
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	80	133	+ 66.3%	--	--	--
Under Contract	119	143	+ 20.2%	237	262	+ 10.5%
New Listings	146	121	- 17.1%	242	232	- 4.1%
Sold Listings	116	114	- 1.7%	211	194	- 8.1%
Days on Market Until Sale	14	52	+ 271.4%	14	50	+ 257.1%
Median Sales Price*	\$589,950	\$557,450	- 5.5%	\$582,500	\$551,000	- 5.4%
Average Sales Price*	\$601,326	\$567,034	- 5.7%	\$586,330	\$571,137	- 2.6%
Percent of List Price Received*	104.4%	99.0%	- 5.2%	103.6%	98.7%	- 4.7%

\* 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	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Inventory of Active Listings	18	38	+ 111.1%	--	--	--
Under Contract	52	37	- 28.8%	93	68	- 26.9%
New Listings	54	41	- 24.1%	89	69	- 22.5%
Sold Listings	40	30	- 25.0%	66	51	- 22.7%
Days on Market Until Sale	10	36	+ 260.0%	10	34	+ 240.0%
Median Sales Price*	\$408,750	\$384,950	- 5.8%	\$404,000	\$375,000	- 7.2%
Average Sales Price*	\$405,262	\$383,735	- 5.3%	\$401,280	\$369,660	- 7.9%
Percent of List Price Received*	105.2%	99.9%	- 5.0%	104.7%	99.4%	- 5.1%

\* 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

