

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

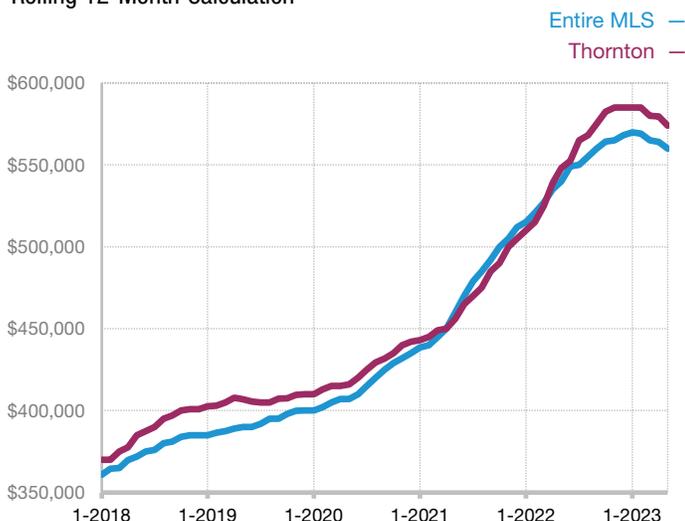
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	166	<b>162</b>	- 2.4%	--	--	--
Under Contract	189	<b>163</b>	- 13.8%	789	<b>679</b>	- 13.9%
New Listings	213	<b>177</b>	- 16.9%	897	<b>722</b>	- 19.5%
Sold Listings	189	<b>154</b>	- 18.5%	714	<b>601</b>	- 15.8%
Days on Market Until Sale	7	<b>20</b>	+ 185.7%	11	<b>35</b>	+ 218.2%
Median Sales Price*	\$605,000	<b>\$550,000</b>	- 9.1%	\$595,000	<b>\$555,000</b>	- 6.7%
Average Sales Price*	\$617,681	<b>\$574,262</b>	- 7.0%	\$605,849	<b>\$573,964</b>	- 5.3%
Percent of List Price Received*	105.5%	<b>101.0%</b>	- 4.3%	105.2%	<b>99.6%</b>	- 5.3%

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	28	<b>43</b>	+ 53.6%	--	--	--
Under Contract	61	<b>52</b>	- 14.8%	269	<b>213</b>	- 20.8%
New Listings	66	<b>59</b>	- 10.6%	278	<b>227</b>	- 18.3%
Sold Listings	66	<b>50</b>	- 24.2%	244	<b>193</b>	- 20.9%
Days on Market Until Sale	18	<b>24</b>	+ 33.3%	12	<b>27</b>	+ 125.0%
Median Sales Price*	\$419,000	<b>\$397,500</b>	- 5.1%	\$407,250	<b>\$390,000</b>	- 4.2%
Average Sales Price*	\$415,020	<b>\$387,734</b>	- 6.6%	\$406,502	<b>\$382,899</b>	- 5.8%
Percent of List Price Received*	105.9%	<b>100.9%</b>	- 4.7%	106.2%	<b>100.1%</b>	- 5.7%

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

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



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

