

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

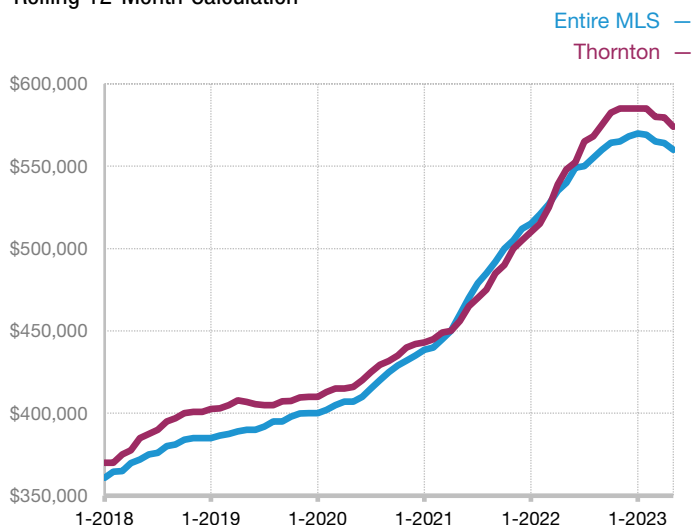
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	166	162	- 2.4%	--	--	--
Under Contract	189	163	- 13.8%	789	679	- 13.9%
New Listings	213	177	- 16.9%	897	722	- 19.5%
Sold Listings	189	154	- 18.5%	714	601	- 15.8%
Days on Market Until Sale	7	20	+ 185.7%	11	35	+ 218.2%
Median Sales Price*	\$605,000	\$550,000	- 9.1%	\$595,000	\$555,000	- 6.7%
Average Sales Price*	\$617,681	\$574,262	- 7.0%	\$605,849	\$573,964	- 5.3%
Percent of List Price Received*	105.5%	101.0%	- 4.3%	105.2%	99.6%	- 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		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	28	43	+ 53.6%	--	--	--
Under Contract	61	52	- 14.8%	269	213	- 20.8%
New Listings	66	59	- 10.6%	278	227	- 18.3%
Sold Listings	66	50	- 24.2%	244	193	- 20.9%
Days on Market Until Sale	18	24	+ 33.3%	12	27	+ 125.0%
Median Sales Price*	\$419,000	\$397,500	- 5.1%	\$407,250	\$390,000	- 4.2%
Average Sales Price*	\$415,020	\$387,734	- 6.6%	\$406,502	\$382,899	- 5.8%
Percent of List Price Received*	105.9%	100.9%	- 4.7%	106.2%	100.1%	- 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

