

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

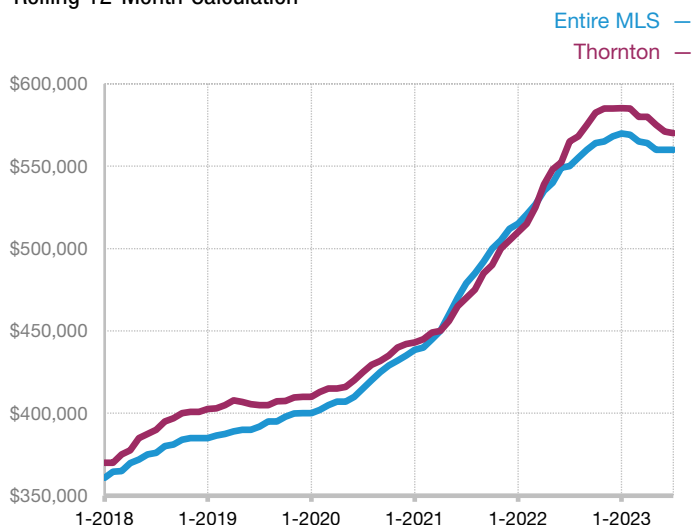
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	368	203	- 44.8%	--	--	--
Under Contract	137	148	+ 8.0%	1,041	954	- 8.4%
New Listings	230	169	- 26.5%	1,384	1,077	- 22.2%
Sold Listings	127	136	+ 7.1%	1,000	894	- 10.6%
Days on Market Until Sale	17	24	+ 41.2%	12	32	+ 166.7%
Median Sales Price*	\$600,000	\$575,000	- 4.2%	\$599,000	\$568,250	- 5.1%
Average Sales Price*	\$610,284	\$600,061	- 1.7%	\$608,163	\$583,622	- 4.0%
Percent of List Price Received*	100.4%	99.8%	- 0.6%	104.2%	99.8%	- 4.2%

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

Townhouse/Condo	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
Inventory of Active Listings	72	53	- 26.4%	--	--	--
Under Contract	39	44	+ 12.8%	360	282	- 21.7%
New Listings	67	43	- 35.8%	414	317	- 23.4%
Sold Listings	54	27	- 50.0%	360	261	- 27.5%
Days on Market Until Sale	13	26	+ 100.0%	12	26	+ 116.7%
Median Sales Price*	\$393,917	\$420,000	+ 6.6%	\$405,500	\$396,000	- 2.3%
Average Sales Price*	\$392,991	\$413,015	+ 5.1%	\$406,240	\$388,196	- 4.4%
Percent of List Price Received*	101.1%	99.9%	- 1.2%	105.0%	100.1%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

