

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

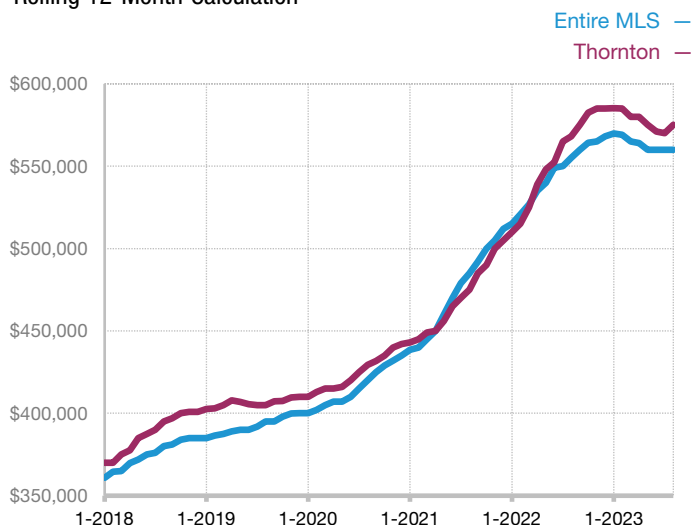
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	347	209	- 39.8%	--	--	--
Under Contract	167	148	- 11.4%	1,208	1,086	- 10.1%
New Listings	175	164	- 6.3%	1,559	1,240	- 20.5%
Sold Listings	135	121	- 10.4%	1,135	1,017	- 10.4%
Days on Market Until Sale	25	33	+ 32.0%	14	33	+ 135.7%
Median Sales Price*	\$550,000	\$602,500	+ 9.5%	\$590,000	\$575,000	- 2.5%
Average Sales Price*	\$578,851	\$632,180	+ 9.2%	\$604,677	\$589,661	- 2.5%
Percent of List Price Received*	99.7%	99.1%	- 0.6%	103.7%	99.7%	- 3.9%

\* 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	81	49	- 39.5%	--	--	--
Under Contract	54	44	- 18.5%	414	323	- 22.0%
New Listings	70	47	- 32.9%	484	364	- 24.8%
Sold Listings	44	45	+ 2.3%	404	306	- 24.3%
Days on Market Until Sale	14	19	+ 35.7%	12	25	+ 108.3%
Median Sales Price*	\$395,975	\$365,000	- 7.8%	\$405,000	\$391,850	- 3.2%
Average Sales Price*	\$395,102	\$382,484	- 3.2%	\$405,027	\$387,356	- 4.4%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	104.6%	100.1%	- 4.3%

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

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



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

