

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

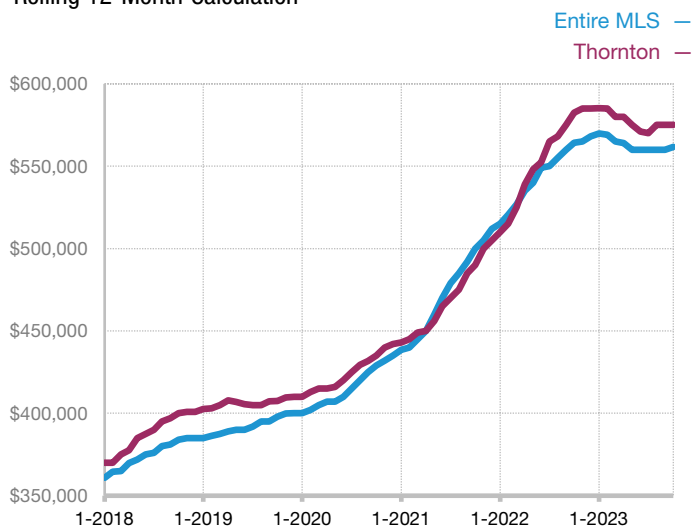
| Single Family | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 324 | 208 | - 35.8% | -- | -- | -- |
| Under Contract | 105 | 111 | + 5.7% | 1,448 | 1,275 | - 11.9% |
| New Listings | 127 | 111 | - 12.6% | 1,849 | 1,482 | - 19.8% |
| Sold Listings | 153 | 97 | - 36.6% | 1,446 | 1,232 | - 14.8% |
| Days on Market Until Sale | 35 | 37 | + 5.7% | 18 | 32 | + 77.8% |
| Median Sales Price* | \$590,000 | \$550,000 | - 6.8% | \$590,000 | \$575,000 | - 2.5% |
| Average Sales Price* | \$604,127 | \$592,700 | - 1.9% | \$603,553 | \$591,899 | - 1.9% |
| Percent of List Price Received* | 99.0% | 98.5% | - 0.5% | 102.6% | 99.5% | - 3.0% |

* 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 | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2022 | 2023 | Percent Change from Previous Year | Thru 10-2022 | Thru 10-2023 | Percent Change from Previous Year |
| Inventory of Active Listings | 73 | 43 | - 41.1% | -- | -- | -- |
| Under Contract | 38 | 31 | - 18.4% | 500 | 384 | - 23.2% |
| New Listings | 30 | 37 | + 23.3% | 568 | 434 | - 23.6% |
| Sold Listings | 55 | 33 | - 40.0% | 513 | 375 | - 26.9% |
| Days on Market Until Sale | 23 | 82 | + 256.5% | 14 | 35 | + 150.0% |
| Median Sales Price* | \$395,000 | \$395,000 | 0.0% | \$400,000 | \$394,000 | - 1.5% |
| Average Sales Price* | \$393,639 | \$404,345 | + 2.7% | \$402,166 | \$389,464 | - 3.2% |
| Percent of List Price Received* | 99.9% | 99.0% | - 0.9% | 103.6% | 99.8% | - 3.7% |

* 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

