

Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

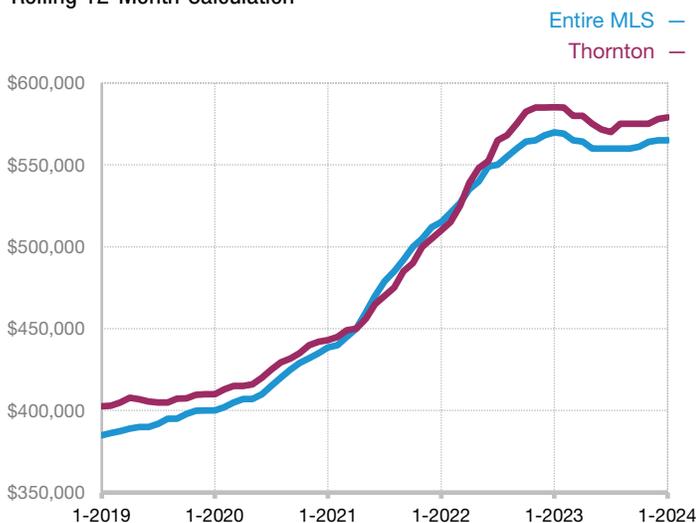
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	205	124	- 39.5%	--	--	--
Under Contract	119	122	+ 2.5%	119	122	+ 2.5%
New Listings	111	104	- 6.3%	111	104	- 6.3%
Sold Listings	81	64	- 21.0%	81	64	- 21.0%
Days on Market Until Sale	47	46	- 2.1%	47	46	- 2.1%
Median Sales Price*	\$540,000	\$578,750	+ 7.2%	\$540,000	\$578,750	+ 7.2%
Average Sales Price*	\$578,354	\$590,843	+ 2.2%	\$578,354	\$590,843	+ 2.2%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.3%	97.8%	- 0.5%

* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
Inventory of Active Listings	47	31	- 34.0%	--	--	--
Under Contract	31	32	+ 3.2%	31	32	+ 3.2%
New Listings	28	27	- 3.6%	28	27	- 3.6%
Sold Listings	21	22	+ 4.8%	21	22	+ 4.8%
Days on Market Until Sale	31	41	+ 32.3%	31	41	+ 32.3%
Median Sales Price*	\$360,000	\$336,499	- 6.5%	\$360,000	\$336,499	- 6.5%
Average Sales Price*	\$349,552	\$310,518	- 11.2%	\$349,552	\$310,518	- 11.2%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.8%	98.2%	- 0.6%

* 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

