

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

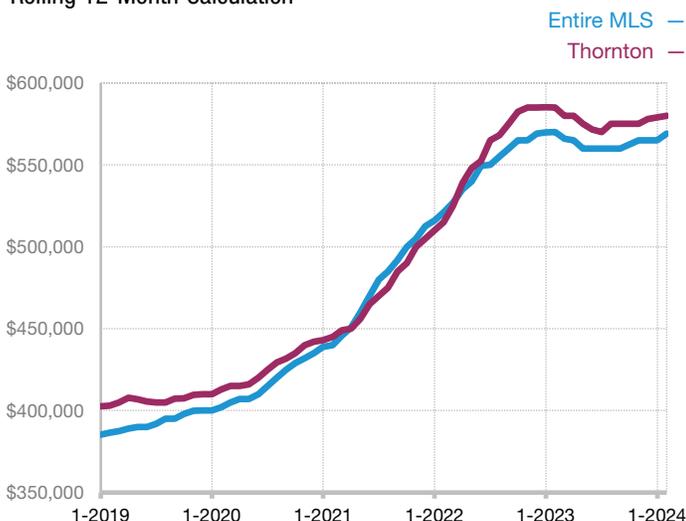
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	179	129	- 27.9%	--	--	--
Under Contract	134	101	- 24.6%	253	219	- 13.4%
New Listings	121	104	- 14.0%	232	208	- 10.3%
Sold Listings	117	104	- 11.1%	198	168	- 15.2%
Days on Market Until Sale	53	46	- 13.2%	51	46	- 9.8%
Median Sales Price*	\$555,000	\$599,500	+ 8.0%	\$551,000	\$585,500	+ 6.3%
Average Sales Price*	\$567,751	\$596,800	+ 5.1%	\$572,089	\$594,530	+ 3.9%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.7%	98.5%	- 0.2%

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	47	50	+ 6.4%	--	--	--
Under Contract	35	26	- 25.7%	66	56	- 15.2%
New Listings	41	47	+ 14.6%	69	74	+ 7.2%
Sold Listings	31	27	- 12.9%	52	49	- 5.8%
Days on Market Until Sale	37	30	- 18.9%	35	35	0.0%
Median Sales Price*	\$385,000	\$390,000	+ 1.3%	\$378,600	\$380,000	+ 0.4%
Average Sales Price*	\$384,582	\$372,837	- 3.1%	\$370,436	\$344,857	- 6.9%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.5%	98.6%	- 0.9%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

