

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

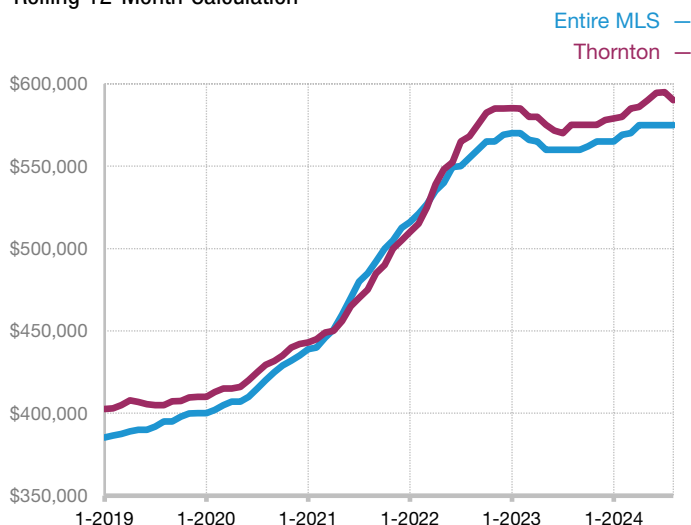
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	264	196	- 25.8%	--	--	--
Under Contract	129	117	- 9.3%	1,065	841	- 21.0%
New Listings	164	121	- 26.2%	1,238	995	- 19.6%
Sold Listings	122	94	- 23.0%	1,018	798	- 21.6%
Days on Market Until Sale	33	28	- 15.2%	33	33	0.0%
Median Sales Price*	\$601,250	\$580,100	- 3.5%	\$575,000	\$594,433	+ 3.4%
Average Sales Price*	\$630,605	\$586,269	- 7.0%	\$589,711	\$604,470	+ 2.5%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.7%	99.5%	- 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	68	78	+ 14.7%	--	--	--
Under Contract	41	37	- 9.8%	318	279	- 12.3%
New Listings	47	52	+ 10.6%	365	351	- 3.8%
Sold Listings	45	37	- 17.8%	306	267	- 12.7%
Days on Market Until Sale	19	27	+ 42.1%	25	28	+ 12.0%
Median Sales Price*	\$365,000	\$399,000	+ 9.3%	\$391,850	\$389,000	- 0.7%
Average Sales Price*	\$382,484	\$365,624	- 4.4%	\$387,356	\$369,620	- 4.6%
Percent of List Price Received*	99.9%	98.8%	- 1.1%	100.1%	99.4%	- 0.7%

\* 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

