

Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

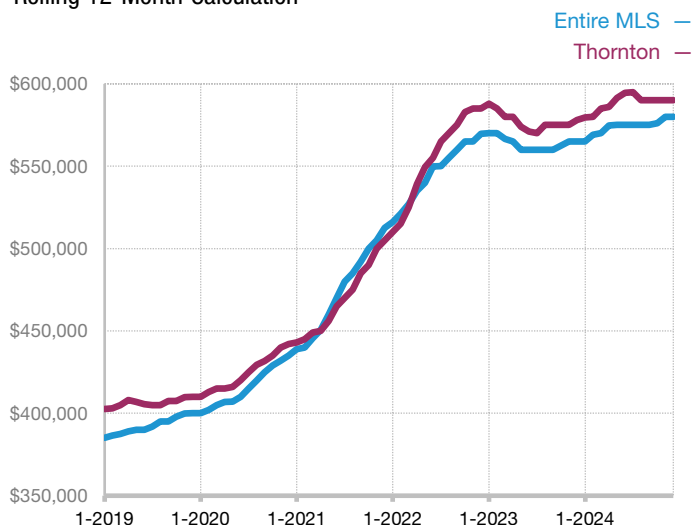
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	190	141	- 25.8%	--	--	--
Under Contract	73	72	- 1.4%	1,423	1,233	- 13.4%
New Listings	51	56	+ 9.8%	1,628	1,443	- 11.4%
Sold Listings	96	76	- 20.8%	1,439	1,223	- 15.0%
Days on Market Until Sale	49	47	- 4.1%	35	35	0.0%
Median Sales Price*	\$580,000	\$554,500	- 4.4%	\$578,000	\$590,000	+ 2.1%
Average Sales Price*	\$585,194	\$577,684	- 1.3%	\$591,802	\$600,975	+ 1.6%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	99.4%	99.5%	+ 0.1%

* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	45	53	+ 17.8%	--	--	--
Under Contract	25	19	- 24.0%	429	397	- 7.5%
New Listings	20	16	- 20.0%	481	500	+ 4.0%
Sold Listings	26	28	+ 7.7%	430	396	- 7.9%
Days on Market Until Sale	32	42	+ 31.3%	35	32	- 8.6%
Median Sales Price*	\$387,500	\$363,750	- 6.1%	\$393,500	\$390,000	- 0.9%
Average Sales Price*	\$373,804	\$350,013	- 6.4%	\$386,373	\$372,182	- 3.7%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.7%	99.4%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

