

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

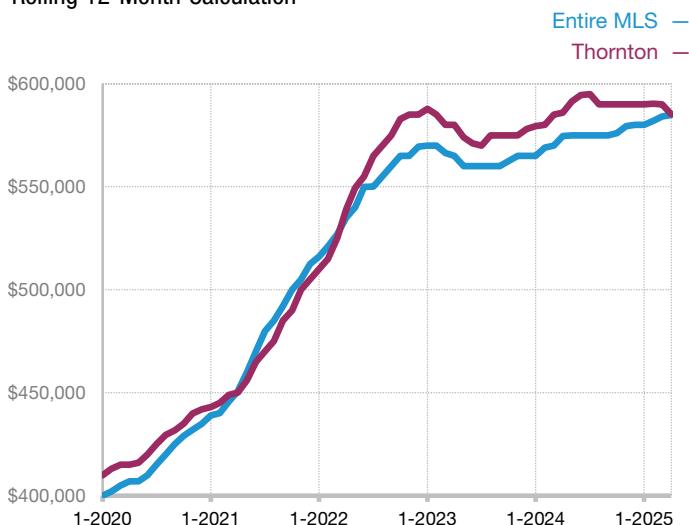
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	165	279	+ 69.1%	--	--	--
Under Contract	124	141	+ 13.7%	457	418	- 8.5%
New Listings	144	205	+ 42.4%	489	606	+ 23.9%
Sold Listings	110	118	+ 7.3%	407	351	- 13.8%
Days on Market Until Sale	27	33	+ 22.2%	38	40	+ 5.3%
Median Sales Price*	\$602,500	\$573,000	- 4.9%	\$595,000	\$584,950	- 1.7%
Average Sales Price*	\$606,227	\$590,746	- 2.6%	\$600,848	\$601,784	+ 0.2%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	99.3%	99.7%	+ 0.4%

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	55	114	+ 107.3%	--	--	--
Under Contract	41	54	+ 31.7%	143	128	- 10.5%
New Listings	43	68	+ 58.1%	166	220	+ 32.5%
Sold Listings	45	32	- 28.9%	126	93	- 26.2%
Days on Market Until Sale	24	33	+ 37.5%	31	46	+ 48.4%
Median Sales Price*	\$420,000	\$388,000	- 7.6%	\$389,500	\$393,600	+ 1.1%
Average Sales Price*	\$403,287	\$380,800	- 5.6%	\$368,487	\$381,633	+ 3.6%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.4%	99.4%	0.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

