

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

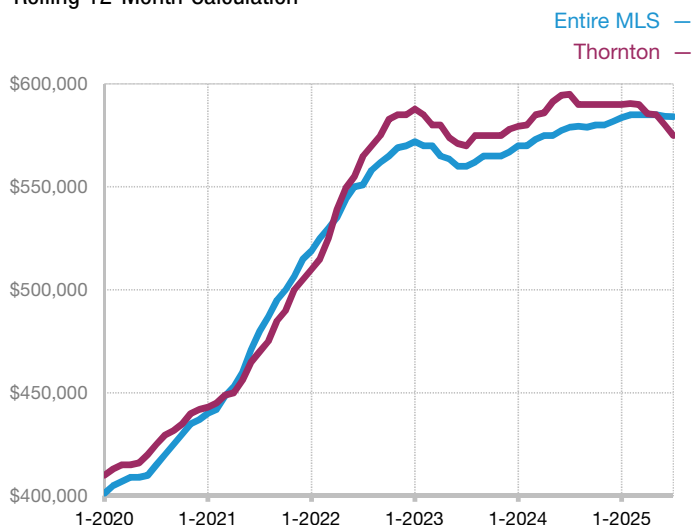
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	261	315	+ 20.7%	--	--	--
Under Contract	86	120	+ 39.5%	753	811	+ 7.7%
New Listings	153	147	- 3.9%	926	1,141	+ 23.2%
Sold Listings	95	132	+ 38.9%	739	766	+ 3.7%
Days on Market Until Sale	30	39	+ 30.0%	35	35	0.0%
Median Sales Price*	\$585,000	\$557,000	- 4.8%	\$595,000	\$574,900	- 3.4%
Average Sales Price*	\$604,220	\$584,596	- 3.2%	\$606,751	\$594,804	- 2.0%
Percent of List Price Received*	99.3%	100.1%	+ 0.8%	99.6%	99.8%	+ 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	78	132	+ 69.2%	--	--	--
Under Contract	45	42	- 6.7%	253	228	- 9.9%
New Listings	44	55	+ 25.0%	315	392	+ 24.4%
Sold Listings	34	32	- 5.9%	240	205	- 14.6%
Days on Market Until Sale	23	50	+ 117.4%	29	48	+ 65.5%
Median Sales Price*	\$390,000	\$390,000	0.0%	\$389,500	\$390,000	+ 0.1%
Average Sales Price*	\$376,488	\$378,319	+ 0.5%	\$371,951	\$382,383	+ 2.8%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	99.6%	99.2%	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

