

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

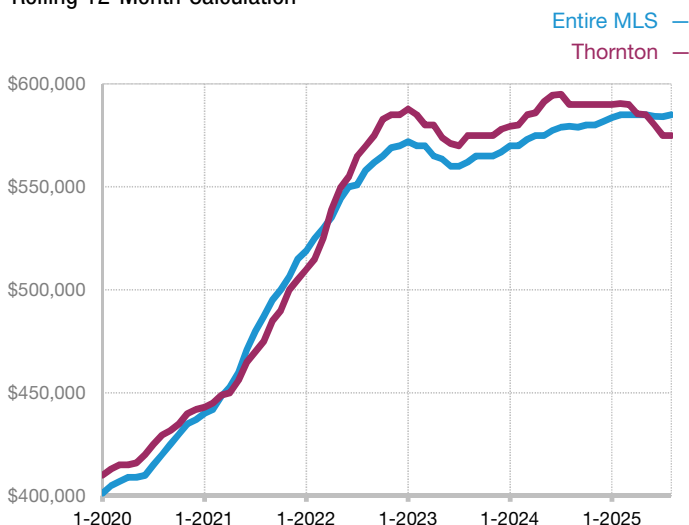
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	240	291	+ 21.3%	--	--	--
Under Contract	124	140	+ 12.9%	877	944	+ 7.6%
New Listings	130	145	+ 11.5%	1,056	1,288	+ 22.0%
Sold Listings	100	111	+ 11.0%	839	880	+ 4.9%
Days on Market Until Sale	29	39	+ 34.5%	34	36	+ 5.9%
Median Sales Price*	\$580,100	\$565,000	- 2.6%	\$591,000	\$570,500	- 3.5%
Average Sales Price*	\$584,693	\$592,984	+ 1.4%	\$604,122	\$594,641	- 1.6%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.5%	99.7%	+ 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	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	96	131	+ 36.5%	--	--	--
Under Contract	32	38	+ 18.8%	285	264	- 7.4%
New Listings	55	50	- 9.1%	370	441	+ 19.2%
Sold Listings	37	38	+ 2.7%	277	243	- 12.3%
Days on Market Until Sale	31	50	+ 61.3%	29	48	+ 65.5%
Median Sales Price*	\$395,000	\$376,875	- 4.6%	\$390,000	\$385,000	- 1.3%
Average Sales Price*	\$358,570	\$378,803	+ 5.6%	\$370,164	\$381,824	+ 3.1%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	99.5%	99.1%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

