

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

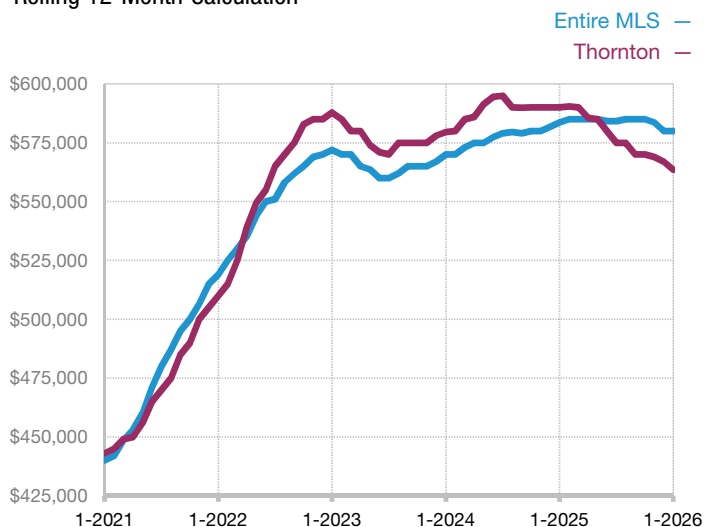
| Single Family                   | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 192       | 163       | - 15.1%                           | --           | --           | --                                |
| Under Contract                  | 58        | 117       | + 101.7%                          | 58           | 117          | + 101.7%                          |
| New Listings                    | 88        | 110       | + 25.0%                           | 88           | 110          | + 25.0%                           |
| Sold Listings                   | 68        | 55        | - 19.1%                           | 68           | 55           | - 19.1%                           |
| Days on Market Until Sale       | 43        | 55        | + 27.9%                           | 43           | 55           | + 27.9%                           |
| Median Sales Price*             | \$596,475 | \$510,000 | - 14.5%                           | \$596,475    | \$510,000    | - 14.5%                           |
| Average Sales Price*            | \$592,535 | \$526,809 | - 11.1%                           | \$592,535    | \$526,809    | - 11.1%                           |
| Percent of List Price Received* | 98.8%     | 99.1%     | + 0.3%                            | 98.8%        | 99.1%        | + 0.3%                            |

\* 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                 | January   |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 01-2025 | Thru 01-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 92        | 105       | + 14.1%                           | --           | --           | --                                |
| Under Contract                  | 14        | 26        | + 85.7%                           | 14           | 26           | + 85.7%                           |
| New Listings                    | 44        | 43        | - 2.3%                            | 44           | 43           | - 2.3%                            |
| Sold Listings                   | 17        | 23        | + 35.3%                           | 17           | 23           | + 35.3%                           |
| Days on Market Until Sale       | 71        | 74        | + 4.2%                            | 71           | 74           | + 4.2%                            |
| Median Sales Price*             | \$390,000 | \$355,000 | - 9.0%                            | \$390,000    | \$355,000    | - 9.0%                            |
| Average Sales Price*            | \$361,550 | \$371,672 | + 2.8%                            | \$361,550    | \$371,672    | + 2.8%                            |
| Percent of List Price Received* | 99.8%     | 99.0%     | - 0.8%                            | 99.8%        | 99.0%        | - 0.8%                            |

\* 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

