

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

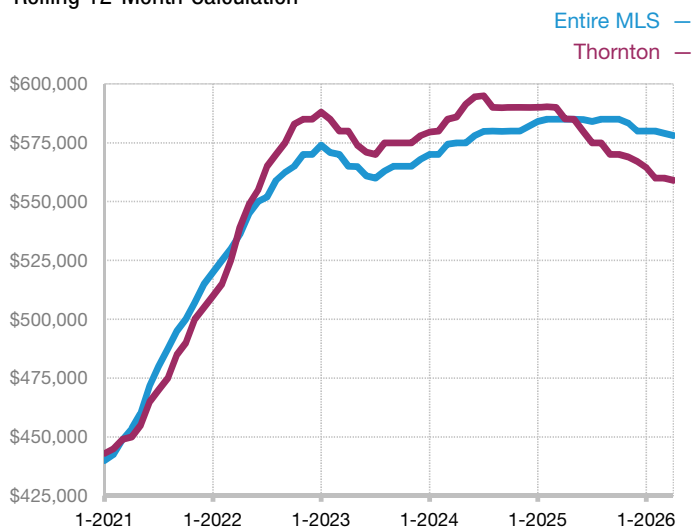
Single Family	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	317	178	- 43.8%	--	--	--
Under Contract	129	133	+ 3.1%	404	520	+ 28.7%
New Listings	206	154	- 25.2%	607	583	- 4.0%
Sold Listings	118	142	+ 20.3%	351	425	+ 21.1%
Days on Market Until Sale	34	34	0.0%	41	47	+ 14.6%
Median Sales Price*	\$573,000	\$565,000	- 1.4%	\$584,950	\$552,500	- 5.5%
Average Sales Price*	\$590,746	\$594,385	+ 0.6%	\$601,784	\$577,374	- 4.1%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.7%	99.5%	- 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	April			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Inventory of Active Listings	127	117	- 7.9%	--	--	--
Under Contract	50	44	- 12.0%	124	165	+ 33.1%
New Listings	67	54	- 19.4%	220	209	- 5.0%
Sold Listings	32	49	+ 53.1%	93	139	+ 49.5%
Days on Market Until Sale	34	58	+ 70.6%	48	63	+ 31.3%
Median Sales Price*	\$388,000	\$382,695	- 1.4%	\$393,600	\$379,900	- 3.5%
Average Sales Price*	\$380,800	\$381,035	+ 0.1%	\$381,633	\$374,904	- 1.8%
Percent of List Price Received*	99.4%	99.9%	+ 0.5%	99.4%	99.3%	- 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

