

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

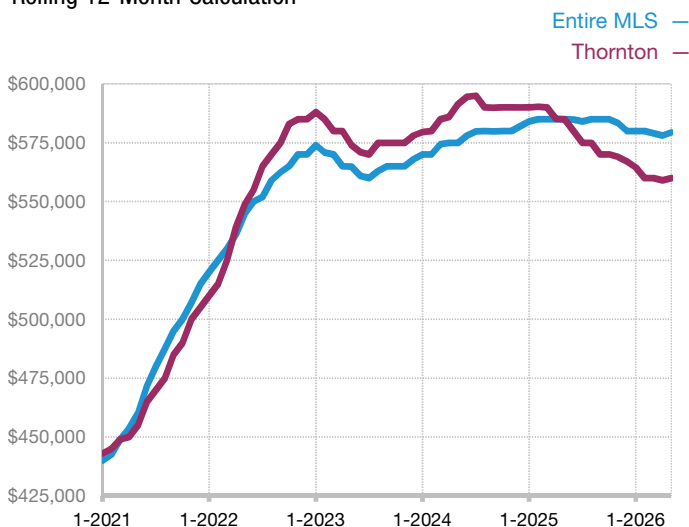
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	355	217	- 38.9%	--	--	--
Under Contract	149	111	- 25.5%	553	624	+ 12.8%
New Listings	217	161	- 25.8%	824	744	- 9.7%
Sold Listings	128	117	- 8.6%	479	544	+ 13.6%
Days on Market Until Sale	26	25	- 3.8%	37	42	+ 13.5%
Median Sales Price*	\$562,450	\$581,500	+ 3.4%	\$579,950	\$560,000	- 3.4%
Average Sales Price*	\$579,793	\$615,898	+ 6.2%	\$595,907	\$585,596	- 1.7%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.7%	99.6%	- 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.

Townhouse/Condo	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	150	134	- 10.7%	--	--	--
Under Contract	30	35	+ 16.7%	154	193	+ 25.3%
New Listings	63	60	- 4.8%	283	269	- 4.9%
Sold Listings	48	35	- 27.1%	141	175	+ 24.1%
Days on Market Until Sale	43	41	- 4.7%	46	59	+ 28.3%
Median Sales Price*	\$395,000	\$404,000	+ 2.3%	\$395,000	\$380,000	- 3.8%
Average Sales Price*	\$391,604	\$379,745	- 3.0%	\$385,027	\$375,404	- 2.5%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.3%	99.4%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

