

Local Market Update for June 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

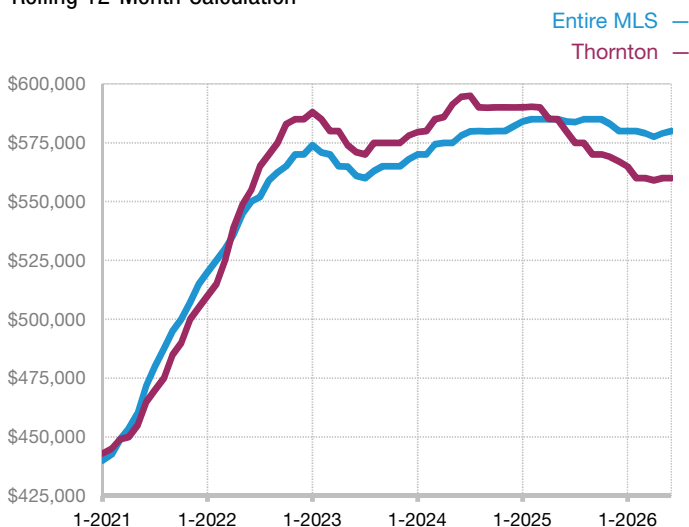
Single Family	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	366	231	- 36.9%	--	--	--
Under Contract	134	111	- 17.2%	687	724	+ 5.4%
New Listings	164	140	- 14.6%	988	885	- 10.4%
Sold Listings	156	117	- 25.0%	635	661	+ 4.1%
Days on Market Until Sale	31	25	- 19.4%	36	39	+ 8.3%
Median Sales Price*	\$564,500	\$565,000	+ 0.1%	\$575,000	\$560,000	- 2.6%
Average Sales Price*	\$597,942	\$605,681	+ 1.3%	\$596,407	\$588,966	- 1.2%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	99.8%	99.7%	- 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	June			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 06-2025	Thru 06-2026	Percent Change from Previous Year
Inventory of Active Listings	162	123	- 24.1%	--	--	--
Under Contract	32	42	+ 31.3%	186	230	+ 23.7%
New Listings	52	39	- 25.0%	335	308	- 8.1%
Sold Listings	32	32	0.0%	173	207	+ 19.7%
Days on Market Until Sale	59	50	- 15.3%	49	58	+ 18.4%
Median Sales Price*	\$383,075	\$371,500	- 3.0%	\$390,000	\$380,000	- 2.6%
Average Sales Price*	\$374,799	\$371,189	- 1.0%	\$383,135	\$374,752	- 2.2%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.2%	99.3%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

