

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

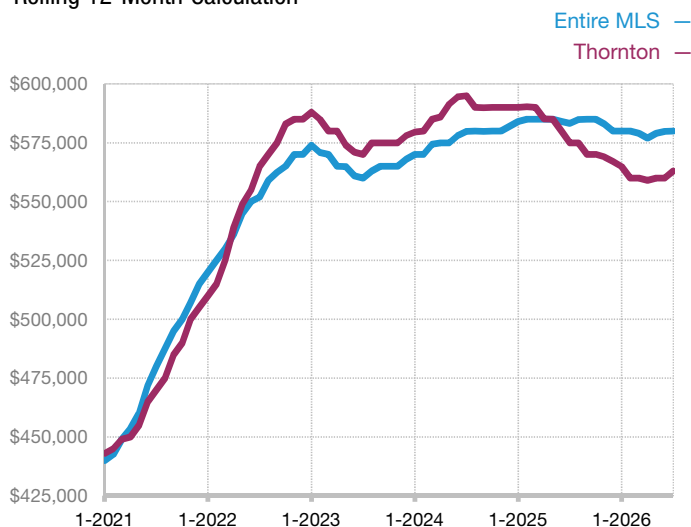
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	376	233	- 38.0%	--	--	--
Under Contract	112	98	- 12.5%	799	811	+ 1.5%
New Listings	151	113	- 25.2%	1,139	1,002	- 12.0%
Sold Listings	134	103	- 23.1%	769	765	- 0.5%
Days on Market Until Sale	40	28	- 30.0%	36	38	+ 5.6%
Median Sales Price*	\$558,625	\$595,000	+ 6.5%	\$574,900	\$565,000	- 1.7%
Average Sales Price*	\$585,970	\$617,893	+ 5.4%	\$594,588	\$592,895	- 0.3%
Percent of List Price Received*	100.1%	99.9%	- 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	157	110	- 29.9%	--	--	--
Under Contract	40	24	- 40.0%	226	254	+ 12.4%
New Listings	54	35	- 35.2%	389	341	- 12.3%
Sold Listings	33	33	0.0%	206	241	+ 17.0%
Days on Market Until Sale	52	55	+ 5.8%	49	57	+ 16.3%
Median Sales Price*	\$385,000	\$339,000	- 11.9%	\$387,500	\$375,000	- 3.2%
Average Sales Price*	\$370,642	\$327,038	- 11.8%	\$381,134	\$368,004	- 3.4%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	99.1%	99.3%	+ 0.2%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

