

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

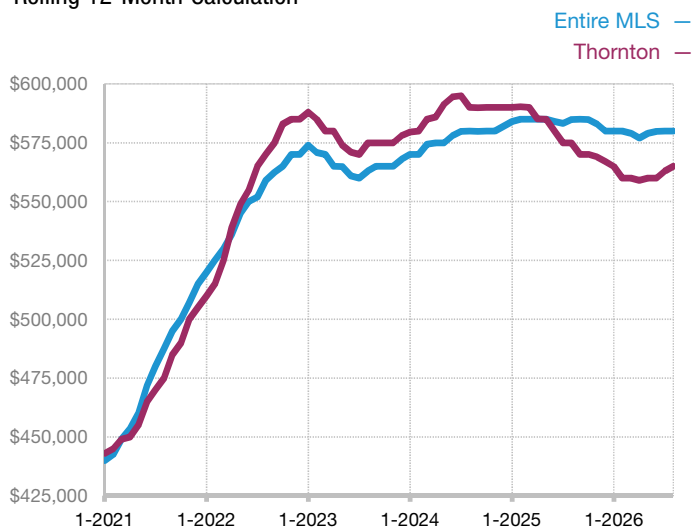
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	357	242	- 32.2%	--	--	--
Under Contract	132	108	- 18.2%	931	910	- 2.3%
New Listings	144	125	- 13.2%	1,283	1,132	- 11.8%
Sold Listings	111	95	- 14.4%	880	860	- 2.3%
Days on Market Until Sale	38	37	- 2.6%	37	38	+ 2.7%
Median Sales Price*	\$565,000	\$599,900	+ 6.2%	\$572,500	\$568,000	- 0.8%
Average Sales Price*	\$594,176	\$608,130	+ 2.3%	\$594,536	\$594,578	+ 0.0%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.7%	99.7%	0.0%

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	167	104	- 37.7%	--	--	--
Under Contract	31	27	- 12.9%	256	277	+ 8.2%
New Listings	50	33	- 34.0%	438	377	- 13.9%
Sold Listings	38	28	- 26.3%	244	270	+ 10.7%
Days on Market Until Sale	49	50	+ 2.0%	49	56	+ 14.3%
Median Sales Price*	\$380,000	\$381,950	+ 0.5%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$378,350	\$383,757	+ 1.4%	\$380,700	\$369,293	- 3.0%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	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

