Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Thornton

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	342	**267**	- 21.9%	--	**--**	--
Under Contract	87	**91**	+ 4.6%	1,125	**1,076**	- 4.4%
New Listings	129	**114**	- 11.6%	1,530	**1,378**	- 9.9%
Sold Listings	111	**80**	- 27.9%	1,126	**1,033**	- 8.3%
Days on Market Until Sale	53	**51**	- 3.8%	40	**40**	0.0%
Median Sales Price*	$556,650	**$533,301**	- 4.2%	$569,950	**$561,800**	- 1.4%
Average Sales Price*	$591,173	**$570,612**	- 3.5%	$593,279	**$588,922**	- 0.7%
Percent of List Price Received*	99.1%	**99.4%**	+ 0.3%	99.5%	**99.6%**	+ 0.1%

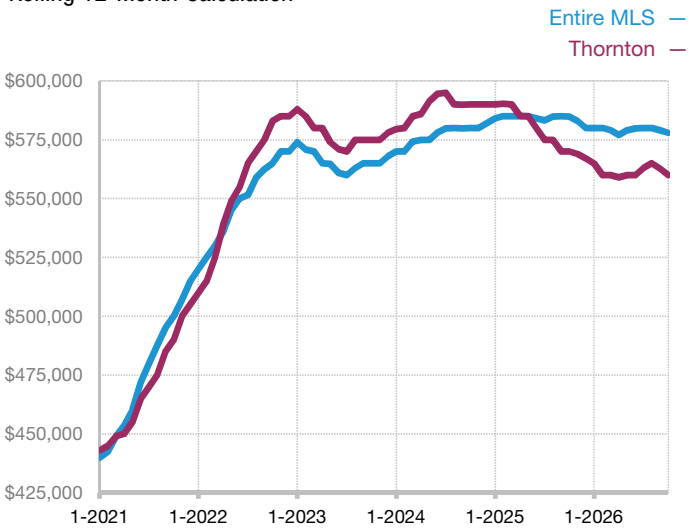
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

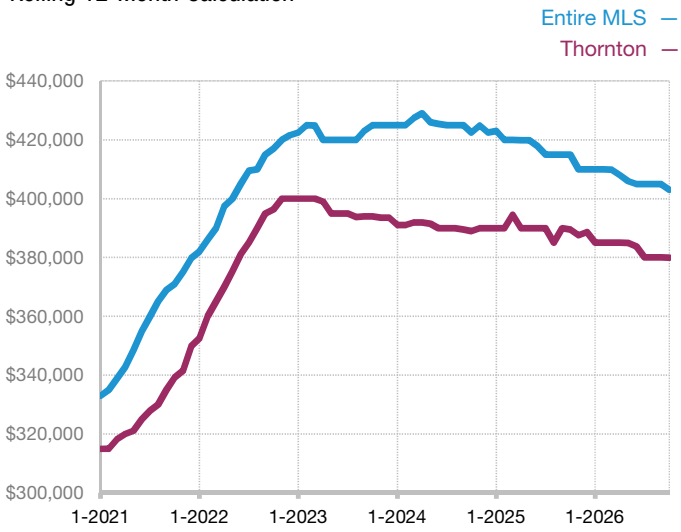
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	174	**113**	- 35.1%	--	**--**	--
Under Contract	26	**31**	+ 19.2%	322	**329**	+ 2.2%
New Listings	50	**44**	- 12.0%	548	**466**	- 15.0%
Sold Listings	38	**26**	- 31.6%	318	**317**	- 0.3%
Days on Market Until Sale	56	**146**	+ 160.7%	50	**63**	+ 26.0%
Median Sales Price*	$399,110	**$375,000**	- 6.0%	$386,250	**$375,000**	- 2.9%
Average Sales Price*	$403,219	**$357,457**	- 11.3%	$382,225	**$370,340**	- 3.1%
Percent of List Price Received*	98.8%	**95.4%**	- 3.4%	99.0%	**98.9%**	- 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.