

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Thornton

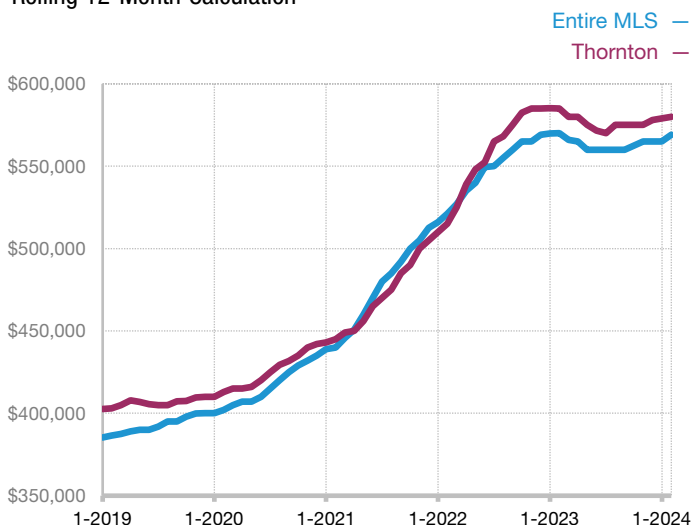
| Single Family                   | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 179       | 129       | - 27.9%                           | --           | --           | --                                |
| Under Contract                  | 134       | 101       | - 24.6%                           | 253          | 219          | - 13.4%                           |
| New Listings                    | 121       | 104       | - 14.0%                           | 232          | 208          | - 10.3%                           |
| Sold Listings                   | 117       | 104       | - 11.1%                           | 198          | 168          | - 15.2%                           |
| Days on Market Until Sale       | 53        | 46        | - 13.2%                           | 51           | 46           | - 9.8%                            |
| Median Sales Price*             | \$555,000 | \$599,500 | + 8.0%                            | \$551,000    | \$585,500    | + 6.3%                            |
| Average Sales Price*            | \$567,751 | \$596,800 | + 5.1%                            | \$572,089    | \$594,530    | + 3.9%                            |
| Percent of List Price Received* | 99.0%     | 98.9%     | - 0.1%                            | 98.7%        | 98.5%        | - 0.2%                            |

\* 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                 | February  |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2023      | 2024      | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Inventory of Active Listings    | 47        | 50        | + 6.4%                            | --           | --           | --                                |
| Under Contract                  | 35        | 26        | - 25.7%                           | 66           | 56           | - 15.2%                           |
| New Listings                    | 41        | 47        | + 14.6%                           | 69           | 74           | + 7.2%                            |
| Sold Listings                   | 31        | 27        | - 12.9%                           | 52           | 49           | - 5.8%                            |
| Days on Market Until Sale       | 37        | 30        | - 18.9%                           | 35           | 35           | 0.0%                              |
| Median Sales Price*             | \$385,000 | \$390,000 | + 1.3%                            | \$378,600    | \$380,000    | + 0.4%                            |
| Average Sales Price*            | \$384,582 | \$372,837 | - 3.1%                            | \$370,436    | \$344,857    | - 6.9%                            |
| Percent of List Price Received* | 99.9%     | 98.9%     | - 1.0%                            | 99.5%        | 98.6%        | - 0.9%                            |

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

