

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

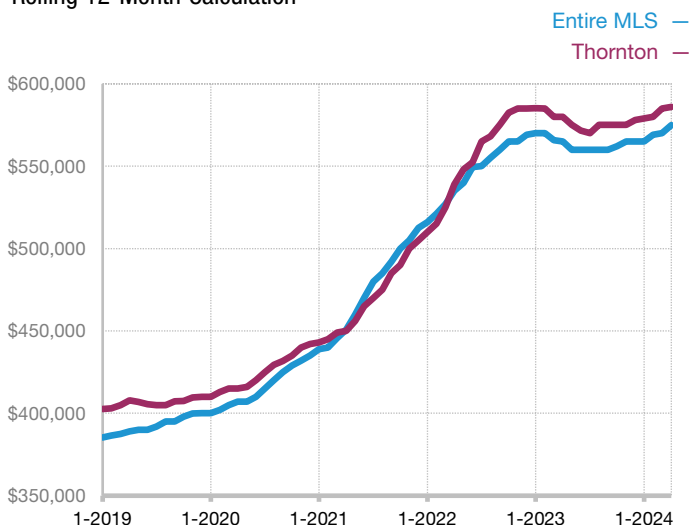
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	197	134	- 32.0%	--	--	--
Under Contract	141	127	- 9.9%	512	451	- 11.9%
New Listings	160	136	- 15.0%	544	465	- 14.5%
Sold Listings	120	105	- 12.5%	449	389	- 13.4%
Days on Market Until Sale	32	27	- 15.6%	41	38	- 7.3%
Median Sales Price*	\$585,500	\$606,131	+ 3.5%	\$559,900	\$595,000	+ 6.3%
Average Sales Price*	\$594,555	\$608,429	+ 2.3%	\$574,508	\$601,318	+ 4.7%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.1%	99.3%	+ 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
Inventory of Active Listings	48	43	- 10.4%	--	--	--
Under Contract	45	41	- 8.9%	163	141	- 13.5%
New Listings	45	40	- 11.1%	169	157	- 7.1%
Sold Listings	49	42	- 14.3%	144	120	- 16.7%
Days on Market Until Sale	19	23	+ 21.1%	29	29	0.0%
Median Sales Price*	\$405,000	\$417,500	+ 3.1%	\$387,500	\$383,900	- 0.9%
Average Sales Price*	\$402,580	\$401,271	- 0.3%	\$381,408	\$366,474	- 3.9%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	99.8%	99.4%	- 0.4%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

