

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

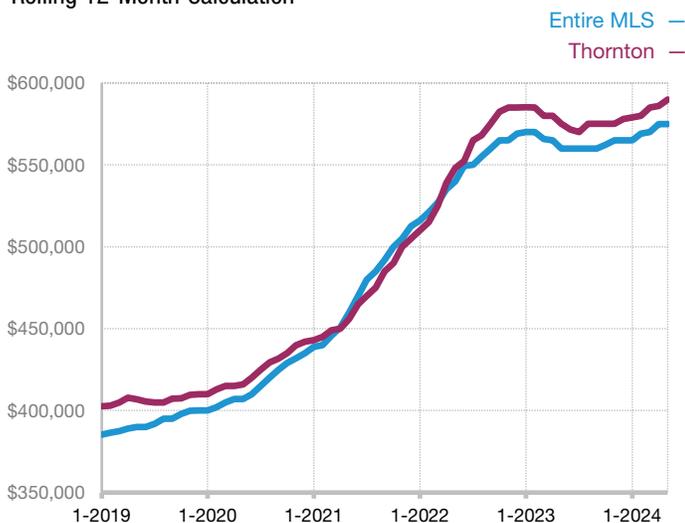
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	202	162	- 19.8%	--	--	--
Under Contract	153	111	- 27.5%	665	552	- 17.0%
New Listings	176	151	- 14.2%	720	616	- 14.4%
Sold Listings	155	119	- 23.2%	604	509	- 15.7%
Days on Market Until Sale	21	35	+ 66.7%	36	37	+ 2.8%
Median Sales Price*	\$550,000	\$590,000	+ 7.3%	\$557,950	\$595,000	+ 6.6%
Average Sales Price*	\$576,492	\$615,301	+ 6.7%	\$575,017	\$604,319	+ 5.1%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	99.6%	99.5%	- 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
Inventory of Active Listings	57	59	+ 3.5%	--	--	--
Under Contract	45	36	- 20.0%	208	175	- 15.9%
New Listings	59	51	- 13.6%	228	209	- 8.3%
Sold Listings	50	42	- 16.0%	194	163	- 16.0%
Days on Market Until Sale	24	26	+ 8.3%	28	28	0.0%
Median Sales Price*	\$397,500	\$395,000	- 0.6%	\$390,500	\$389,000	- 0.4%
Average Sales Price*	\$387,734	\$376,037	- 3.0%	\$383,039	\$369,386	- 3.6%
Percent of List Price Received*	100.9%	99.6%	- 1.3%	100.1%	99.5%	- 0.6%

* 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

