

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

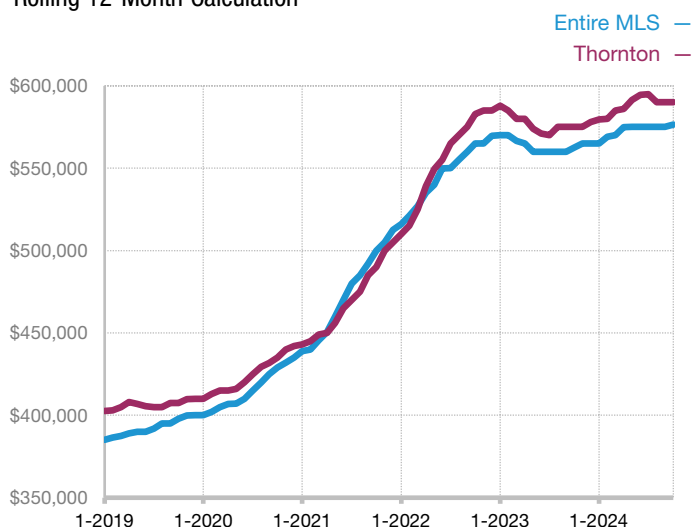
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	247	182	- 26.3%	--	--	--
Under Contract	102	93	- 8.8%	1,264	1,090	- 13.8%
New Listings	109	112	+ 2.8%	1,478	1,293	- 12.5%
Sold Listings	100	103	+ 3.0%	1,238	1,063	- 14.1%
Days on Market Until Sale	38	35	- 7.9%	33	35	+ 6.1%
Median Sales Price*	\$558,000	\$570,000	+ 2.2%	\$575,000	\$590,000	+ 2.6%
Average Sales Price*	\$595,734	\$589,940	- 1.0%	\$592,664	\$602,571	+ 1.7%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	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	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	62	90	+ 45.2%	--	--	--
Under Contract	29	27	- 6.9%	380	349	- 8.2%
New Listings	37	55	+ 48.6%	435	461	+ 6.0%
Sold Listings	33	33	0.0%	375	339	- 9.6%
Days on Market Until Sale	82	40	- 51.2%	35	31	- 11.4%
Median Sales Price*	\$395,000	\$392,300	- 0.7%	\$394,000	\$389,000	- 1.3%
Average Sales Price*	\$404,345	\$391,119	- 3.3%	\$389,464	\$371,755	- 4.5%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	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

