

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

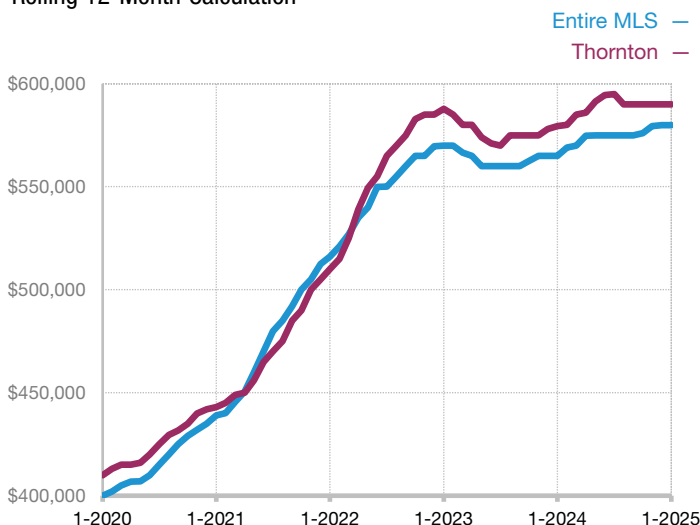
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	166	149	- 10.2%	--	--	--
Under Contract	118	63	- 46.6%	118	63	- 46.6%
New Listings	107	87	- 18.7%	107	87	- 18.7%
Sold Listings	64	68	+ 6.3%	64	68	+ 6.3%
Days on Market Until Sale	46	43	- 6.5%	46	43	- 6.5%
Median Sales Price*	\$578,750	\$596,475	+ 3.1%	\$578,750	\$596,475	+ 3.1%
Average Sales Price*	\$590,843	\$592,535	+ 0.3%	\$590,843	\$592,535	+ 0.3%
Percent of List Price Received*	97.8%	98.8%	+ 1.0%	97.8%	98.8%	+ 1.0%

* 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	41	70	+ 70.7%	--	--	--
Under Contract	30	19	- 36.7%	30	19	- 36.7%
New Listings	27	43	+ 59.3%	27	43	+ 59.3%
Sold Listings	22	17	- 22.7%	22	17	- 22.7%
Days on Market Until Sale	41	71	+ 73.2%	41	71	+ 73.2%
Median Sales Price*	\$336,499	\$390,000	+ 15.9%	\$336,499	\$390,000	+ 15.9%
Average Sales Price*	\$310,518	\$361,550	+ 16.4%	\$310,518	\$361,550	+ 16.4%
Percent of List Price Received*	98.2%	99.8%	+ 1.6%	98.2%	99.8%	+ 1.6%

* 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

