

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Thornton

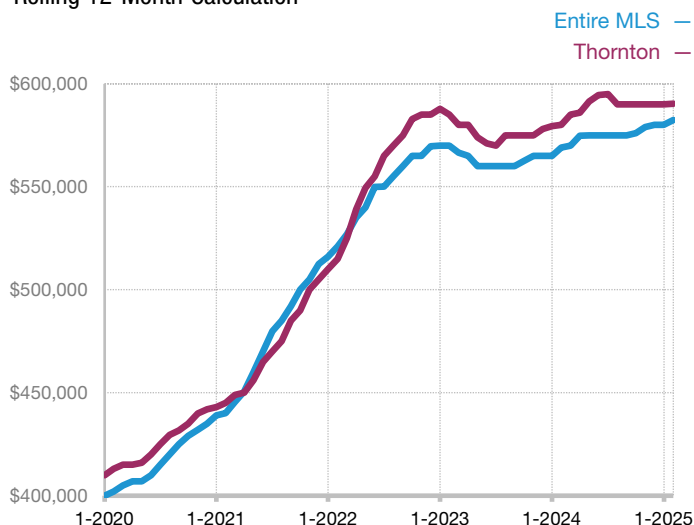
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	158	162	+ 2.5%	--	--	--
Under Contract	99	99	0.0%	217	157	- 27.6%
New Listings	108	119	+ 10.2%	215	205	- 4.7%
Sold Listings	112	57	- 49.1%	176	125	- 29.0%
Days on Market Until Sale	50	44	- 12.0%	48	44	- 8.3%
Median Sales Price*	\$602,500	\$610,000	+ 1.2%	\$588,000	\$600,000	+ 2.0%
Average Sales Price*	\$600,777	\$627,305	+ 4.4%	\$597,164	\$608,390	+ 1.9%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	98.5%	99.3%	+ 0.8%

* 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	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	62	86	+ 38.7%	--	--	--
Under Contract	26	28	+ 7.7%	56	43	- 23.2%
New Listings	49	47	- 4.1%	76	91	+ 19.7%
Sold Listings	29	15	- 48.3%	51	32	- 37.3%
Days on Market Until Sale	34	73	+ 114.7%	37	72	+ 94.6%
Median Sales Price*	\$390,000	\$397,500	+ 1.9%	\$380,000	\$393,750	+ 3.6%
Average Sales Price*	\$373,090	\$390,333	+ 4.6%	\$346,098	\$375,042	+ 8.4%
Percent of List Price Received*	99.0%	97.6%	- 1.4%	98.7%	98.8%	+ 0.1%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

