



Thornton, Colorado.

Current market data.

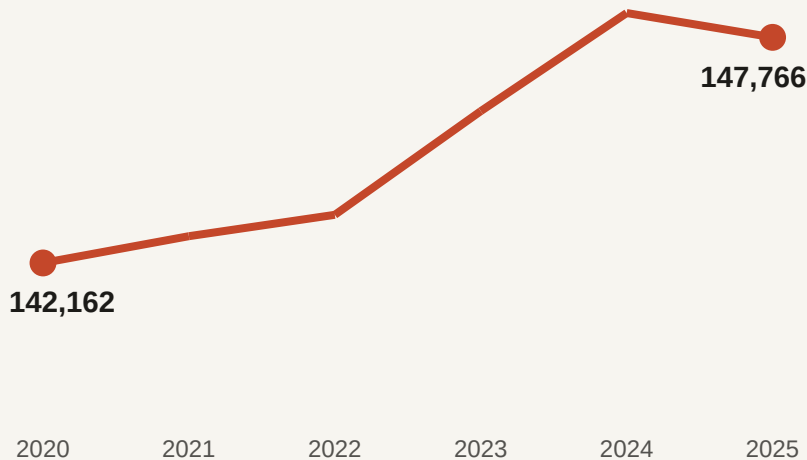
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

147,766

people, the 6th-largest of Colorado's cities and towns.

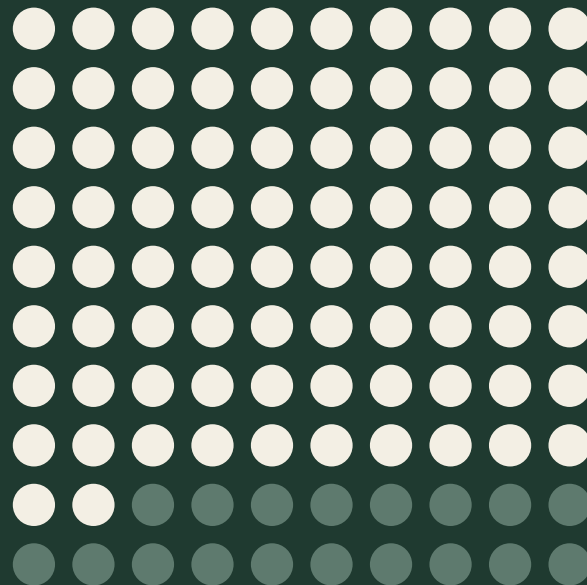


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

81.6%

of 39,563 jobs located in Thornton are filled by in-commuters.



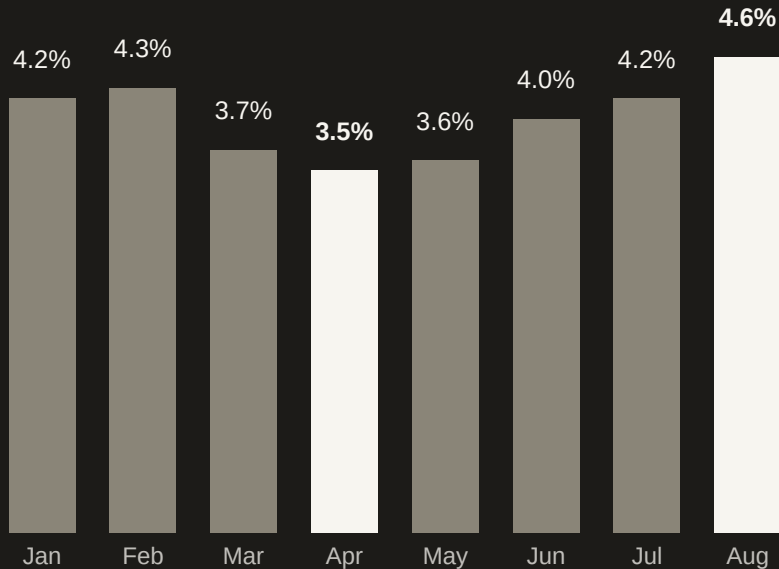
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.0%.

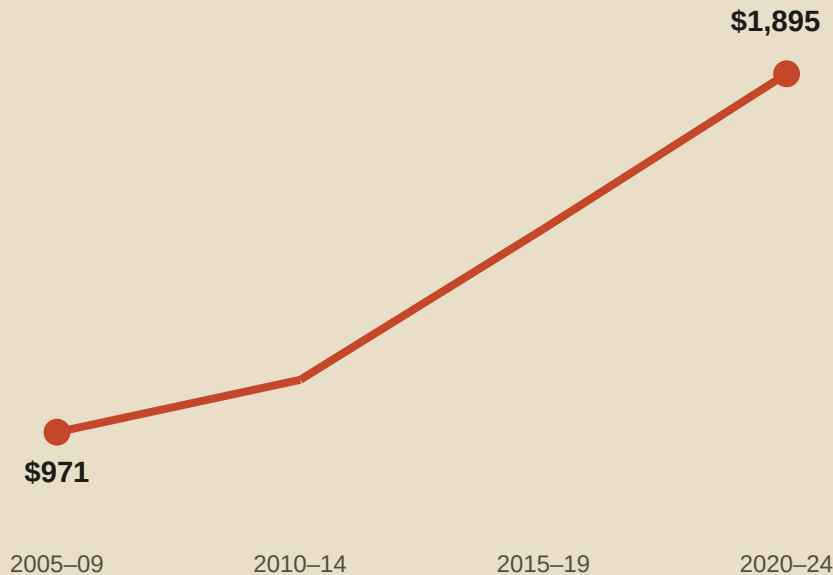


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,895

a month. Colorado's median is \$1,761.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,495 gap between neighbors, the sharpest rent edge between adjacent tracts in Adams County.

TRACT 84.01

\$1,505

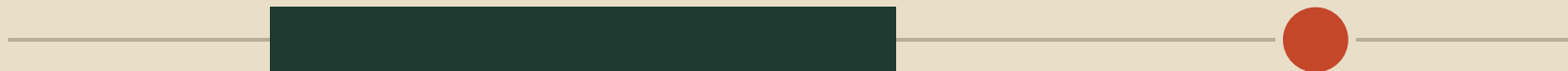
TRACT 85.53

\$3,000

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,033–\$1,549



\$1,895 median

is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

7,820

homes permitted in ten years,
2016–2025

21%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 52,250 homes here.

175–396

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 4%
less than Colorado's.

\$517,500

median home value in Thornton.

Thornton



\$517,500

Colorado



\$539,400

U.S.



\$332,700

THAT WAS THORNTON'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/co/thornton/

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