

# Local Market Update for April 2020

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

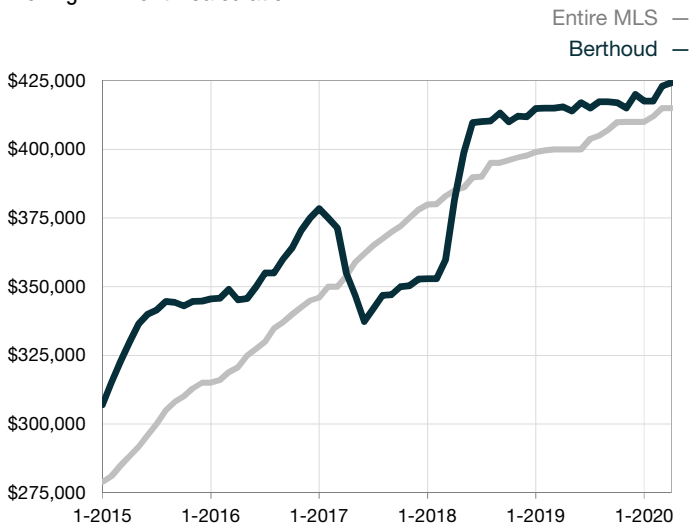
| Single Family                   | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2019      | 2020             | Percent Change from Previous Year | Thru 04-2019 | Thru 04-2020     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 74        | 52               | - 29.7%                           | 199          | 241              | + 21.1%                           |
| Sold Listings                   | 44        | 23               | - 47.7%                           | 129          | 91               | - 29.5%                           |
| Median Sales Price*             | \$416,900 | <b>\$469,610</b> | + 12.6%                           | \$420,000    | <b>\$435,000</b> | + 3.6%                            |
| Average Sales Price*            | \$421,109 | <b>\$570,141</b> | + 35.4%                           | \$452,221    | <b>\$527,804</b> | + 16.7%                           |
| Percent of List Price Received* | 99.4%     | <b>98.5%</b>     | - 0.9%                            | 99.1%        | <b>98.4%</b>     | - 0.7%                            |
| Days on Market Until Sale       | 104       | <b>99</b>        | - 4.8%                            | 116          | <b>86</b>        | - 25.9%                           |
| Inventory of Homes for Sale     | 104       | <b>132</b>       | + 26.9%                           | --           | --               | --                                |
| Months Supply of Inventory      | 3.3       | <b>4.0</b>       | + 21.2%                           | --           | --               | --                                |

\* 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                 | April     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
|                                 | 2019      | 2020             | Percent Change from Previous Year | Thru 04-2019 | Thru 04-2020     | Percent Change from Previous Year |
| <b>Key Metrics</b>              |           |                  |                                   |              |                  |                                   |
| New Listings                    | 6         | 1                | - 83.3%                           | 25           | 50               | + 100.0%                          |
| Sold Listings                   | 1         | 2                | + 100.0%                          | 8            | 29               | + 262.5%                          |
| Median Sales Price*             | \$310,256 | <b>\$299,000</b> | - 3.6%                            | \$307,392    | <b>\$289,250</b> | - 5.9%                            |
| Average Sales Price*            | \$310,256 | <b>\$299,000</b> | - 3.6%                            | \$291,879    | <b>\$308,591</b> | + 5.7%                            |
| Percent of List Price Received* | 100.0%    | <b>100.5%</b>    | + 0.5%                            | 101.0%       | <b>100.2%</b>    | - 0.8%                            |
| Days on Market Until Sale       | 210       | <b>114</b>       | - 45.7%                           | 110          | <b>92</b>        | - 16.4%                           |
| Inventory of Homes for Sale     | 13        | <b>24</b>        | + 84.6%                           | --           | --               | --                                |
| Months Supply of Inventory      | 5.6       | <b>5.1</b>       | - 8.9%                            | --           | --               | --                                |

\* 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

