

Local Market Update for August 2020

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

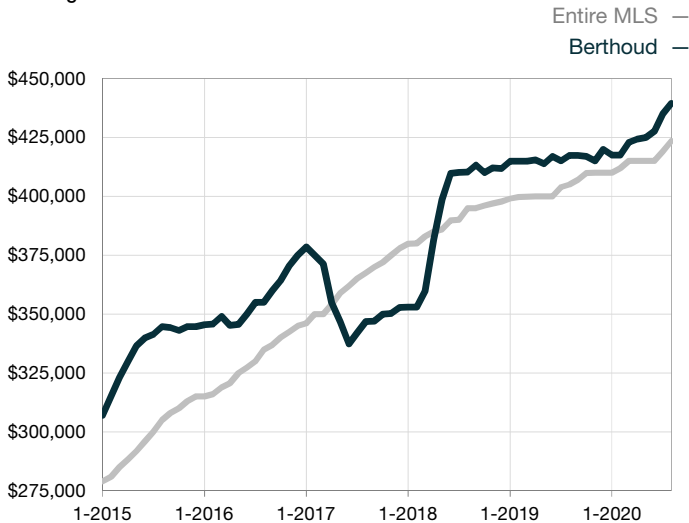
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	49	47	- 4.1%	396	480	+ 21.2%
Sold Listings	48	65	+ 35.4%	328	310	- 5.5%
Median Sales Price*	\$419,548	\$449,950	+ 7.2%	\$416,810	\$440,000	+ 5.6%
Average Sales Price*	\$493,119	\$530,064	+ 7.5%	\$461,253	\$512,331	+ 11.1%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	100	91	- 9.0%	100	85	- 15.0%
Inventory of Homes for Sale	104	94	- 9.6%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	5	1	- 80.0%	58	60	+ 3.4%
Sold Listings	1	12	+ 1100.0%	21	54	+ 157.1%
Median Sales Price*	\$303,000	\$303,375	+ 0.1%	\$325,397	\$295,000	- 9.3%
Average Sales Price*	\$303,000	\$370,241	+ 22.2%	\$329,542	\$336,766	+ 2.2%
Percent of List Price Received*	101.0%	100.3%	- 0.7%	101.6%	100.5%	- 1.1%
Days on Market Until Sale	5	217	+ 4240.0%	90	138	+ 53.3%
Inventory of Homes for Sale	21	2	- 90.5%	--	--	--
Months Supply of Inventory	7.9	0.4	- 94.9%	--	--	--

* 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

