

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

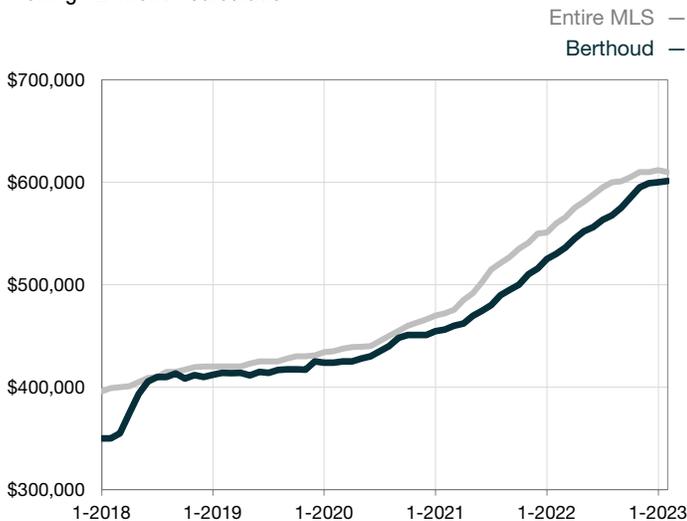
Single Family	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	36	33	- 8.3%	62	63	+ 1.6%
Sold Listings	31	23	- 25.8%	72	52	- 27.8%
Median Sales Price*	\$565,000	\$601,700	+ 6.5%	\$539,000	\$600,350	+ 11.4%
Average Sales Price*	\$699,712	\$809,934	+ 15.8%	\$606,185	\$796,601	+ 31.4%
Percent of List Price Received*	101.9%	99.4%	- 2.5%	101.4%	99.0%	- 2.4%
Days on Market Until Sale	76	107	+ 40.8%	109	95	- 12.8%
Inventory of Homes for Sale	31	54	+ 74.2%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	10	8	- 20.0%
Sold Listings	7	6	- 14.3%	17	9	- 47.1%
Median Sales Price*	\$397,000	\$610,995	+ 53.9%	\$420,300	\$511,000	+ 21.6%
Average Sales Price*	\$404,471	\$565,637	+ 39.8%	\$459,656	\$536,425	+ 16.7%
Percent of List Price Received*	101.4%	105.2%	+ 3.7%	103.7%	103.4%	- 0.3%
Days on Market Until Sale	141	266	+ 88.7%	210	234	+ 11.4%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.7	2.1	+ 200.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

