

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

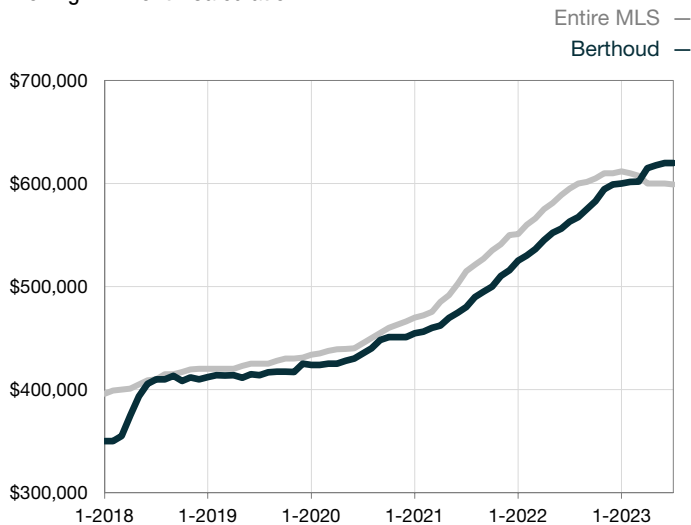
Single Family	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	40	55	+ 37.5%	319	318	- 0.3%
Sold Listings	50	31	- 38.0%	301	188	- 37.5%
Median Sales Price*	\$600,000	\$630,000	+ 5.0%	\$593,000	\$630,000	+ 6.2%
Average Sales Price*	\$720,609	\$691,752	- 4.0%	\$683,239	\$794,529	+ 16.3%
Percent of List Price Received*	101.0%	98.7%	- 2.3%	102.7%	99.3%	- 3.3%
Days on Market Until Sale	47	65	+ 38.3%	68	76	+ 11.8%
Inventory of Homes for Sale	76	109	+ 43.4%	--	--	--
Months Supply of Inventory	1.7	4.0	+ 135.3%	--	--	--

* 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	7	1	- 85.7%	37	33	- 10.8%
Sold Listings	6	2	- 66.7%	44	32	- 27.3%
Median Sales Price*	\$449,000	\$410,250	- 8.6%	\$443,100	\$509,000	+ 14.9%
Average Sales Price*	\$451,217	\$410,250	- 9.1%	\$490,395	\$542,826	+ 10.7%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	103.7%	101.5%	- 2.1%
Days on Market Until Sale	50	41	- 18.0%	201	138	- 31.3%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

* 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

