

Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

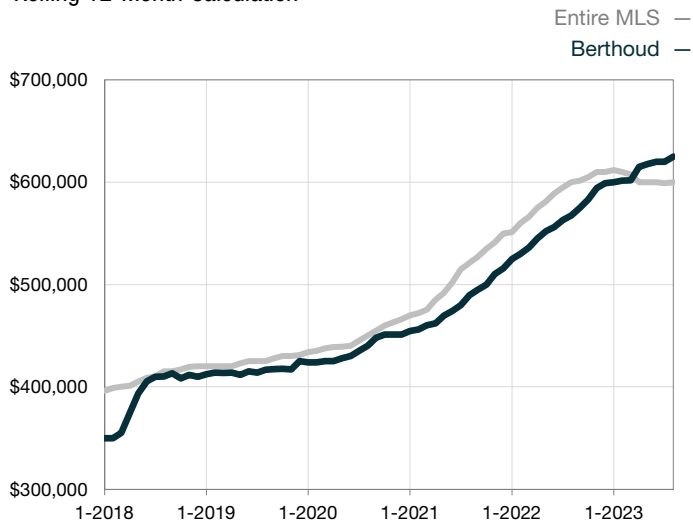
Single Family	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	41	43	+ 4.9%	360	357	- 0.8%
Sold Listings	34	37	+ 8.8%	335	227	- 32.2%
Median Sales Price*	\$608,250	\$630,000	+ 3.6%	\$596,000	\$630,000	+ 5.7%
Average Sales Price*	\$665,695	\$755,952	+ 13.6%	\$681,448	\$788,091	+ 15.6%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	102.4%	99.0%	- 3.3%
Days on Market Until Sale	48	57	+ 18.8%	66	73	+ 10.6%
Inventory of Homes for Sale	80	98	+ 22.5%	--	--	--
Months Supply of Inventory	1.8	3.6	+ 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.

Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	40	38	- 5.0%
Sold Listings	8	2	- 75.0%	52	34	- 34.6%
Median Sales Price*	\$442,675	\$569,950	+ 28.8%	\$443,100	\$509,000	+ 14.9%
Average Sales Price*	\$447,163	\$569,950	+ 27.5%	\$483,744	\$544,422	+ 12.5%
Percent of List Price Received*	102.0%	99.4%	- 2.5%	103.4%	101.4%	- 1.9%
Days on Market Until Sale	81	105	+ 29.6%	182	136	- 25.3%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

* 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

