

Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

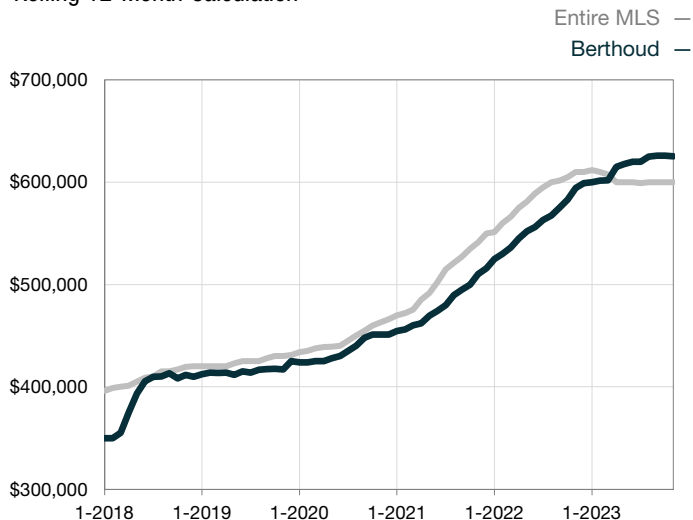
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	18	24	+ 33.3%	448	440	- 1.8%
Sold Listings	13	20	+ 53.8%	409	305	- 25.4%
Median Sales Price*	\$599,250	\$575,000	- 4.0%	\$598,463	\$625,000	+ 4.4%
Average Sales Price*	\$677,750	\$652,021	- 3.8%	\$688,386	\$770,370	+ 11.9%
Percent of List Price Received*	96.9%	99.9%	+ 3.1%	101.7%	99.0%	- 2.7%
Days on Market Until Sale	84	70	- 16.7%	62	72	+ 16.1%
Inventory of Homes for Sale	76	94	+ 23.7%	--	--	--
Months Supply of Inventory	2.0	3.4	+ 70.0%	--	--	--

* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	51	56	+ 9.8%
Sold Listings	5	3	- 40.0%	61	41	- 32.8%
Median Sales Price*	\$706,679	\$470,000	- 33.5%	\$450,000	\$509,000	+ 13.1%
Average Sales Price*	\$638,820	\$446,000	- 30.2%	\$498,229	\$545,440	+ 9.5%
Percent of List Price Received*	110.1%	99.9%	- 9.3%	103.8%	101.1%	- 2.6%
Days on Market Until Sale	411	40	- 90.3%	196	121	- 38.3%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

* 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

