

Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

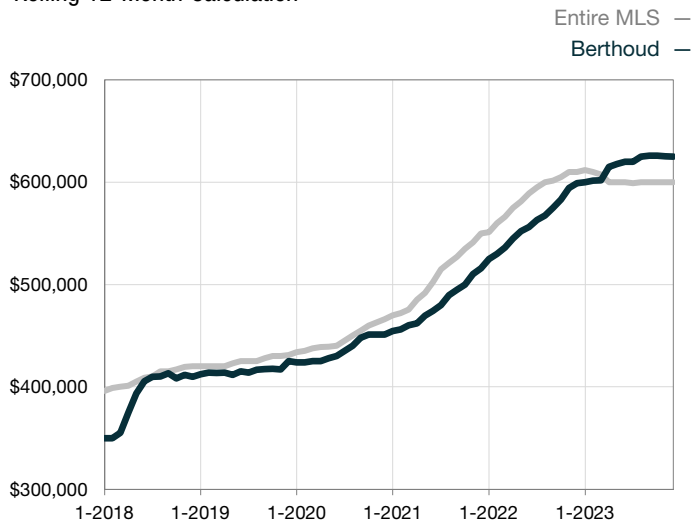
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	19	18	- 5.3%	467	459	- 1.7%
Sold Listings	28	26	- 7.1%	437	331	- 24.3%
Median Sales Price*	\$571,500	\$546,000	- 4.5%	\$596,963	\$615,000	+ 3.0%
Average Sales Price*	\$707,022	\$623,371	- 11.8%	\$689,588	\$758,809	+ 10.0%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	101.5%	99.0%	- 2.5%
Days on Market Until Sale	73	84	+ 15.1%	63	73	+ 15.9%
Inventory of Homes for Sale	64	89	+ 39.1%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	1	--	51	57	+ 11.8%
Sold Listings	5	2	- 60.0%	66	43	- 34.8%
Median Sales Price*	\$595,930	\$435,795	- 26.9%	\$470,825	\$505,000	+ 7.3%
Average Sales Price*	\$585,092	\$435,795	- 25.5%	\$504,809	\$540,340	+ 7.0%
Percent of List Price Received*	104.3%	98.1%	- 5.9%	103.9%	101.0%	- 2.8%
Days on Market Until Sale	319	43	- 86.5%	205	117	- 42.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

* 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

