

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

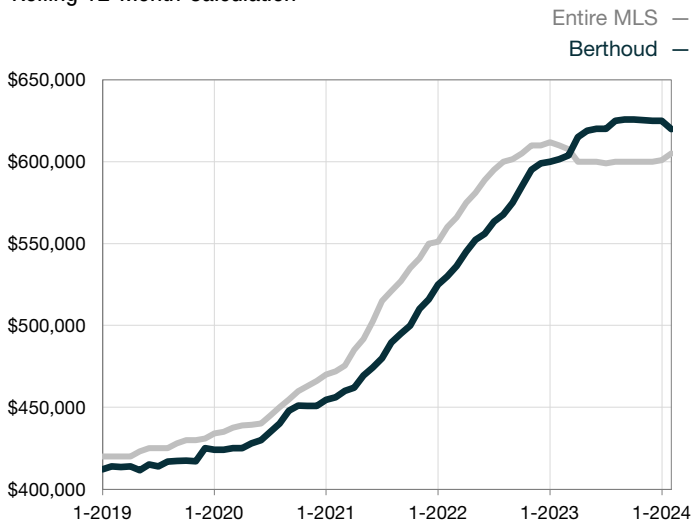
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	34	+ 6.3%	62	66	+ 6.5%
Sold Listings	24	28	+ 16.7%	53	42	- 20.8%
Median Sales Price*	\$630,850	\$524,995	- 16.8%	\$601,700	\$517,500	- 14.0%
Average Sales Price*	\$804,724	\$691,984	- 14.0%	\$794,493	\$679,310	- 14.5%
Percent of List Price Received*	99.5%	98.5%	- 1.0%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	103	101	- 1.9%	93	106	+ 14.0%
Inventory of Homes for Sale	61	69	+ 13.1%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

\* 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		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	3	- 57.1%	8	6	- 25.0%
Sold Listings	6	1	- 83.3%	9	1	- 88.9%
Median Sales Price*	\$610,995	\$464,990	- 23.9%	\$511,000	\$464,990	- 9.0%
Average Sales Price*	\$565,637	\$464,990	- 17.8%	\$536,425	\$464,990	- 13.3%
Percent of List Price Received*	105.2%	96.7%	- 8.1%	103.4%	96.7%	- 6.5%
Days on Market Until Sale	266	85	- 68.0%	234	85	- 63.7%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

