

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

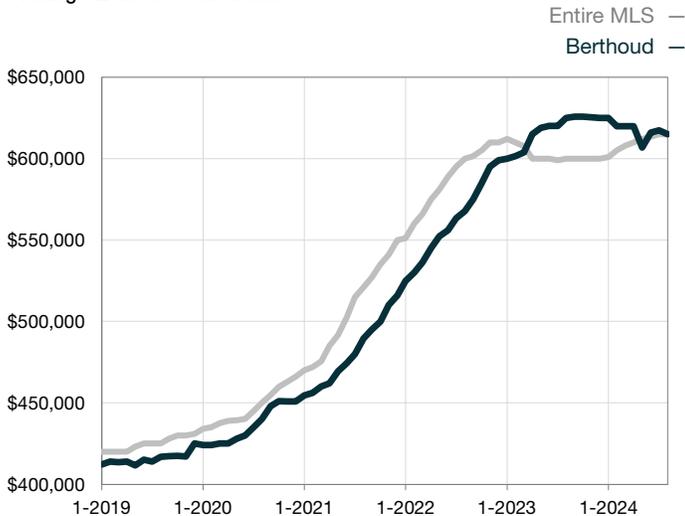
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	43	42	- 2.3%	357	395	+ 10.6%
Sold Listings	37	39	+ 5.4%	227	239	+ 5.3%
Median Sales Price*	\$630,000	<b>\$625,000</b>	- 0.8%	\$630,000	<b>\$611,995</b>	- 2.9%
Average Sales Price*	\$755,952	<b>\$820,975</b>	+ 8.6%	\$788,091	<b>\$743,585</b>	- 5.6%
Percent of List Price Received*	98.1%	<b>98.2%</b>	+ 0.1%	99.0%	<b>99.3%</b>	+ 0.3%
Days on Market Until Sale	57	90	+ 57.9%	73	86	+ 17.8%
Inventory of Homes for Sale	119	127	+ 6.7%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	38	29	- 23.7%
Sold Listings	2	1	- 50.0%	34	12	- 64.7%
Median Sales Price*	\$569,950	<b>\$490,000</b>	- 14.0%	\$509,000	<b>\$423,000</b>	- 16.9%
Average Sales Price*	\$569,950	<b>\$490,000</b>	- 14.0%	\$544,422	<b>\$422,740</b>	- 22.4%
Percent of List Price Received*	99.4%	<b>98.0%</b>	- 1.4%	101.4%	<b>99.4%</b>	- 2.0%
Days on Market Until Sale	105	183	+ 74.3%	136	89	- 34.6%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.8	7.6	+ 171.4%	--	--	--

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

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



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

