

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

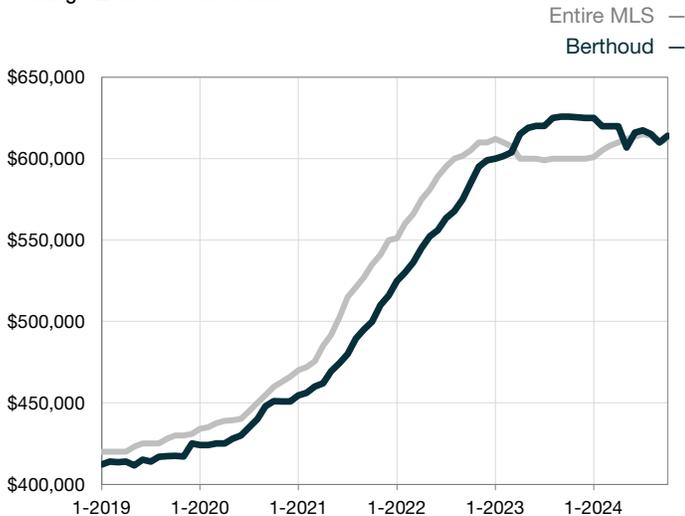
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	26	38	+ 46.2%	416	479	+ 15.1%
Sold Listings	22	35	+ 59.1%	285	304	+ 6.7%
Median Sales Price*	\$586,995	\$624,900	+ 6.5%	\$625,900	\$607,500	- 2.9%
Average Sales Price*	\$810,240	\$740,568	- 8.6%	\$778,675	\$741,591	- 4.8%
Percent of List Price Received*	98.6%	99.1%	+ 0.5%	99.0%	99.2%	+ 0.2%
Days on Market Until Sale	76	90	+ 18.4%	72	85	+ 18.1%
Inventory of Homes for Sale	112	122	+ 8.9%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	10	7	- 30.0%	54	44	- 18.5%
Sold Listings	2	3	+ 50.0%	38	19	- 50.0%
Median Sales Price*	\$617,450	\$450,000	- 27.1%	\$510,000	\$421,000	- 17.5%
Average Sales Price*	\$617,450	\$449,667	- 27.2%	\$553,291	\$442,304	- 20.1%
Percent of List Price Received*	99.0%	96.0%	- 3.0%	101.2%	98.7%	- 2.5%
Days on Market Until Sale	48	64	+ 33.3%	127	96	- 24.4%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	3.0	8.3	+ 176.7%	--	--	--

* 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

