

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

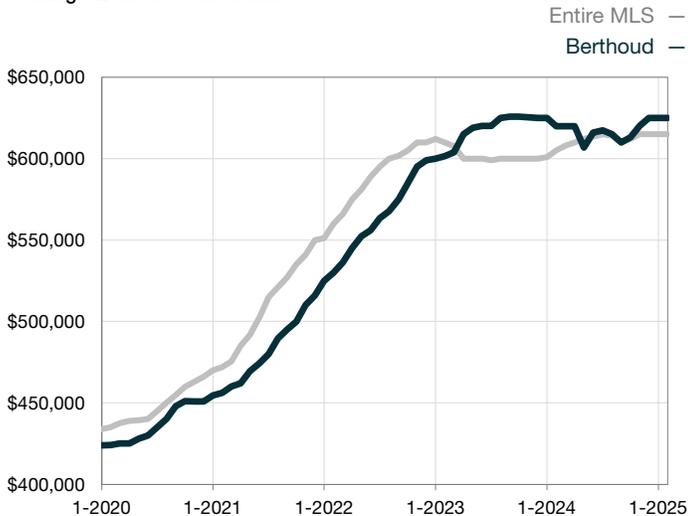
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	34	57	+ 67.6%	66	109	+ 65.2%
Sold Listings	29	28	- 3.4%	43	51	+ 18.6%
Median Sales Price*	\$520,000	\$622,450	+ 19.7%	\$515,000	\$624,900	+ 21.3%
Average Sales Price*	\$683,295	\$714,563	+ 4.6%	\$673,745	\$800,232	+ 18.8%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	102	85	- 16.7%	107	91	- 15.0%
Inventory of Homes for Sale	78	115	+ 47.4%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	6	11	+ 83.3%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$464,990	\$0	- 100.0%	\$464,990	\$550,000	+ 18.3%
Average Sales Price*	\$464,990	\$0	- 100.0%	\$464,990	\$550,000	+ 18.3%
Percent of List Price Received*	96.7%	0.0%	- 100.0%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	85	0	- 100.0%	85	23	- 72.9%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	4.1	5.7	+ 39.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

