

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

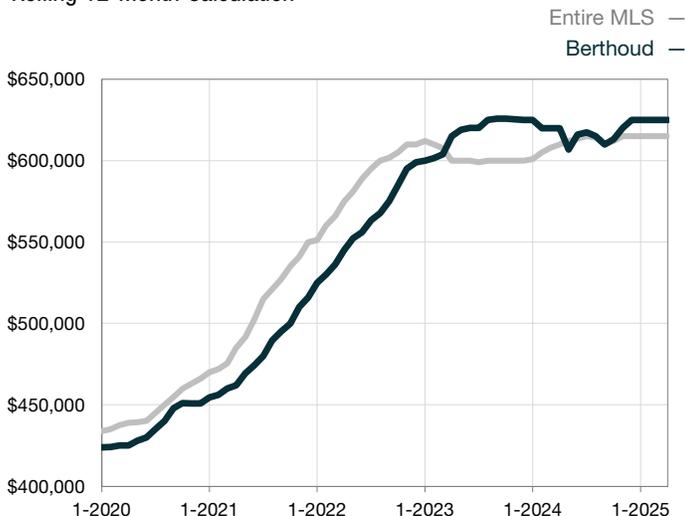
| Single Family | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 53 | 71 | + 34.0% | 183 | 244 | + 33.3% |
| Sold Listings | 28 | 50 | + 78.6% | 95 | 137 | + 44.2% |
| Median Sales Price* | \$549,950 | \$622,500 | + 13.2% | \$579,990 | \$612,000 | + 5.5% |
| Average Sales Price* | \$791,395 | \$817,970 | + 3.4% | \$740,164 | \$775,388 | + 4.8% |
| Percent of List Price Received* | 100.4% | 99.9% | - 0.5% | 99.3% | 99.0% | - 0.3% |
| Days on Market Until Sale | 102 | 82 | - 19.6% | 101 | 85 | - 15.8% |
| Inventory of Homes for Sale | 103 | 145 | + 40.8% | -- | -- | -- |
| Months Supply of Inventory | 3.9 | 4.4 | + 12.8% | -- | -- | -- |

* 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 | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| | 2024 | 2025 | Percent Change from Previous Year | Thru 04-2024 | Thru 04-2025 | Percent Change from Previous Year |
| Key Metrics | | | | | | |
| New Listings | 5 | 4 | - 20.0% | 12 | 26 | + 116.7% |
| Sold Listings | 3 | 7 | + 133.3% | 7 | 11 | + 57.1% |
| Median Sales Price* | \$452,000 | \$463,000 | + 2.4% | \$440,000 | \$459,000 | + 4.3% |
| Average Sales Price* | \$450,663 | \$478,114 | + 6.1% | \$430,997 | \$464,027 | + 7.7% |
| Percent of List Price Received* | 97.7% | 99.3% | + 1.6% | 98.5% | 98.8% | + 0.3% |
| Days on Market Until Sale | 163 | 76 | - 53.4% | 106 | 79 | - 25.5% |
| Inventory of Homes for Sale | 12 | 13 | + 8.3% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 4.8 | + 4.3% | -- | -- | -- |

* 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

