

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

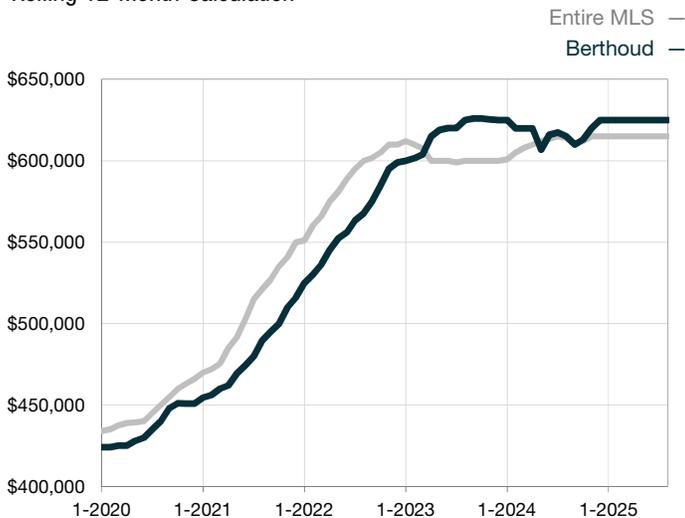
Single Family	August			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	44	36	- 18.2%	397	432	+ 8.8%
Sold Listings	39	33	- 15.4%	239	280	+ 17.2%
Median Sales Price*	\$625,000	<b>\$660,000</b>	+ 5.6%	\$611,995	<b>\$615,000</b>	+ 0.5%
Average Sales Price*	\$820,975	<b>\$855,705</b>	+ 4.2%	\$743,585	<b>\$767,159</b>	+ 3.2%
Percent of List Price Received*	98.2%	<b>98.5%</b>	+ 0.3%	99.3%	<b>98.9%</b>	- 0.4%
Days on Market Until Sale	90	<b>89</b>	- 1.1%	86	<b>79</b>	- 8.1%
Inventory of Homes for Sale	139	<b>135</b>	- 2.9%	--	--	--
Months Supply of Inventory	4.9	<b>4.1</b>	- 16.3%	--	--	--

\* 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		
	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	5	+ 25.0%	29	48	+ 65.5%
Sold Listings	1	1	0.0%	12	23	+ 91.7%
Median Sales Price*	\$490,000	<b>\$445,000</b>	- 9.2%	\$423,000	<b>\$457,000</b>	+ 8.0%
Average Sales Price*	\$490,000	<b>\$445,000</b>	- 9.2%	\$422,740	<b>\$459,269</b>	+ 8.6%
Percent of List Price Received*	98.0%	<b>98.9%</b>	+ 0.9%	99.4%	<b>98.7%</b>	- 0.7%
Days on Market Until Sale	183	<b>156</b>	- 14.8%	89	<b>73</b>	- 18.0%
Inventory of Homes for Sale	17	<b>18</b>	+ 5.9%	--	--	--
Months Supply of Inventory	8.1	<b>5.8</b>	- 28.4%	--	--	--

\* 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

