

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

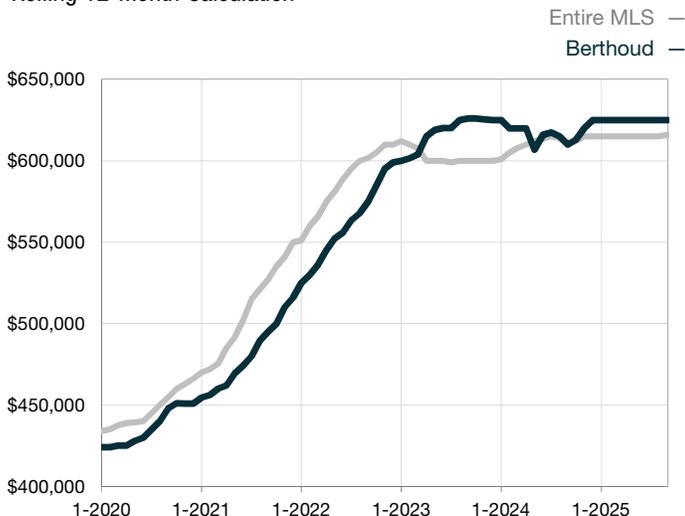
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Key Metrics						
New Listings	44	37	- 15.9%	441	468	+ 6.1%
Sold Listings	30	23	- 23.3%	269	304	+ 13.0%
Median Sales Price*	\$545,383	\$640,000	+ 17.3%	\$605,000	\$615,000	+ 1.7%
Average Sales Price*	\$726,903	\$828,852	+ 14.0%	\$741,724	\$774,088	+ 4.4%
Percent of List Price Received*	98.7%	97.8%	- 0.9%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	76	69	- 9.2%	85	79	- 7.1%
Inventory of Homes for Sale	139	119	- 14.4%	--	--	--
Months Supply of Inventory	4.9	3.6	- 26.5%	--	--	--

* 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	16	+ 100.0%	37	62	+ 67.6%
Sold Listings	4	4	0.0%	16	27	+ 68.8%
Median Sales Price*	\$413,950	\$464,950	+ 12.3%	\$420,450	\$457,000	+ 8.7%
Average Sales Price*	\$495,475	\$470,305	- 5.1%	\$440,924	\$460,904	+ 4.5%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	139	104	- 25.2%	102	78	- 23.5%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	8.3	7.8	- 6.0%	--	--	--

* 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

