

# Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Berthoud

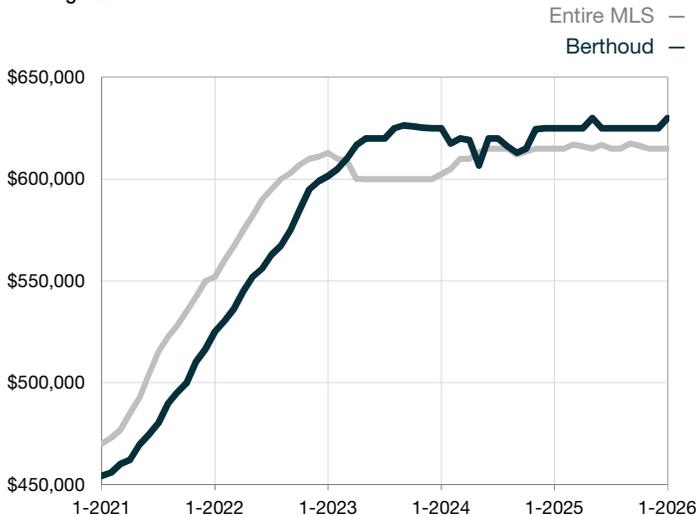
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	53	40	- 24.5%	53	40	- 24.5%
Sold Listings	23	10	- 56.5%	23	10	- 56.5%
Median Sales Price*	\$624,900	<b>\$656,500</b>	+ 5.1%	\$624,900	<b>\$656,500</b>	+ 5.1%
Average Sales Price*	\$904,524	<b>\$802,970</b>	- 11.2%	\$904,524	<b>\$802,970</b>	- 11.2%
Percent of List Price Received*	97.7%	<b>98.6%</b>	+ 0.9%	97.7%	<b>98.6%</b>	+ 0.9%
Days on Market Until Sale	97	120	+ 23.7%	97	120	+ 23.7%
Inventory of Homes for Sale	117	96	- 17.9%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

\* 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	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	3	- 72.7%	11	3	- 72.7%
Sold Listings	1	5	+ 400.0%	1	5	+ 400.0%
Median Sales Price*	\$550,000	<b>\$380,000</b>	- 30.9%	\$550,000	<b>\$380,000</b>	- 30.9%
Average Sales Price*	\$550,000	<b>\$407,000</b>	- 26.0%	\$550,000	<b>\$407,000</b>	- 26.0%
Percent of List Price Received*	95.7%	<b>98.4%</b>	+ 2.8%	95.7%	<b>98.4%</b>	+ 2.8%
Days on Market Until Sale	63	89	+ 41.3%	63	89	+ 41.3%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	8.7	3.3	- 62.1%	--	--	--

\* 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

