

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

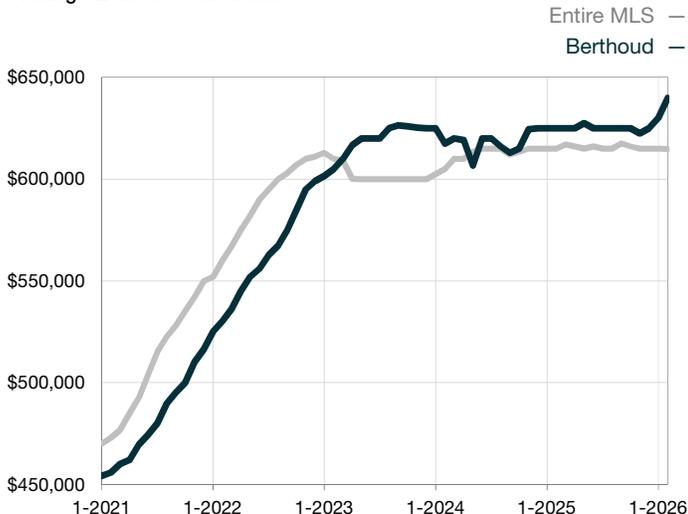
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	58	48	- 17.2%	111	86	- 22.5%
Sold Listings	27	19	- 29.6%	50	29	- 42.0%
Median Sales Price*	\$615,000	\$657,500	+ 6.9%	\$622,450	\$657,500	+ 5.6%
Average Sales Price*	\$703,065	\$887,317	+ 26.2%	\$795,736	\$858,232	+ 7.9%
Percent of List Price Received*	98.6%	97.9%	- 0.7%	98.2%	98.1%	- 0.1%
Days on Market Until Sale	87	92	+ 5.7%	92	102	+ 10.9%
Inventory of Homes for Sale	122	102	- 16.4%	--	--	--
Months Supply of Inventory	4.0	3.5	- 12.5%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	14	7	- 50.0%
Sold Listings	0	4	--	1	9	+ 800.0%
Median Sales Price*	\$0	\$384,900	--	\$550,000	\$384,900	- 30.0%
Average Sales Price*	\$0	\$391,175	--	\$550,000	\$399,967	- 27.3%
Percent of List Price Received*	0.0%	98.4%	--	95.7%	98.4%	+ 2.8%
Days on Market Until Sale	0	91	--	63	90	+ 42.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	7.0	3.1	- 55.7%	--	--	--

* 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

