

Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Berthoud

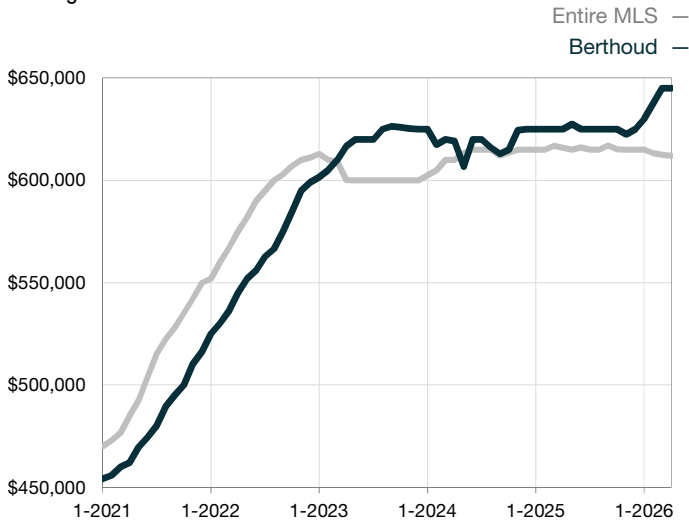
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	70	66	- 5.7%	240	241	+ 0.4%
Sold Listings	51	40	- 21.6%	137	105	- 23.4%
Median Sales Price*	\$615,000	\$618,100	+ 0.5%	\$610,000	\$645,000	+ 5.7%
Average Sales Price*	\$811,041	\$798,327	- 1.6%	\$771,297	\$765,054	- 0.8%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	99	57	- 42.4%	95	77	- 18.9%
Inventory of Homes for Sale	148	138	- 6.8%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--

* 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	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
Key Metrics						
New Listings	4	8	+ 100.0%	33	22	- 33.3%
Sold Listings	8	1	- 87.5%	12	15	+ 25.0%
Median Sales Price*	\$463,500	\$424,900	- 8.3%	\$461,000	\$424,900	- 7.8%
Average Sales Price*	\$476,350	\$424,900	- 10.8%	\$464,025	\$446,467	- 3.8%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	98.7%	99.3%	+ 0.6%
Days on Market Until Sale	86	188	+ 118.6%	88	97	+ 10.2%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	7.1	4.0	- 43.7%	--	--	--

* 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

