Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Berthoud

Single Family

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	33	**58**	+ 75.8%	450	**521**	+ 15.8%
Sold Listings	23	**36**	+ 56.5%	300	**257**	- 14.3%
Median Sales Price*	$630,000	**$604,950**	- 4.0%	$615,000	**$625,000**	+ 1.6%
Average Sales Price*	$732,113	**$723,723**	- 1.1%	$764,043	**$756,857**	- 0.9%
Percent of List Price Received*	98.2%	**99.5%**	+ 1.3%	99.0%	**98.8%**	- 0.2%
Days on Market Until Sale	74	**86**	+ 16.2%	86	**76**	- 11.6%
Inventory of Homes for Sale	132	**168**	+ 27.3%	--	**--**	--
Months Supply of Inventory	4.1	**6.2**	+ 51.2%	--	**--**	--

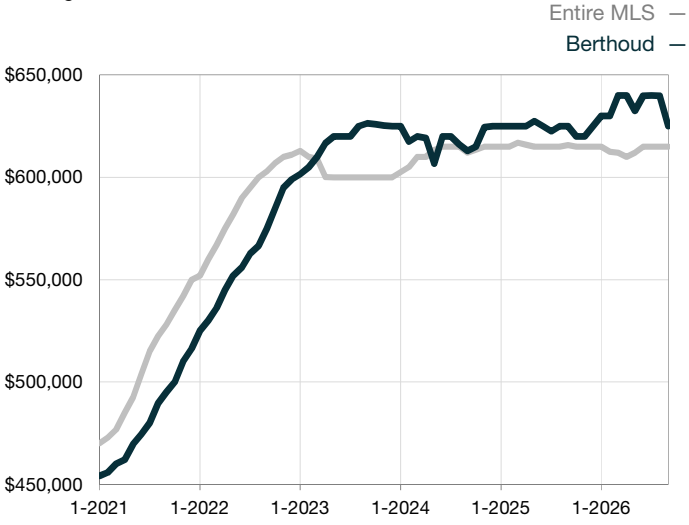
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

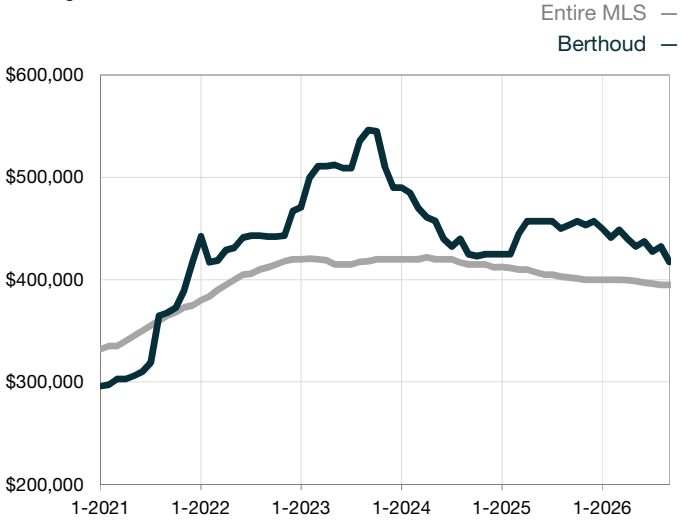
	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	13	**2**	- 84.6%	66	**42**	- 36.4%
Sold Listings	4	**3**	- 25.0%	31	**34**	+ 9.7%
Median Sales Price*	$464,950	**$340,000**	- 26.9%	$449,900	**$417,500**	- 7.2%
Average Sales Price*	$470,305	**$364,167**	- 22.6%	$458,549	**$444,774**	- 3.0%
Percent of List Price Received*	99.2%	**97.4%**	- 1.8%	98.9%	**99.2%**	+ 0.3%
Days on Market Until Sale	119	**103**	- 13.4%	92	**98**	+ 6.5%
Inventory of Homes for Sale	25	**13**	- 48.0%	--	**--**	--
Months Supply of Inventory	7.2	**3.7**	- 48.6%	--	**--**	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of October 5, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.