

Local Market Update – July 2023

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Berthoud

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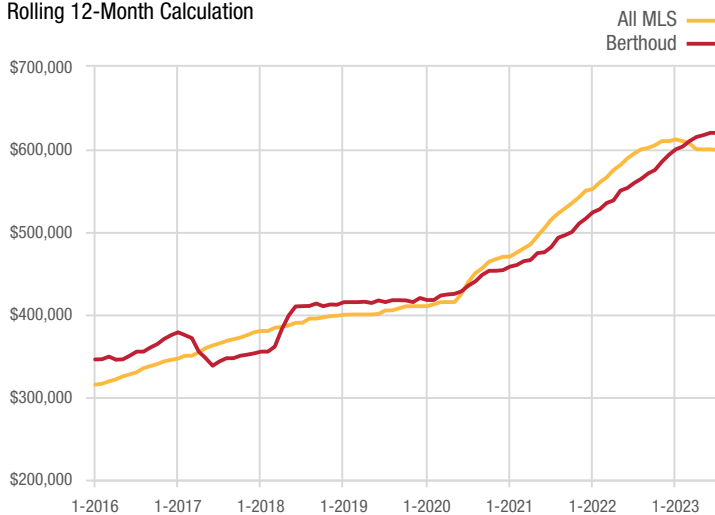
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	42	53	+ 26.2%	322	316	- 1.9%
Pending Sales	37	43	+ 16.2%	260	213	- 18.1%
Closed Sales	49	30	- 38.8%	309	188	- 39.2%
Days on Market Until Sale	50	68	+ 36.0%	70	83	+ 18.6%
Median Sales Price*	\$600,000	\$618,375	+ 3.1%	\$582,645	\$630,000	+ 8.1%
Average Sales Price*	\$724,776	\$682,143	- 5.9%	\$679,201	\$792,273	+ 16.6%
Percent of List Price Received*	101.1%	98.8%	- 2.3%	103.1%	99.3%	- 3.7%
Inventory of Homes for Sale	70	109	+ 55.7%	—	—	—
Months Supply of Inventory	1.7	4.0	+ 135.3%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	7	1	- 85.7%	37	33	- 10.8%
Pending Sales	6	1	- 83.3%	34	23	- 32.4%
Closed Sales	6	2	- 66.7%	44	33	- 25.0%
Days on Market Until Sale	50	64	+ 28.0%	201	137	- 31.8%
Median Sales Price*	\$449,000	\$410,250	- 8.6%	\$443,100	\$509,000	+ 14.9%
Average Sales Price*	\$451,217	\$410,250	- 9.1%	\$490,395	\$538,922	+ 9.9%
Percent of List Price Received*	99.1%	100.3%	+ 1.2%	103.7%	101.5%	- 2.1%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	3.5	+ 250.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

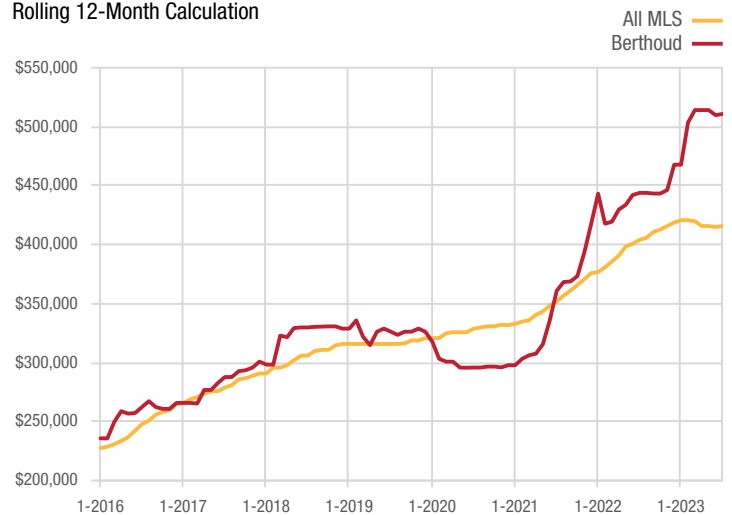
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.