



1822 Westport Ave
Berthoud, CO 80513



Hi Michael,

Thanks for looking over this report I put together for you. Of course, it's not completely fool proof, but it's about the best I can do without having seen the place in person.

Please reach out any time, I hope to partner with you in order to get this place sold while saving you some money!

*I appreciate your consideration,
Gavin Field*

Gavin Field

Realtor

Colorado Real Estate License #100111717

📞 Work 720-810-9148

📠 (970) 797-2640

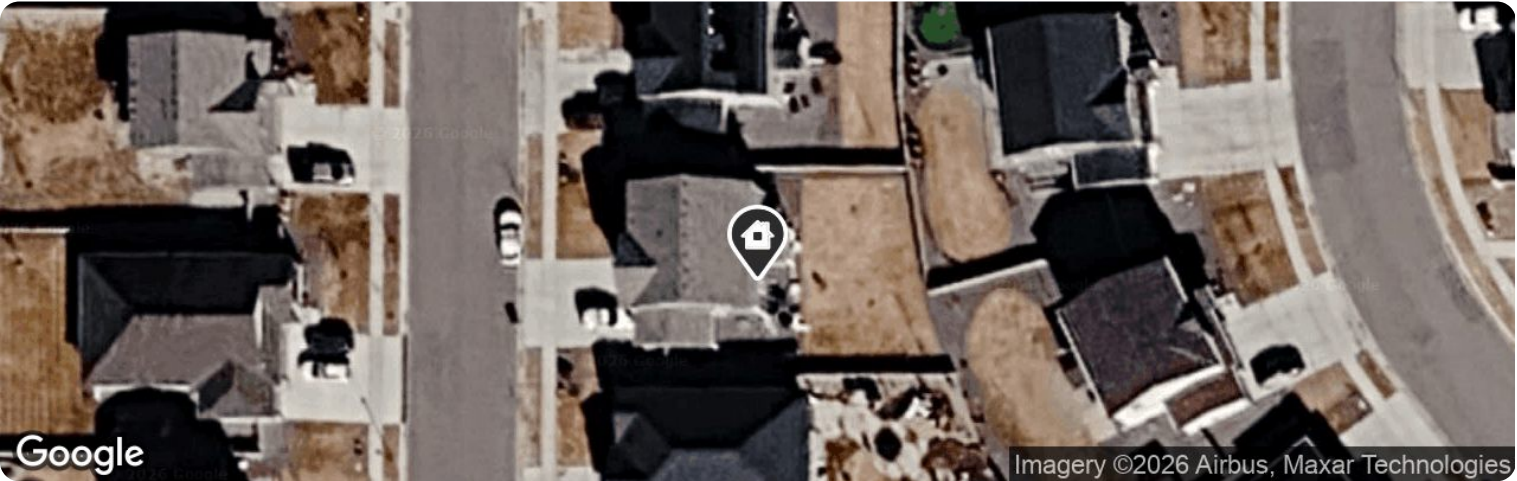
✉️ gavin@harmonybrokers.com

HARMONY BROKERS

2815 E Harmony Rd Ste 108

Fort Collins, CO 80528





Withdrawn / For Sale • Withdrawn: 9/21/2026, MLS Listing 1067237: 8/26/2026

List Price

\$639,000

Withdrawn Date 9/21/2026 Listing ID 1067237

CMA Value

\$623,558

CMA Range

\$540.9K

\$746.8K

Last Edited 9/22/2026

Price per Sq Ft \$251

ESTIMATE®

ESTIMATE® not available

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Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	–	Single Family	–
Property Subtype	–	Single Family Residence	–
Bedrooms	–	4	–
Total Baths	–	3	–
Full Baths	–	2	–
Partial Baths	–	1	–
Living Area (sq ft)	–	–	2,481
Building Area (sq ft)	–	–	3,441
Lot Size	–	7,841 sq ft	–
Garage	–	–	Yes
Garage (spaces)	–	3	–
Pool	–	–	No
Year Built	–	2024	–
Roofing	–	Composition	–
Heating	–	Forced Air	–
Cooling	–	Ceiling Fans, Central Air	–
Fireplaces	–	Yes	–
Basement	–	Full, Unfinished	–
Construction	–	Composition, Frame	–
Number of Stories	–	Two	–

Interior Features

LISTING			
Appliance	Fire Alarm, Refrigerator, Washer, Gas Range, Disposal, Dishwasher, Dryer, Microwave	Basement	Full, Unfinished
Cooling	Ceiling Fans, Central Air	Fireplace	Gas
Heating	Forced Air	Window	Window Coverings
Approximate Above Ground	2481 sq ft		

Exterior Features

LISTING			
Construction	Frame, Composition	Fence	Fenced
Patio	Patio	Roof	Composition
Road	Asphalt	Parking	Garage Door Opener
Sewer	Public Sewer	Levels	Two
Utilities	Natural Gas Available, Electric - Available	View	Mountainous
General	Sprinkler System	Lot Size Features	Paved, Level , Gutters, Curbs, Sidewalks, Street Light

PUBLIC	
Current Use	Single Family

Homeowner Association

Association	No	Features	Management, Amenities
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Legal Description

Current Use	Single Family
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Location Details

Model	Gable	Directions to Property	From I-25. Take Exit 250 for Berthoud. Go West on CR 56 to Berthoud Pkwy. Head North on Berthoud Pkwy. Right on Lake View Ave.
Subdivision	Vantage	Zoning	RES
Community Features	Trail, Playground, Fitness Center, Hot Tub, Pool, Park, Clubhouse	Area Description	Loveland/Berthoud
Flood Zone	X (unshaded)		

Market Trends

Market Trends for Berthoud, CO 80513

Single Family Residence

August 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

5.7

9.95% MoM

Sold to List Price %

98.3%

0.68% MoM

Median Days in RPR

67

34% MoM

Median Sold Price

\$645,000

6.61% MoM



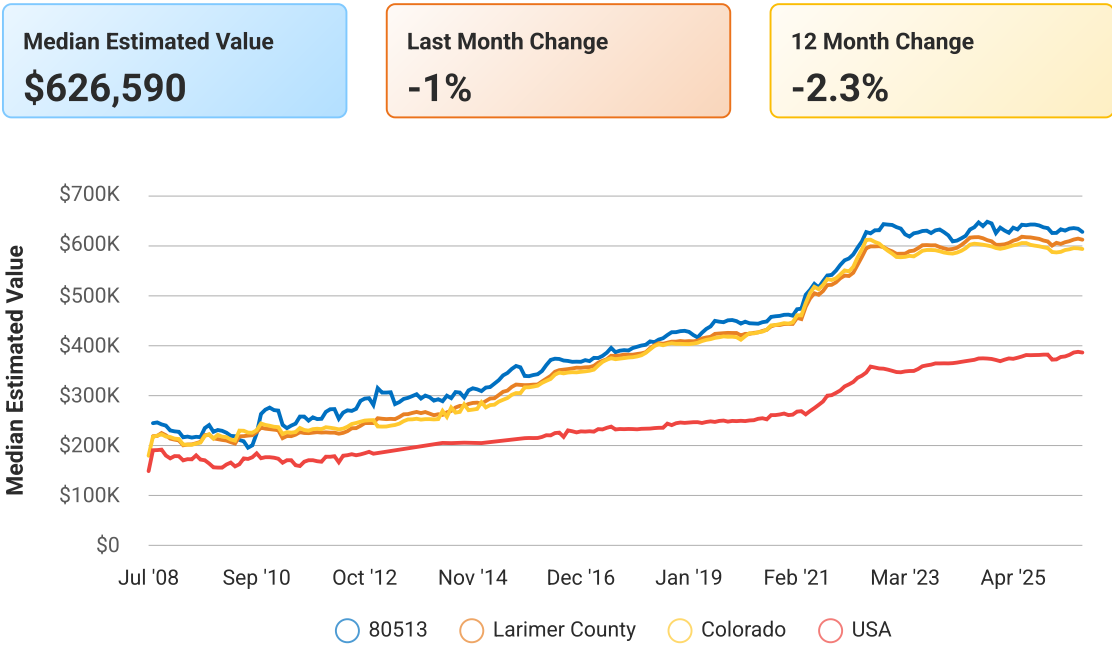
August 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



August 2026 Active Listings

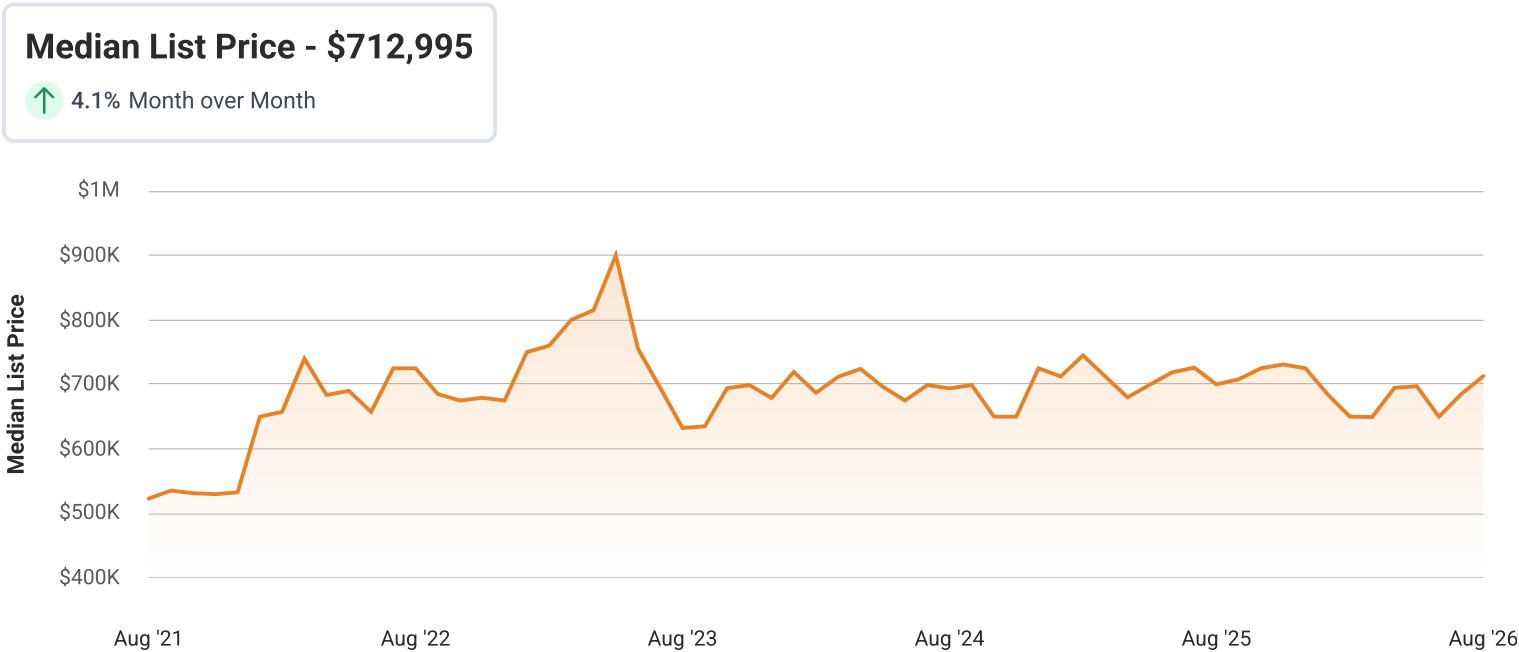
Berthoud, CO 80513

Single Family Residence

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly





August 2026 Sold Listings

Berthoud, CO 80513

Single Family Residence

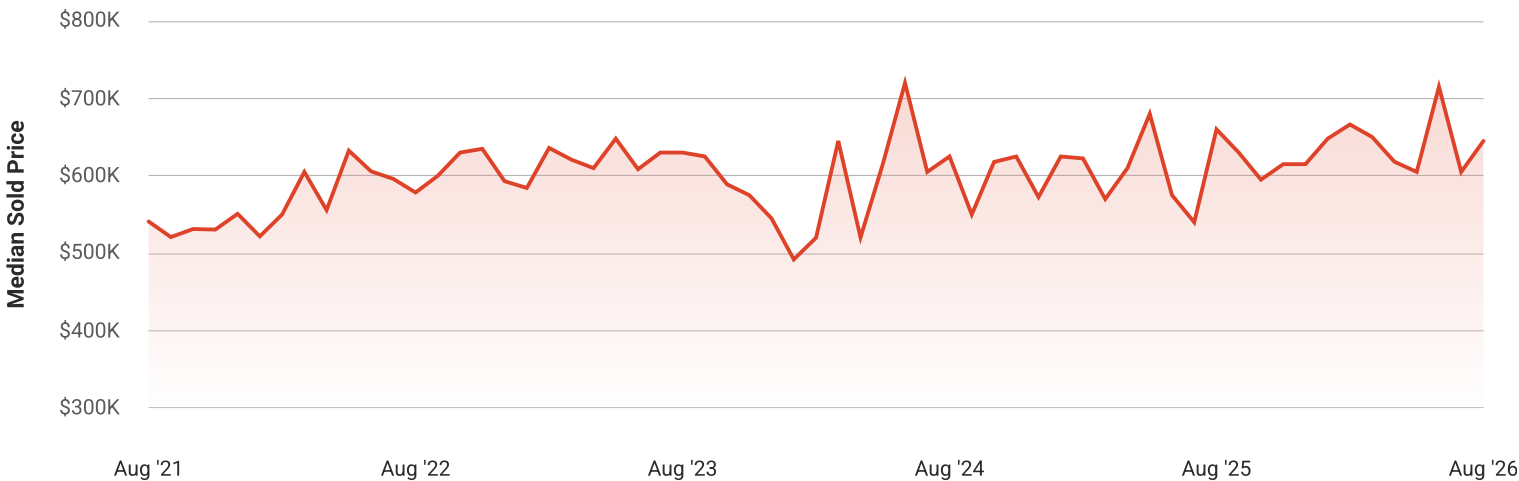
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$645,000

↑ 6.6% Month over Month



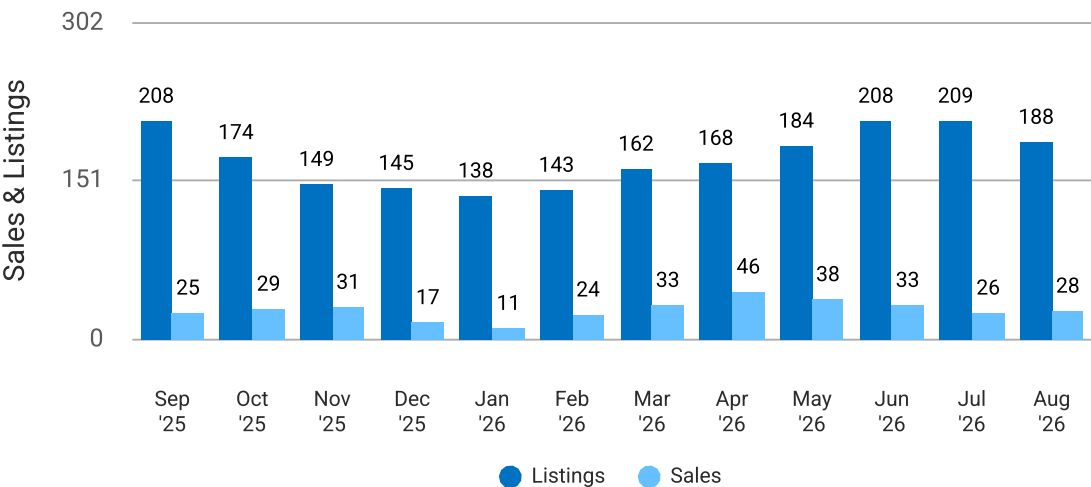
Total Sales and Active Listings in Berthoud, CO 80513

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





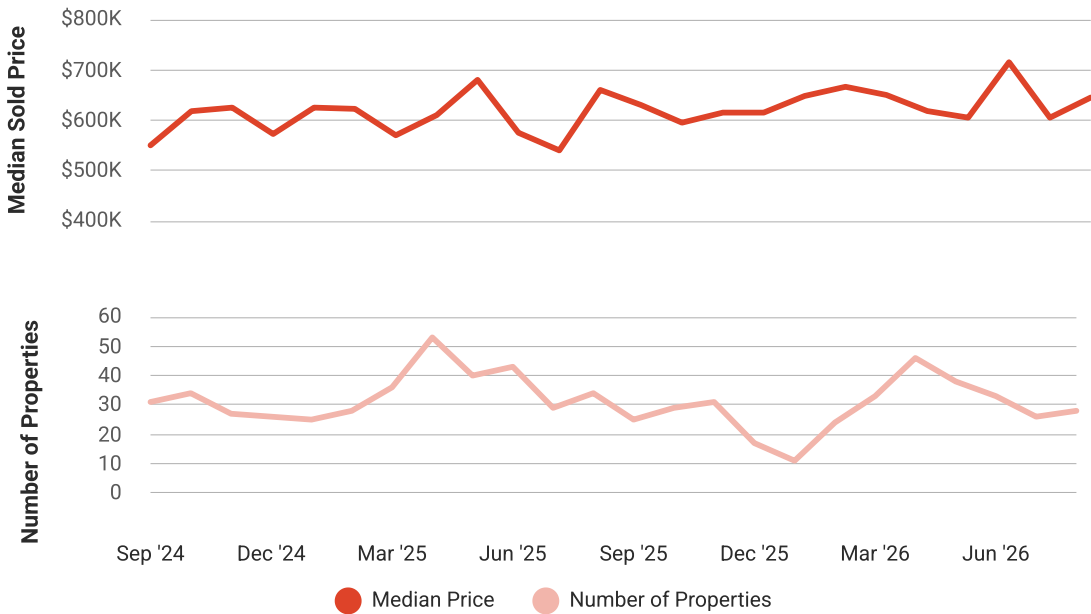
Median Sold Price vs Sold Listings in Berthoud, CO 80513

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



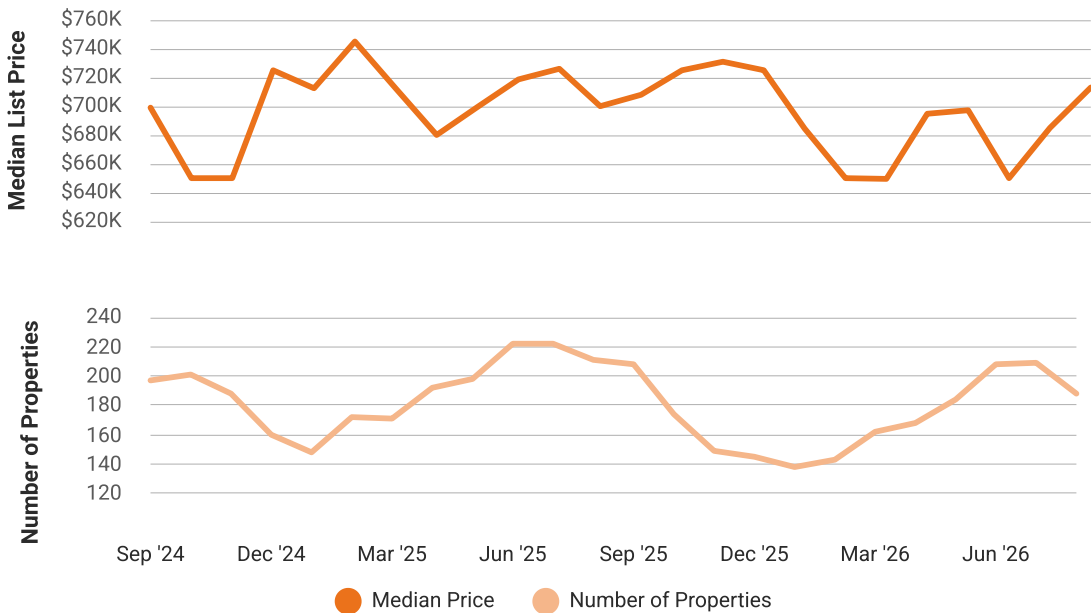
Median List Price vs Active Listings in Berthoud, CO 80513

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 8

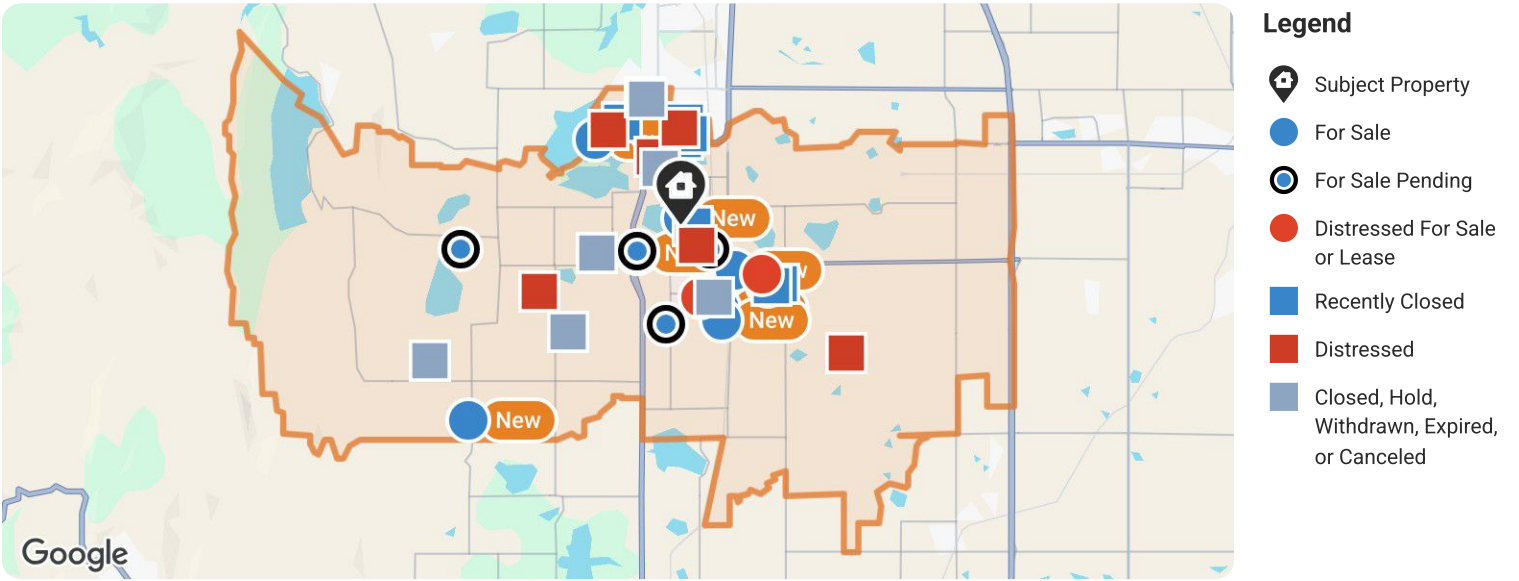
Change Types: New Listings, Pending, Closed, Distressed, Expired

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

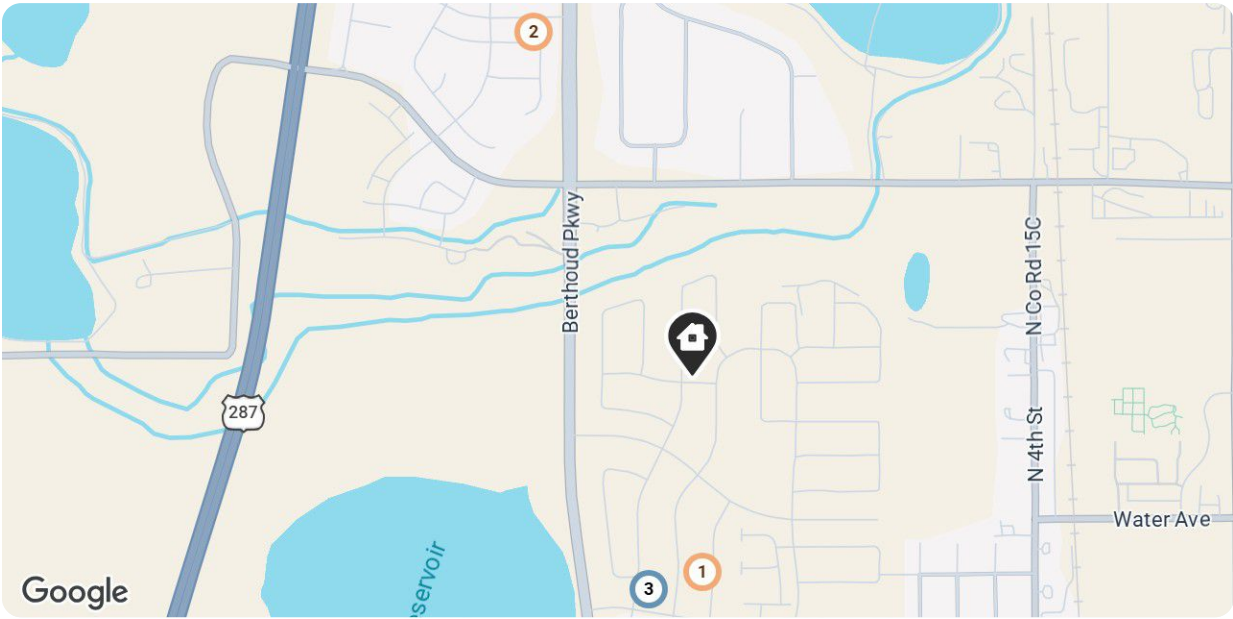
For Sale Activity in the Last 12 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	3	8	8	8	8	8
Lowest Listing Price / Est.Value	\$598,000	\$409,900	\$459,900	\$400,000	\$485,030	\$525,000
Median Listing Price / Est.Value	\$610,000	\$610,000	\$594,900	\$514,995	\$573,165	\$630,000
Highest Listing Price / Est.Value	\$684,900	\$2,190,000	\$1,990,000	\$1,180,000	\$1,755,770	\$2,399,000
Median Living Area (sqft)	2,548	1,929	2,006	2,119	1,851	2,027
Median Price / sqft	\$235	\$312	\$317	\$281	\$351	\$319
Average Days in RPR	60	4	147	63	176	126
Median Days in RPR	70	4	112	58	176	138
Median Age	4	4	–	4	9	8
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

CMA

Comp Property Summary



Comp Property Adjustments



Address	1822 Westport Ave Berthoud, CO 80513	1521 Sun River Rd Berthoud, CO 80513	1212 Tipton St Berthoud, CO 80513	1482 Westport Ave Berthoud, CO 80513
Status	 Subject Property	1  Closed	2  Closed	3  Active Under Contract
MLS ID	1067237	1062346	1061949	4766124
Proximity		0.34 Mi. S	0.53 Mi. NW	0.37 Mi. S
Value	\$639,000	\$598,000	\$610,000	\$684,900
Date	8/26/2026 List Date	8/31/2026 Closed Date	7/23/2026 Closed Date	7/14/2026 List Date
Days in RPR	26	73	38	70
Price per Sq Ft	–	\$235	\$218	\$301
Adjusted Result Adjusted \$/sqft				
Bedrooms	4	4	4	3
Total Baths	3	3	3	2
Partial Baths	1	–	1	–
Total Rooms	–	8	8	–
Living Area	2,481	2,548	2,795	2,272
Building Area	3,441	2,548	2,795	4,396
Lot Size	7,841 sq ft	6,900 sq ft	7,958 sq ft	9,691 sq ft
Year Built	2024	2022	2020	2026
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Listing Broker	<i>Listing Courtesy of C3 Real Estate Solutions, LLC</i>	<i>Courtesy of XTREME REALTY LLC</i>	<i>Courtesy of RESIDENT REALTY</i>	<i>Listing Courtesy of D.R. Horton Realty, LLC</i>
Description	4.99% assumable fha loan available! snow-capped mountain views, a 2024 build barely lived in, and all of vantage amenities at your doorstep. Pristine and move-in ready, with none of the wear of an older hom...	Unbeatable value in vantage at berthoud. This 4-bedroom, 3-bath, 3,522 sqft home delivers more square footage and finished upgrades than recent neighborhood sales under \$600k, with \$50k+ i...	Built in 2020, this beautiful 4-bedroom, 3-bathroom home offers modern comfort with a spacious open-concept floor plan designed for both everyday living and entertaining. The inviting layout seamlessly...	Final opportunity to own a new construction home in the established section of vantage. Your new home awaits at 1482 westport ave. In berthoud, colorado. The haswell is a beautifully designed upscale ranch...

 Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy

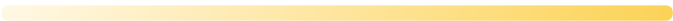
CMA Value

\$623,558

CMA Range

\$540.9K

\$746.8K



Last Edited 9/22/2026 Price per Sq Ft \$251

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$598,000	\$409,900	\$459,900	\$485,030	\$410,000	\$375,000
Median Price	\$610,000	\$610,000	\$552,400	\$571,330	\$619,945	\$626,450
Highest Price	\$684,900	\$2,550,000	\$1,931,857	\$1,755,770	\$2,775,000	\$2,750,000
Median Price per sq.ft.	\$235	\$308	\$350	\$362	\$318	\$286
Median Days in RPR	70	13	183	–	140	72

Sold Price Comparison

This section compares prices for 13 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$456,000	\$193
Median Price	\$650,000	\$262
Highest Price	\$1,180,000	\$396

CMA Summary

This section compares the prices of 3 agent-selected properties near the subject property.

Average of Comps	\$623,558
Adjustments	–
Result of CMA Analysis	\$623,558 (or \$251 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	–
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	– (or – per sq ft)

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