



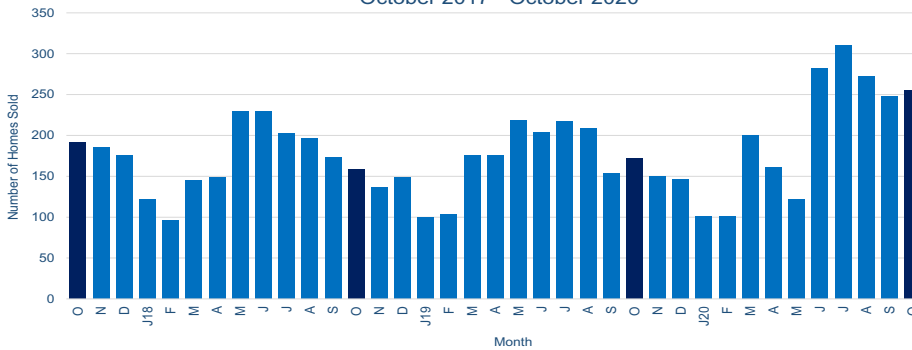
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Market Trends Report Loveland CO

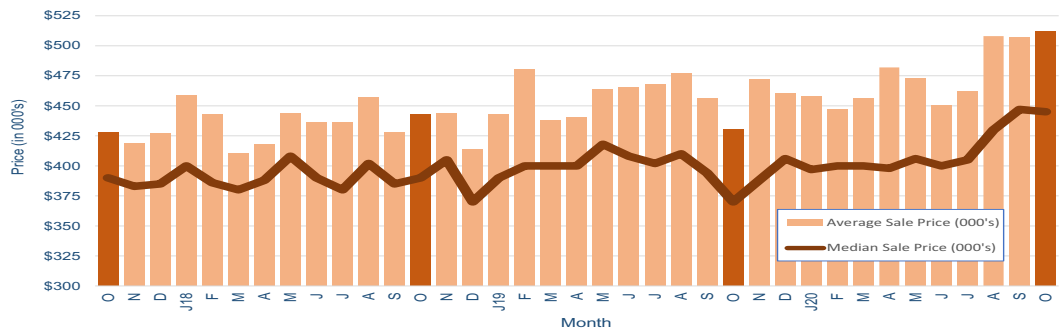
October 2017 - October 2020

Homes Sold
 Loveland
 October 2017 - October 2020



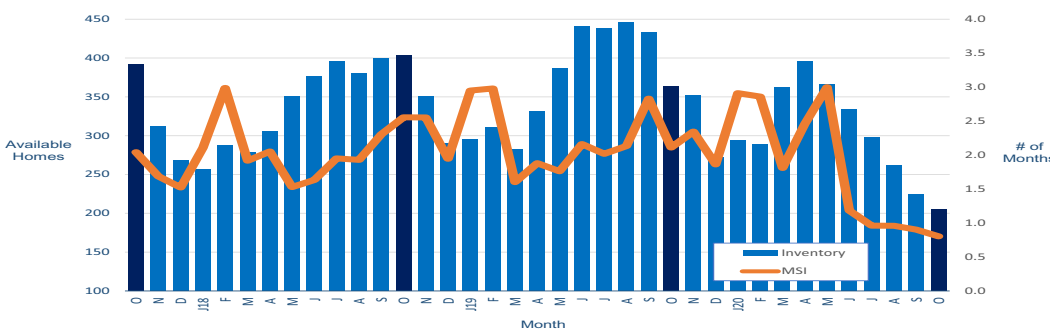
Home sales in Loveland CO have seen their highest levels of the last three years during the previous 5 months. October 2020 sales of 255 homes were up 2.8% over September sales of 248, and were up 48.3% over the 172 sales in October 2019. 2020 year-to-date sales of 2,052 are up 18.6% over 2019 sales of 1,730 for the same period.

Median Price & Average Price of Homes Sold
 Loveland
 October 2017 - October 2020



Home prices were mixed in October 2020, though with little change. The median price fell 0.4% to \$445K from \$447K in September 2020 - still the 2nd highest recorded over the last 3 years, while the average price rose 0.9% to \$512K - the highest for that 3 year time period, from \$507K.

Inventory & Months Supply of Inventory (MSI)
 Loveland
 October 2017 - October 2020



At a time when inventory should be rising, available homes once again set a new 3-year low in October 2020, with 205 homes for sale at the end of the month, down 9.3% from the 224 homes on the market at the end of September 2020. The Month's Supply of Inventory (MSI) fell to 0.8 months, as strong home sales continued to deplete inventory.

Summary:

There is so much we don't understand about the current real estate market right now. There can be little doubt that the pandemic is the main moving force in the market. But we don't have much other than anecdotal information about the current motivations of either buyers or sellers, or how the economic implications of the pandemic might be impacting their buying and selling decisions. Low inventory appears to be the result of home owners deferring action in uncertain times, and is certainly doing its part in keeping prices moving upwards, but we aren't certain that is a sustainable condition. There is so much yet to play out regarding the pandemic and the economy, and we're just feeling our way along at the present, adapting to events and situations as they occur. But we're watching closely, and if you have questions or concerns about the real estate market, please give us a call and we'll share what we currently know and what we think the future might be looking like.