

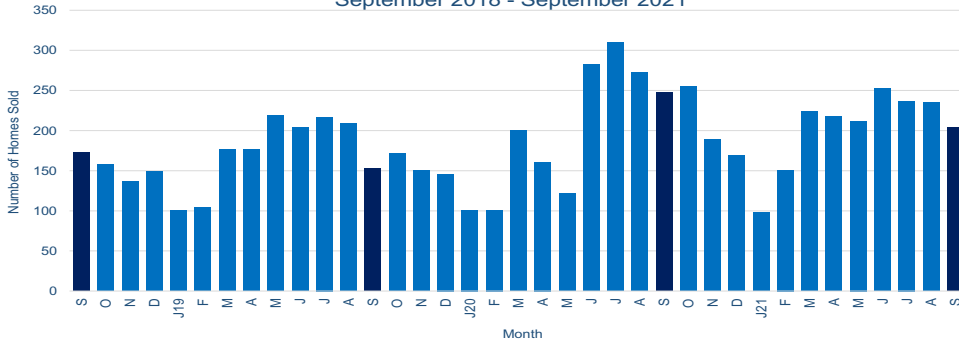


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Market Trends Report Loveland CO September 2018 - September 2021

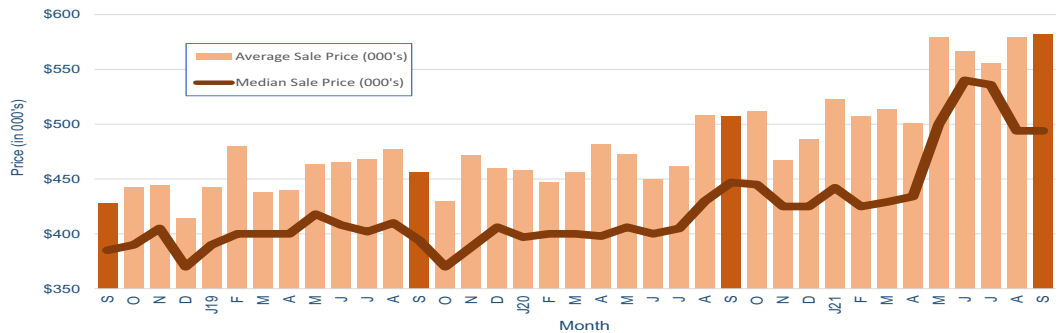
Homes Sold
 Loveland
 September 2018 - September 2021



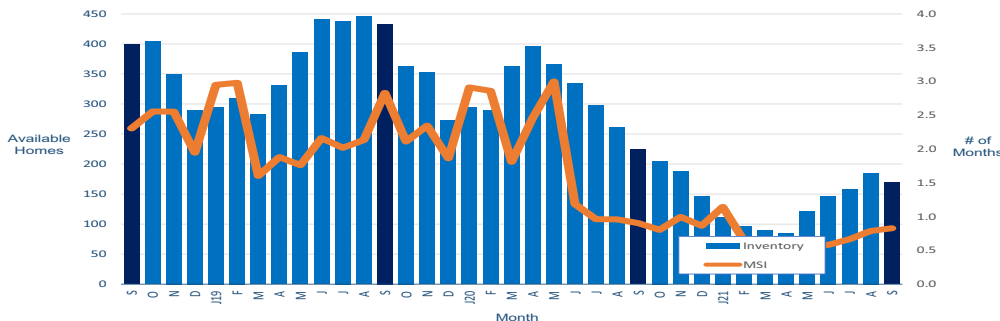
Home sales in Loveland CO declined in September 2021, with 204 homes sold, down 15.2%, from the 235 homes sold in August 2021, and down 21.6% from the 248 homes sold in September 2020. However, 2021 year-to-date sales of 1,832 homes are up 1.9% from 2020's 1,797 homes.

Home prices were essentially unchanged in September 2021. The median price held steady at August 2021's \$494K, while the average price rose slightly to \$582K from August 2021's \$579K. These numbers reflect only those specific homes during the month, so they are always subject to random variations.

Median Price & Average Price of Homes Sold
 Loveland
 September 2018 - September 2021



Inventory & Months Supply of Inventory (MSI)
 Loveland
 September 2018 - September 2021



Inventory fell in September 2021, with 169 homes on the market at the end of the month, down 9.4% from 185 at the end of August 2021, and still below normal levels. The Month's Supply of Inventory (MSI) held steady at 0.8 months, as inventory and sales declines were evenly matched.

Summary:

The fall real estate market usually demonstrates a traditional seasonal slowing, and we have begun experiencing that, no doubt complicated this year by a very active summer as well as pandemic effects. We have seen not only a recent decline in sales, but price reductions as well. As falling inventory offers fewer choices to buyers, and the upcoming holiday season competes for attention, it's more the on-going uncertainty about the economy and the pandemic that will keep the market cooled. We're anticipating it will stay that way, with moderate sales and a lessening of upward price pressure, through the remainder of the year.