

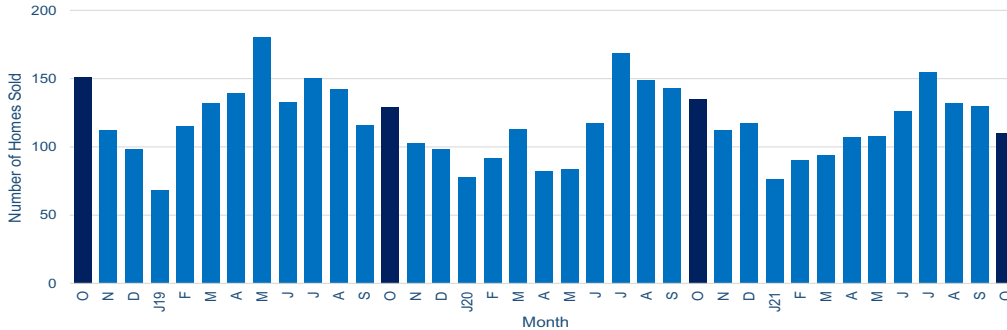


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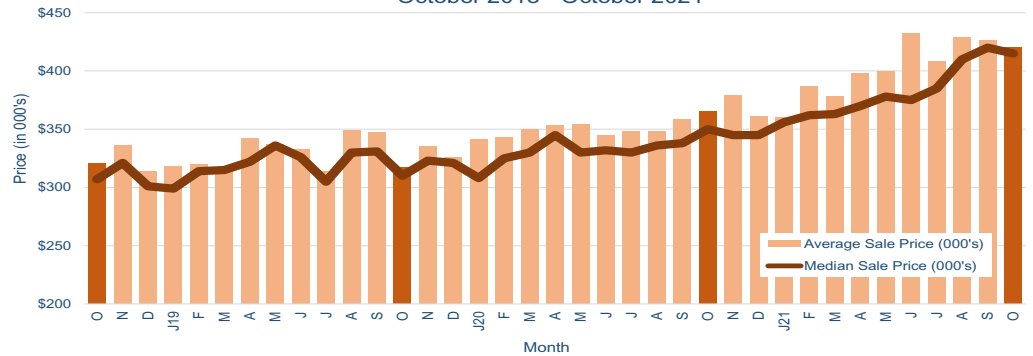
Market Trends Report Greeley CO October 2018 - October 2021

Homes Sold
 Greeley CO
 October 2018 - October 2021



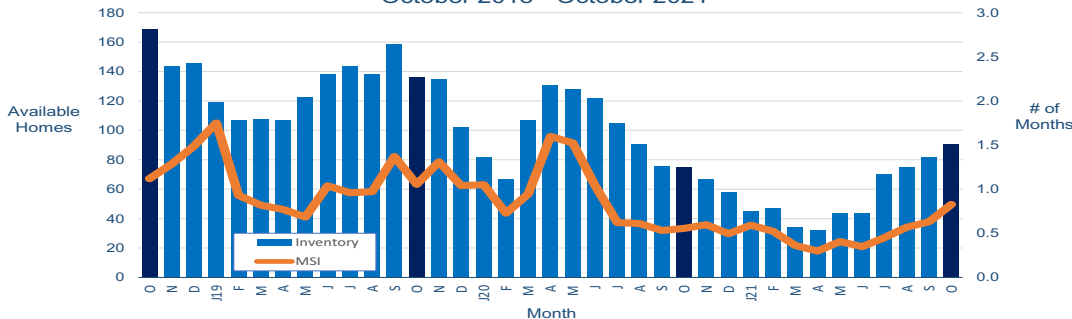
Greeley CO home sales declined in October 2021, with 110 home sold, down 18.2% from the 130 sold in September 2021, and down 22.7% from the 135 homes sold in October 2020. Year-to-date sales of 1128 homes are down 3.0% from last year's sales of 1162 homes for the same period.

Median Price & Average Price of Homes Sold
 Greeley
 October 2018 - October 2021



Home prices fell in October 2021. The median price was down 1.2% to \$415K from \$420K in September 2021, while the average price was down 1.4% to \$420K from \$426K during the same period. Monthly variations like this are common, and we look to the long-term trend line as a better indicator of what's happening.

Inventory & Months Supply of Inventory (MSI)
 Greeley
 October 2018 - October 2021



Countering seasonally expected trends, inventory continued to rise in October 2021. There were 91 homes for sale at the end of the month, up 11.0% over last month's 82 homes. The Month's Supply of Inventory (MSI) rose to 0.8 months in response, its highest level in over a year.

Summary:

On the surface, the market looks much like a typical fall real estate season, with slowing sales. This is always a difficult time for reading market trends - it's too easy to just say "seasonal slowdown", because we know that under the surface, market conditions are further complicated by the effects of the pandemic and economic uncertainty. It's very doubtful we'll see any major changes in inventory, sales or price trends for the remainder of the year. But we'll most likely have a busy and interesting spring market, with insufficient inventory and high demand driving activity, but we're also expecting other factors, like interest rates, to make an impact as well. We'll be watching carefully and we'll keep you informed.