

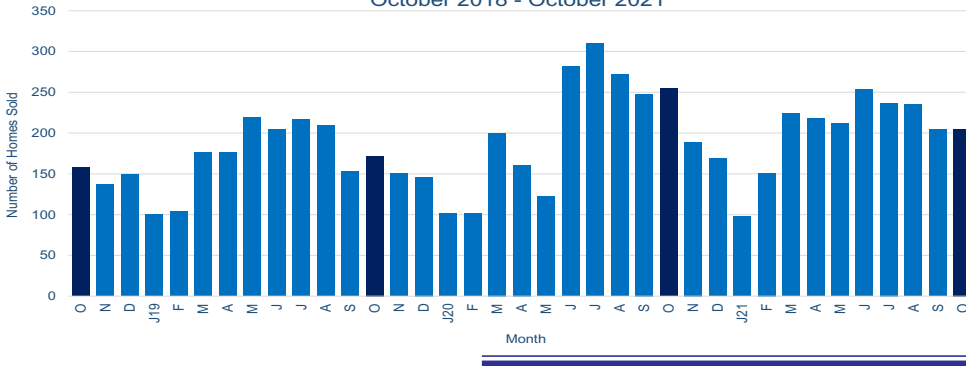


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## Market Trends Report Loveland CO October 2018 - October 2021

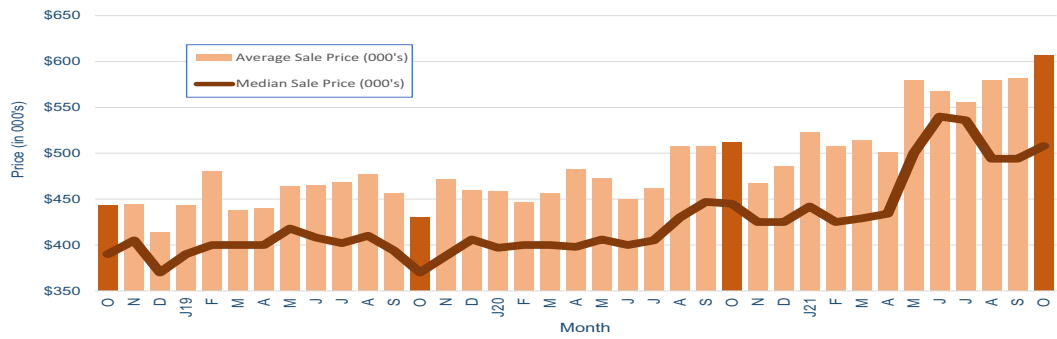
Homes Sold  
 Loveland  
 October 2018 - October 2021



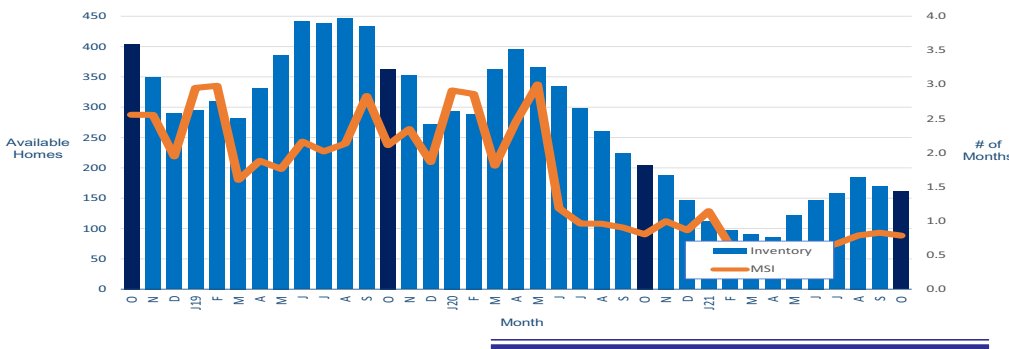
There were 205 home sales in Loveland CO in October 2021, essentially unchanged from the 204 homes sold in September 2021, and down 24.3% from the 255 homes sold in October 2020. 2021 year-to-date sales of 2037 homes are down 0.7% from 2020's 2,052 homes.

Home prices rose in October 2021. The median price rose to \$508K from September's \$494K, a gain of 2.8%, while the average price rose to \$607K from \$579K, a gain of 4.3%. Monthly price variations are common, so we look to the long-term trend line for a feel for what's happening with prices.

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



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



Inventory declined in October 2021, with 161 homes for sale at the end of the month, a drop of 4.9% from 169 at the end of September 2021. The Month's Supply of Inventory (MSI) held steady at 0.8 months, as inventory declines matched the drop in sales.

### Summary:

On the surface, the market looks much like a typical fall real estate season, with inventory falling and sales slowing. 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.