

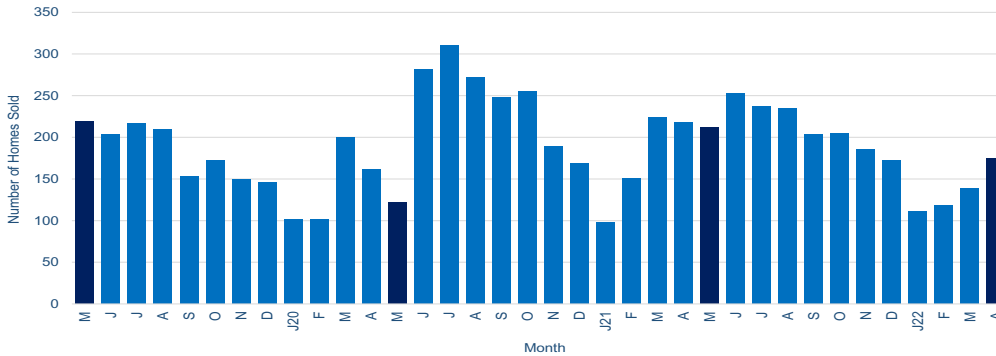


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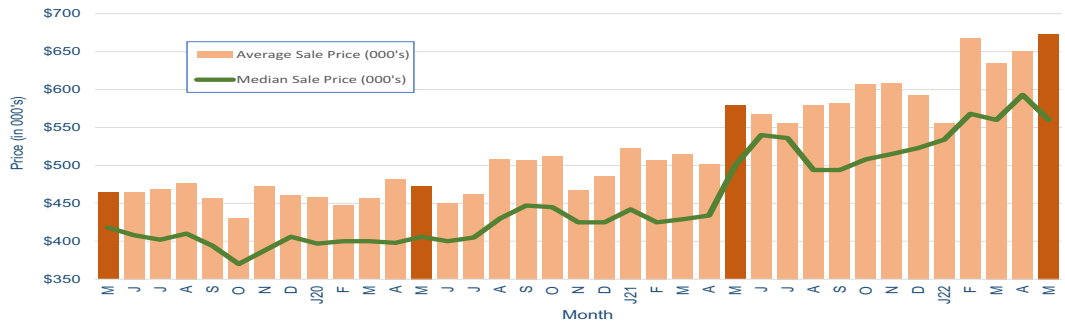
Market Trends Report Loveland CO May 2019 - May 2022

Homes Sold
 Loveland
 May 2019 - May 2022



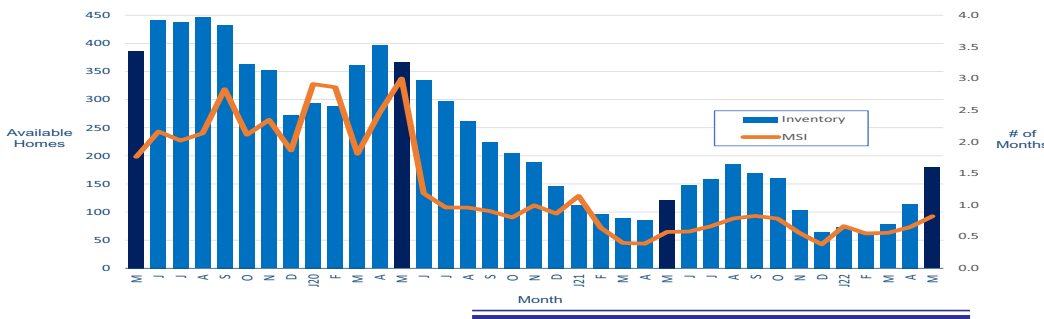
Loveland CO home sales increased in May 2022. There were 218 homes sold, up 24.6% from the 175 sold in April 2022, and up 2.8% from the 212 sold in April 2021. Year-to-date sales of 761 homes were down 18.7% from from 2021's 903 sold in the same period. Homes sold for an average of 103.9% of listing price last month.

Median Price & Average Price of Homes Sold
 Loveland
 May 2019 - May 2022



Home prices were mixed in May 2022. The median price fell to \$560K from \$593K in April, a drop of 5.9%, while the average price rose to \$673K from \$651K, up 3.4%. Inventory gains over the last two months appear to have moderated upward pressure on home prices somewhat.

Inventory & Months Supply of Inventory (MSI)
 Loveland
 May 2019 - May 2022



Inventory rose in May 2022, with 179 homes for sale at the end of the month, a substantial gain of 57.0% from 114 at the end of April 2022, and the highest level since August 2021. The Month's Supply of Inventory (MSI) rose to 0.8 months.

Summary:

The Loveland CO real estate market is changing, driven by two months of significant increases in home inventory. This has begun to ease the upward pressure on prices, and it's a bit less frenzied and crazy out there at the moment. But the market is still a long way from finding some sort of equilibrium, and we can't expect a return to what we used to think of as "normal". Recession and inflation are likely to diminish the potential for quick recovery. And the price increases of the last several years have taken the bottom out of the market, excluding a large pool of potential buyers from participation. We're not expecting to see those prices fall, nor are we expecting to see wages keep pace with inflation. With so many different external factors at work here, it's still very unclear how this will play out, but it's likely that at least in the immediate future, we're going to see the market become a challenging one for sellers as well as buyers.