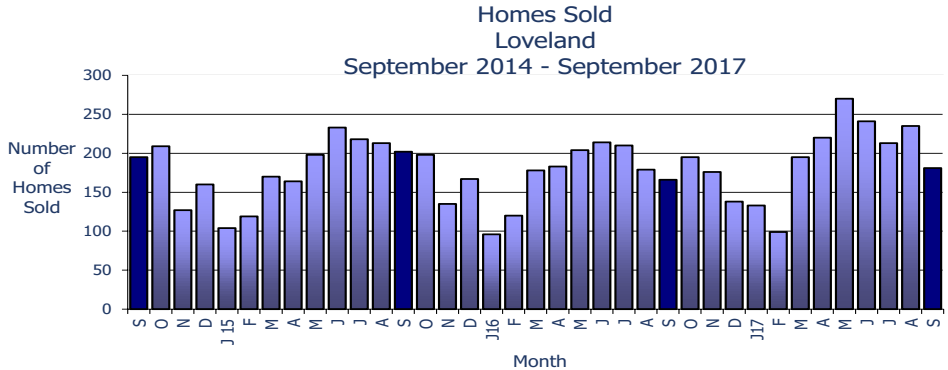




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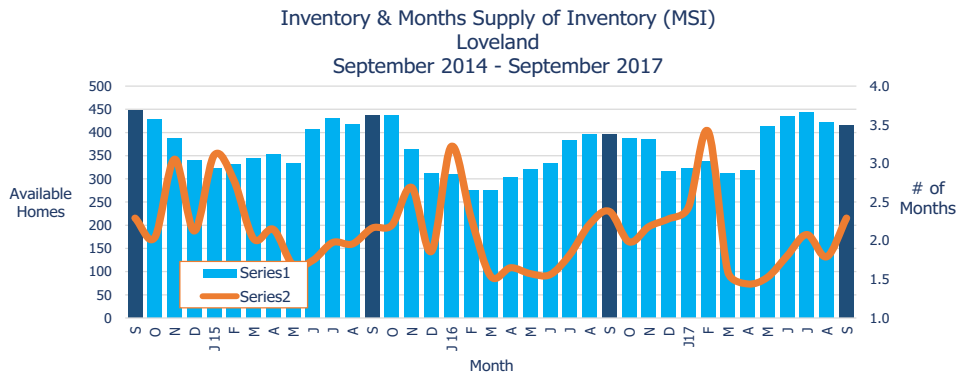
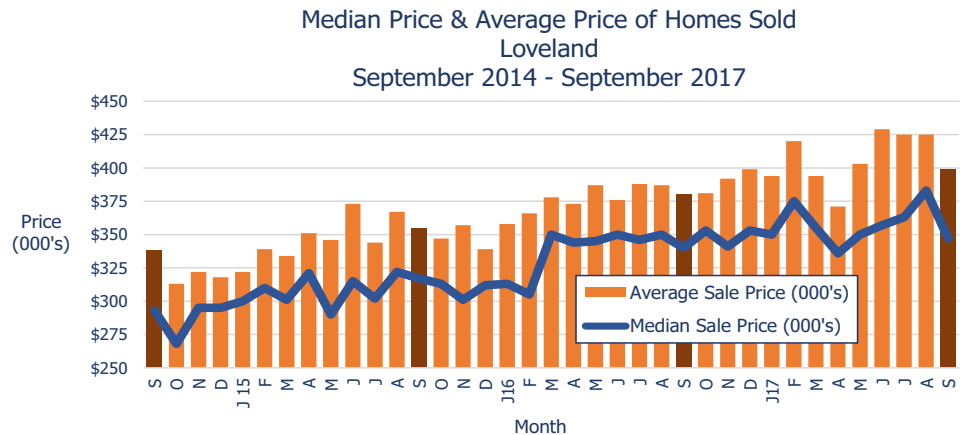


Market Trends Report Loveland CO September 2014 - September 2017



Loveland home sales declined in September 2017, falling 29.8% to 181 homes sold from 235 in August 2017, but were up 9.0% from the 166 sold in September 2016. The market is most likely entering the traditional fall slowdown, with gradually declining levels of sales for the remainder of the year.

Loveland home prices also fell in September 2017, with median price dropping 10.4% to \$347K from \$383K in August 2017, and average price dropping 6.5% to \$399K from \$425K in August 2017. Keeping in mind that month-to-month fluctuations in the prices of homes sold is normal, the long-term trend line continues to suggest an upward trend in Loveland home values.



Inventory fell slightly in September 2017, dropping 1.4% to 415 homes on the market at the end of September 2017, down from 421 homes for sale at the end of August 2017. The Month's Supply of Inventory (MSI) rose to 2.3 months as a result of lower sales, but continues to indicate a strong seller's market.

Summary:

As is normal for this time of year, the Loveland real estate market appears to be moving into the less active fall market, with sales, prices and inventory all showing decreases during September. We're anticipating a gradual decline in sales and inventory for the next couple of months, with a somewhat larger slowdown coming during the winter months, as is also traditional. However, because the economy is expected to continue generating employment - and even some wage - growth, we expect buyer demand to remain higher than normal through these slower times.