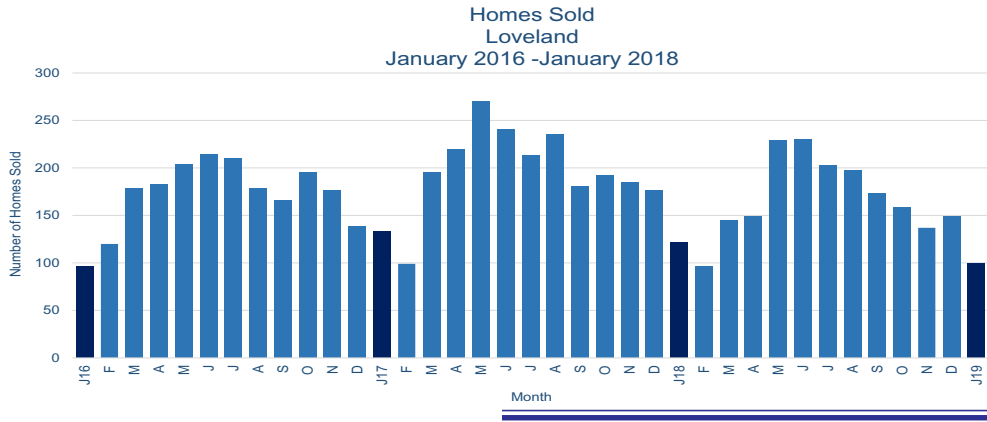




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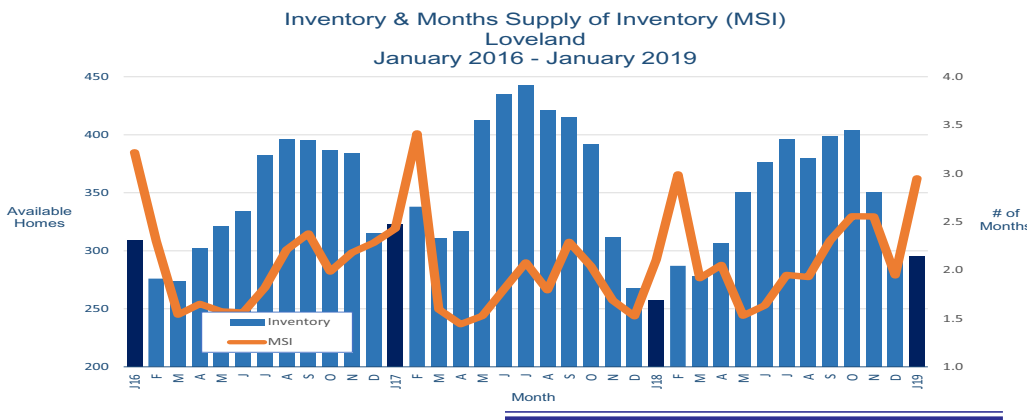
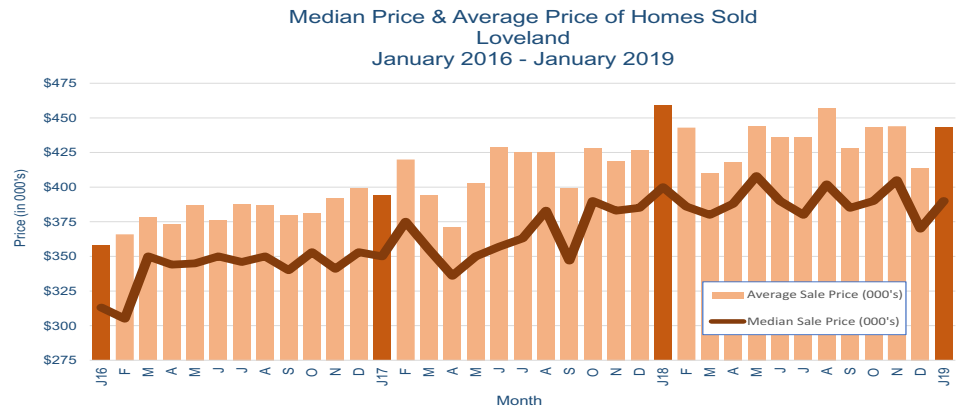


Market Trends Report Loveland CO January 2016 - January 2019



Loveland CO home sales fell in January 2019 to 100 homes sold, down 49% from 149 sold in December 2018, and down 22% from the 122 homes sold in January 2018. This isn't an unexpected result, as we're in the middle of what is typically our slowest season, with similar sales declines in previous years.

Home prices rose in January 2019, with the median price gaining 5.4% to \$390K from \$370K in December 2018, and average price up 7.0% to \$443K from \$414K in December 2018. These numbers reflect only the prices of those specific homes sold during a given month, so random as well as seasonal effects will impact the outcome. The long-term trend line, as seen in the graph at the right, is a better indicator of where home prices - and values - are going.



The inventory of homes for sale in Loveland CO actually rose a bit in January 2019, to 295 homes on the market at the end of the month, up 1.7% from 290 homes for sale at the end of December 2018. The Month's Supply of Inventory (MSI) rose to 3.0 months as a result of lower sales and higher inventory.

Summary:

The winter months are a poor time to make predictions about where the real estate market is headed. Activity is generally slower, and other random factors like weather can play a major role. There isn't anything particularly alarming about January's numbers, although we have noted that 49% drop in sales. But we haven't seen any change in the underlying driver for real estate activity - the regional economy remains strong and continues to generate new jobs. We'll be watching closely in the coming months for better indications of where this year's market will be headed.