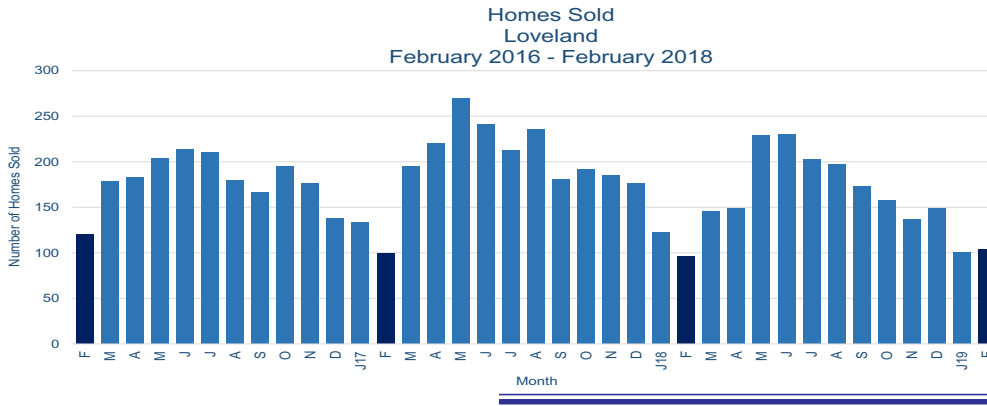




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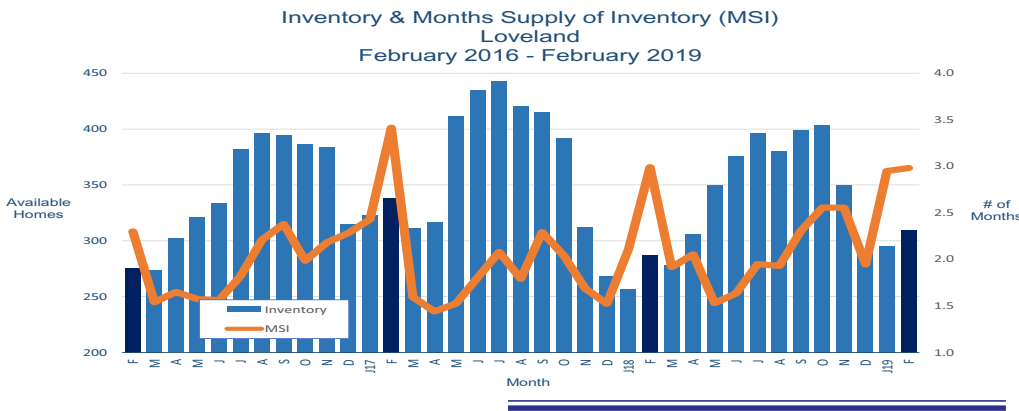
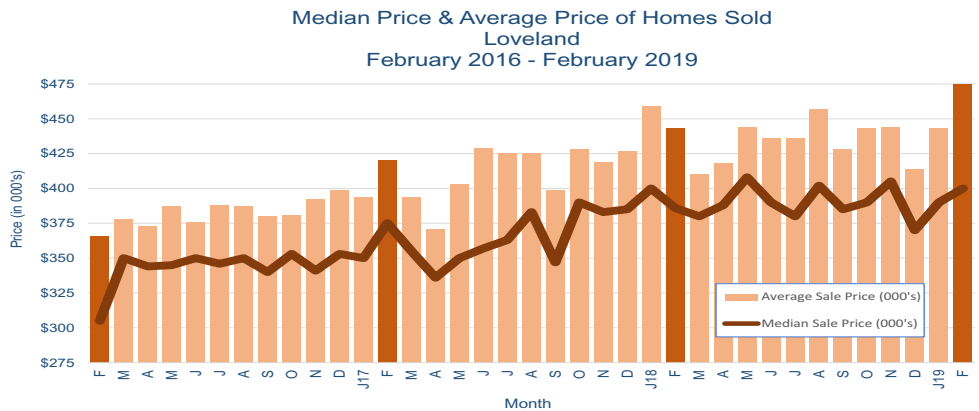


Market Trends Report Loveland CO February 2016 - February 2019



Loveland CO home sales edged upward in February 2019, gaining 4.0% to 104 homes sold from the 100 sold last month, and up 8.3% from the 96 sold in February 2018. We expect to see rising sales as we enter a much busier season for real estate over the next couple of months.

Home prices rose in February 2019. The median price was up 2.6% to \$400K from \$390K in January 2018, and the average price gained 8.3%, rising to \$480K from \$443K in January 2019. Please note that these numbers reflect the prices of only those homes sold during a given month, and are subject to random variations, so we focus on the long-term trend line as a better indicator of where home prices - and values - are going.



Loveland CO's inventory of available homes increased in February 2019, rising to 310 homes on the market at the end of the month, up 5.1% from 295 homes for sale at the end of January 2019. The Month's Supply of Inventory (MSI) remained steady at 3.0 months.

Summary:

All of Loveland's real estate indicators - sales, prices and inventory - moved in a positive direction in February, and although there were no big movements, it is good to see what are likely signs of a spring thaw in the real estate market. It's still too early to make predictions about the coming year, but we begin with a strong regional economy and job growth, and are generally optimistic. We do have some concerns about market dynamics, particularly in regards to affordable housing, and will be watching that sector very closely. Stay tuned and we'll keep you informed of what we're seeing.