

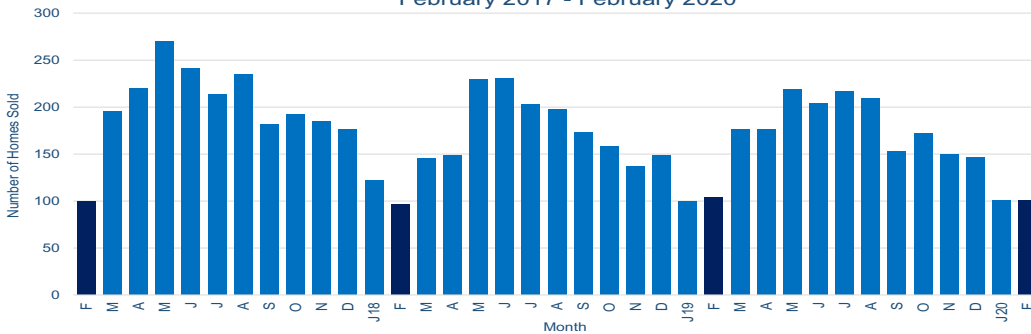


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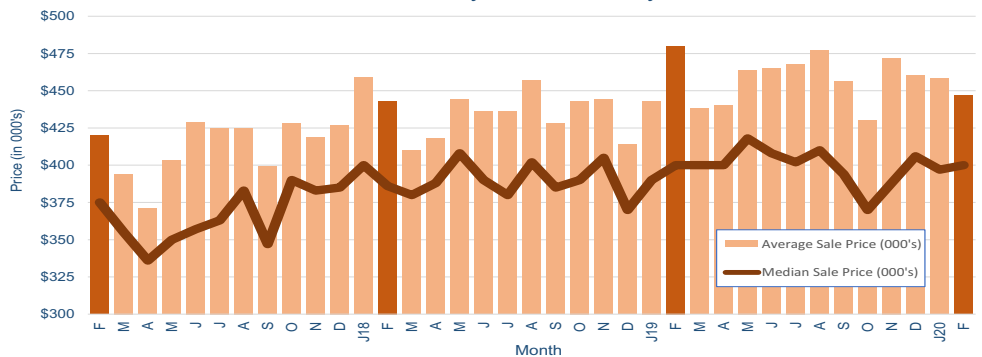
## Market Trends Report Loveland CO February 2017 - February 2020

Homes Sold  
 Loveland  
 February 2017 - February 2020



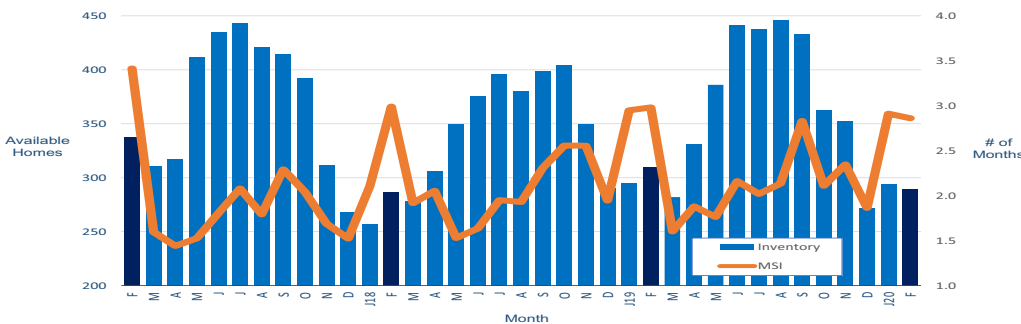
The spring thaw has not yet arrived for the Loveland CO real estate market. There were 101 homes sold in February 2020, the same number of sales as in January 2020, and very close to the 104 sales of February 2019.

Median Price & Average Price of Homes Sold  
 Loveland  
 February 2017 - February 2020



Loveland CO home prices were again mixed in February 2020. The median price rose to \$400K, a gain of 0.8% from \$397K in January, and the average price fell 2.4% to \$447K from \$458K in the same period. There is little significance to these particular changes - they are almost surely random variations in the prices of specific homes sold each month.

Inventory & Months Supply of Inventory (MSI)  
 Loveland  
 February 2017 - February 2020



Loveland's inventory of homes for sale declined slightly in February 2020, with 289 homes for sale at the end of the month, a drop of 1.7% from the 294 at the end of January 2020. The Month's Supply of Inventory (MSI) held steady at 2.9 months, with no real change in the underlying numbers.

### Summary:

Signs of spring have not made their appearance in the Loveland CO real estate market yet, but it's still too early to expect anything of significance, and Loveland's February numbers are on a par with previous years. Looking ahead, we expect that the usual market drivers for the next several months, which generally show the market moving in a positive direction, may be moderated somewhat by economic impacts occurring from COVID-19, locally, nationally and world-wide, but it's still too early to get a feel for the magnitude of that effect. We should know more by this time next month.