Monthly Indicators

LBAR
Loveland-Berthoud Association of REALTORS®

June 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 0.4 percent for single family homes and 30.2 percent for townhouse-condo properties. Pending Sales landed at 171 for single family homes and 32 for townhouse-condo properties.

The Median Sales Price was down 3.6 percent to $530,000 for single family homes and 8.7 percent to $409,900 for townhouse-condo properties. Days on Market decreased 7.8 percent for single family homes but increased 17.5 percent for townhouse-condo properties.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

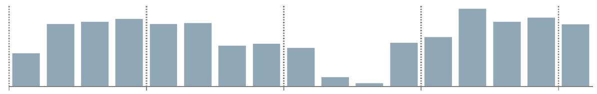
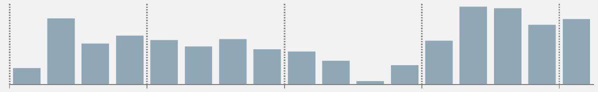
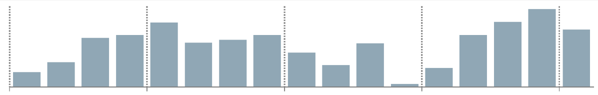
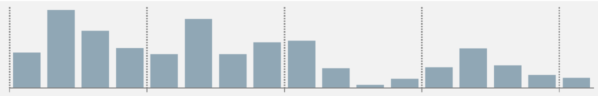
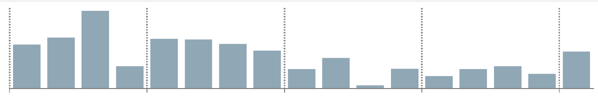
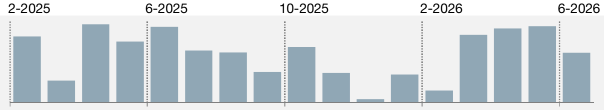
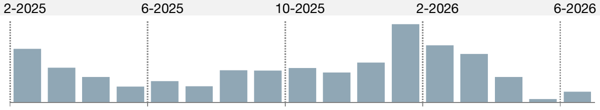
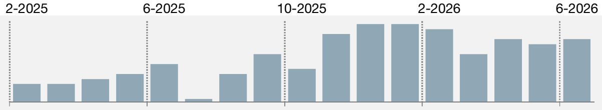
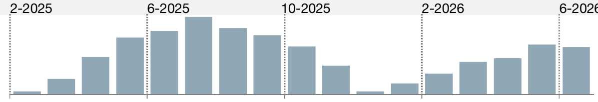
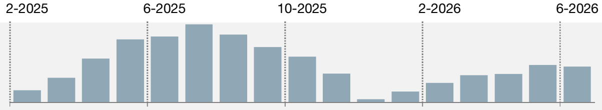
Activity Snapshot

- 4.3%	- 4.0%	- 5.5%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Days on Market All Properties**

Residential real estate activity in Area 8 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		238	**237**	- 0.4%	1,310	**1,407**	+ 7.4%
Pending / Under Contract		142	**171**	+ 20.4%	813	**956**	+ 17.6%
Sold Listings		167	**157**	- 6.0%	753	**841**	+ 11.7%
Median Sales Price		$550,000	**$530,000**	- 3.6%	$555,000	**$535,000**	- 3.6%
Average Sales Price		$698,235	**$673,197**	- 3.6%	$693,604	**$641,955**	- 7.4%
Pct. of List Price Received		99.5%	**99.1%**	- 0.4%	99.2%	**99.2%**	0.0%
Days on Market		77	**71**	- 7.8%	83	**82**	- 1.2%
Affordability Index		80	**85**	+ 6.3%	79	**84**	+ 6.3%
Active Listings		477	**432**	- 9.4%	--	**--**	--
Months Supply		3.9	**3.2**	- 17.9%	--	**--**	--

Townhouse-Condo Market Overview

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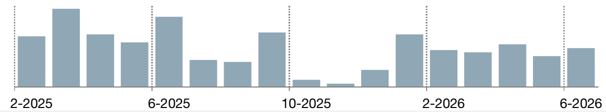
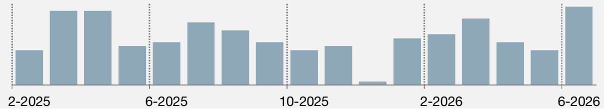
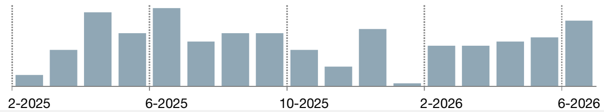
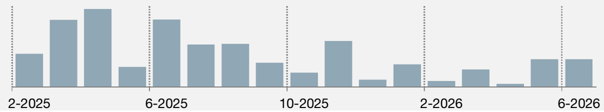
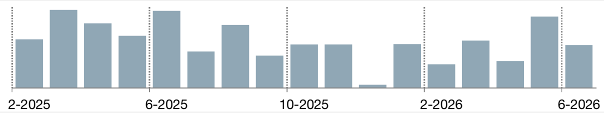
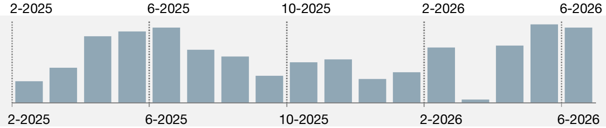
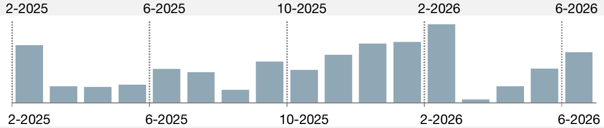
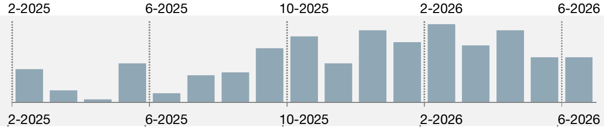
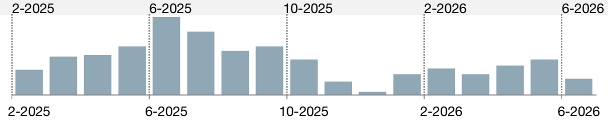
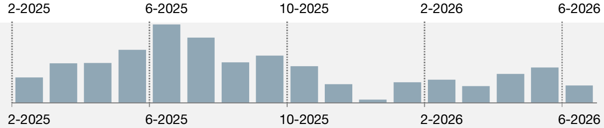
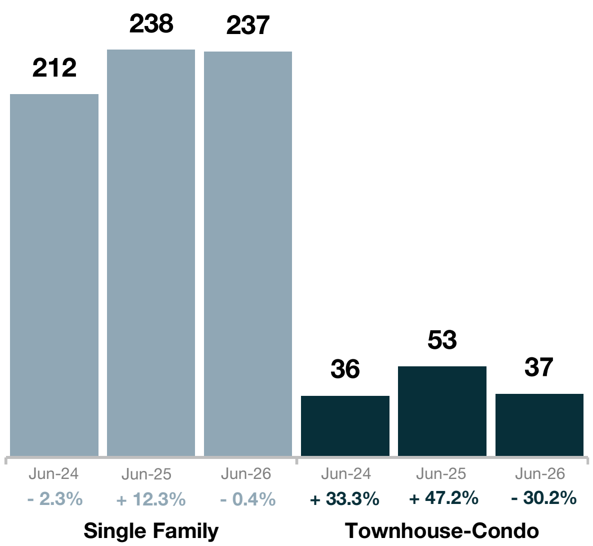
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

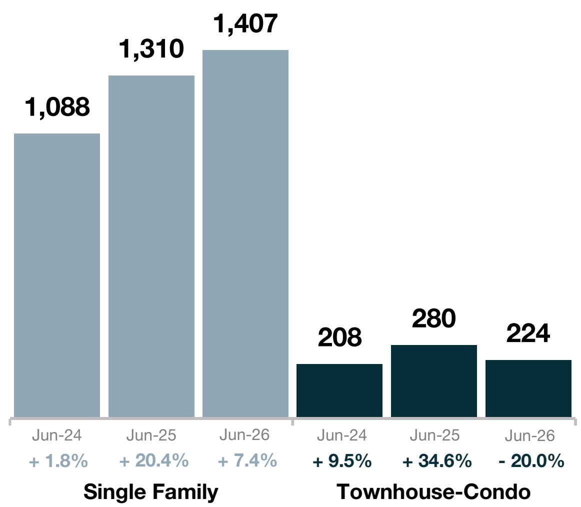
Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		53	**37**	- 30.2%	280	**224**	- 20.0%
Pending / Under Contract		23	**32**	+ 39.1%	153	**154**	+ 0.7%
Sold Listings		32	**29**	- 9.4%	139	**138**	- 0.7%
Median Sales Price		$448,860	**$409,900**	- 8.7%	$439,990	**$399,945**	- 9.1%
Average Sales Price		$476,689	**$437,503**	- 8.2%	$465,454	**$437,414**	- 6.0%
Pct. of List Price Received		99.7%	**99.7%**	0.0%	99.3%	**99.2%**	- 0.1%
Days on Market		103	**121**	+ 17.5%	96	**109**	+ 13.5%
Affordability Index		98	**110**	+ 12.2%	100	**113**	+ 13.0%
Active Listings		129	**87**	- 32.6%	--	**--**	--
Months Supply		5.4	**3.7**	- 31.5%	--	**--**	--

New Listings

June

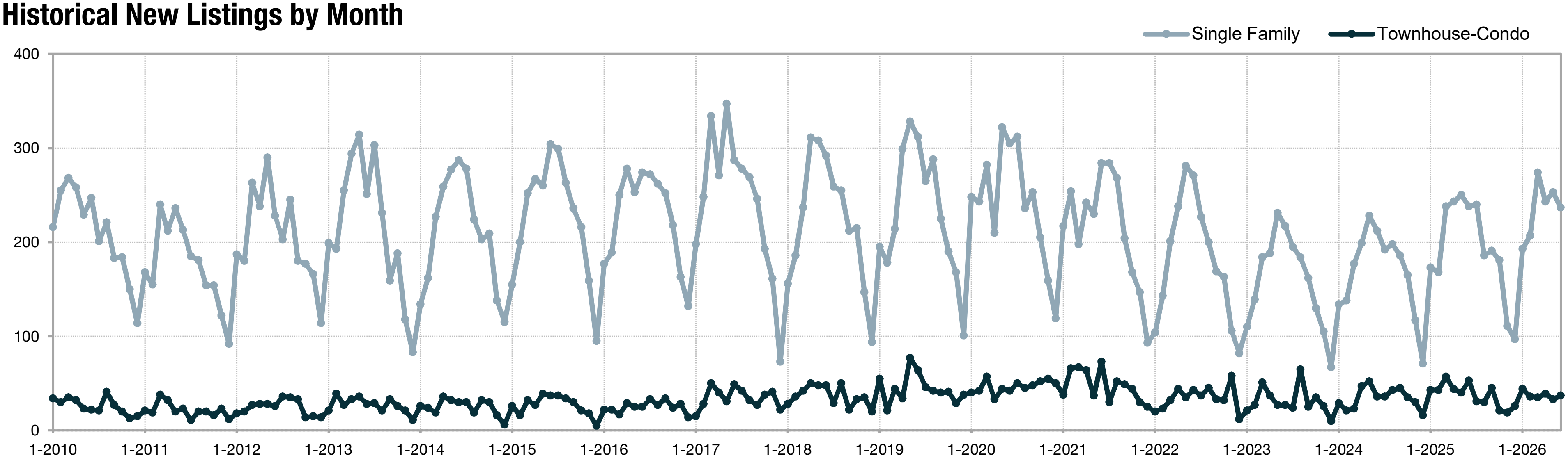


Year to Date



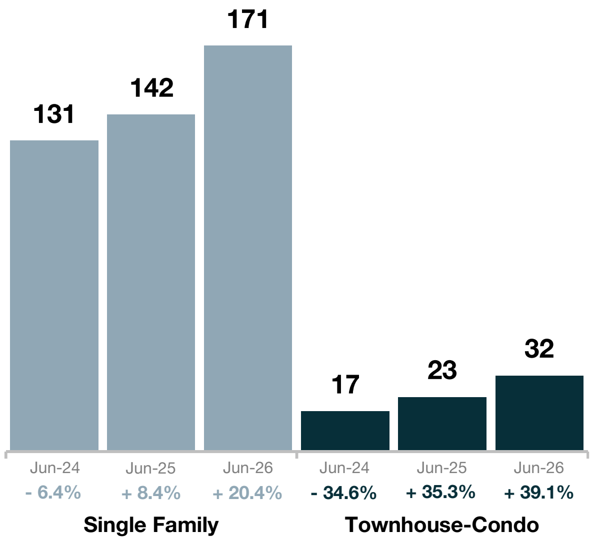
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	240	+25.0%	31	-13.9%
Aug-2025	186	-6.1%	30	-30.2%
Sep-2025	191	+2.7%	45	0.0%
Oct-2025	181	+9.7%	21	-40.0%
Nov-2025	111	-5.1%	19	-36.7%
Dec-2025	97	+36.6%	26	+62.5%
Jan-2026	193	+11.6%	44	+2.3%
Feb-2026	207	+23.2%	36	-16.3%
Mar-2026	274	+15.1%	35	-38.6%
Apr-2026	243	0.0%	39	-11.4%
May-2026	253	+1.2%	33	-17.5%
Jun-2026	**237**	**-0.4%**	**37**	**-30.2%**

Historical New Listings by Month

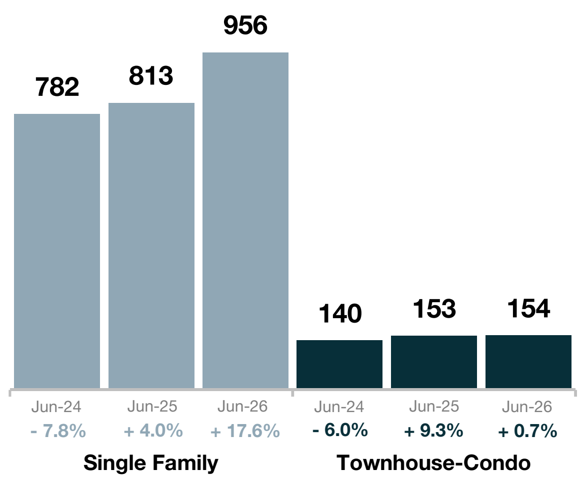


Pending / Under Contract

June

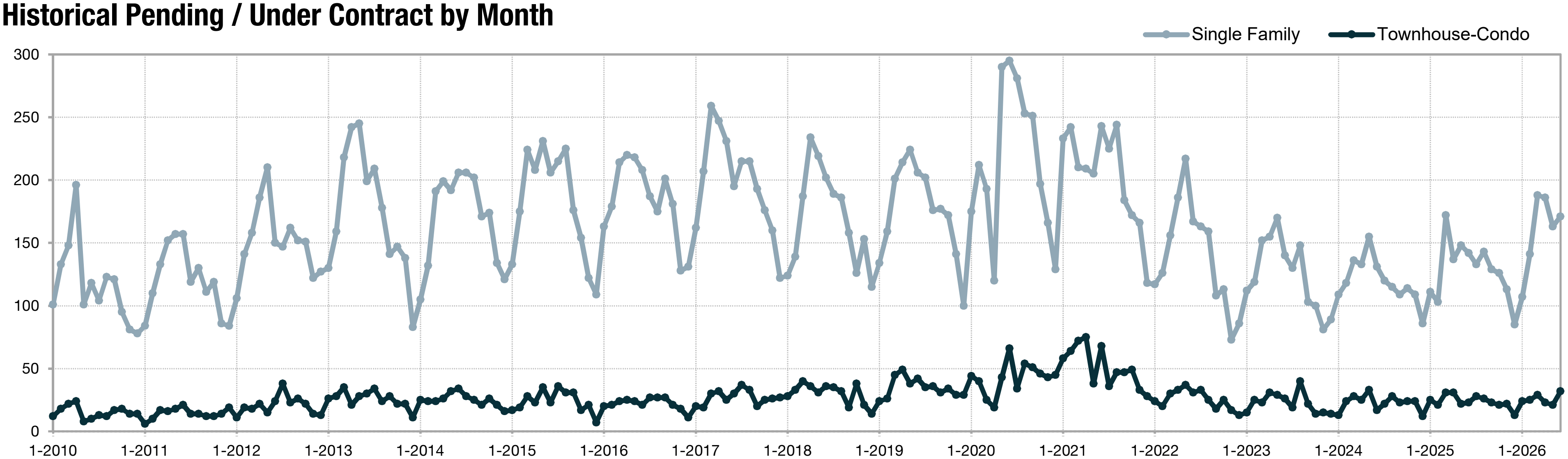


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	133	+10.8%	28	+27.3%
Aug-2025	143	+24.3%	26	-7.1%
Sep-2025	129	+18.3%	23	0.0%
Oct-2025	126	+10.5%	21	-12.5%
Nov-2025	113	+3.7%	22	-8.3%
Dec-2025	85	-1.2%	13	+8.3%
Jan-2026	107	-3.6%	24	-4.0%
Feb-2026	141	+36.9%	25	+19.0%
Mar-2026	188	+9.3%	29	-6.5%
Apr-2026	186	+35.8%	23	-25.8%
May-2026	163	+10.1%	21	-4.5%
Jun-2026	**171**	**+20.4%**	**32**	**+39.1%**

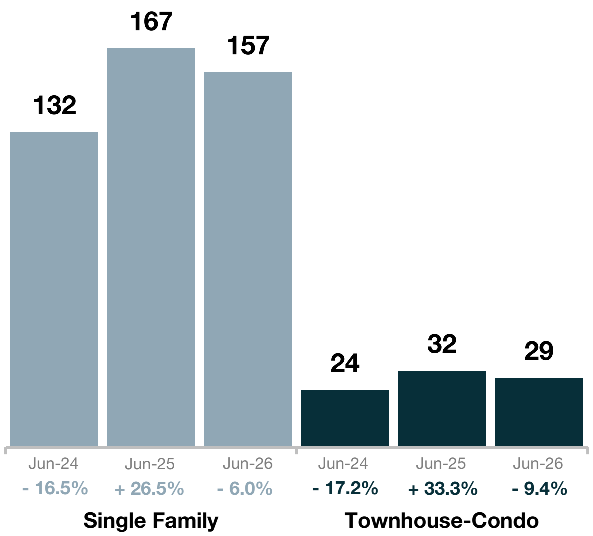
Historical Pending / Under Contract by Month



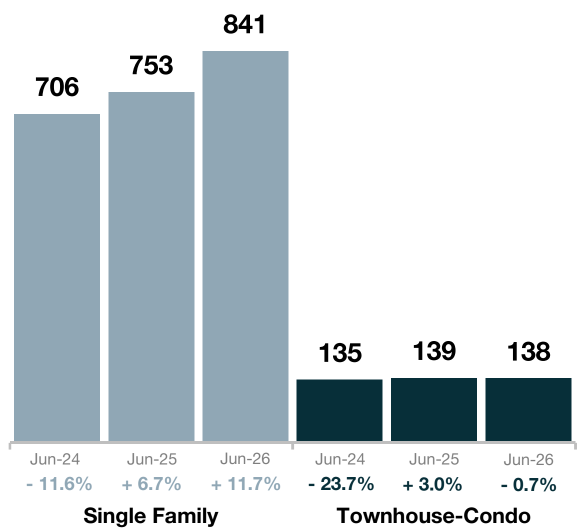
Sold Listings

Loveland-Berthoud Association of REALTORS®

June

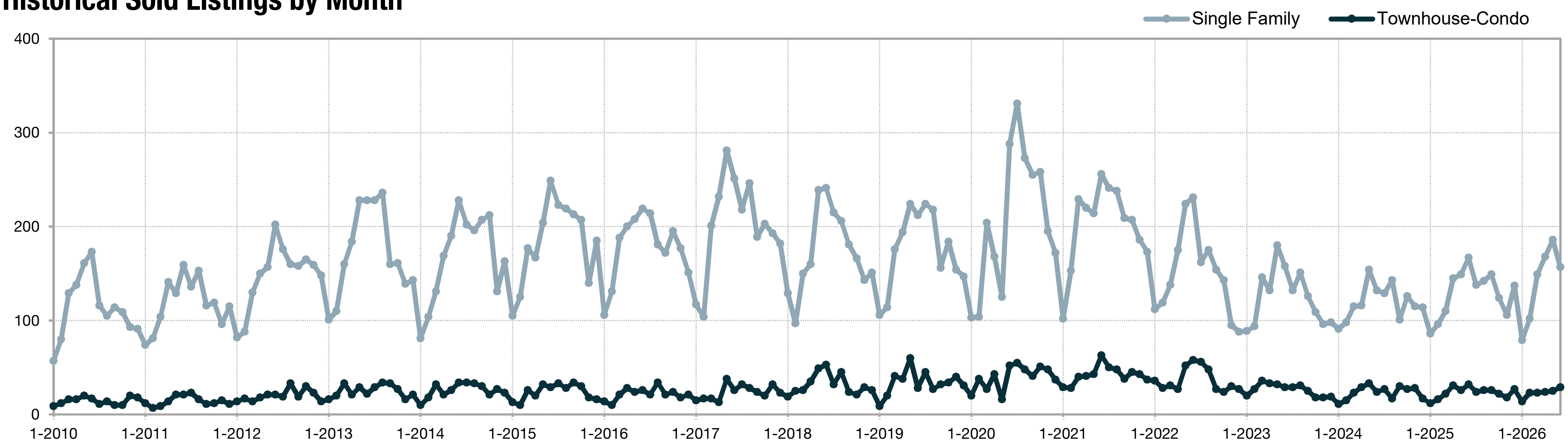


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	138	+7.0%	24	-11.1%
Aug-2025	142	-0.7%	26	+52.9%
Sep-2025	149	+47.5%	26	-13.3%
Oct-2025	124	-1.6%	22	-18.5%
Nov-2025	106	-7.8%	18	-35.7%
Dec-2025	137	+20.2%	27	+58.8%
Jan-2026	79	-8.1%	14	+16.7%
Feb-2026	102	+6.3%	23	+43.8%
Mar-2026	149	+35.5%	23	+4.5%
Apr-2026	168	+15.9%	24	-22.6%
May-2026	186	+24.8%	25	-3.8%
Jun-2026	**157**	**-6.0%**	**29**	**-9.4%**

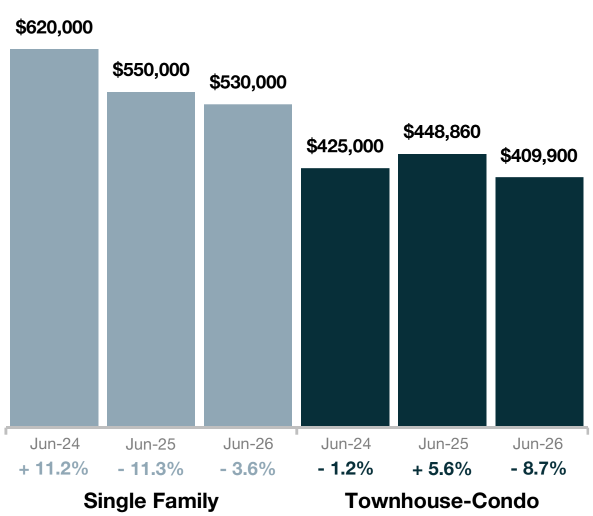
Historical Sold Listings by Month



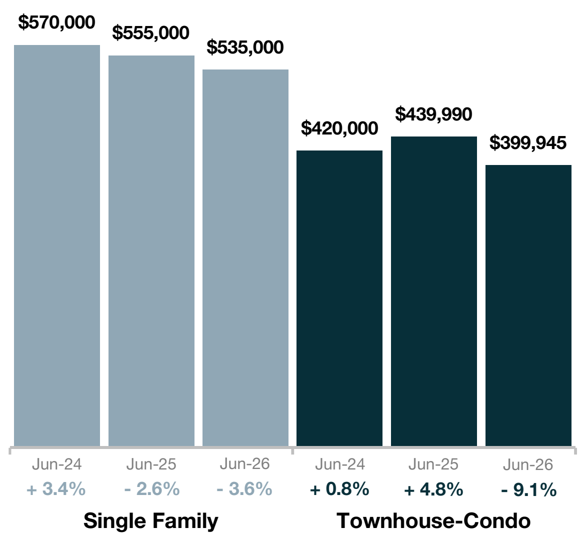
Median Sales Price

Loveland-Berthoud Association of REALTORS®

June

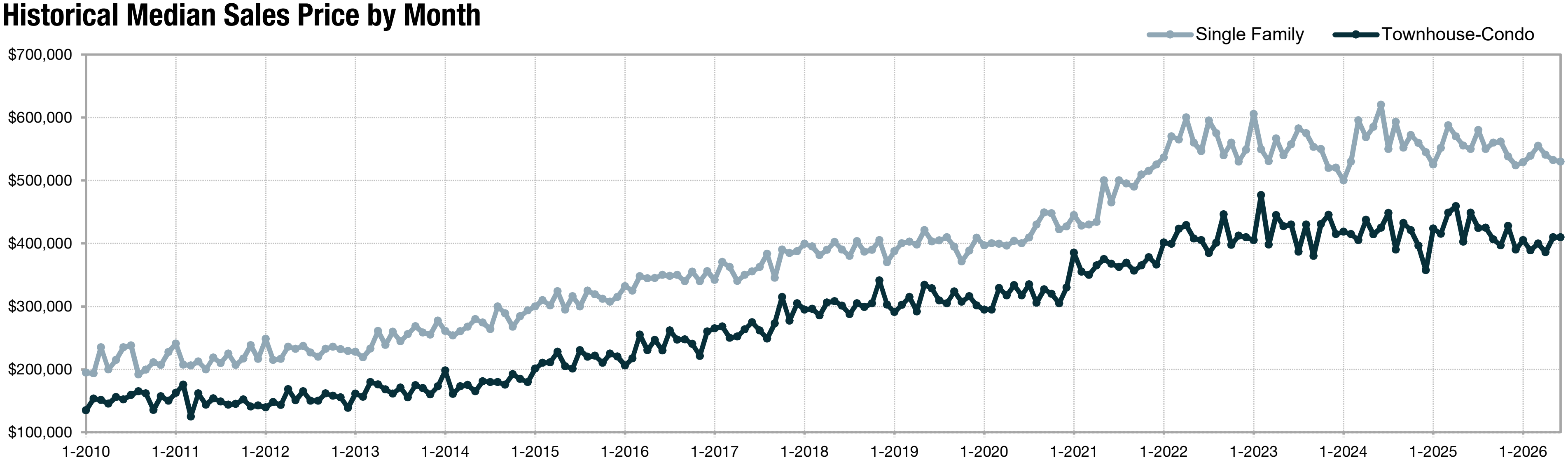


Year to Date



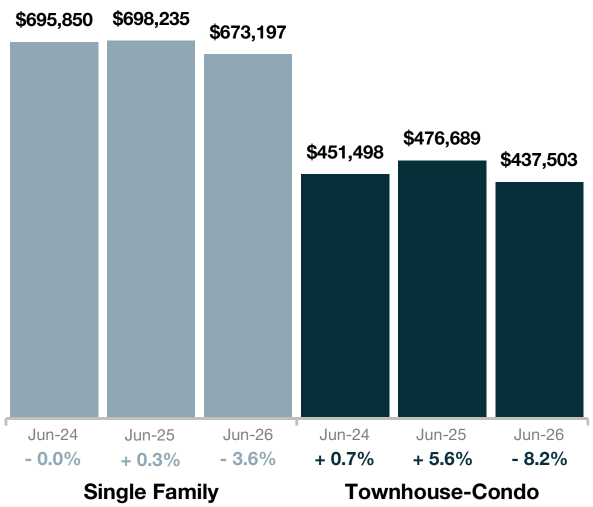
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	$580,000	+5.5%	$424,298	-5.3%
Aug-2025	$550,000	-7.3%	$424,950	+9.0%
Sep-2025	$560,000	+1.4%	$406,500	-6.0%
Oct-2025	$561,390	-1.9%	$396,750	-5.8%
Nov-2025	$538,000	-3.9%	$427,950	+8.0%
Dec-2025	$524,000	-3.9%	$390,000	+9.1%
Jan-2026	$529,000	+0.8%	$404,995	-4.4%
Feb-2026	$539,000	-2.3%	$388,900	-6.4%
Mar-2026	$555,000	-5.5%	$399,900	-10.8%
Apr-2026	$540,500	-5.2%	$385,995	-15.9%
May-2026	$532,500	-4.1%	$410,000	+1.9%
Jun-2026	**$530,000**	**-3.6%**	**$409,900**	**-8.7%**

Historical Median Sales Price by Month

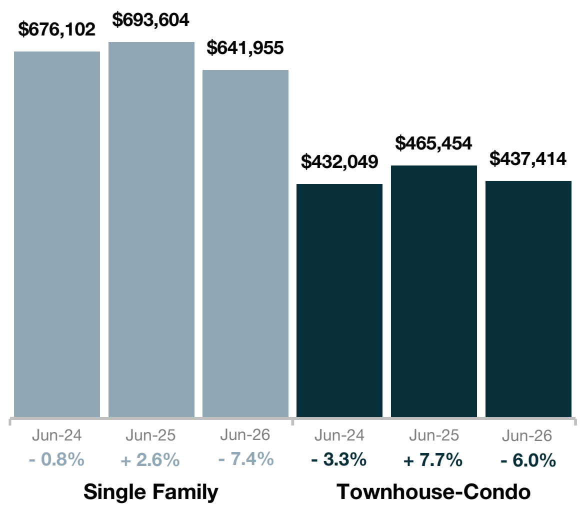


Average Sales Price

June

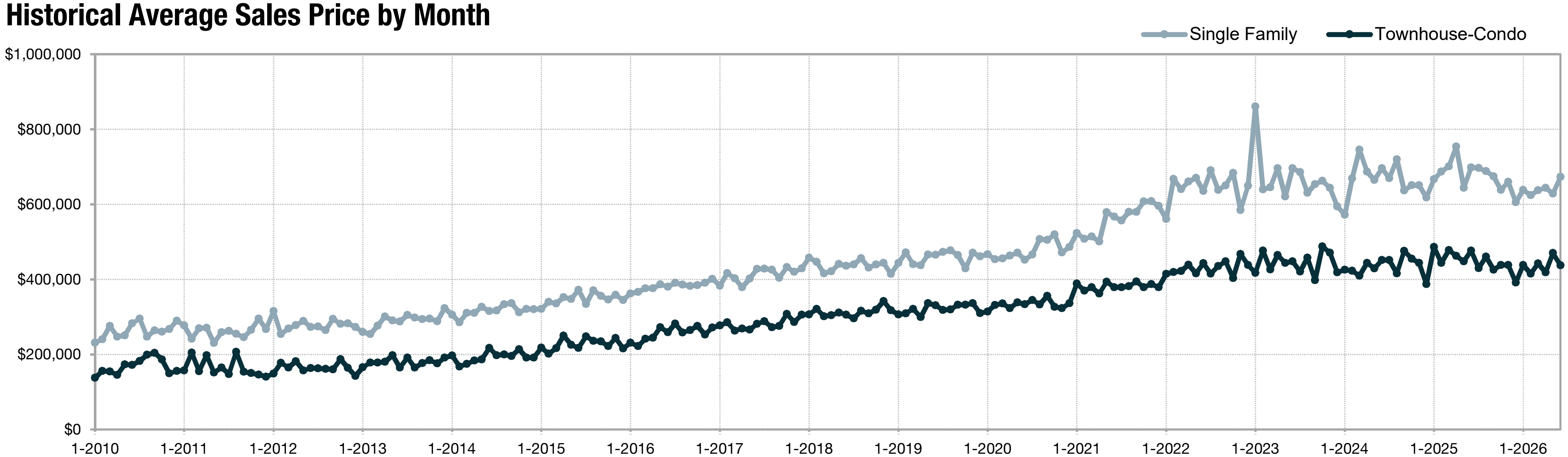


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	$696,868	+4.0%	$430,001	-4.7%
Aug-2025	$688,287	-4.4%	$460,798	+10.7%
Sep-2025	$674,707	+5.9%	$425,400	-10.6%
Oct-2025	$638,082	-1.9%	$438,259	-3.6%
Nov-2025	$659,991	+1.4%	$438,285	-1.2%
Dec-2025	$605,533	-2.0%	$391,769	+1.2%
Jan-2026	$638,447	-4.2%	$438,435	-9.8%
Feb-2026	$624,145	-9.1%	$415,290	-6.5%
Mar-2026	$637,754	-9.1%	$442,410	-7.4%
Apr-2026	$643,815	-14.6%	$418,911	-9.4%
May-2026	$628,527	-2.3%	$470,257	+4.9%
Jun-2026	**$673,197**	**-3.6%**	**$437,503**	**-8.2%**

Historical Average Sales Price by Month



Percent of List Price Received

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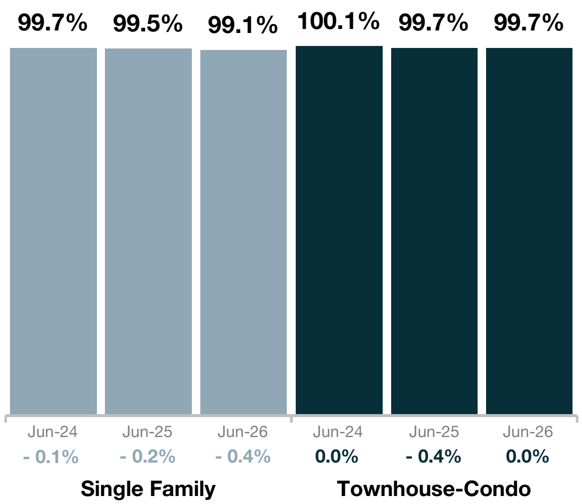
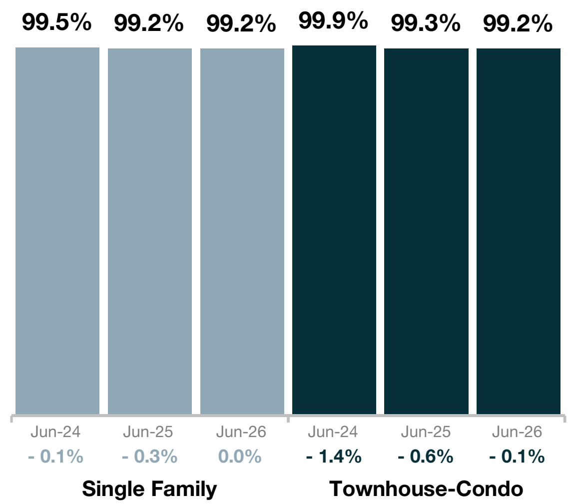
June

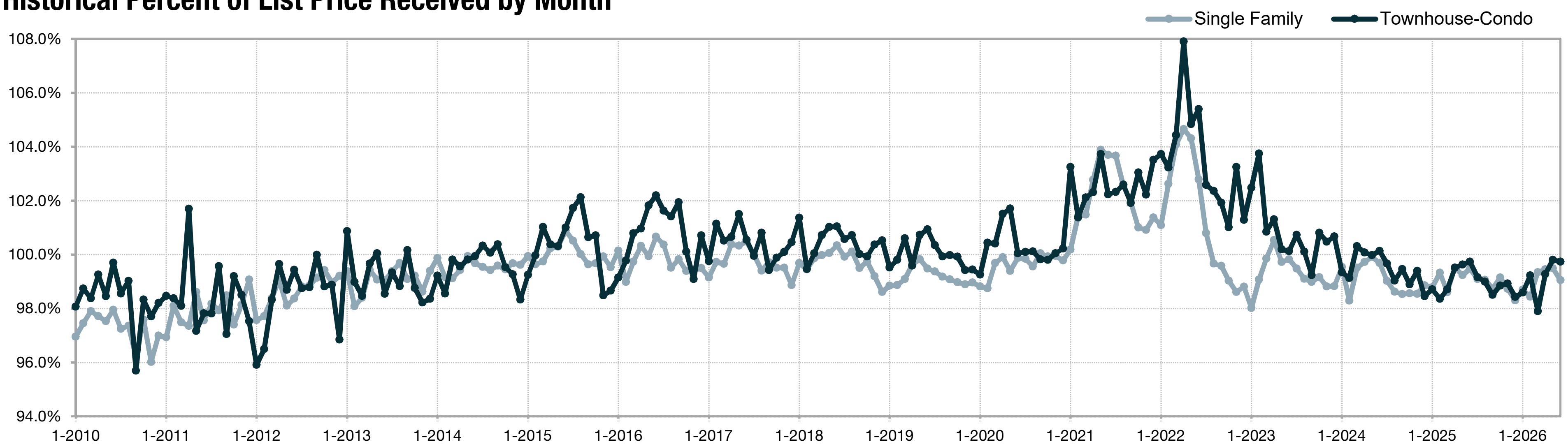


Year to Date



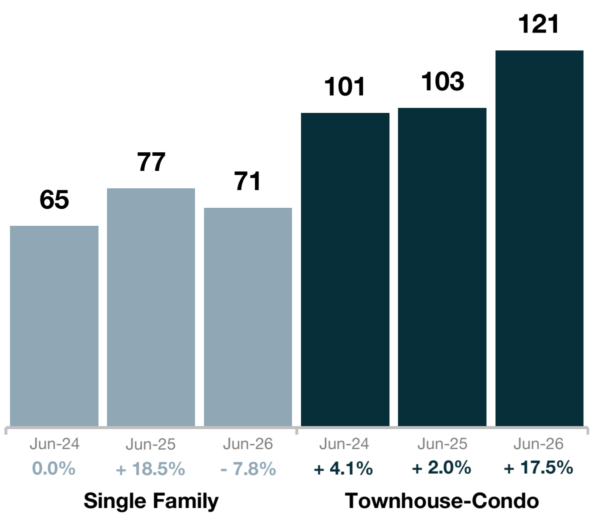
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	99.1%	+0.1%	99.2%	-0.5%
Aug-2025	99.1%	+0.5%	99.0%	0.0%
Sep-2025	98.7%	+0.2%	98.5%	-1.0%
Oct-2025	99.2%	+0.6%	98.8%	-0.1%
Nov-2025	98.7%	+0.2%	98.9%	-0.5%
Dec-2025	98.3%	-0.6%	98.4%	-0.1%
Jan-2026	98.7%	-0.1%	98.6%	-0.1%
Feb-2026	98.4%	-0.9%	99.2%	+0.8%
Mar-2026	99.3%	+0.7%	97.9%	-0.8%
Apr-2026	99.5%	0.0%	99.3%	-0.2%
May-2026	99.5%	+0.3%	99.8%	+0.2%
Jun-2026	**99.1%**	**-0.4%**	**99.7%**	**0.0%**

Historical Percent of List Price Received by Month

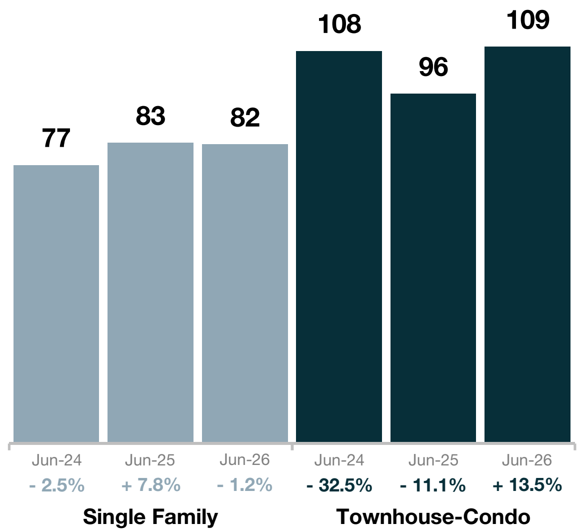


Days on Market Until Sale

June

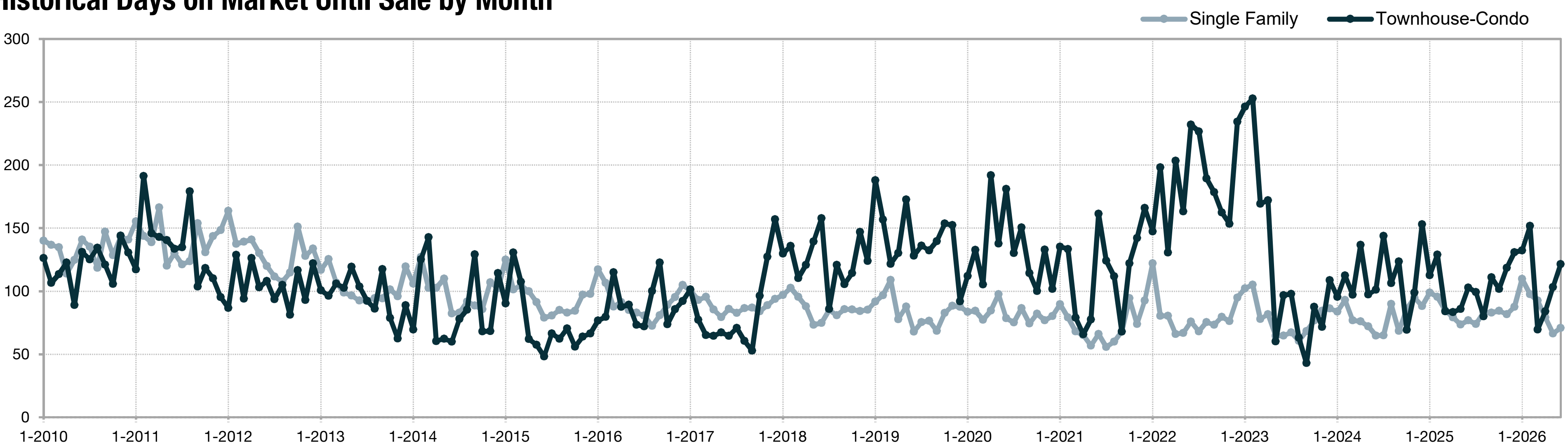


Year to Date



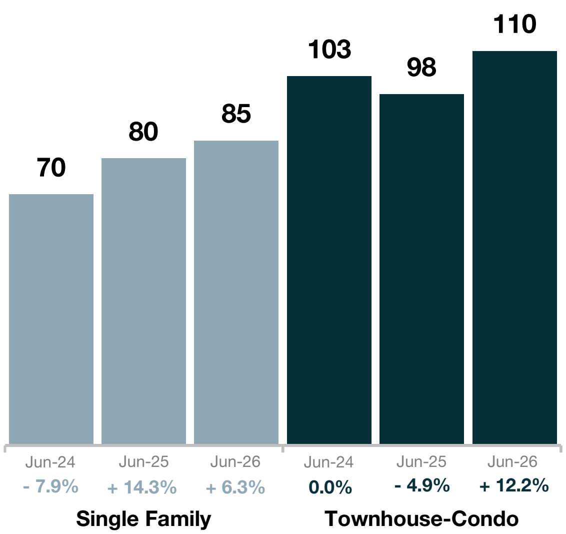
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	74	+13.8%	99	-31.3%
Aug-2025	83	-7.8%	80	-24.5%
Sep-2025	83	+20.3%	111	-9.8%
Oct-2025	84	-2.3%	102	+47.8%
Nov-2025	82	-13.7%	119	+20.2%
Dec-2025	88	0.0%	131	-14.4%
Jan-2026	110	+11.1%	132	+16.8%
Feb-2026	98	+2.1%	152	+17.8%
Mar-2026	93	+9.4%	70	-16.7%
Apr-2026	79	0.0%	84	+1.2%
May-2026	66	-10.8%	103	+19.8%
Jun-2026	**71**	**-7.8%**	**121**	**+17.5%**

Historical Days on Market Until Sale by Month

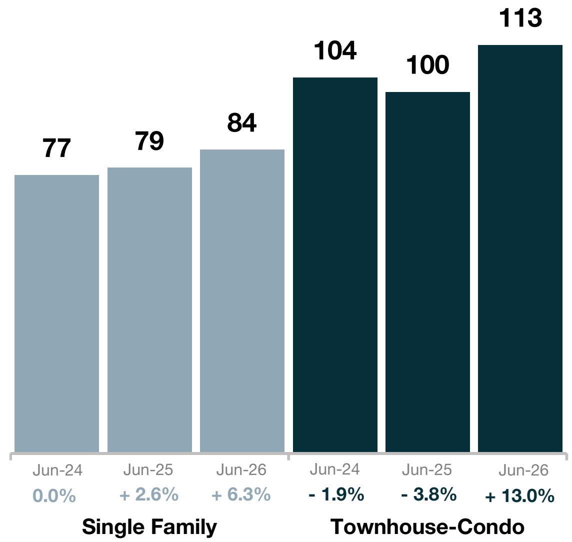


Housing Affordability Index

June

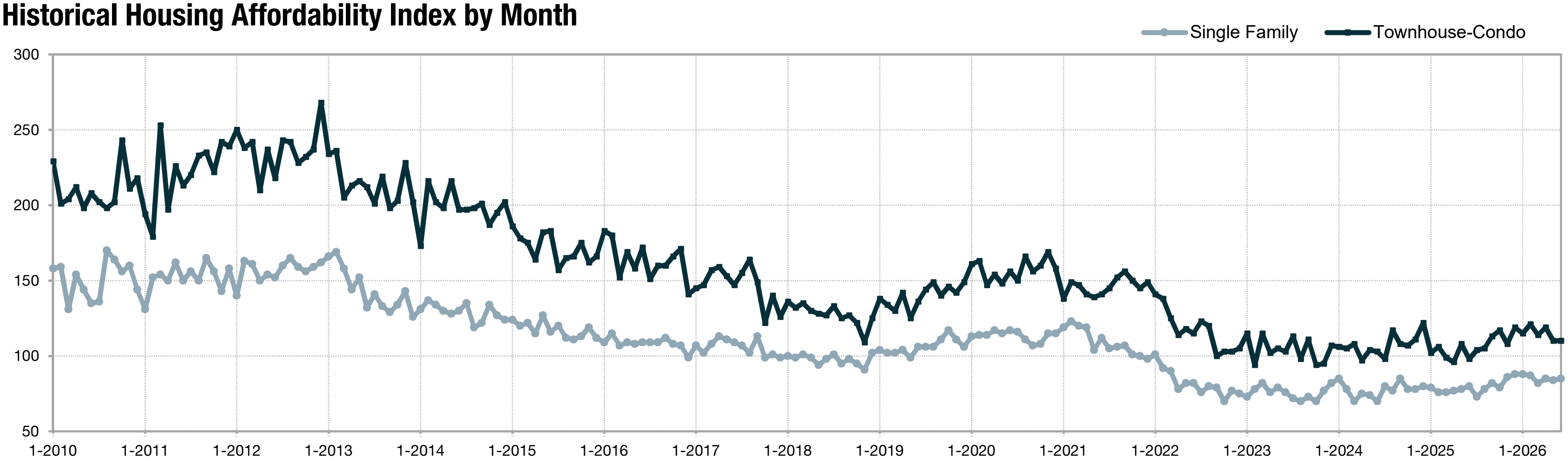


Year to Date



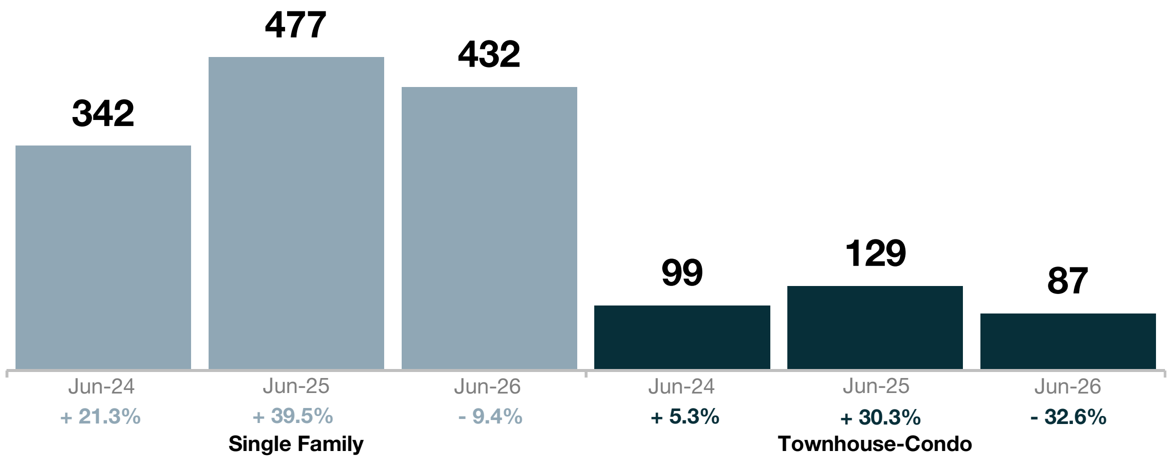
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	73	-8.8%	104	+6.1%
Aug-2025	78	+1.3%	105	-10.3%
Sep-2025	82	-3.5%	113	+4.6%
Oct-2025	79	+1.3%	117	+9.3%
Nov-2025	86	+10.3%	108	-2.7%
Dec-2025	88	+10.0%	119	-2.5%
Jan-2026	88	+11.4%	115	+12.7%
Feb-2026	87	+14.5%	121	+14.2%
Mar-2026	82	+7.9%	114	+15.2%
Apr-2026	85	+10.4%	119	+24.0%
May-2026	84	+7.7%	110	+1.9%
Jun-2026	**85**	**+6.3%**	**110**	**+12.2%**

Historical Housing Affordability Index by Month



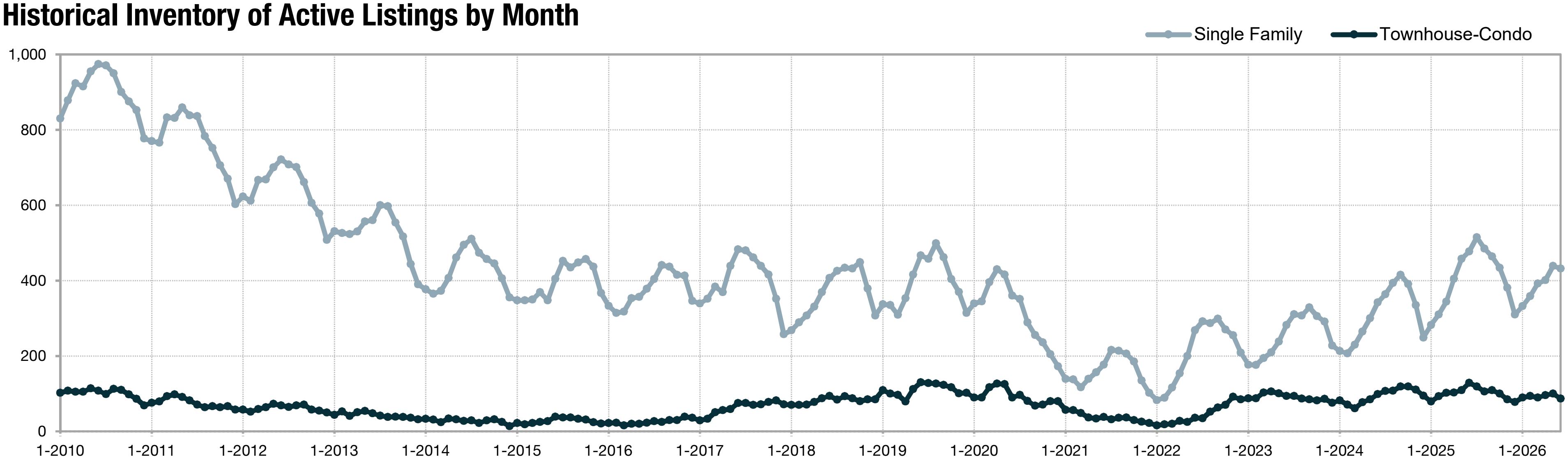
Inventory of Active Listings

June



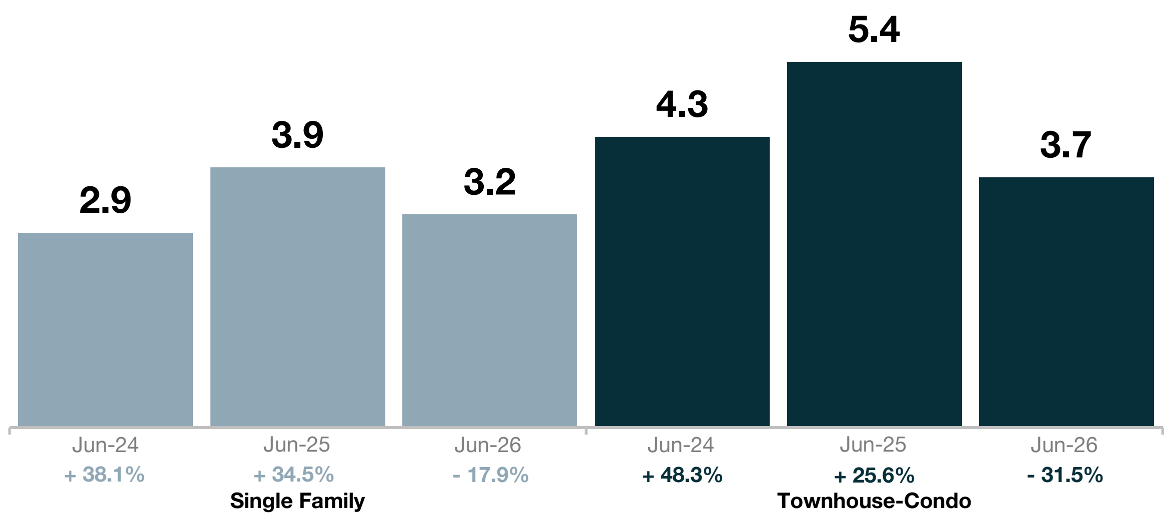
Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	515	+41.5%	119	+11.2%
Aug-2025	485	+23.1%	106	-1.9%
Sep-2025	464	+11.8%	109	-8.4%
Oct-2025	434	+11.0%	100	-16.0%
Nov-2025	381	+13.7%	85	-23.4%
Dec-2025	310	+24.5%	78	-17.9%
Jan-2026	332	+17.7%	90	+13.9%
Feb-2026	359	+15.8%	94	+1.1%
Mar-2026	392	+14.0%	90	-11.8%
Apr-2026	401	-1.0%	96	-6.8%
May-2026	439	-4.1%	100	-8.3%
Jun-2026	**432**	**-9.4%**	**87**	**-32.6%**

Historical Inventory of Active Listings by Month



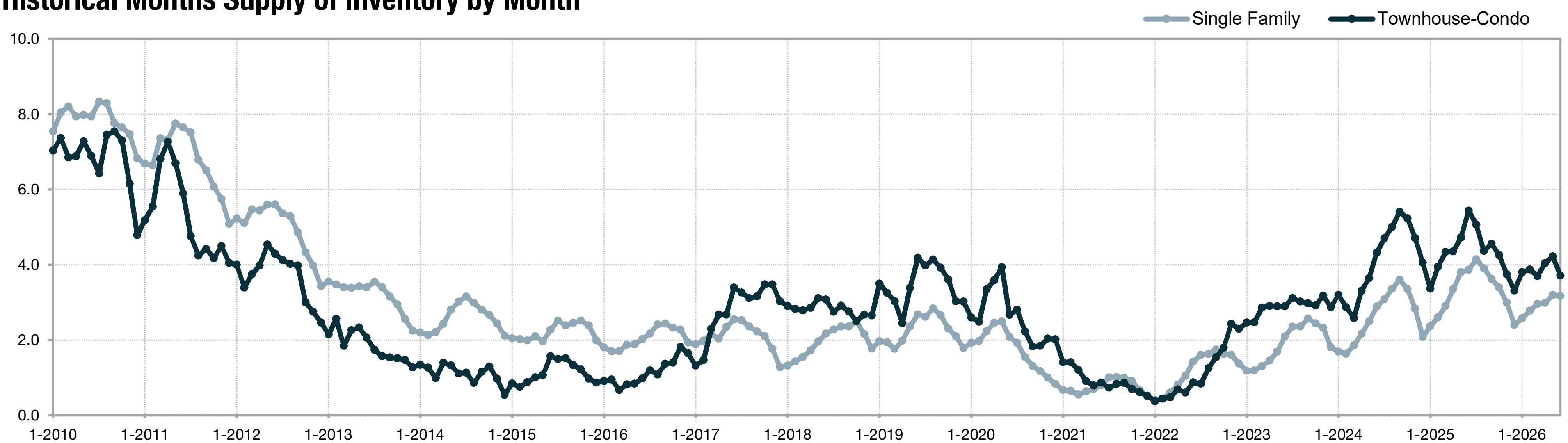
Months Supply of Inventory

June



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	4.1	+32.3%	5.1	+8.5%
Aug-2025	3.9	+14.7%	4.4	-12.0%
Sep-2025	3.6	0.0%	4.6	-14.8%
Oct-2025	3.4	0.0%	4.3	-17.3%
Nov-2025	3.0	+7.1%	3.8	-19.1%
Dec-2025	2.4	+14.3%	3.3	-19.5%
Jan-2026	2.6	+8.3%	3.8	+11.8%
Feb-2026	2.8	+7.7%	3.9	0.0%
Mar-2026	3.0	+3.4%	3.7	-14.0%
Apr-2026	3.0	-9.1%	4.0	-9.1%
May-2026	3.2	-15.8%	4.2	-10.6%
Jun-2026	**3.2**	**-17.9%**	**3.7**	**-31.5%**

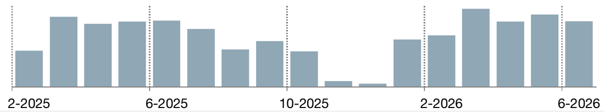
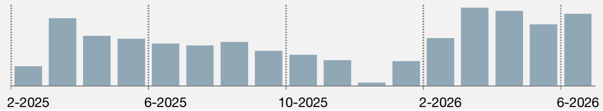
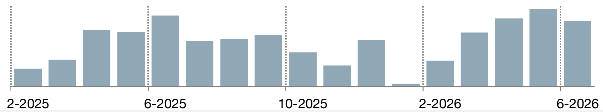
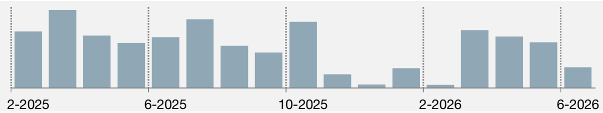
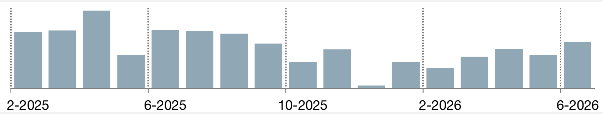
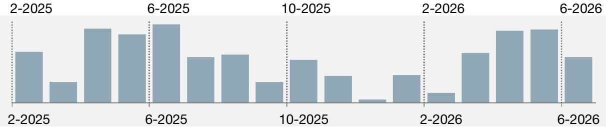
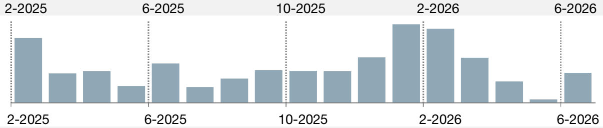
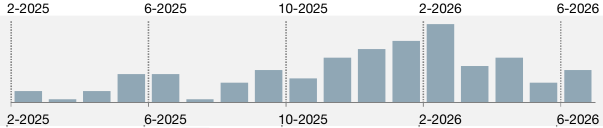
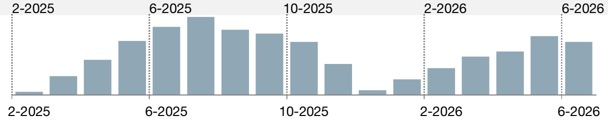
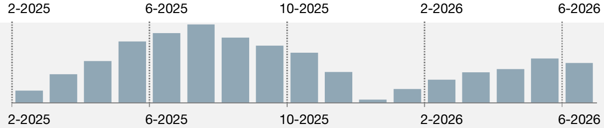
Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

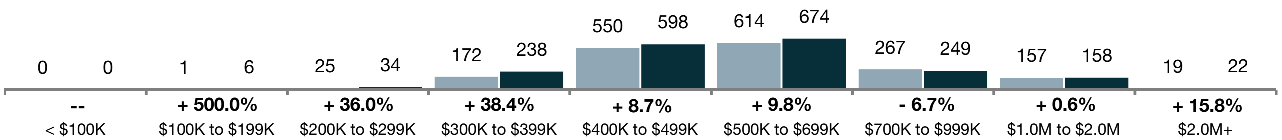
LBAR
Loveland-Berthoud Association of REALTORS®

Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD-2025	YTD-2026	Percent Change
New Listings		301	**299**	- 0.7%	1,642	**1,756**	+ 6.9%
Pending / Under Contract		166	**215**	+ 29.5%	999	**1,170**	+ 17.1%
Sold Listings		208	**199**	- 4.3%	928	**1,029**	+ 10.9%
Median Sales Price		$531,078	**$510,000**	- 4.0%	$534,205	**$522,425**	- 2.2%
Average Sales Price		$657,852	**$637,894**	- 3.0%	$653,858	**$618,066**	- 5.5%
Pct. of List Price Received		99.5%	**99.0%**	- 0.5%	99.2%	**99.1%**	- 0.1%
Days on Market		91	**86**	- 5.5%	90	**89**	- 1.1%
Affordability Index		83	**84**	+ 1.2%	82	**82**	0.0%
Active Listings		**637**	588	- 7.7%	--	**--**	--
Months Supply		**4.2**	3.6	- 14.3%	--	**--**	--

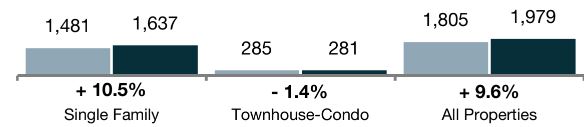
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

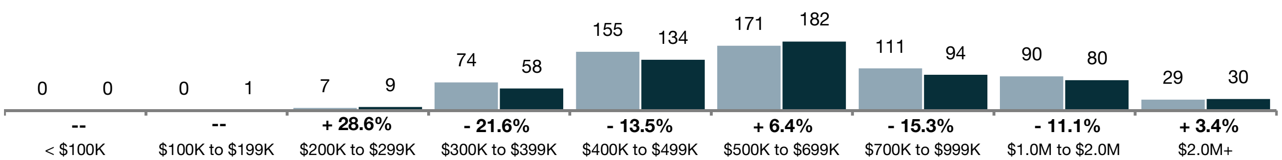


	Rolling 12 Months						Compared to Prior Quarter						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
$100,000 to $199,999	0	3	--	0	0	--	0	1	--	0	0	--	0	3	--	0	0	--
$200,000 to $299,999	12	15	+ 25.0%	9	13	+ 44.4%	1	1	0.0%	0	0	--	3	8	+ 166.7%	3	3	0.0%
$300,000 to $399,999	65	98	+ 50.8%	93	127	+ 36.6%	9	13	+ 44.4%	10	14	+ 40.0%	36	47	+ 30.6%	34	70	+ 105.9%
$400,000 to $499,999	420	508	+ 21.0%	119	83	- 30.3%	65	48	- 26.2%	6	7	+ 16.7%	207	266	+ 28.5%	70	32	- 54.3%
$500,000 to $699,999	561	619	+ 10.3%	52	48	- 7.7%	71	53	- 25.4%	8	7	- 12.5%	284	321	+ 13.0%	26	28	+ 7.7%
$700,000 to $999,999	256	226	- 11.7%	9	9	0.0%	22	23	+ 4.5%	1	1	0.0%	130	113	- 13.1%	4	5	+ 25.0%
$1,000,000 to $1,999,999	148	146	- 1.4%	3	1	- 66.7%	16	14	- 12.5%	0	0	--	81	74	- 8.6%	2	0	- 100.0%
$2,000,000 and Above	19	22	+ 15.8%	0	0	--	2	4	+ 100.0%	0	0	--	12	9	- 25.0%	0	0	--
All Price Ranges	**1,481**	**1,637**	**+ 10.5%**	**285**	**281**	**- 1.4%**	**186**	**157**	**- 15.6%**	**25**	**29**	**+ 16.0%**	**753**	**841**	**+ 11.7%**	**139**	**138**	**- 0.7%**

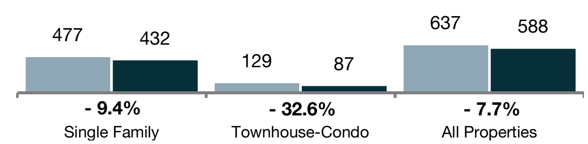
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



	Year over Year						Compared to Prior Month					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	6-2025	6-2026	Change	6-2025	6-2026	Change	5-2026	6-2026	Change	5-2026	6-2026	Change
$99,999 and Below	0	0	--	0	0	--	0	0	--	0	0	--
$100,000 to $199,999	0	0	--	0	1	--	0	0	--	1	1	0.0%
$200,000 to $299,999	2	0	- 100.0%	3	2	- 33.3%	2	0	- 100.0%	3	2	- 33.3%
$300,000 to $399,999	12	10	- 16.7%	56	32	- 42.9%	11	10	- 9.1%	35	32	- 8.6%
$400,000 to $499,999	103	98	- 4.9%	50	31	- 38.0%	87	98	+ 12.6%	39	31	- 20.5%
$500,000 to $699,999	149	156	+ 4.7%	17	16	- 5.9%	167	156	- 6.6%	18	16	- 11.1%
$700,000 to $999,999	102	76	- 25.5%	3	4	+ 33.3%	78	76	- 2.6%	3	4	+ 33.3%
$1,000,000 to $1,999,999	80	66	- 17.5%	0	1	--	72	66	- 8.3%	1	1	0.0%
$2,000,000 and Above	29	26	- 10.3%	0	0	--	22	26	+ 18.2%	0	0	--
All Price Ranges	**477**	**432**	**- 9.4%**	**129**	**87**	**- 32.6%**	**439**	**432**	**- 1.6%**	**100**	**87**	**- 13.0%**

Year to Date

Single Family	Townhouse-Condo

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

Loveland-Berthoud Association of REALTORS®

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a leading indicator of buyer demand. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.