Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Loveland

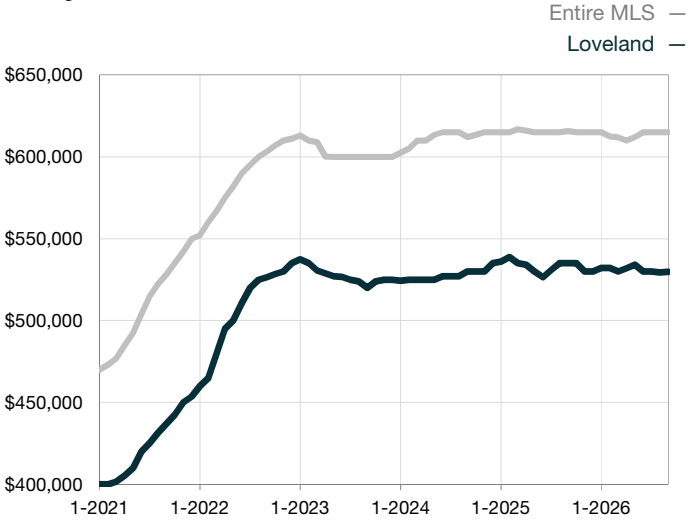
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	140	**156**	+ 11.4%	1,334	**1,396**	+ 4.6%
Sold Listings	113	**76**	- 32.7%	854	**921**	+ 7.8%
Median Sales Price*	$526,500	**$552,500**	+ 4.9%	$530,000	**$529,000**	- 0.2%
Average Sales Price*	$607,199	**$654,086**	+ 7.7%	$629,283	**$613,220**	- 2.6%
Percent of List Price Received*	98.7%	**98.5%**	- 0.2%	99.0%	**99.0%**	0.0%
Days on Market Until Sale	71	**72**	+ 1.4%	64	**70**	+ 9.4%
Inventory of Homes for Sale	353	**349**	- 1.1%	--	**--**	--
Months Supply of Inventory	3.8	**3.5**	- 7.9%	--	**--**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

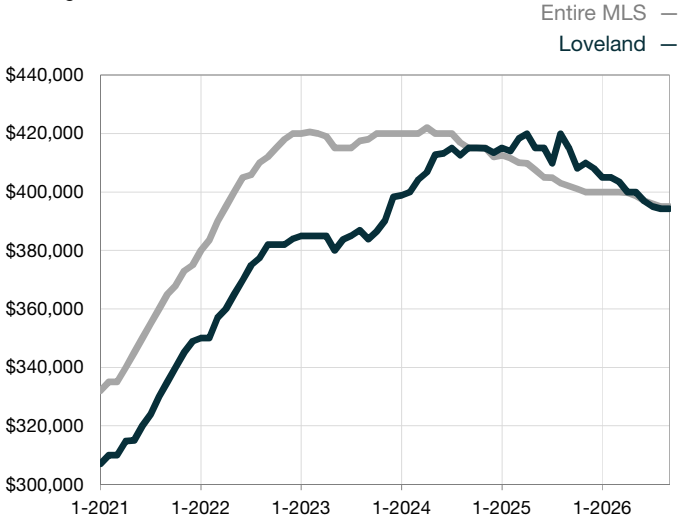
Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	33	**26**	- 21.2%	292	**297**	+ 1.7%
Sold Listings	21	**18**	- 14.3%	176	**182**	+ 3.4%
Median Sales Price*	$390,000	**$359,450**	- 7.8%	$419,950	**$392,840**	- 6.5%
Average Sales Price*	$421,457	**$415,784**	- 1.3%	$436,296	**$411,418**	- 5.7%
Percent of List Price Received*	98.2%	**98.6%**	+ 0.4%	99.0%	**98.7%**	- 0.3%
Days on Market Until Sale	106	**69**	- 34.9%	91	**92**	+ 1.1%
Inventory of Homes for Sale	85	**87**	+ 2.4%	--	**--**	--
Months Supply of Inventory	4.3	**4.3**	0.0%	--	**--**	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of October 5, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.