Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Windsor

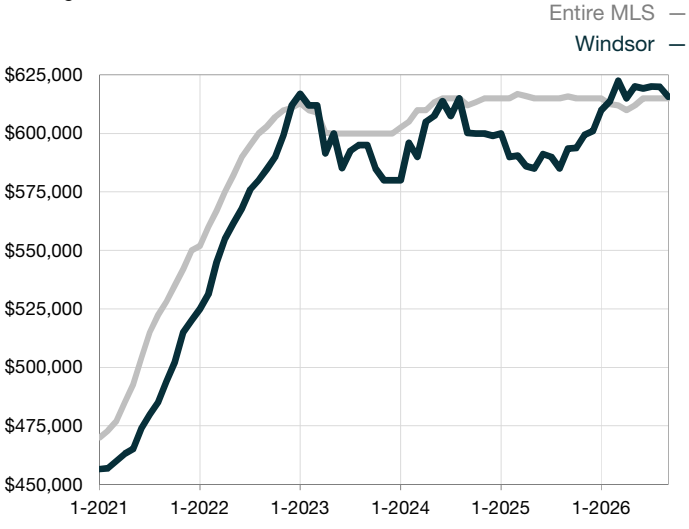
Single Family	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	99	**98**	- 1.0%	1,034	**968**	- 6.4%
Sold Listings	84	**66**	- 21.4%	727	**612**	- 15.8%
Median Sales Price*	$625,000	**$605,000**	- 3.2%	$590,950	**$614,950**	+ 4.1%
Average Sales Price*	$715,907	**$726,085**	+ 1.4%	$707,012	**$713,450**	+ 0.9%
Percent of List Price Received*	98.8%	**98.7%**	- 0.1%	99.4%	**99.0%**	- 0.4%
Days on Market Until Sale	91	**88**	- 3.3%	89	**92**	+ 3.4%
Inventory of Homes for Sale	243	**254**	+ 4.5%	--	**--**	--
Months Supply of Inventory	3.1	**3.9**	+ 25.8%	--	**--**	--

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

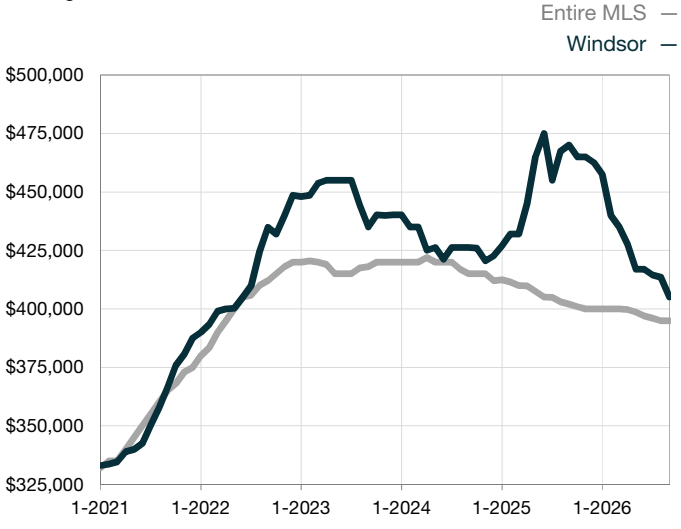
Townhouse/Condo	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 09-2025**	**Thru 09-2026**	Percent Change from Previous Year
New Listings	17	**12**	- 29.4%	132	**115**	- 12.9%
Sold Listings	7	**8**	+ 14.3%	57	**74**	+ 29.8%
Median Sales Price*	$454,990	**$391,500**	- 14.0%	$479,000	**$405,000**	- 15.4%
Average Sales Price*	$435,853	**$379,488**	- 12.9%	$489,872	**$438,724**	- 10.4%
Percent of List Price Received*	99.6%	**98.9%**	- 0.7%	99.3%	**98.2%**	- 1.1%
Days on Market Until Sale	107	**77**	- 28.0%	107	**101**	- 5.6%
Inventory of Homes for Sale	50	**34**	- 32.0%	--	**--**	--
Months Supply of Inventory	7.4	**4.5**	- 39.2%	--	**--**	--

* 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.