Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Loveland

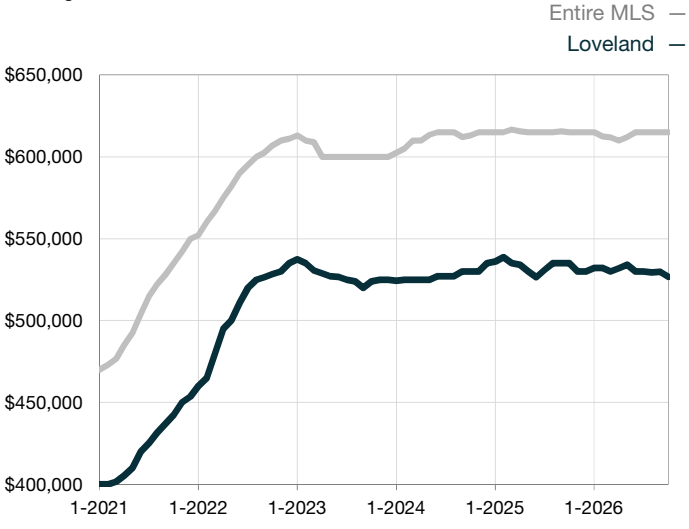
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	138	**110**	- 20.3%	1,472	**1,508**	+ 2.4%
Sold Listings	81	**69**	- 14.8%	935	**990**	+ 5.9%
Median Sales Price*	$565,000	**$525,000**	- 7.1%	$532,155	**$528,250**	- 0.7%
Average Sales Price*	$673,684	**$588,542**	- 12.6%	$633,129	**$611,500**	- 3.4%
Percent of List Price Received*	98.9%	**98.3%**	- 0.6%	99.0%	**98.9%**	- 0.1%
Days on Market Until Sale	79	**67**	- 15.2%	66	**70**	+ 6.1%
Inventory of Homes for Sale	333	**340**	+ 2.1%	--	**--**	--
Months Supply of Inventory	3.6	**3.5**	- 2.8%	--	**--**	--

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

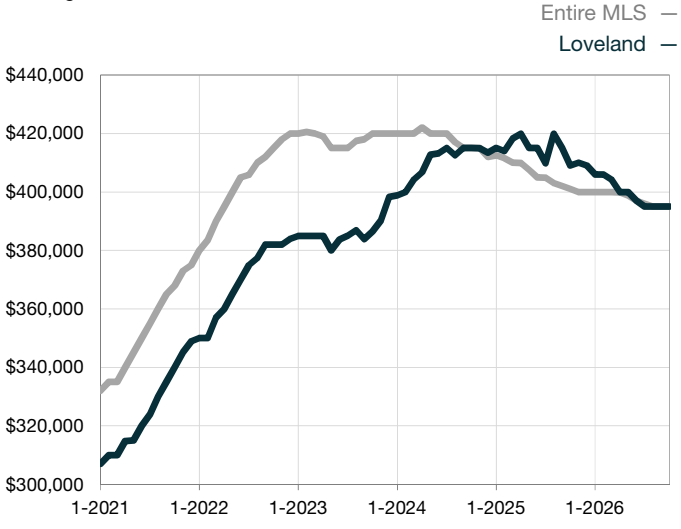
Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	24	**23**	- 4.2%	314	**321**	+ 2.2%
Sold Listings	19	**20**	+ 5.3%	195	**202**	+ 3.6%
Median Sales Price*	$393,500	**$422,500**	+ 7.4%	$415,000	**$393,000**	- 5.3%
Average Sales Price*	$440,158	**$425,050**	- 3.4%	$436,672	**$412,768**	- 5.5%
Percent of List Price Received*	99.0%	**98.7%**	- 0.3%	99.0%	**98.7%**	- 0.3%
Days on Market Until Sale	101	**94**	- 6.9%	92	**92**	0.0%
Inventory of Homes for Sale	84	**81**	- 3.6%	--	**--**	--
Months Supply of Inventory	4.3	**4.0**	- 7.0%	--	**--**	--

* 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 November 4, 2026. All data from IRES, LLC and REcolorado. Report © 2026 ShowingTime Plus, LLC.