Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

LBAR
Loveland-Berthoud Association of REALTORS®

Windsor

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	88	**76**	- 13.6%	1,121	**1,043**	- 7.0%
Sold Listings	72	**47**	- 34.7%	799	**659**	- 17.5%
Median Sales Price*	$615,975	**$620,000**	+ 0.7%	$591,259	**$614,970**	+ 4.0%
Average Sales Price*	$728,752	**$693,400**	- 4.9%	$708,973	**$712,018**	+ 0.4%
Percent of List Price Received*	98.7%	**98.5%**	- 0.2%	99.4%	**98.9%**	- 0.5%
Days on Market Until Sale	88	**90**	+ 2.3%	89	**92**	+ 3.4%
Inventory of Homes for Sale	247	**232**	- 6.1%	--	**--**	--
Months Supply of Inventory	3.2	**3.7**	+ 15.6%	--	**--**	--

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

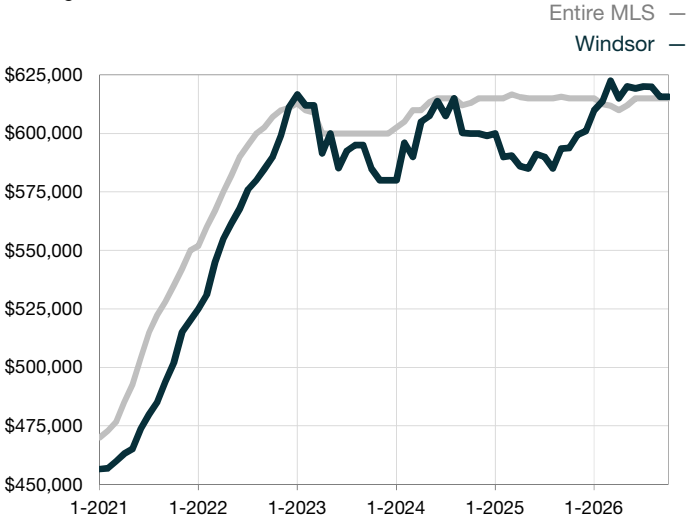
Townhouse/Condo

	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	8	**11**	+ 37.5%	140	**126**	- 10.0%
Sold Listings	6	**6**	0.0%	63	**80**	+ 27.0%
Median Sales Price*	$430,750	**$369,995**	- 14.1%	$475,000	**$402,375**	- 15.3%
Average Sales Price*	$425,833	**$326,147**	- 23.4%	$483,773	**$430,281**	- 11.1%
Percent of List Price Received*	105.8%	**97.6%**	- 7.8%	99.9%	**98.2%**	- 1.7%
Days on Market Until Sale	114	**84**	- 26.3%	108	**99**	- 8.3%
Inventory of Homes for Sale	46	**40**	- 13.0%	--	**--**	--
Months Supply of Inventory	7.1	**5.3**	- 25.4%	--	**--**	--

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

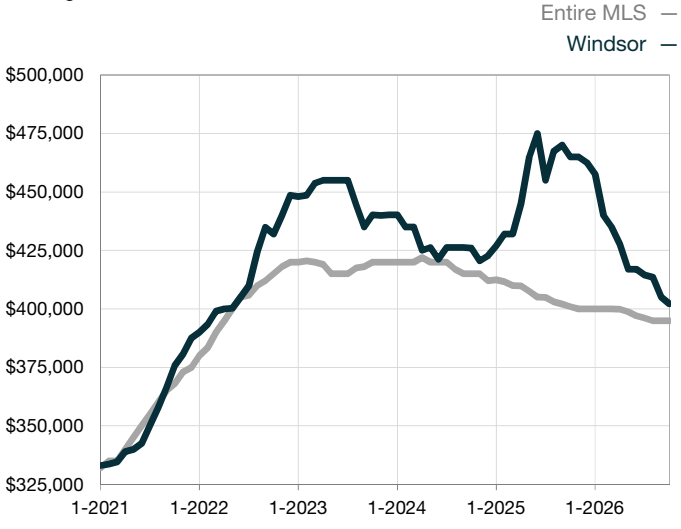
Median Sales Price – Single Family

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.