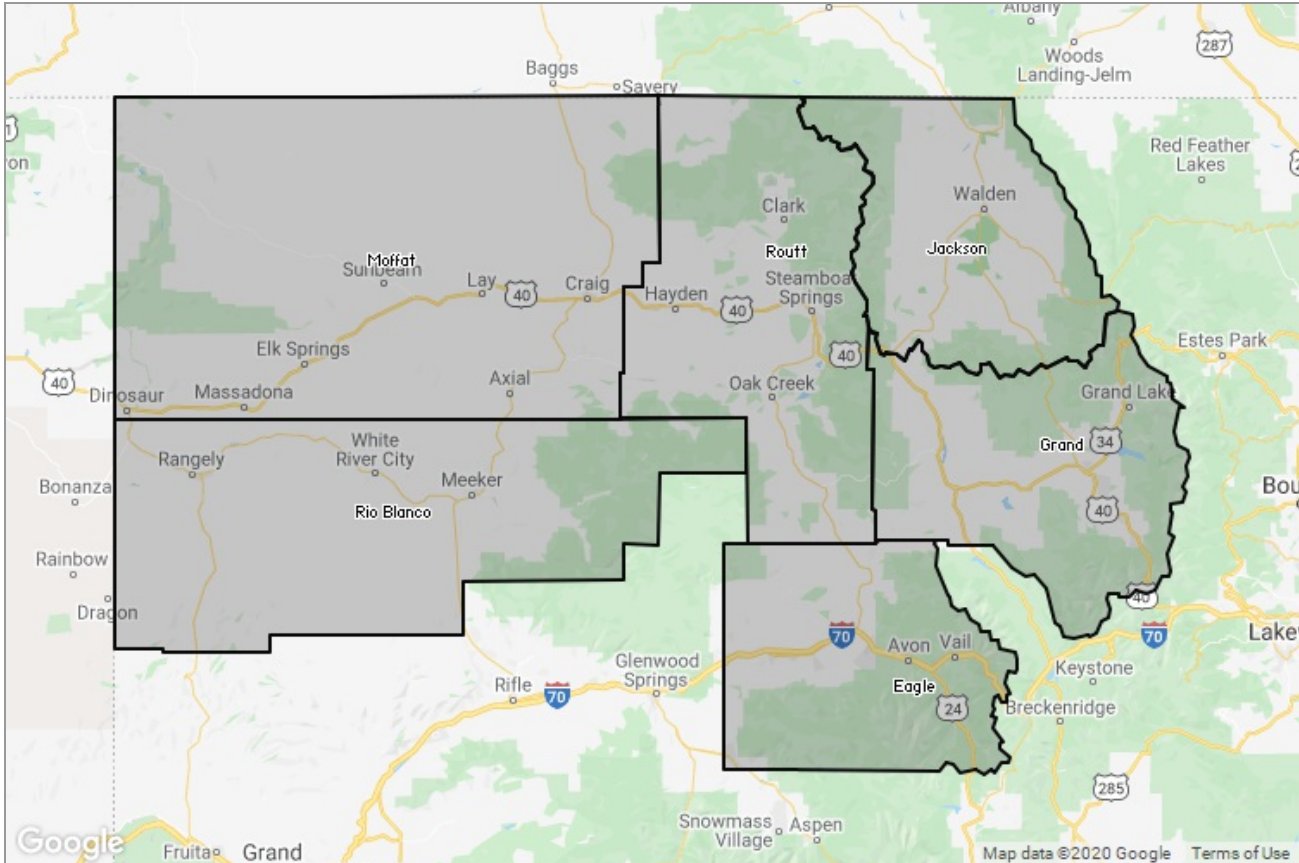




# STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

## Monthly Market Data Report



### Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
6/2019 – 6/2020

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 07/06/2020

**Scheduled:** No

Presented by

**Steamboat Springs Board of  
REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

Other: <http://www.ssbr.org/>

625 S. Lincoln, #202  
P. O. Box 775103  
Steamboat Springs, CO 80477

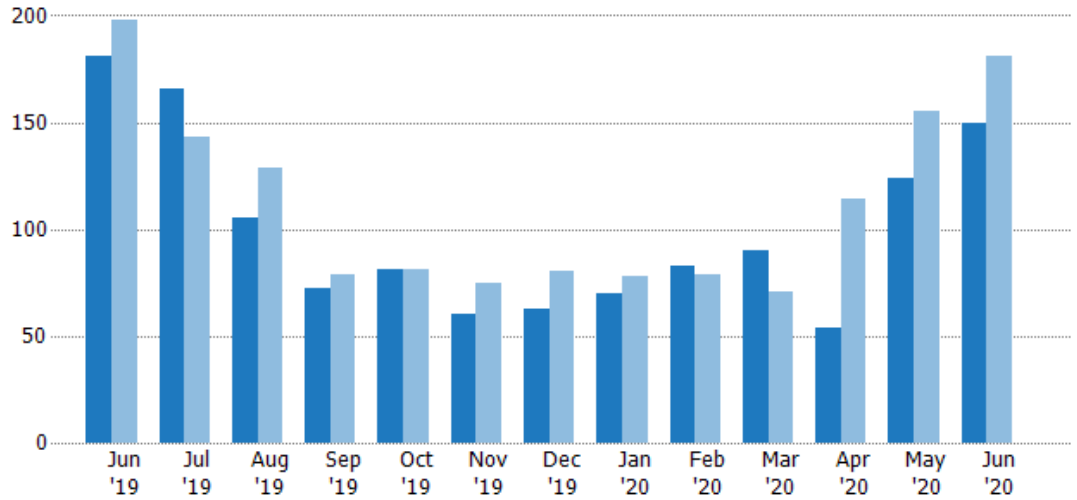
## New Listings

The number of new residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '20	150	-17.1%
Jun '19	181	-8.6%
Jun '18	198	-31.8%



Current Year	181	166	105	72	81	60	63	70	83	90	54	124	150
Prior Year	198	143	129	79	81	75	80	78	79	71	114	155	181
Percent Change from Prior Year	-9%	16%	-19%	-9%	0%	-20%	-21%	-10%	5%	27%	-53%	-20%	-17%

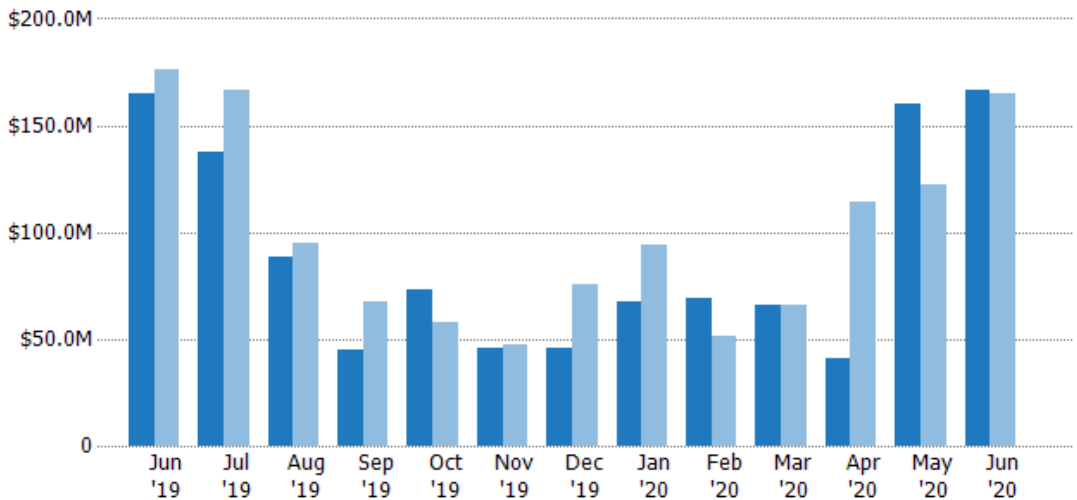
## New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jun '20	\$166M	0.7%
Jun '19	\$165M	-6.1%
Jun '18	\$176M	-45%



Current Year	\$165M	\$138M	\$88.2M	\$44.9M	\$73.5M	\$45.6M	\$46M	\$67.6M	\$69.5M	\$65.7M	\$40.8M	\$160M	\$166M
Prior Year	\$176M	\$167M	\$95.3M	\$67.6M	\$58.2M	\$47.4M	\$75.3M	\$94M	\$51.8M	\$65.9M	\$114M	\$122M	\$165M
Percent Change from Prior Year	-6%	-17%	-7%	-34%	26%	-4%	-39%	-28%	34%	0%	-64%	31%	1%

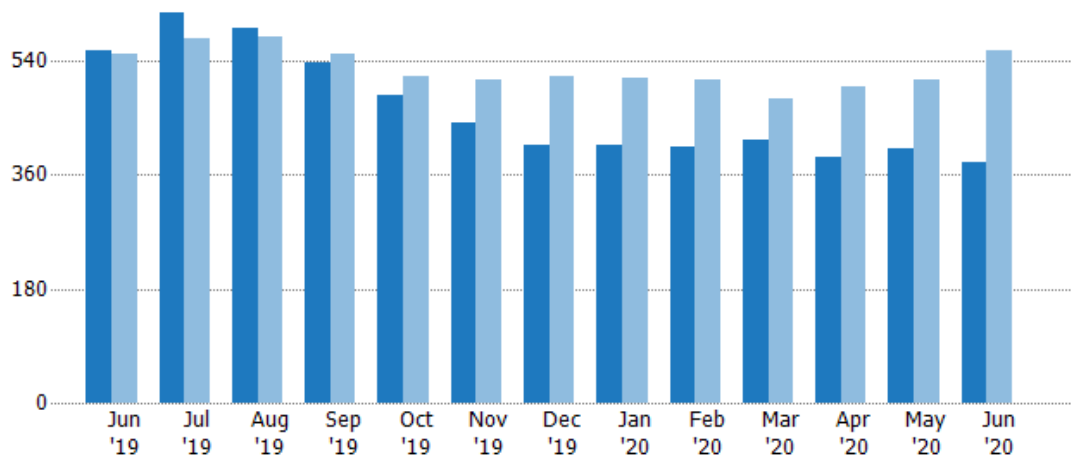
## Active Listings

The number of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '20	380	-31.7%
Jun '19	556	1.1%
Jun '18	550	2%



Current Year	556	615	591	536	485	443	407	408	405	416	387	401	380
Prior Year	550	575	578	551	516	509	515	512	511	480	499	509	556
Percent Change from Prior Year	1%	7%	2%	-3%	-6%	-13%	-21%	-20%	-21%	-13%	-22%	-21%	-32%

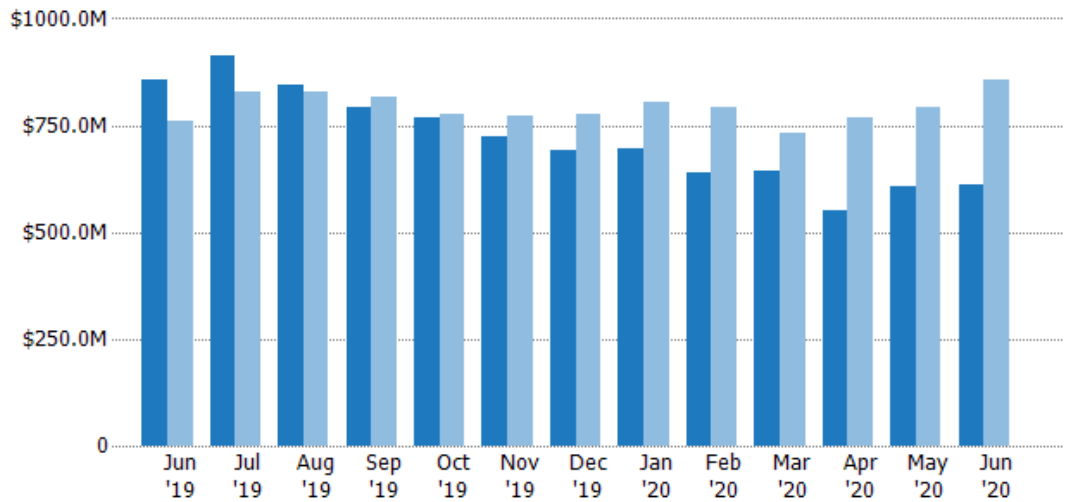
## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jun '20	\$609M	-28.8%
Jun '19	\$856M	12.8%
Jun '18	\$759M	-16.7%



Current Year	\$856M	\$914M	\$844M	\$792M	\$767M	\$724M	\$691M	\$697M	\$640M	\$645M	\$552M	\$608M	\$609M
Prior Year	\$759M	\$827M	\$829M	\$818M	\$778M	\$773M	\$776M	\$806M	\$793M	\$733M	\$769M	\$793M	\$856M
Percent Change from Prior Year	13%	11%	2%	-3%	-1%	-6%	-11%	-13%	-19%	-12%	-28%	-23%	-29%

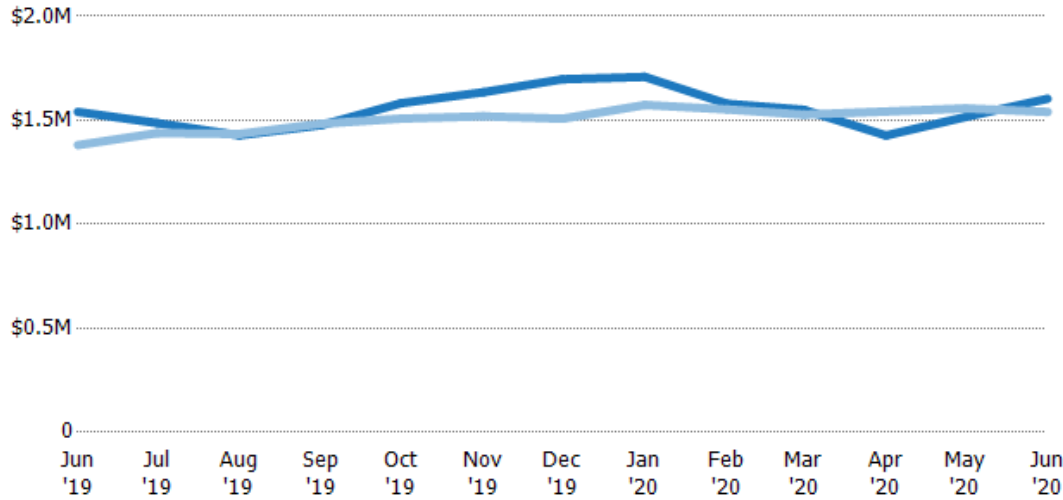
## Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Jun '20	\$1.6M	4.1%
Jun '19	\$1.54M	11.5%
Jun '18	\$1.38M	-18.3%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$1.54M	\$1.49M	\$1.43M	\$1.48M	\$1.58M	\$1.63M	\$1.7M	\$1.71M	\$1.58M	\$1.55M	\$1.43M	\$1.52M	\$1.6M
Prior Year	\$1.38M	\$1.44M	\$1.43M	\$1.48M	\$1.51M	\$1.52M	\$1.51M	\$1.57M	\$1.55M	\$1.53M	\$1.54M	\$1.56M	\$1.54M
Percent Change from Prior Year	12%	3%	0%	0%	5%	8%	13%	9%	2%	2%	-7%	-3%	4%

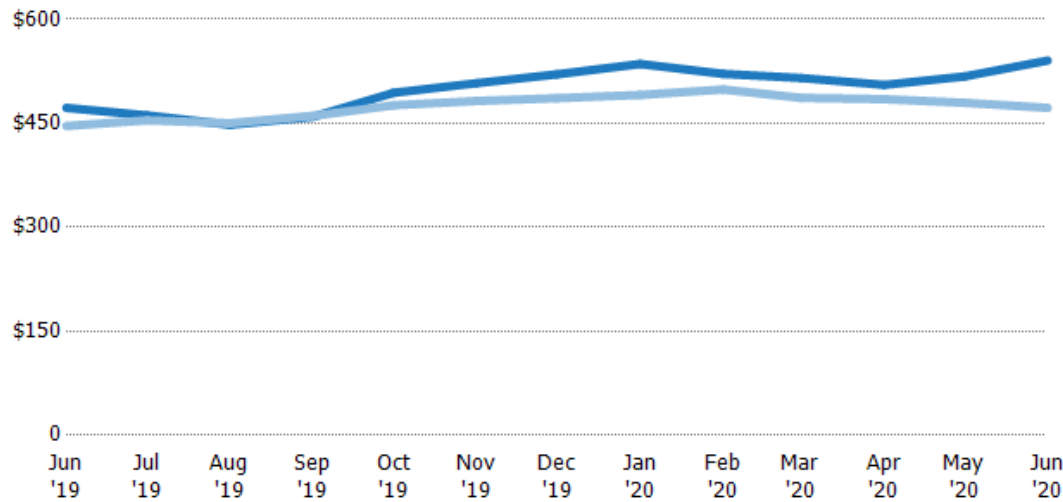
## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price/sq ft	% Chg.
Jun '20	\$540	14.4%
Jun '19	\$472	5.9%
Jun '18	\$446	-9.8%



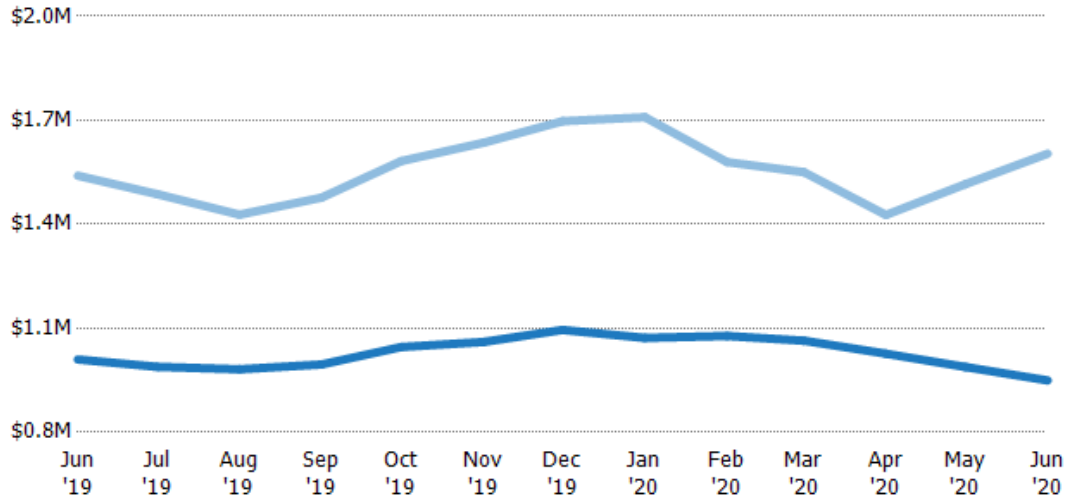
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$472	\$461	\$448	\$459	\$494	\$508	\$521	\$536	\$521	\$515	\$505	\$518	\$540
Prior Year	\$446	\$454	\$450	\$461	\$476	\$482	\$486	\$491	\$499	\$487	\$485	\$480	\$472
Percent Change from Prior Year	6%	2%	0%	0%	4%	5%	7%	9%	5%	6%	4%	8%	14%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

County: 6 Selected



Avg Est Value	\$1.01M	\$989K	\$982K	\$996K	\$1.05M	\$1.06M	\$1.1M	\$1.07M	\$1.08M	\$1.06M	\$1.03M	\$988K	\$950K
Avg Listing Price	\$1.54M	\$1.49M	\$1.43M	\$1.48M	\$1.58M	\$1.63M	\$1.7M	\$1.71M	\$1.58M	\$1.55M	\$1.43M	\$1.52M	\$1.6M
Avg Listing Price as a % of Avg Est Value	152%	150%	145%	148%	151%	154%	155%	159%	147%	146%	139%	153%	169%

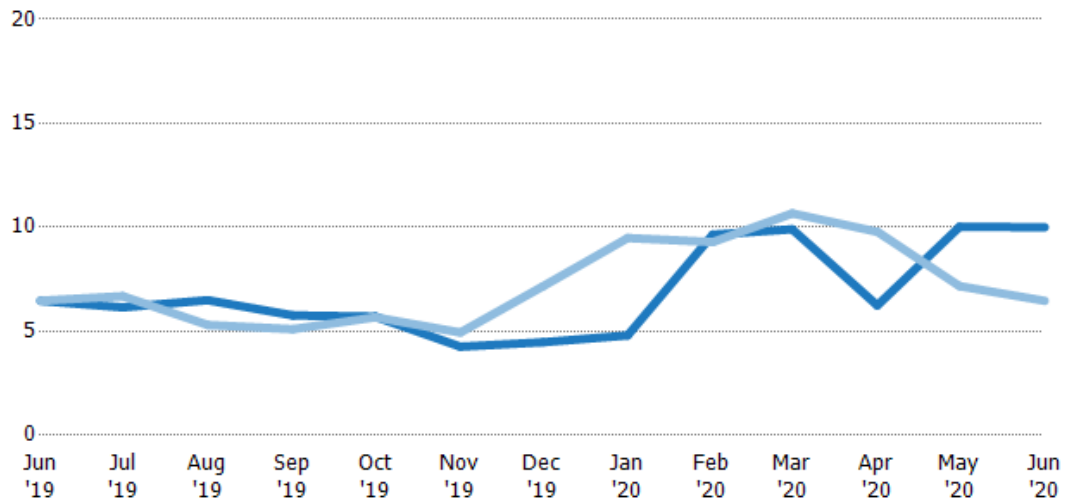
## Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

County: 6 Selected

Month/Year	Months	% Chg.
Jun '20	10	54.7%
Jun '19	6.47	-0.1%
Jun '18	6.47	4.5%



Current Year	6.47	6.15	6.49	5.76	5.71	4.26	4.47	4.8	9.64	9.9	6.24	10	10
Prior Year	6.47	6.69	5.3	5.1	5.67	4.94	7.15	9.48	9.29	10.7	9.78	7.17	6.47
Percent Change from Prior Year	0%	-8%	22%	13%	1%	-14%	-37%	-49%	4%	-7%	-36%	40%	55%

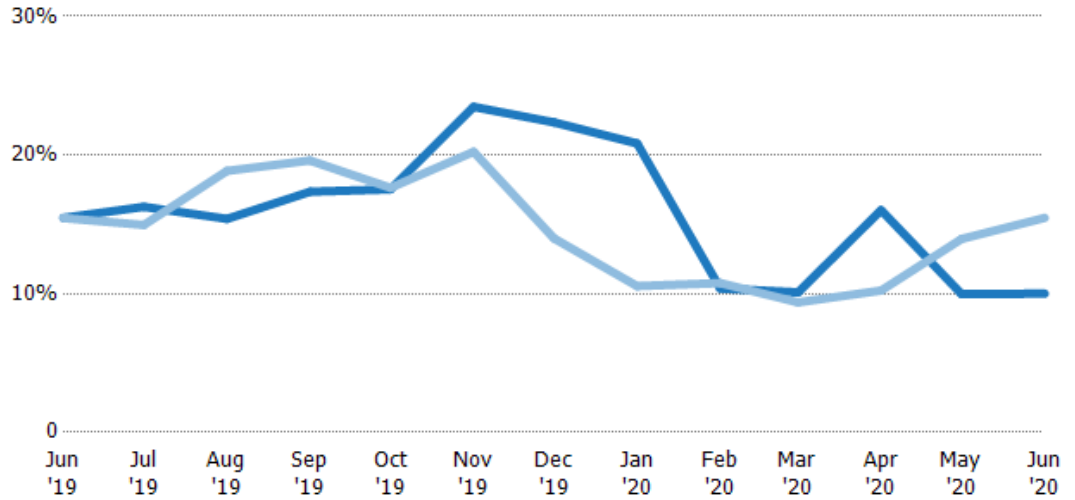
## Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jun '20	10%	5.5%
Jun '19	15%	-
Jun '18	15%	-4.3%

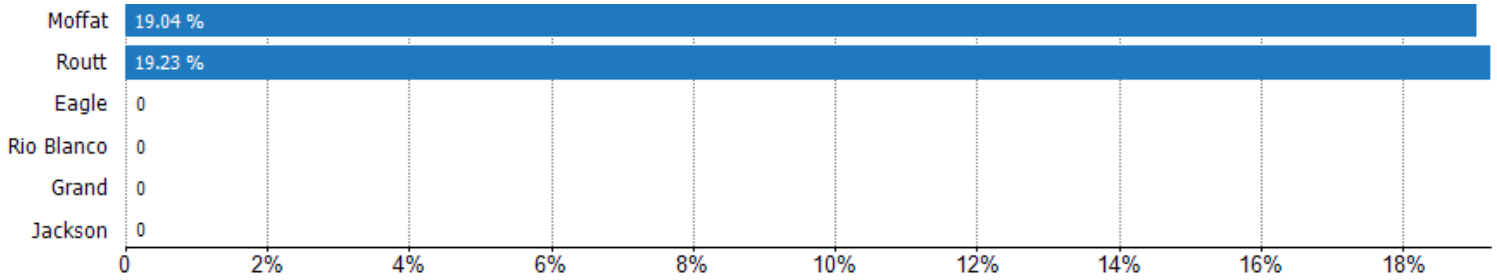


	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	15%	16%	15%	17%	18%	23%	22%	21%	10%	10%	16%	10%	10%
Prior Year	15%	15%	19%	20%	18%	20%	14%	11%	11%	9%	10%	14%	15%
Change from Prior Year	0	-1%	3%	2%	0%	-3%	-8%	-10%	0%	-1%	-6%	4%	5%

## Absorption Rate (By County)

The percentage of the inventory sold during the last month by county.

Filters Used: County: 6 Selected



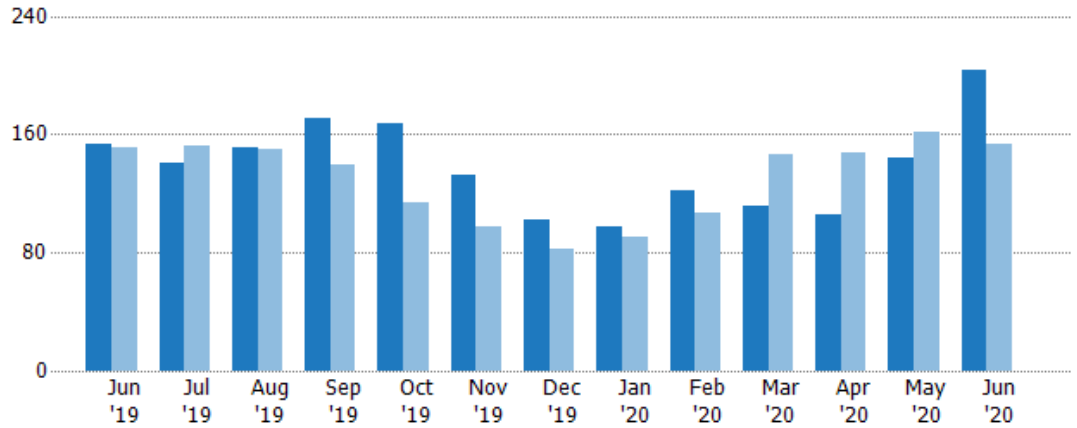
## Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '20	203	32.7%
Jun '19	153	1.3%
Jun '18	151	-9.9%



Current Year	153	141	151	171	167	133	102	98	122	112	106	144	203
Prior Year	151	152	150	140	114	97	83	91	107	146	147	161	153
Percent Change from Prior Year	1%	-7%	1%	22%	46%	37%	23%	8%	14%	-23%	-28%	-11%	33%

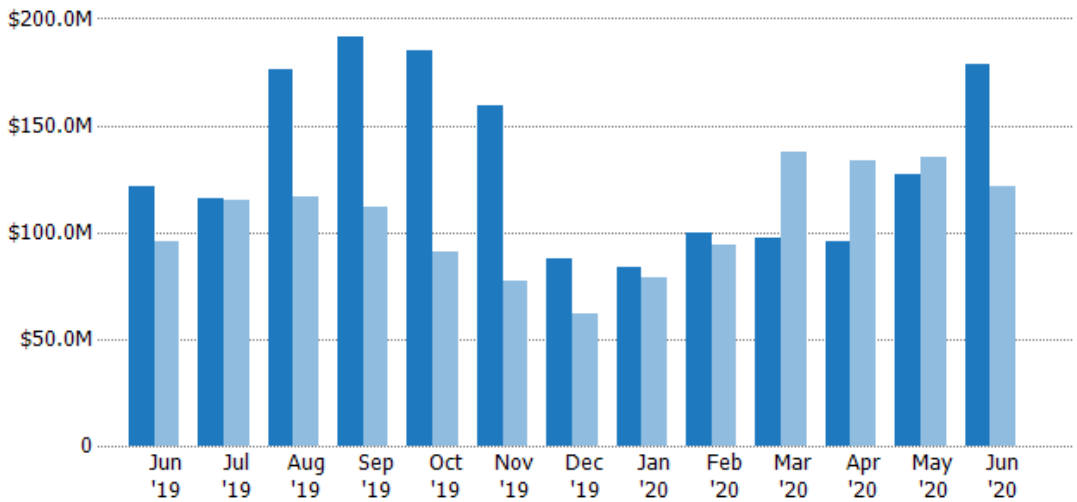
## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jun '20	\$179M	46.8%
Jun '19	\$122M	27.5%
Jun '18	\$95.4M	-22.2%



Current Year	\$122M	\$116M	\$176M	\$191M	\$185M	\$159M	\$87.7M	\$83.8M	\$99.4M	\$97.6M	\$95.3M	\$127M	\$179M
Prior Year	\$95.4M	\$115M	\$117M	\$112M	\$90.5M	\$77.1M	\$61.9M	\$78.6M	\$93.7M	\$138M	\$134M	\$135M	\$122M
Percent Change from Prior Year	27%	1%	51%	71%	105%	107%	42%	7%	6%	-29%	-29%	-6%	47%

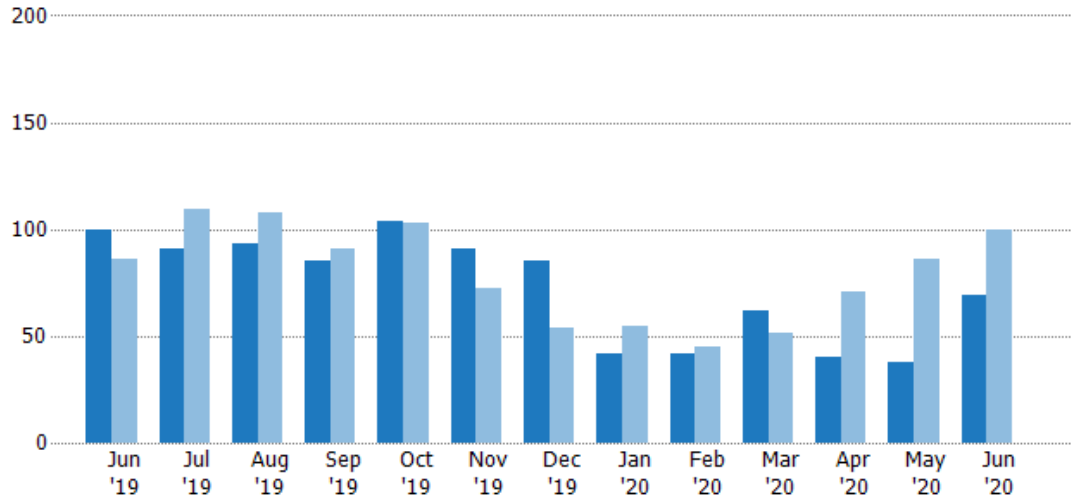
## Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '20	69	-31%
Jun '19	100	16.3%
Jun '18	86	5.8%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	100	91	93	85	104	91	85	42	42	62	40	38	69
Prior Year	86	109	108	91	103	72	54	55	45	51	71	86	100
Percent Change from Prior Year	16%	-17%	-14%	-7%	1%	26%	57%	-24%	-7%	22%	-44%	-56%	-31%

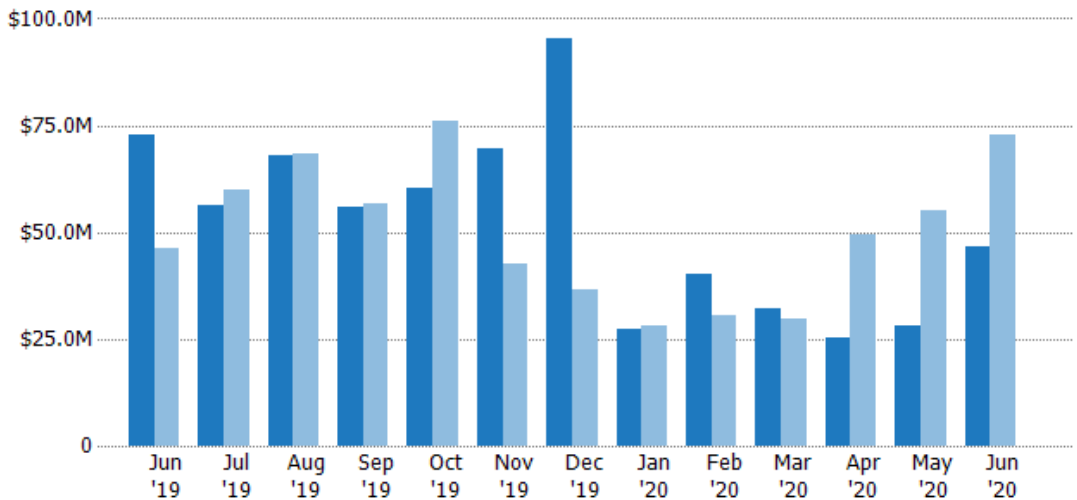
## Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jun '20	\$46.5M	-36%
Jun '19	\$72.6M	57.6%
Jun '18	\$46.1M	-2.5%



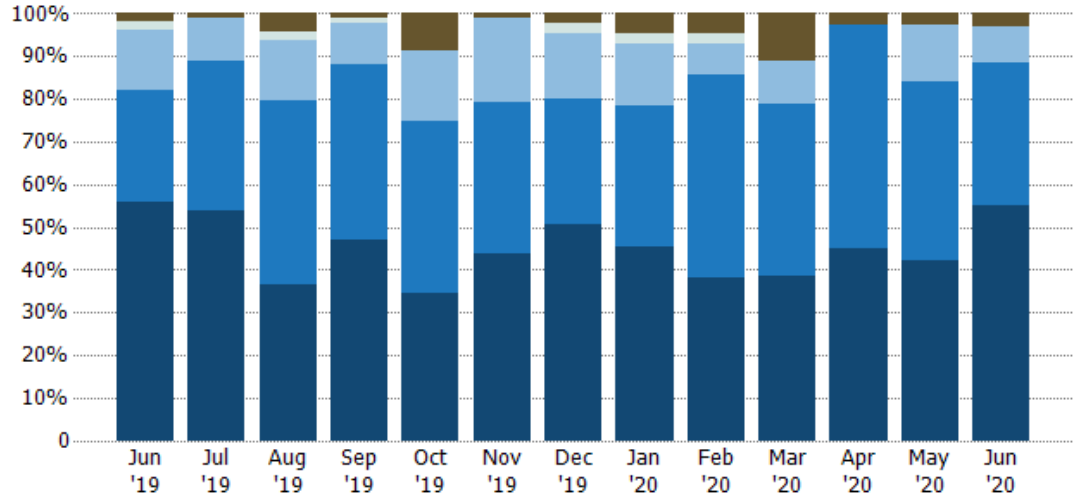
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$72.6M	\$56.4M	\$67.9M	\$55.8M	\$60.2M	\$69.5M	\$95.3M	\$27.4M	\$40.3M	\$32.2M	\$25.4M	\$28.2M	\$46.5M
Prior Year	\$46.1M	\$59.9M	\$68.2M	\$56.6M	\$76M	\$42.8M	\$36.5M	\$28M	\$30.5M	\$29.6M	\$49.4M	\$54.9M	\$72.6M
Percent Change from Prior Year	58%	-6%	0%	-1%	-21%	63%	161%	-2%	32%	9%	-48%	-49%	-36%



## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used  
County: 6 Selected

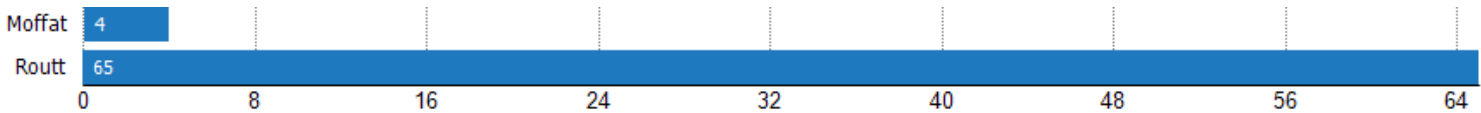


Coop	2%	1%	4%	1%	9%	1%	2%	5%	5%	11%	3%	3%	3%
Farm/Ranch	2%	-	2%	1%	-	-	2%	2%	2%	-	-	-	-
Multifamily/Multiplex	14%	10%	14%	9%	16%	20%	15%	14%	7%	10%	-	13%	9%
Condo/Townhouse	26%	35%	43%	41%	40%	35%	29%	33%	48%	40%	53%	42%	33%
Single Family Residence	56%	54%	37%	47%	35%	44%	51%	45%	38%	39%	45%	42%	55%

## Closed Sales (By County)

The total number of residential properties sold during the last month by county.

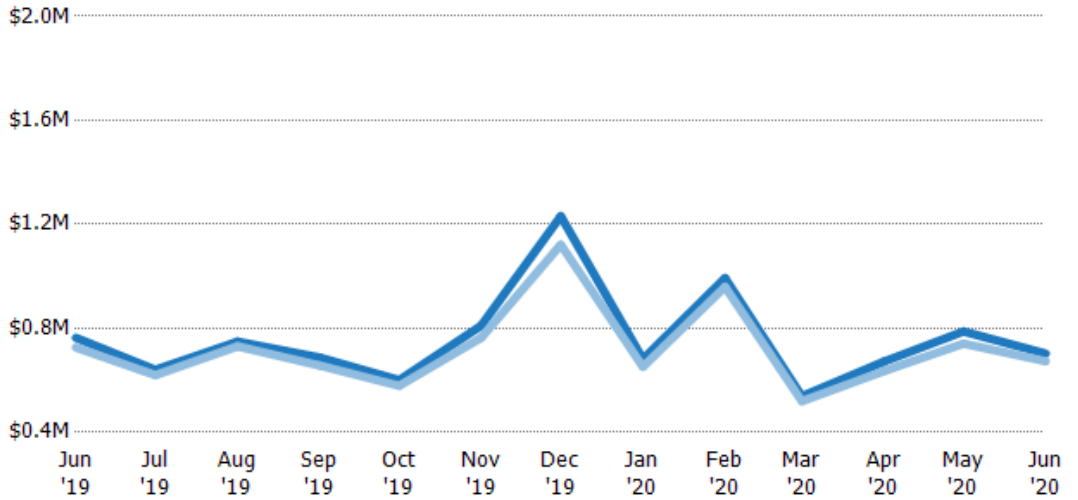
Filters Used: County: 6 Selected



### Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used  
County: 6 Selected

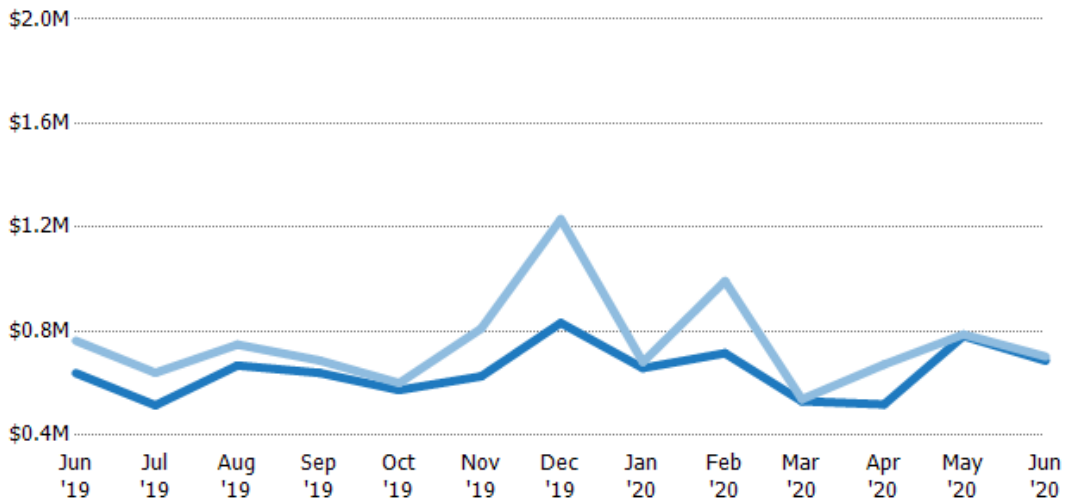


Avg List Price	\$763K	\$640K	\$749K	\$688K	\$601K	\$811K	\$1.23M	\$681K	\$993K	\$538K	\$672K	\$788K	\$703K
Avg Sales Price	\$726K	\$620K	\$731K	\$657K	\$579K	\$764K	\$1.12M	\$652K	\$960K	\$519K	\$636K	\$741K	\$673K
Avg Sales Price as a % of Avg List Price	95%	97%	98%	96%	96%	94%	91%	96%	97%	96%	95%	94%	96%

### Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used  
County: 6 Selected



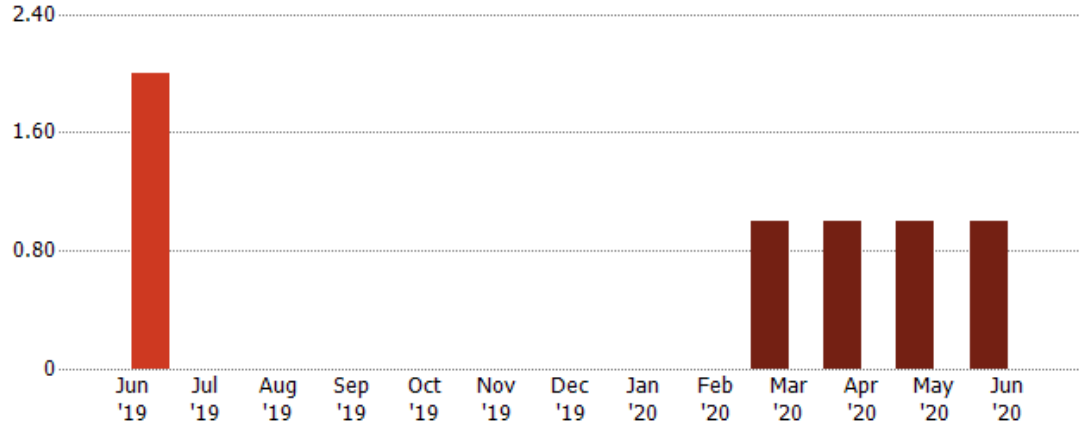
Avg Est Value	\$639K	\$515K	\$668K	\$640K	\$574K	\$627K	\$832K	\$658K	\$715K	\$531K	\$518K	\$782K	\$687K
Avg Sales Price	\$763K	\$640K	\$749K	\$688K	\$601K	\$811K	\$1.23M	\$681K	\$993K	\$538K	\$672K	\$788K	\$703K
Avg Sales Price as a % of Avg Est Value	119%	124%	112%	107%	105%	129%	148%	104%	139%	101%	130%	101%	102%

## Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

County: 6 Selected

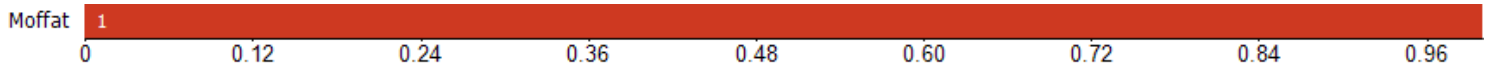


	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	-	-	-	-	-	-	-	-	-	1	1	1	1
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	-	100%	100%	100%	100%

## Distressed Listings (By County)

The number of distressed single-family, condominium and townhome properties that were for sale at the end of the last month by county.

Filters Used: County: 6 Selected



## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Monthly Market Data Report

**Run Date:** 07/06/2020

**Scheduled:** No

**Report Date Range:** From 6/2019 To: 6/2020

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet        | <input checked="" type="checkbox"/> Averages         |
| <input type="checkbox"/> Include Key Metric Summary            | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians                     |

### MLS Filter

MLS: All

### Listing Filters

Property Types: All

Sales Types: All

Price Range: None

### Location Filters

State: All

<b>County:</b>	Eagle County, Colorado	Grand County, Colorado	Jackson County, Colorado
	Moffat County, Colorado	Rio Blanco County, Colorado	Routt County, Colorado

ZIP Code: All

### Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 6/2020 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area