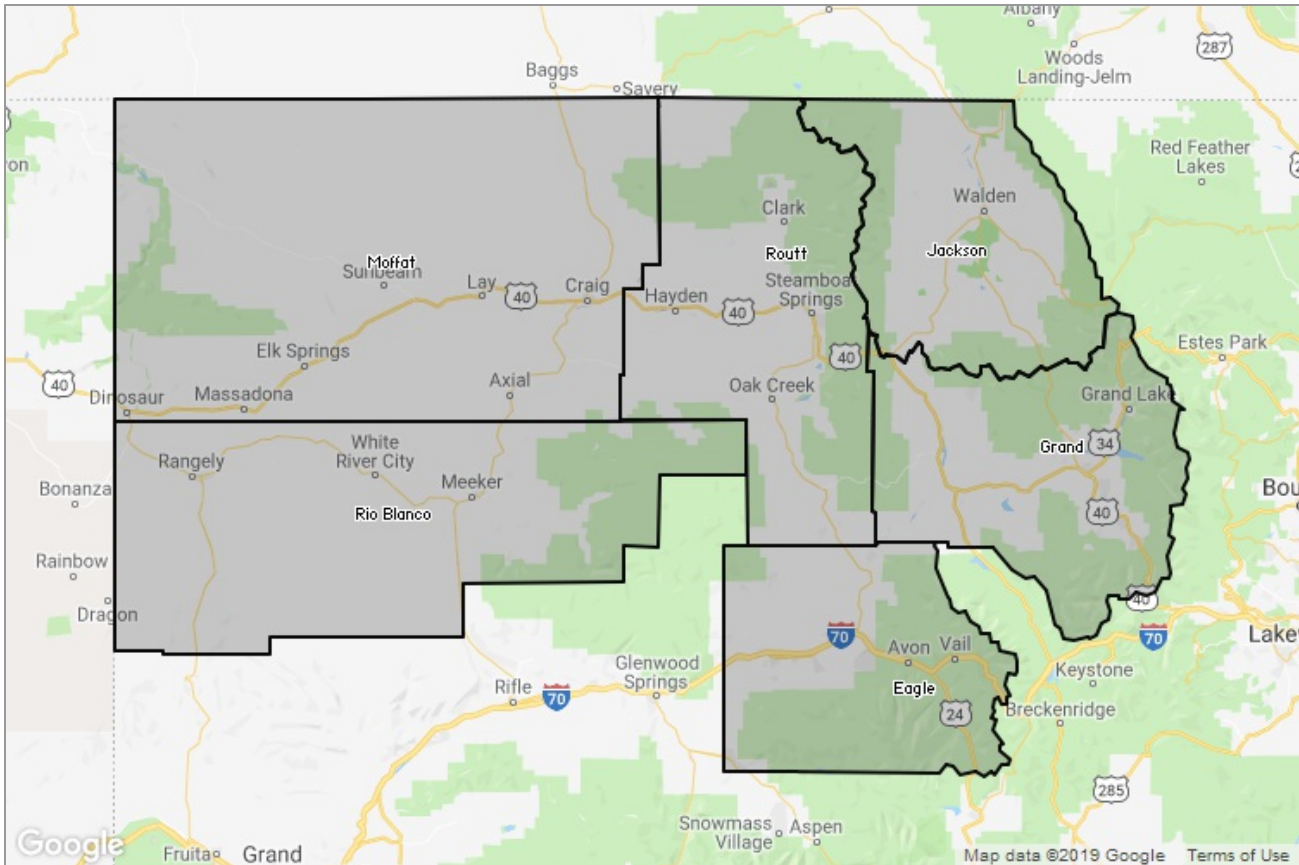




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
8/2018 – 8/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 09/06/2019

Scheduled: Yes

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

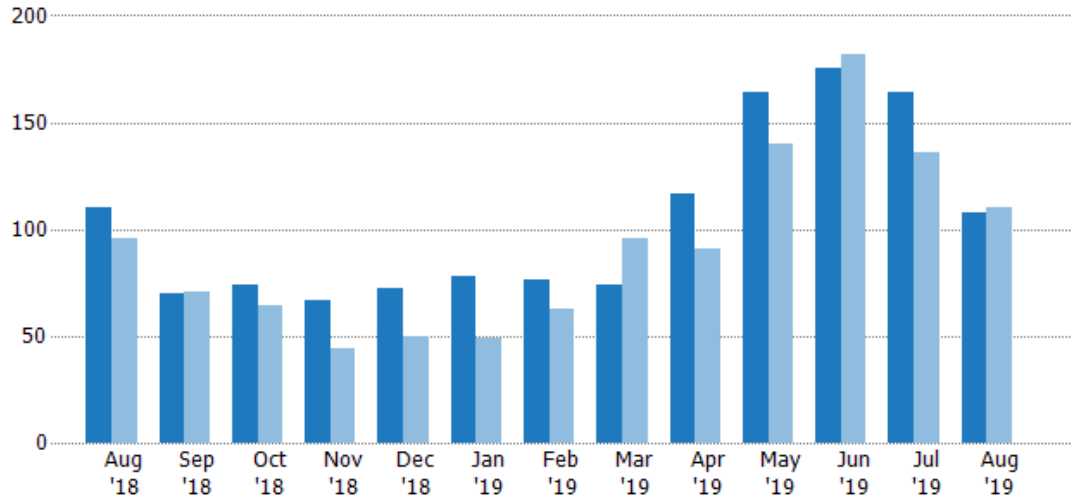
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '19	108	-1.8%
Aug '18	110	14.6%
Aug '17	96	24%



Current Year	110	70	74	67	72	78	76	74	117	164	175	164	108
Prior Year	96	71	64	44	50	49	63	96	91	140	182	136	110
Percent Change from Prior Year	15%	-1%	16%	52%	44%	59%	21%	-23%	29%	17%	-4%	21%	-2%

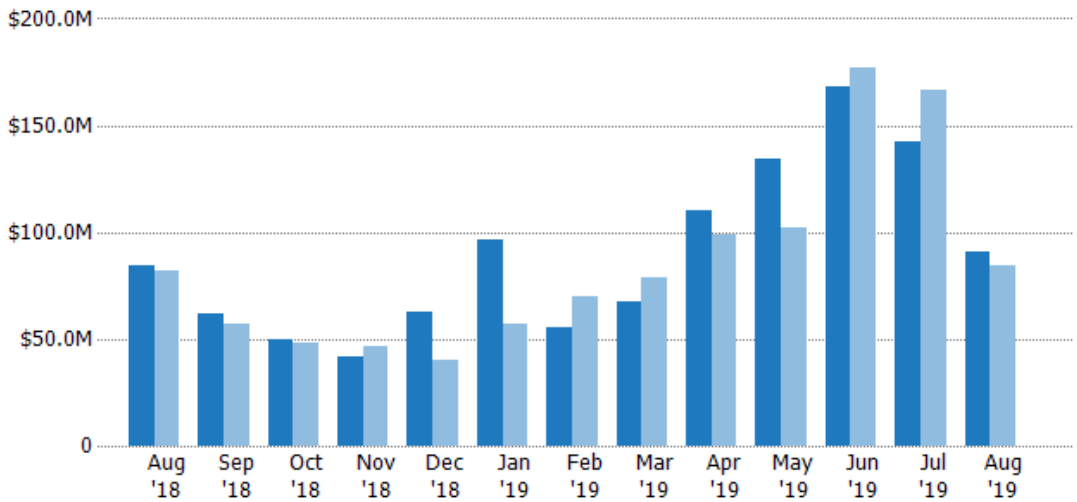
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Aug '19	\$91.1M	7.6%
Aug '18	\$84.7M	3.5%
Aug '17	\$81.8M	-5.5%



Current Year	\$84.7M	\$61.9M	\$50.2M	\$41.4M	\$62.9M	\$96.1M	\$55.5M	\$67.1M	\$110M	\$135M	\$168M	\$143M	\$91.1M
Prior Year	\$81.8M	\$56.6M	\$48M	\$46.4M	\$40M	\$57.4M	\$70.2M	\$78.9M	\$99M	\$102M	\$177M	\$167M	\$84.7M
Percent Change from Prior Year	3%	9%	4%	-11%	57%	67%	-21%	-15%	11%	32%	-5%	-14%	8%

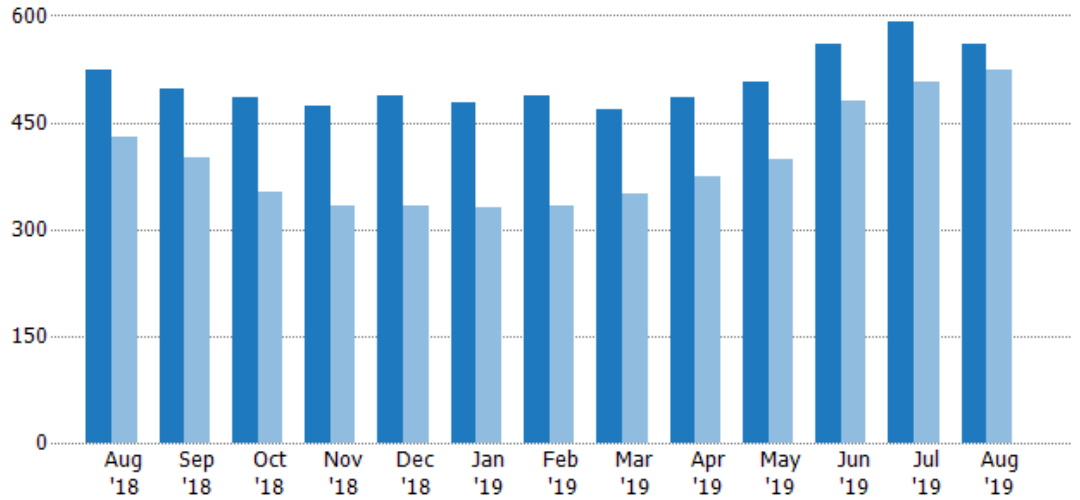
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '19	561	7.1%
Aug '18	524	21.9%
Aug '17	430	34.2%



Current Year	524	498	484	473	488	478	488	468	486	507	560	592	561
Prior Year	430	400	352	332	333	330	334	351	373	399	480	506	524
Percent Change from Prior Year	22%	25%	38%	42%	47%	45%	46%	33%	30%	27%	17%	17%	7%

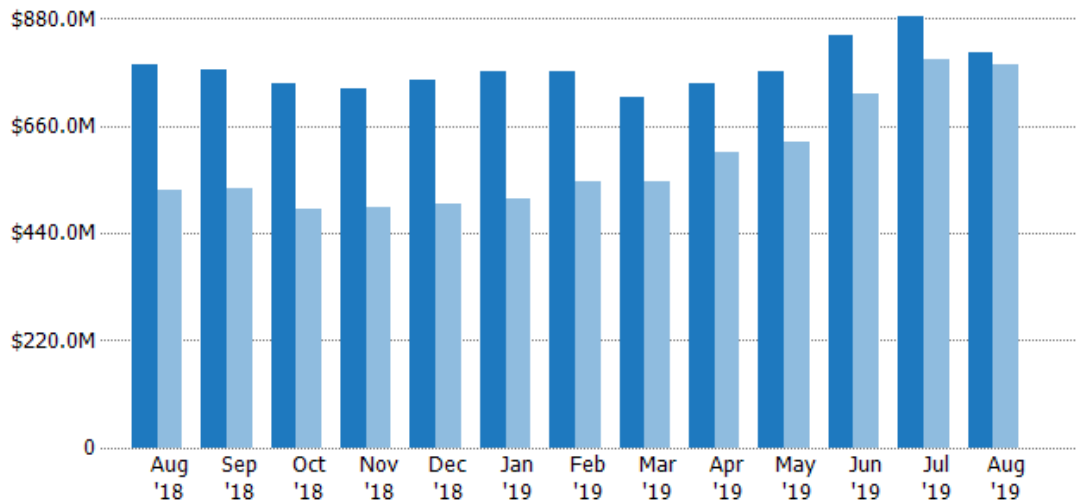
Active Listing Volume

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.
Aug '19	\$812M	3.1%
Aug '18	\$787M	48.4%
Aug '17	\$530M	-6%



Current Year	\$787M	\$774M	\$748M	\$738M	\$755M	\$772M	\$771M	\$720M	\$748M	\$773M	\$846M	\$887M	\$812M
Prior Year	\$530M	\$531M	\$489M	\$492M	\$501M	\$511M	\$547M	\$547M	\$605M	\$629M	\$727M	\$796M	\$787M
Percent Change from Prior Year	48%	46%	53%	50%	51%	51%	41%	32%	24%	23%	16%	11%	3%

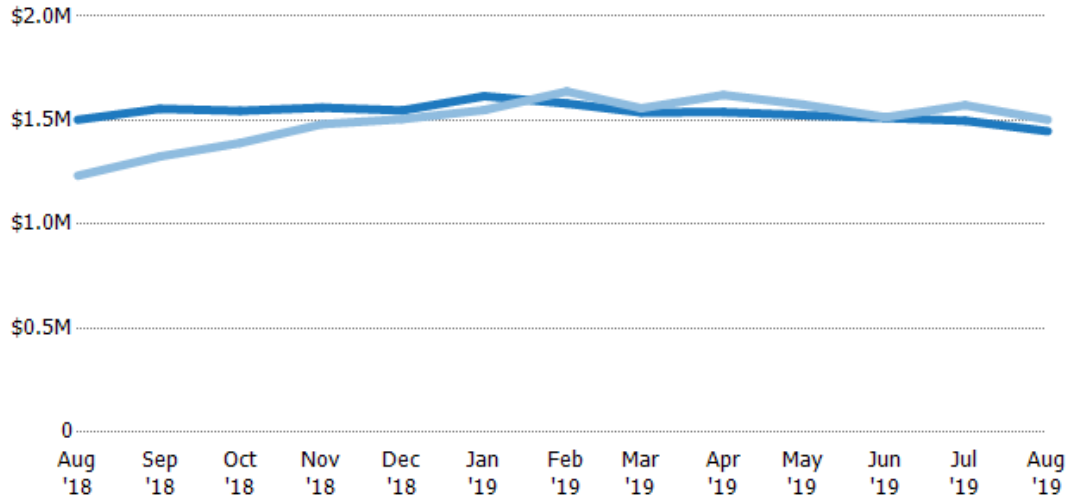
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Aug '19	\$1.45M	-3.7%
Aug '18	\$1.5M	21.8%
Aug '17	\$1.23M	-29.9%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$1.5M	\$1.56M	\$1.55M	\$1.56M	\$1.55M	\$1.62M	\$1.58M	\$1.54M	\$1.54M	\$1.52M	\$1.51M	\$1.5M	\$1.45M
Prior Year	\$1.23M	\$1.33M	\$1.39M	\$1.48M	\$1.51M	\$1.55M	\$1.64M	\$1.56M	\$1.62M	\$1.58M	\$1.51M	\$1.57M	\$1.5M
Percent Change from Prior Year	22%	17%	11%	5%	3%	4%	-3%	-1%	-5%	-3%	0%	-5%	-4%

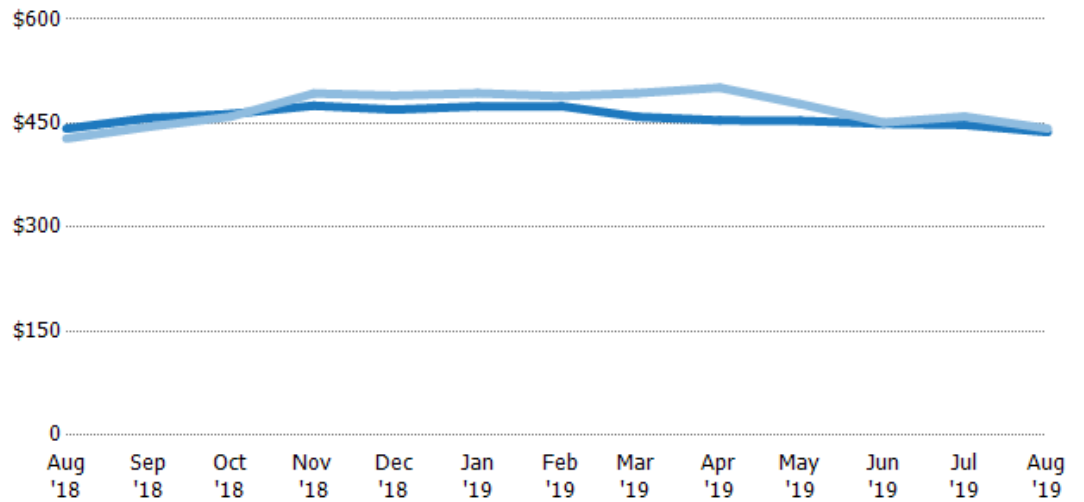
Average Listing Price per Sq Ft

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.
Aug '19	\$437	-1.1%
Aug '18	\$442	3.4%
Aug '17	\$428	-22.4%



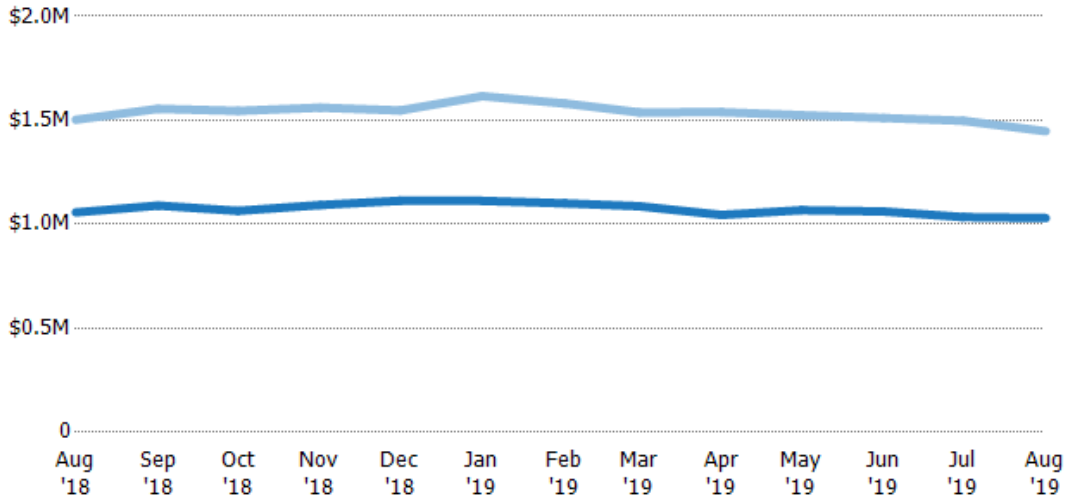
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$442	\$458	\$463	\$475	\$470	\$474	\$475	\$459	\$454	\$454	\$449	\$448	\$437
Prior Year	\$428	\$445	\$459	\$493	\$490	\$493	\$489	\$493	\$501	\$478	\$451	\$460	\$442
Percent Change from Prior Year	3%	3%	1%	-4%	-4%	-4%	-3%	-7%	-9%	-5%	0%	-3%	-1%

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



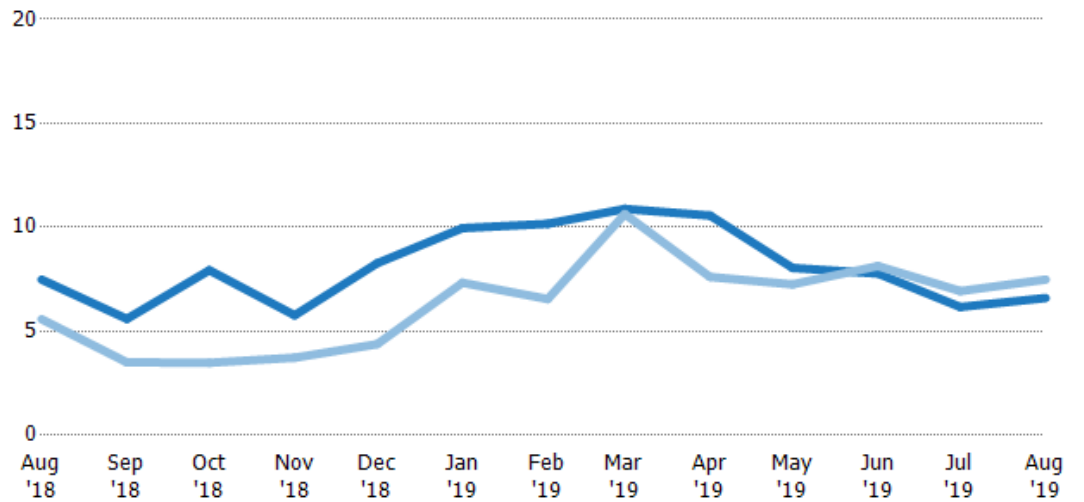
Avg Est Value	\$1.06M	\$1.09M	\$1.06M	\$1.09M	\$1.11M	\$1.11M	\$1.1M	\$1.09M	\$1.04M	\$1.07M	\$1.06M	\$1.03M	\$1.03M
Avg Listing Price	\$1.5M	\$1.56M	\$1.55M	\$1.56M	\$1.55M	\$1.62M	\$1.58M	\$1.54M	\$1.54M	\$1.52M	\$1.51M	\$1.5M	\$1.45M
Avg Listing Price as a % of Avg Est Value	142%	143%	145%	143%	139%	145%	144%	142%	147%	143%	142%	145%	141%

Months of Inventory

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

Filters Used

County: 6 Selected



Current Year	7.49	5.6	7.93	5.77	8.27	9.96	10.2	10.9	10.6	8.05	7.78	6.17	6.6
Prior Year	5.58	3.51	3.49	3.73	4.38	7.33	6.55	10.6	7.61	7.25	8.14	6.93	7.49
Percent Change from Prior Year	34%	59%	128%	55%	89%	36%	55%	2%	39%	11%	-4%	-11%	-12%

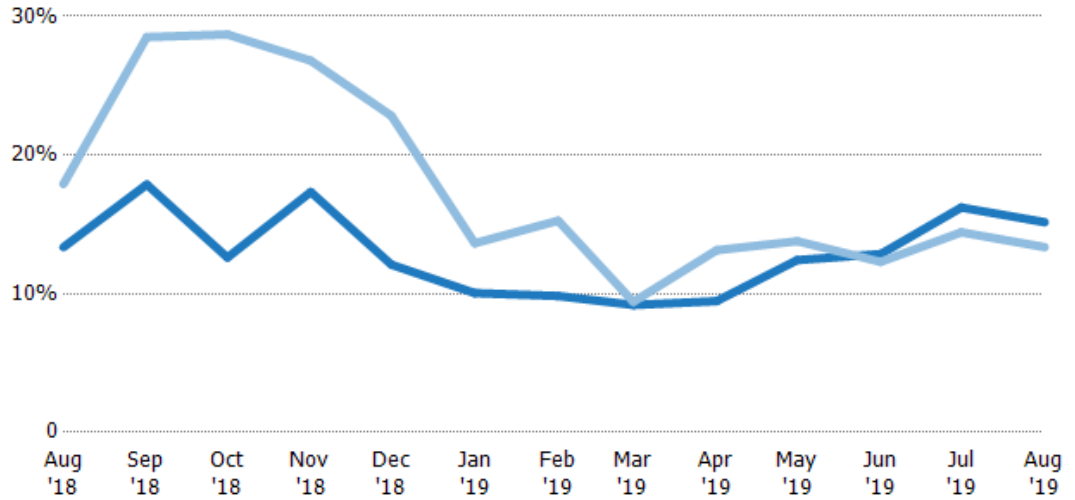
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Aug '19	15%	-1.8%
Aug '18	13%	4.6%
Aug '17	18%	-33.2%

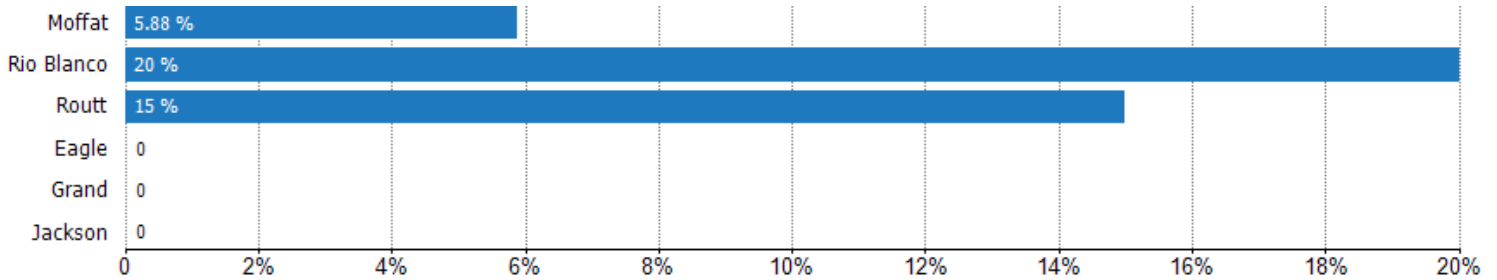


	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	13%	18%	13%	17%	12%	10%	10%	9%	9%	12%	13%	16%	15%
Prior Year	18%	29%	29%	27%	23%	14%	15%	9%	13%	14%	12%	14%	13%
Change from Prior Year	5%	11%	16%	9%	11%	4%	5%	0%	4%	1%	-1%	-2%	-2%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



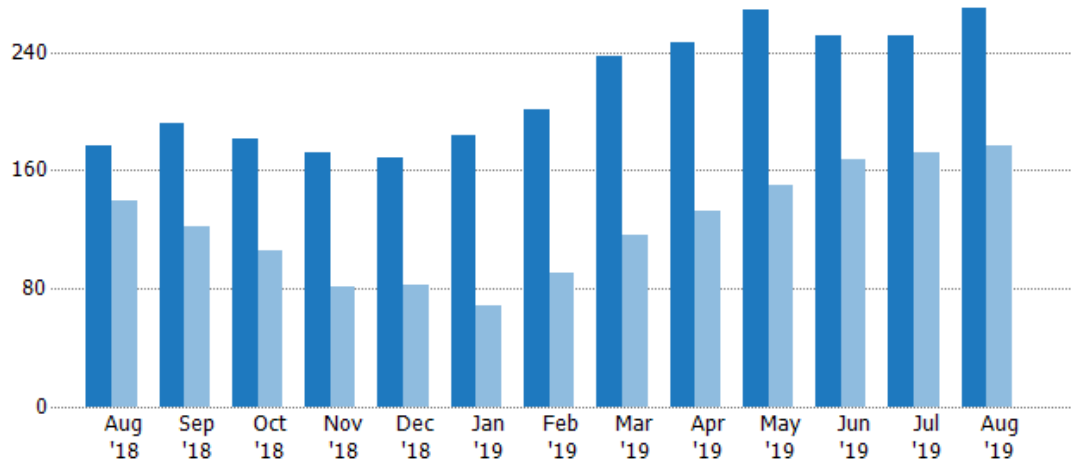
Pending Sales

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.
Aug '19	270	52.5%
Aug '18	177	27.3%
Aug '17	139	1.4%



Current Year	177	192	181	172	168	184	201	237	246	269	251	251	270
Prior Year	139	122	106	81	83	69	91	116	132	150	167	172	177
Percent Change from Prior Year	27%	57%	71%	112%	102%	167%	121%	104%	86%	79%	50%	46%	53%

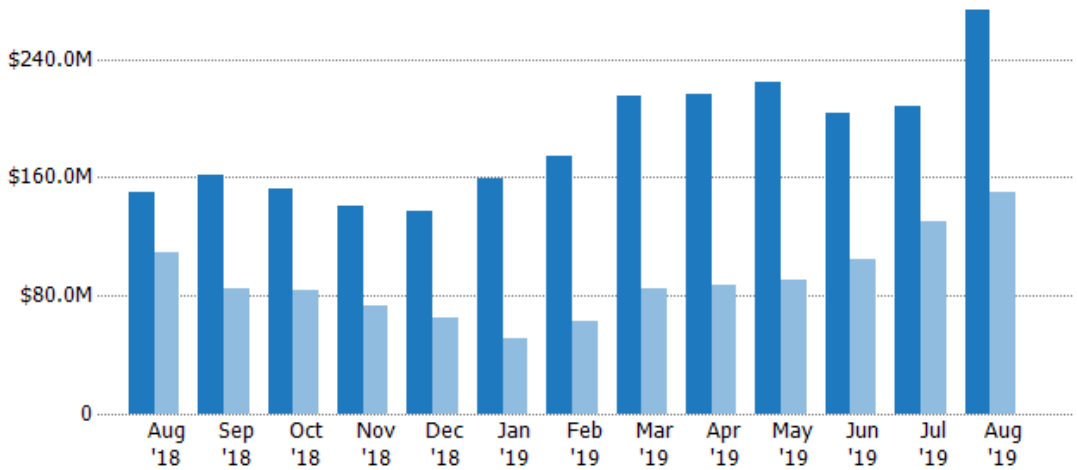
Pending Sales Volume

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.
Aug '19	\$273M	81.9%
Aug '18	\$150M	36.6%
Aug '17	\$110M	-11.7%



Current Year	\$150M	\$161M	\$152M	\$141M	\$137M	\$159M	\$175M	\$215M	\$216M	\$225M	\$204M	\$208M	\$273M
Prior Year	\$110M	\$85.1M	\$83.6M	\$73M	\$65.2M	\$51.5M	\$62.4M	\$84.7M	\$87M	\$91M	\$105M	\$130M	\$150M
Percent Change from Prior Year	37%	90%	82%	93%	111%	209%	180%	153%	148%	147%	95%	61%	82%

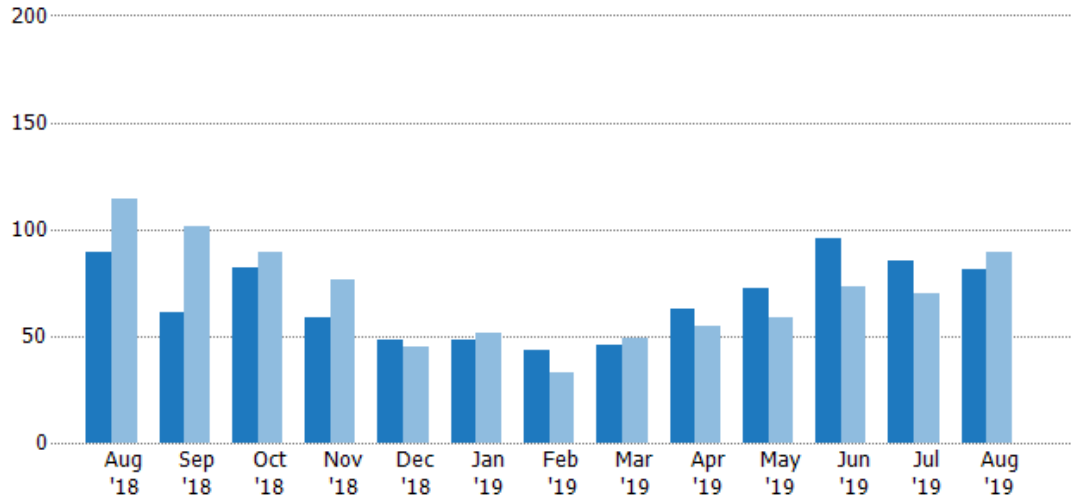
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '19	81	-9%
Aug '18	89	-21.9%
Aug '17	114	-33.3%



Current Year	89	61	82	59	48	48	43	46	63	72	96	85	81
Prior Year	114	101	89	76	45	51	33	49	55	59	73	70	89
Percent Change from Prior Year	-22%	-40%	-8%	-22%	7%	-6%	30%	-6%	15%	22%	32%	21%	-9%

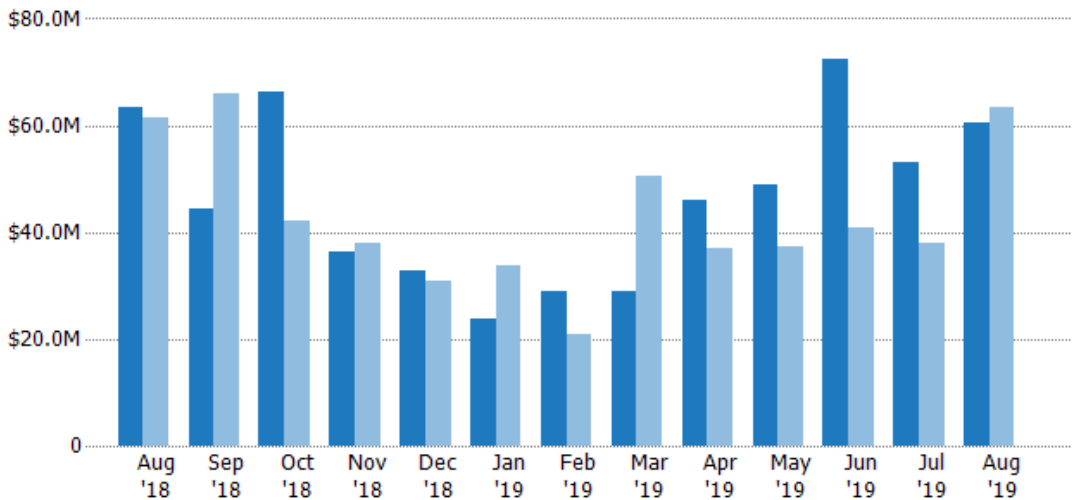
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Aug '19	\$60.5M	-4.7%
Aug '18	\$63.5M	3.1%
Aug '17	\$61.6M	-25.3%

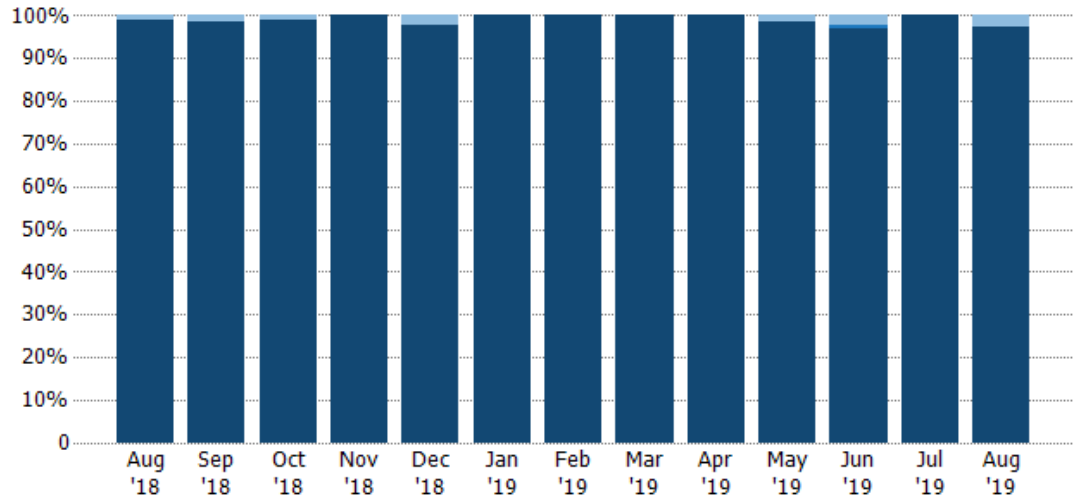


Current Year	\$63.5M	\$44.4M	\$66.2M	\$36.3M	\$32.8M	\$23.7M	\$29M	\$28.8M	\$46M	\$48.7M	\$72.5M	\$53.1M	\$60.5M
Prior Year	\$61.6M	\$66.1M	\$42M	\$37.8M	\$30.7M	\$33.7M	\$20.9M	\$50.6M	\$37.1M	\$37.2M	\$40.7M	\$38M	\$63.5M
Percent Change from Prior Year	3%	-33%	57%	-4%	7%	-30%	39%	-43%	24%	31%	78%	40%	-5%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

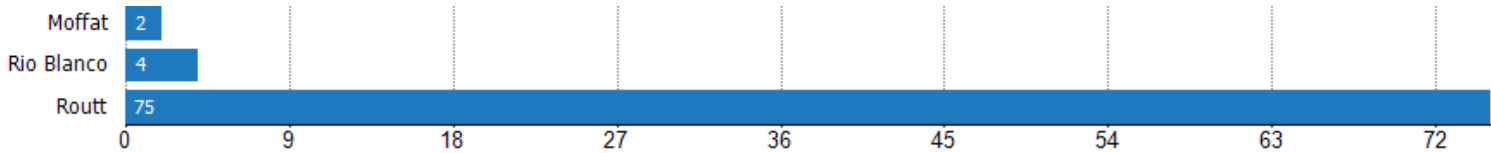


Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Farm/Ranch	1%	2%	1%	-	2%	-	-	-	-	1%	2%	-	2%
Condo/Townhouse	-	-	-	-	-	-	-	-	-	-	1%	-	-
Single Family Residence	99%	98%	99%	100%	98%	100%	100%	100%	100%	99%	97%	100%	98%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

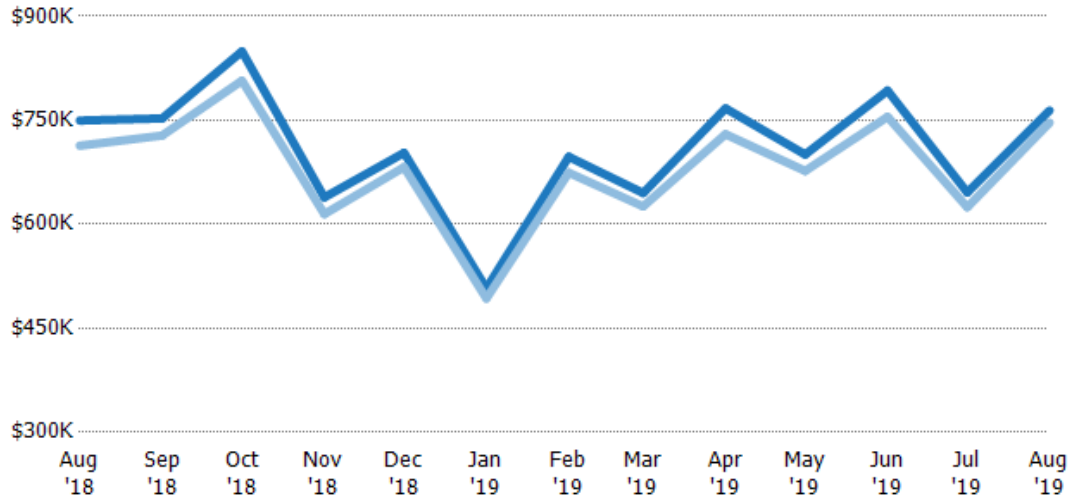


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



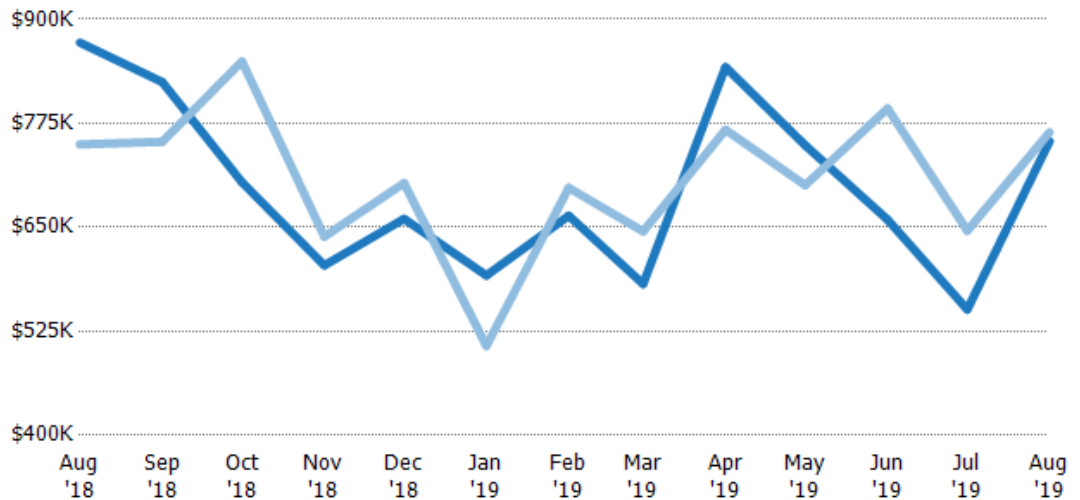
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg List Price	\$750K	\$753K	\$849K	\$639K	\$703K	\$507K	\$697K	\$645K	\$767K	\$701K	\$793K	\$646K	\$764K
Avg Sales Price	\$713K	\$728K	\$807K	\$615K	\$682K	\$493K	\$674K	\$626K	\$730K	\$677K	\$755K	\$625K	\$747K
Avg Sales Price as a % of Avg List Price	95%	97%	95%	96%	97%	97%	97%	97%	95%	97%	95%	97%	98%

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



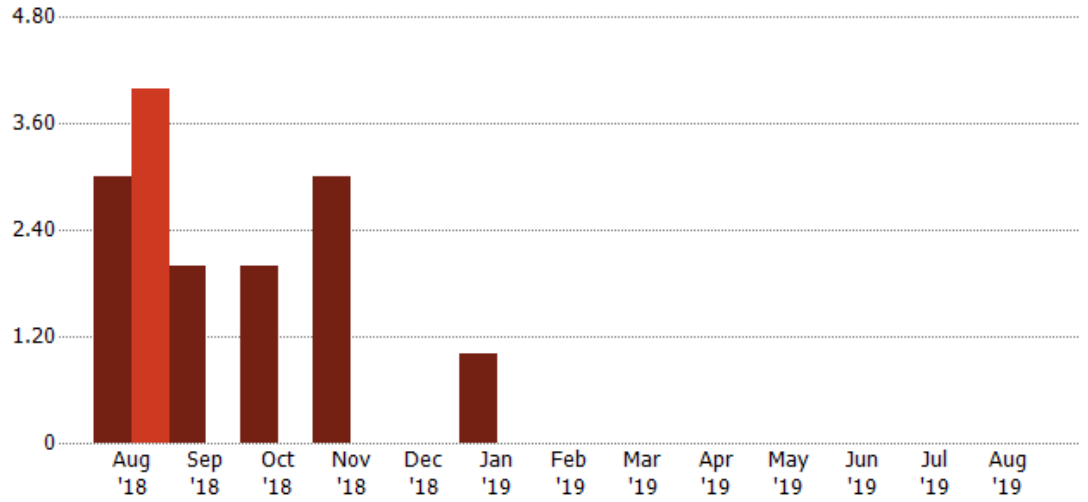
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$872K	\$825K	\$704K	\$604K	\$660K	\$592K	\$664K	\$582K	\$843K	\$749K	\$659K	\$551K	\$754K
Avg Sales Price	\$750K	\$753K	\$849K	\$639K	\$703K	\$507K	\$697K	\$645K	\$767K	\$701K	\$793K	\$646K	\$764K
Avg Sales Price as a % of Avg Est Value	86%	91%	121%	106%	107%	86%	105%	111%	91%	94%	120%	117%	101%

Distressed Listings

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

Filters Used

County: 6 Selected



Current Year	3	2	2	3	-	1	-	-	-	-	-	-	-
Prior Year	4	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-25%	100%	100%	100%	-	100%	-	-	-	-	-	-	-

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: 09/06/2019

Scheduled: Yes

Report Date Range: From 8/2018 To: 8/2019

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

County:	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 8/2019 data

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