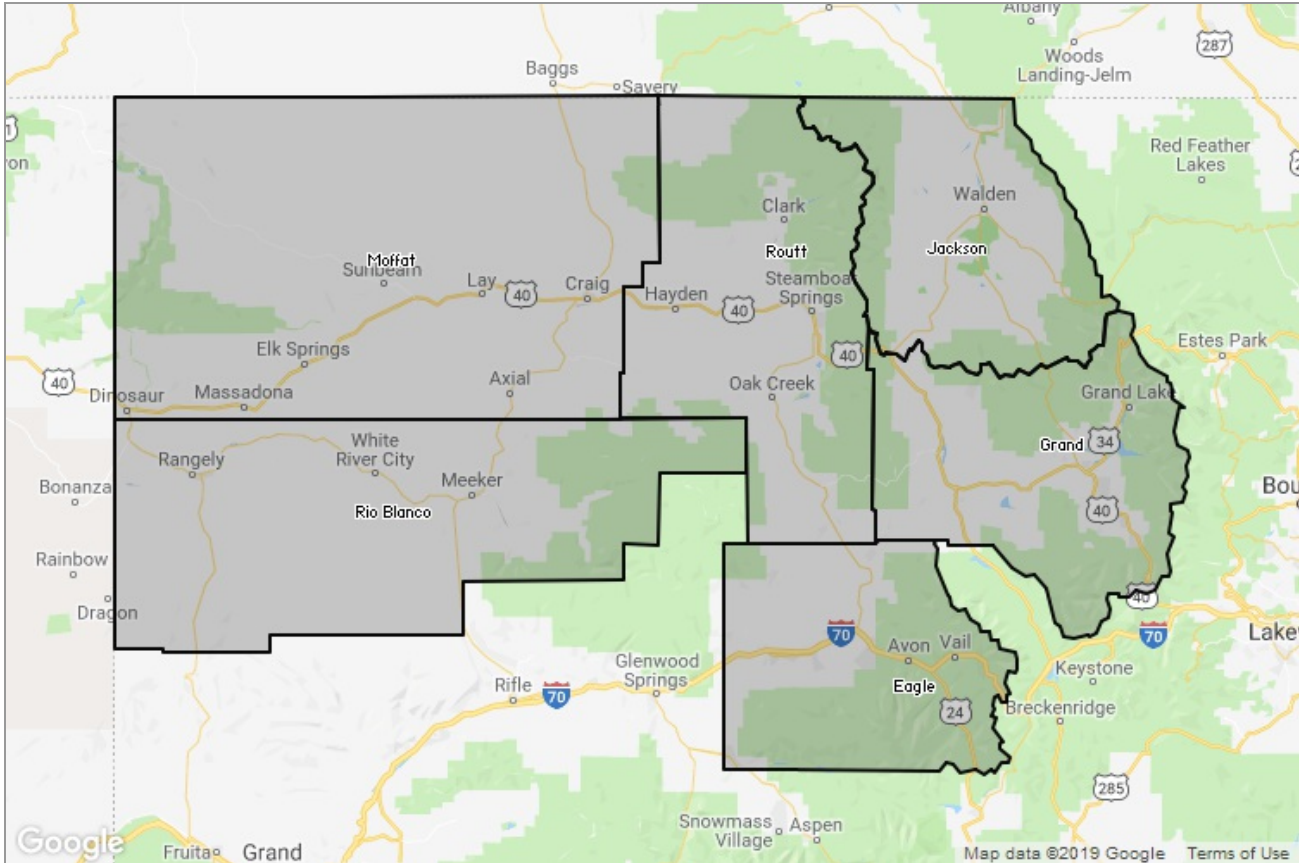




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
2/2018 – 2/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 03/04/2019

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

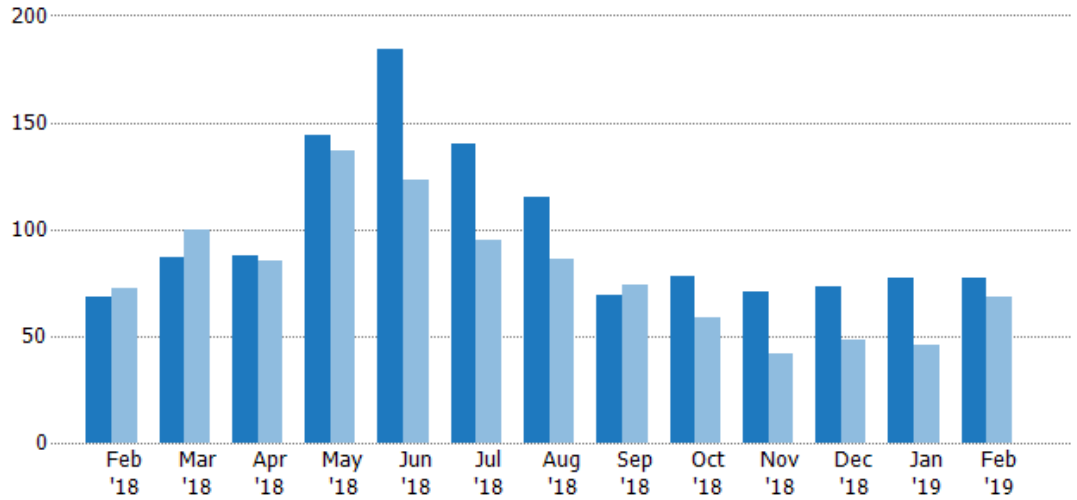
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '19	77	13.2%
Feb '18	68	-5.6%
Feb '17	72	-1.4%



Current Year	68	87	88	144	184	140	115	69	78	71	73	77	77
Prior Year	72	100	85	137	123	95	86	74	59	42	48	46	68
Percent Change from Prior Year	-6%	-13%	4%	5%	50%	47%	34%	-7%	32%	69%	52%	67%	13%

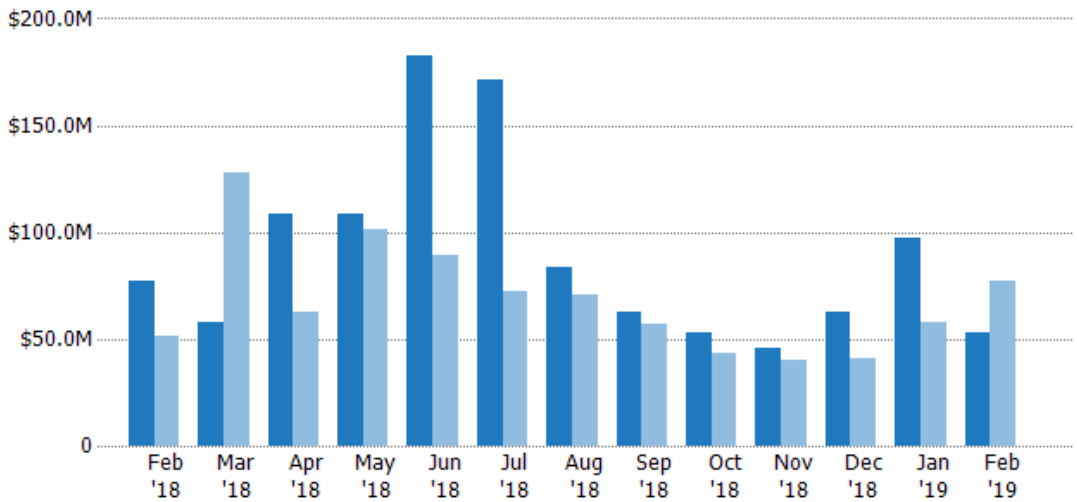
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '19	\$53.3M	-31.2%
Feb '18	\$77.5M	51.4%
Feb '17	\$51.2M	4.4%



Current Year	\$77.5M	\$57.9M	\$109M	\$109M	\$182M	\$171M	\$83.3M	\$62.7M	\$53.1M	\$46M	\$63M	\$97M	\$53.3M
Prior Year	\$51.2M	\$128M	\$63M	\$102M	\$89.1M	\$72M	\$70.4M	\$57.4M	\$43.4M	\$40.4M	\$40.7M	\$57.9M	\$77.5M
Percent Change from Prior Year	51%	-55%	72%	7%	105%	138%	18%	9%	22%	14%	55%	68%	-31%

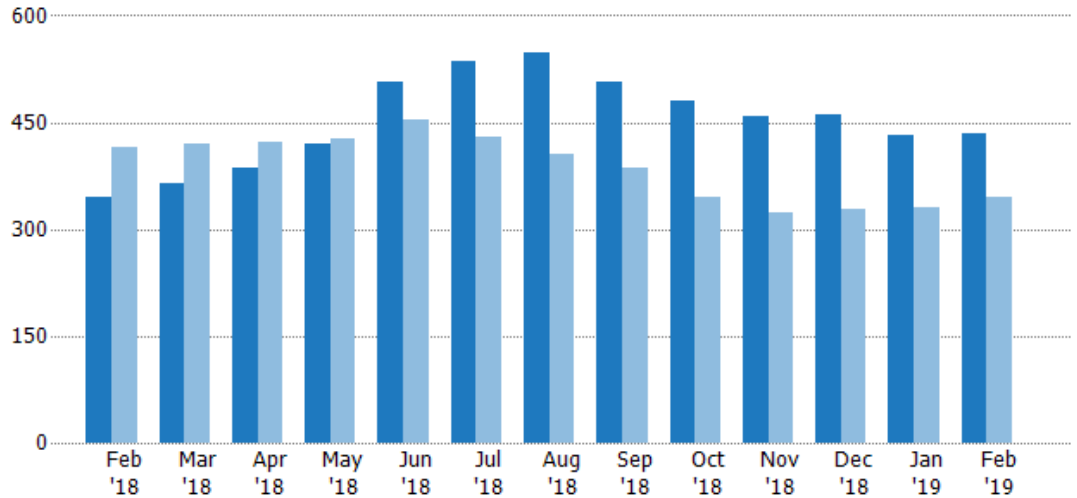
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '19	435	25.7%
Feb '18	346	-16.4%
Feb '17	414	-3.1%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	346	364	386	420	506	535	547	507	480	459	461	433	435
Prior Year	414	421	423	426	454	429	406	387	346	324	327	331	346
Percent Change from Prior Year	-16%	-14%	-9%	-1%	11%	25%	35%	31%	39%	42%	41%	31%	26%

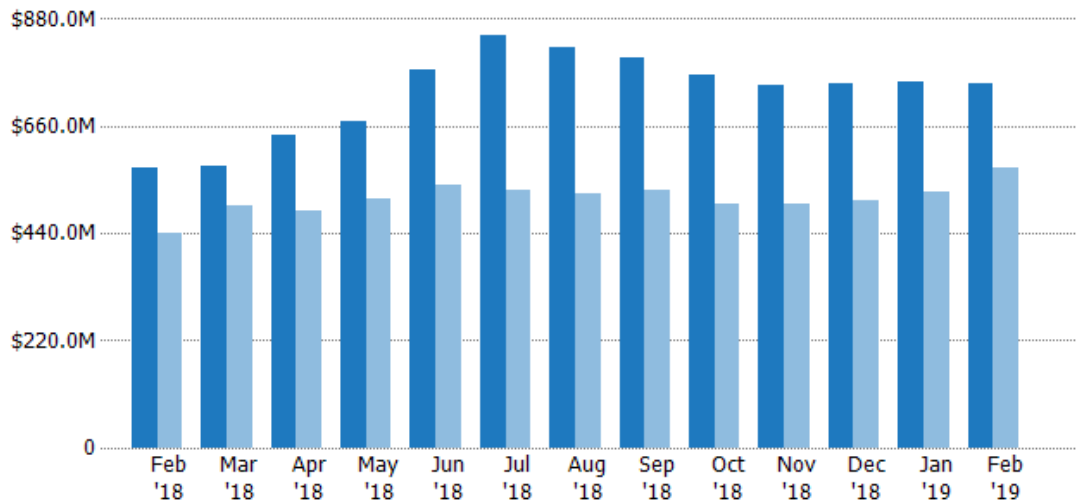
Active Listing Volume

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.
Feb '19	\$749M	30.3%
Feb '18	\$575M	30.8%
Feb '17	\$439M	-26.4%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$575M	\$577M	\$640M	\$670M	\$774M	\$847M	\$822M	\$801M	\$766M	\$743M	\$747M	\$751M	\$749M
Prior Year	\$439M	\$497M	\$486M	\$511M	\$539M	\$528M	\$520M	\$529M	\$499M	\$500M	\$507M	\$524M	\$575M
Percent Change from Prior Year	31%	16%	32%	31%	44%	60%	58%	51%	54%	49%	47%	43%	30%

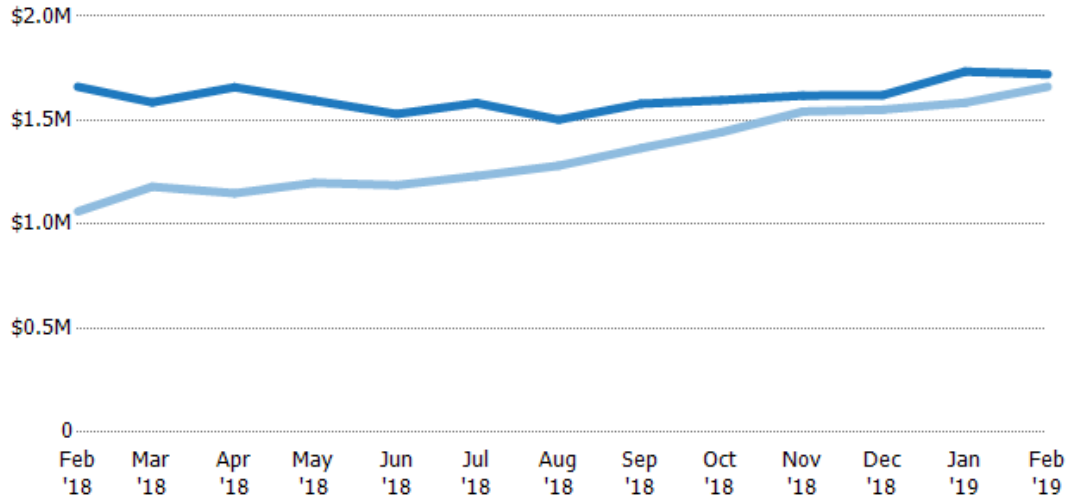
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Feb '19	\$1.72M	3.6%
Feb '18	\$1.66M	56.5%
Feb '17	\$1.06M	-24%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$1.66M	\$1.59M	\$1.66M	\$1.59M	\$1.53M	\$1.58M	\$1.5M	\$1.58M	\$1.6M	\$1.62M	\$1.62M	\$1.73M	\$1.72M
Prior Year	\$1.06M	\$1.18M	\$1.15M	\$1.2M	\$1.19M	\$1.23M	\$1.28M	\$1.37M	\$1.44M	\$1.54M	\$1.55M	\$1.58M	\$1.66M
Percent Change from Prior Year	56%	34%	44%	33%	29%	28%	17%	16%	11%	5%	5%	9%	4%

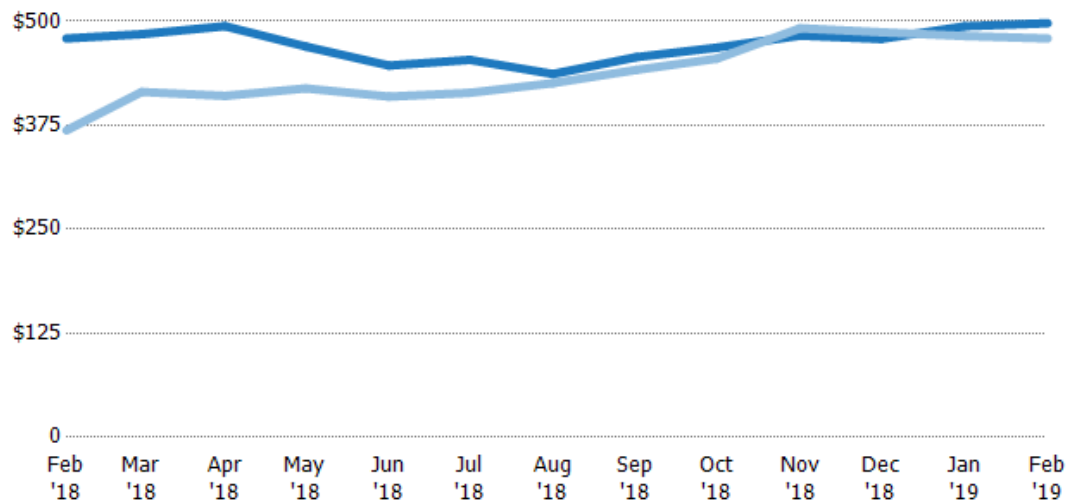
Average Listing Price per Sq Ft

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.
Feb '19	\$498	3.8%
Feb '18	\$479	30%
Feb '17	\$369	-10.6%



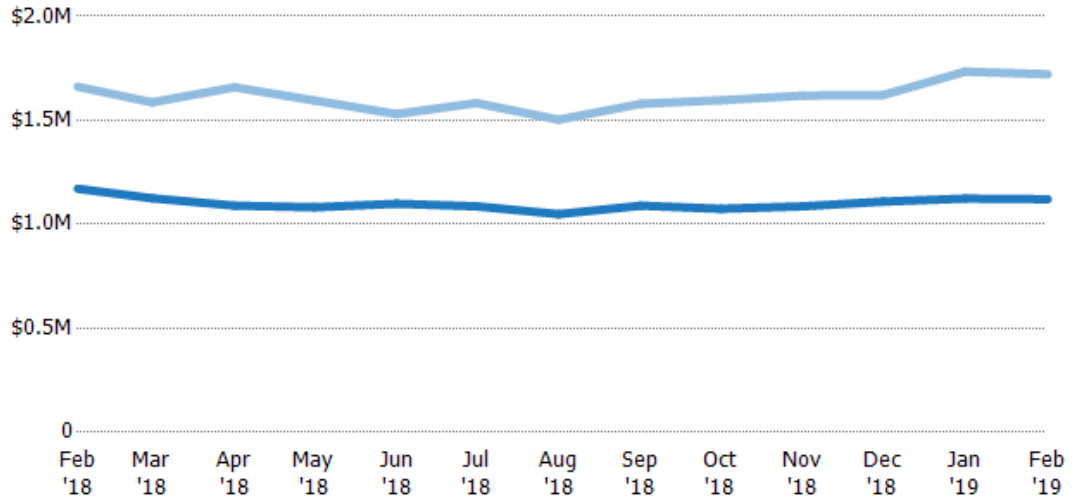
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$479	\$485	\$494	\$470	\$447	\$454	\$437	\$457	\$468	\$483	\$479	\$494	\$498
Prior Year	\$369	\$415	\$410	\$419	\$409	\$414	\$426	\$442	\$455	\$492	\$487	\$482	\$479
Percent Change from Prior Year	30%	17%	20%	12%	9%	10%	3%	3%	3%	-2%	-2%	2%	4%

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	\$1.17M	\$1.13M	\$1.09M	\$1.08M	\$1.1M	\$1.09M	\$1.05M	\$1.09M	\$1.07M	\$1.09M	\$1.11M	\$1.12M	\$1.12M
Avg Listing Price	\$1.66M	\$1.59M	\$1.66M	\$1.59M	\$1.53M	\$1.58M	\$1.5M	\$1.58M	\$1.6M	\$1.62M	\$1.62M	\$1.73M	\$1.72M
Avg Listing Price as a % of Avg Est Value	142%	141%	152%	147%	139%	146%	143%	145%	149%	149%	146%	154%	154%

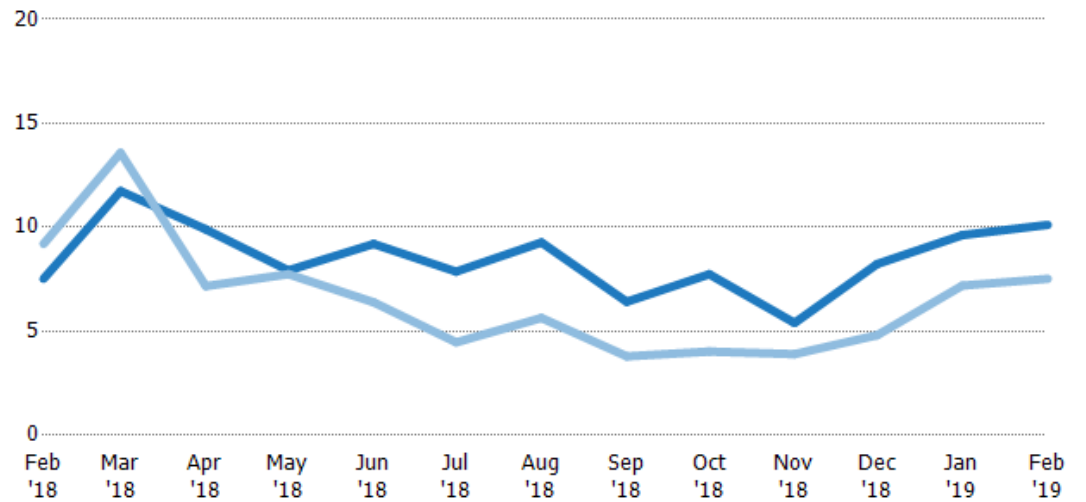
Months of Inventory

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.
Feb '19	10.1	34.5%
Feb '18	7.52	-18.2%
Feb '17	9.2	45.3%



Current Year	7.52	11.7	9.9	7.92	9.2	7.87	9.27	6.42	7.74	5.4	8.23	9.62	10.1
Prior Year	9.2	13.6	7.17	7.75	6.39	4.47	5.64	3.79	4.02	3.9	4.81	7.2	7.52
Percent Change from Prior Year	-18%	-14%	38%	2%	44%	76%	64%	69%	92%	38%	71%	34%	34%

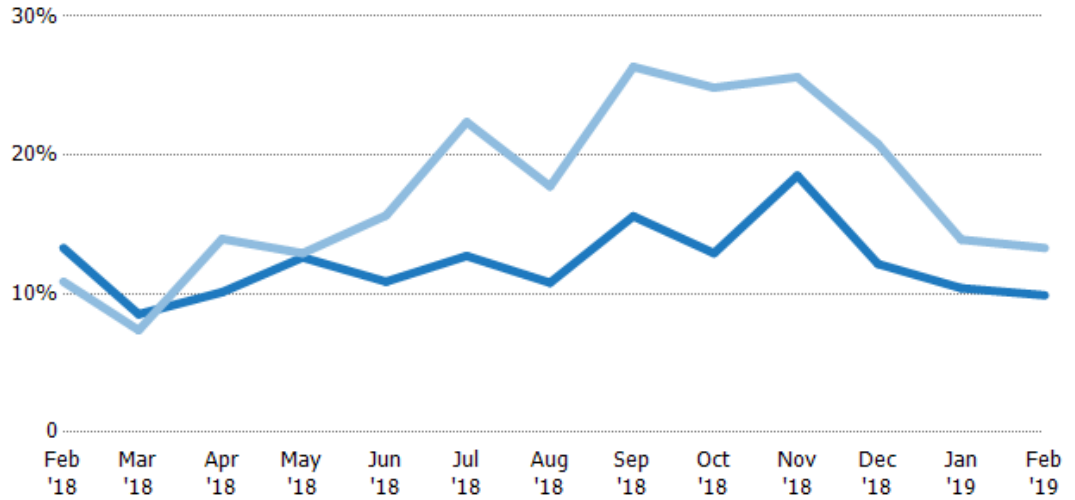
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Feb '19	10%	3.4%
Feb '18	13%	-2.4%
Feb '17	11%	-31.1%

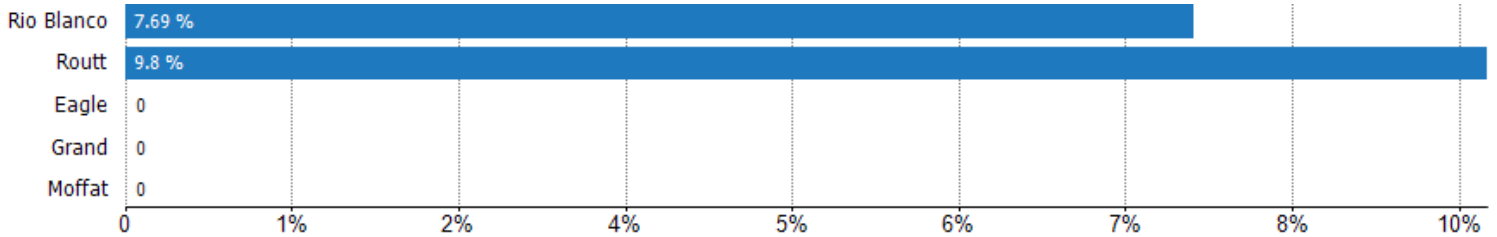


	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	13%	9%	10%	13%	11%	13%	11%	16%	13%	19%	12%	10%	10%
Prior Year	11%	7%	14%	13%	16%	22%	18%	26%	25%	26%	21%	14%	13%
Change from Prior Year	-2%	-1%	4%	0%	5%	10%	7%	11%	12%	7%	9%	4%	3%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



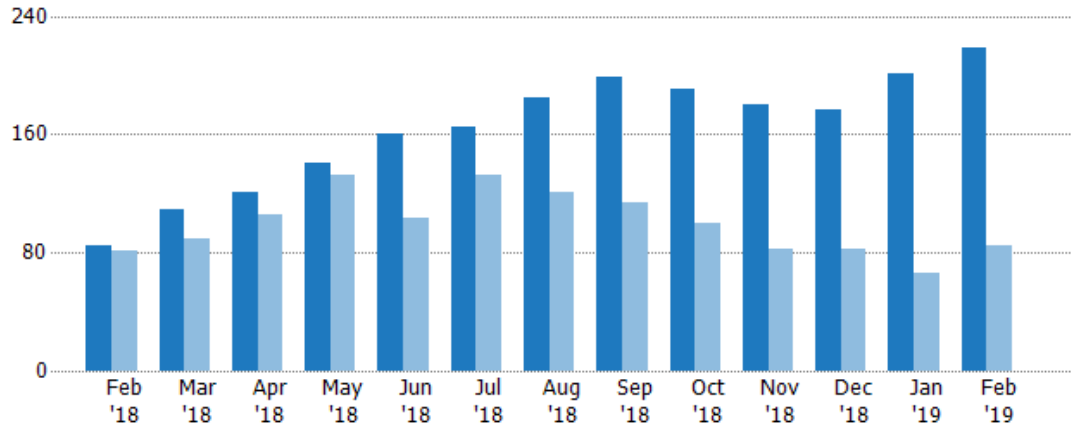
Pending Sales

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.
Feb '19	219	157.6%
Feb '18	85	4.9%
Feb '17	81	-24.7%



Current Year	85	109	121	141	160	165	185	199	191	180	177	201	219
Prior Year	81	89	106	132	103	132	121	114	100	83	82	66	85
Percent Change from Prior Year	5%	22%	14%	7%	55%	25%	53%	75%	91%	117%	116%	205%	158%

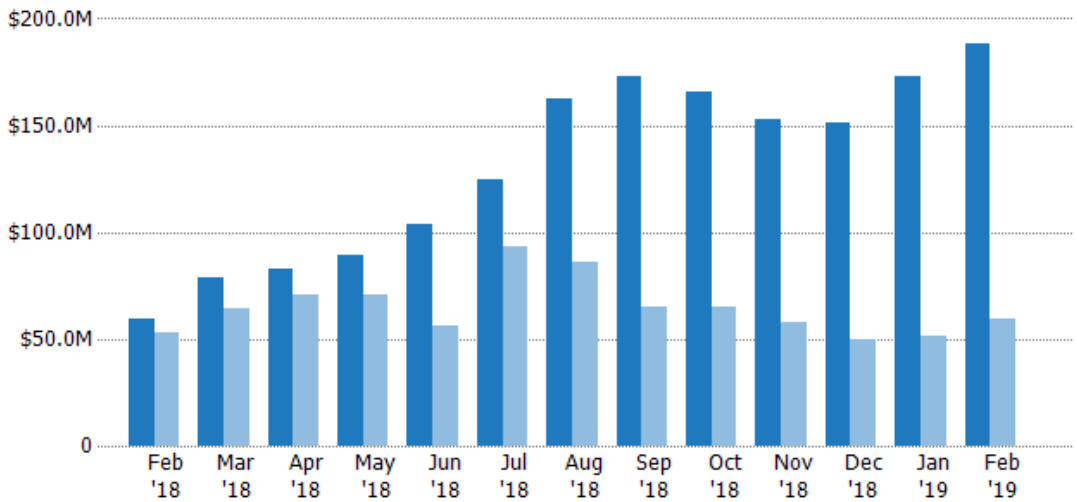
Pending Sales Volume

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.
Feb '19	\$188M	218.4%
Feb '18	\$59.1M	11.7%
Feb '17	\$52.9M	-45.7%



Current Year	\$59.1M	\$78.7M	\$82.4M	\$89.6M	\$104M	\$125M	\$162M	\$173M	\$165M	\$153M	\$151M	\$173M	\$188M
Prior Year	\$52.9M	\$64.6M	\$71.1M	\$70.9M	\$55.8M	\$93.1M	\$86.1M	\$65.3M	\$64.7M	\$58M	\$49.9M	\$51.6M	\$59.1M
Percent Change from Prior Year	12%	22%	16%	26%	86%	34%	89%	165%	156%	164%	202%	236%	218%

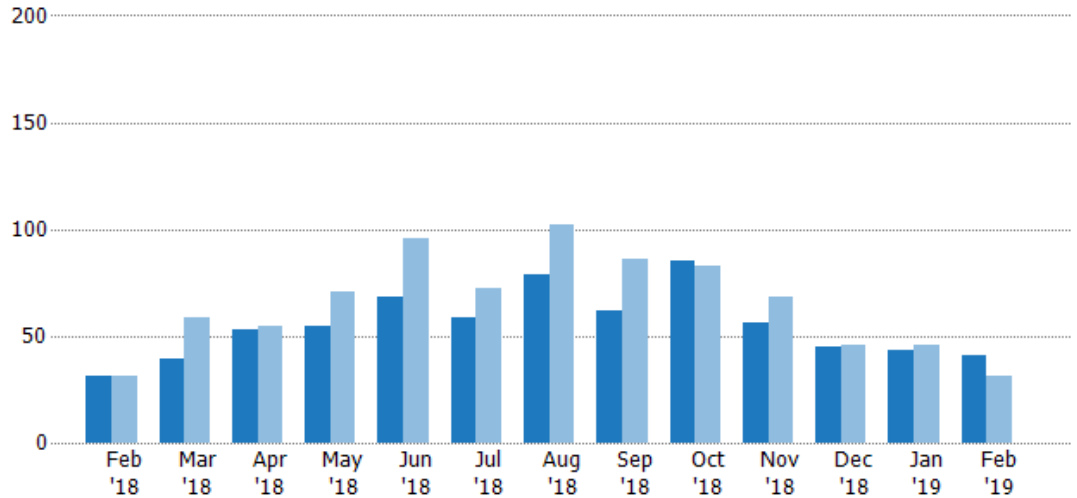
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '19	41	32.3%
Feb '18	31	0%
Feb '17	31	-32.3%



	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	31	39	53	55	68	59	79	62	85	56	45	43	41
Prior Year	31	59	55	71	96	72	102	86	83	68	46	46	31
Percent Change from Prior Year	0%	-34%	-4%	-23%	-29%	-18%	-23%	-28%	2%	-18%	-2%	-7%	32%

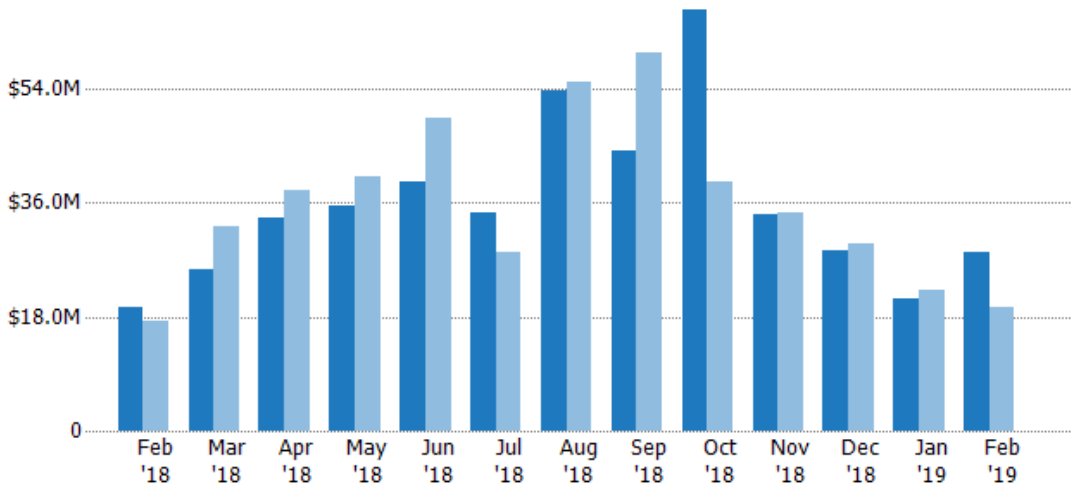
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '19	\$28.1M	43.7%
Feb '18	\$19.5M	13%
Feb '17	\$17.3M	13%

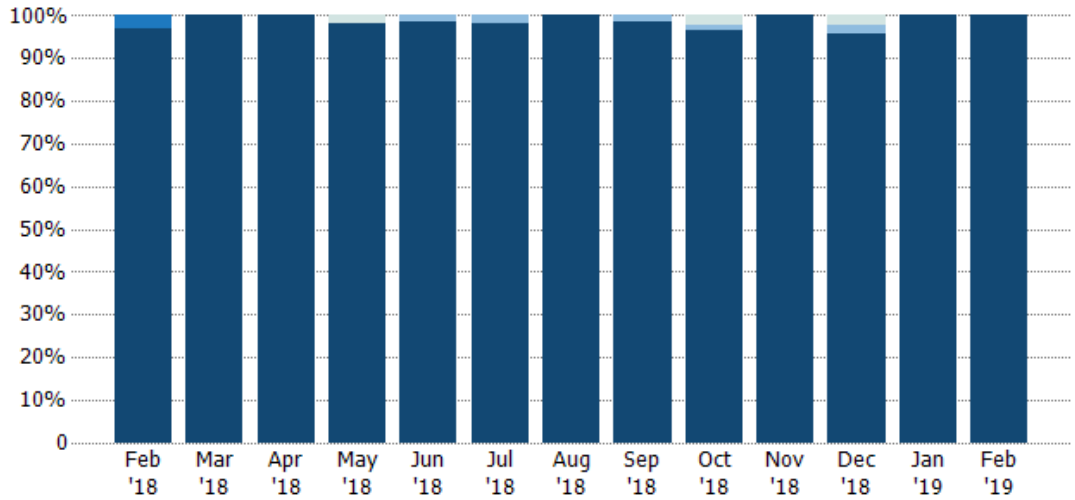


	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Current Year	\$19.5M	\$25.6M	\$33.5M	\$35.5M	\$39.3M	\$34.5M	\$53.7M	\$44.3M	\$66.4M	\$34.3M	\$28.3M	\$20.9M	\$28.1M
Prior Year	\$17.3M	\$32.2M	\$38M	\$40.2M	\$49.4M	\$28.2M	\$55.1M	\$59.7M	\$39.4M	\$34.5M	\$29.7M	\$22.1M	\$19.5M
Percent Change from Prior Year	13%	-20%	-12%	-12%	-20%	22%	-2%	-26%	69%	-1%	-4%	-6%	44%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

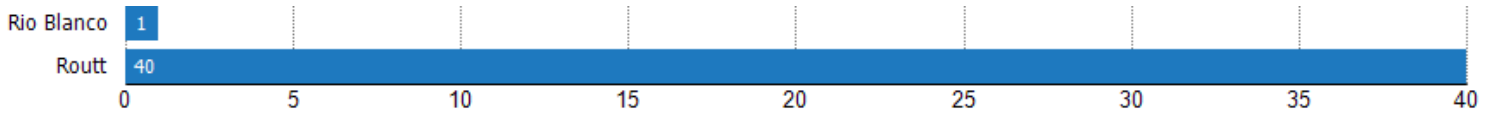


Property Type	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Other	-	-	-	2%	-	-	-	-	2%	-	2%	-	-
Farm/Ranch	-	-	-	-	1%	2%	-	2%	1%	-	2%	-	-
Condo/Townhouse	3%	-	-	-	-	-	-	-	-	-	-	-	-
Single Family Residence	97%	100%	100%	98%	99%	98%	100%	98%	96%	100%	96%	100%	100%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

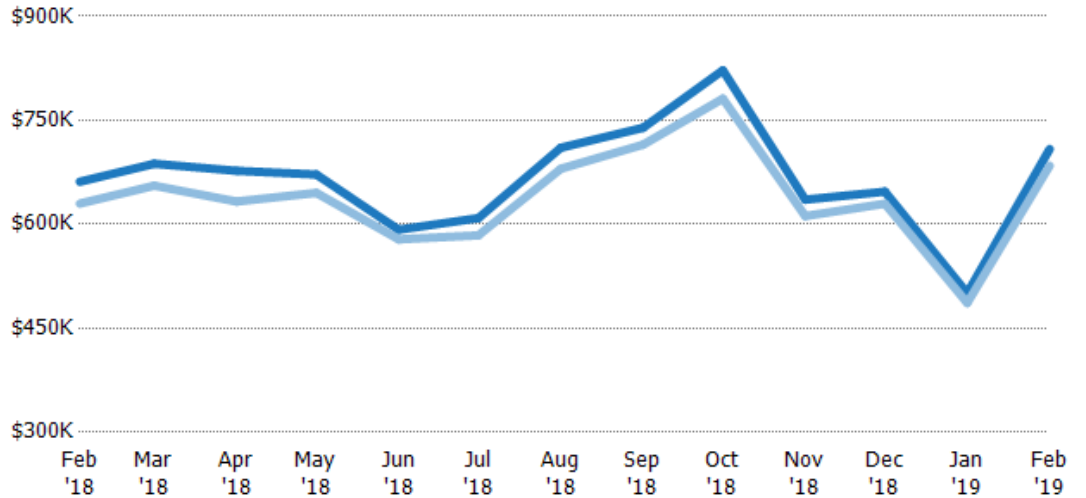


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



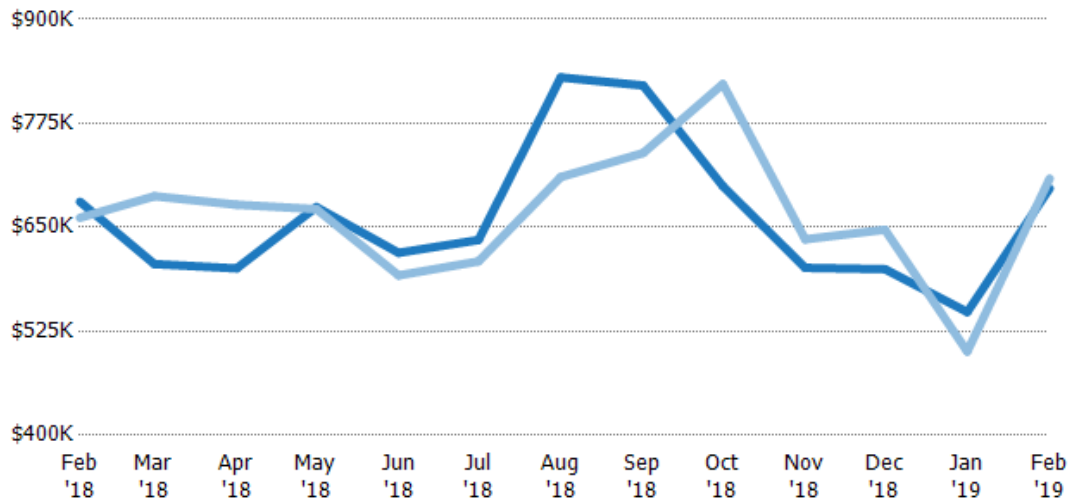
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Avg List Price	\$661K	\$687K	\$677K	\$672K	\$592K	\$609K	\$710K	\$739K	\$822K	\$636K	\$647K	\$501K	\$709K
Avg Sales Price	\$630K	\$656K	\$633K	\$645K	\$578K	\$584K	\$680K	\$715K	\$781K	\$612K	\$630K	\$487K	\$684K
Avg Sales Price as a % of Avg List Price	95%	95%	93%	96%	98%	96%	96%	97%	95%	96%	97%	97%	97%

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



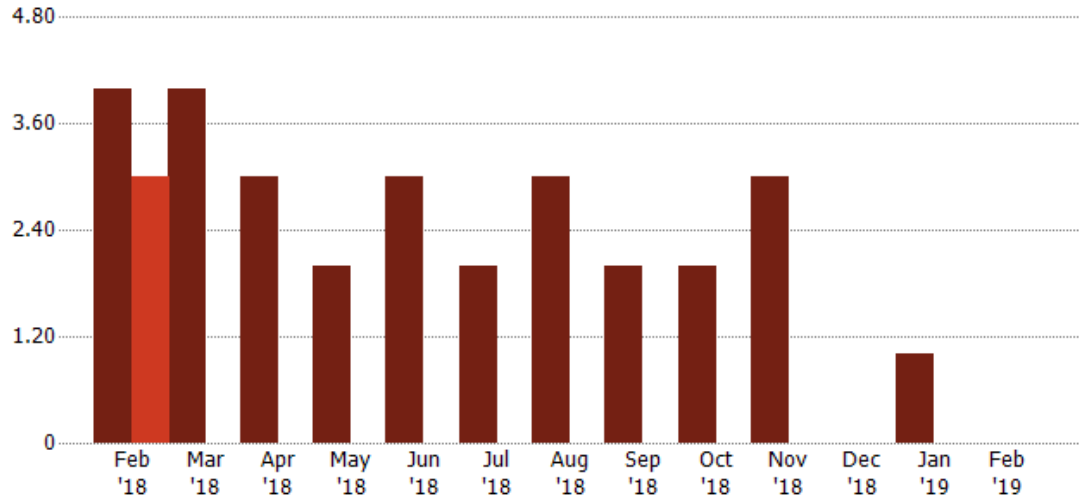
	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Avg Est Value	\$681K	\$606K	\$601K	\$674K	\$619K	\$635K	\$830K	\$820K	\$699K	\$601K	\$600K	\$548K	\$697K
Avg Sales Price	\$661K	\$687K	\$677K	\$672K	\$592K	\$609K	\$710K	\$739K	\$822K	\$636K	\$647K	\$501K	\$709K
Avg Sales Price as a % of Avg Est Value	97%	113%	113%	100%	96%	96%	86%	90%	118%	106%	108%	91%	102%

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	4	4	3	2	3	2	3	2	2	3	-	1	-
Prior Year	3	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	33%	100%	100%	100%	100%	100%	100%	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: 03/04/2019

Scheduled: Yes

Report Date Range: From 2/2018 To: 2/2019

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 2/2019 data

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