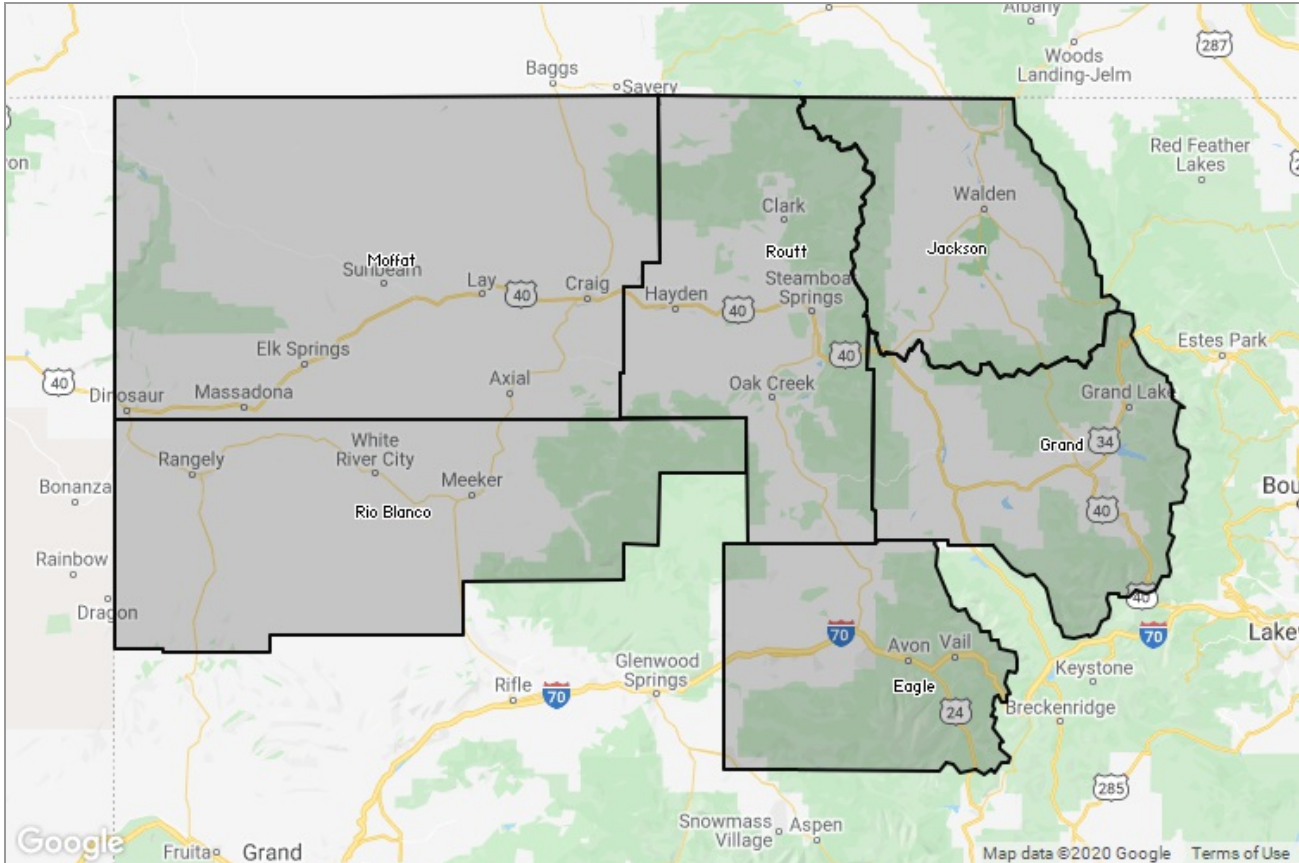




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
2/2019 – 2/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 03/04/2020

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

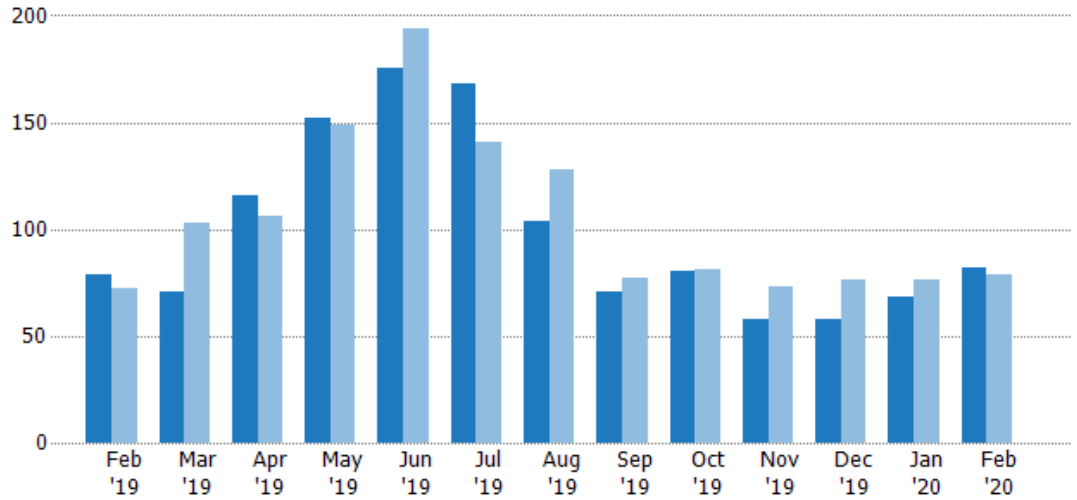
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '20	82	3.8%
Feb '19	79	9.7%
Feb '18	72	15.3%



Current Year	79	71	116	152	175	168	104	71	80	58	58	68	82
Prior Year	72	103	106	149	194	141	128	77	81	73	76	76	79
Percent Change from Prior Year	10%	-31%	9%	2%	-10%	19%	-19%	-8%	-1%	-21%	-24%	-11%	4%

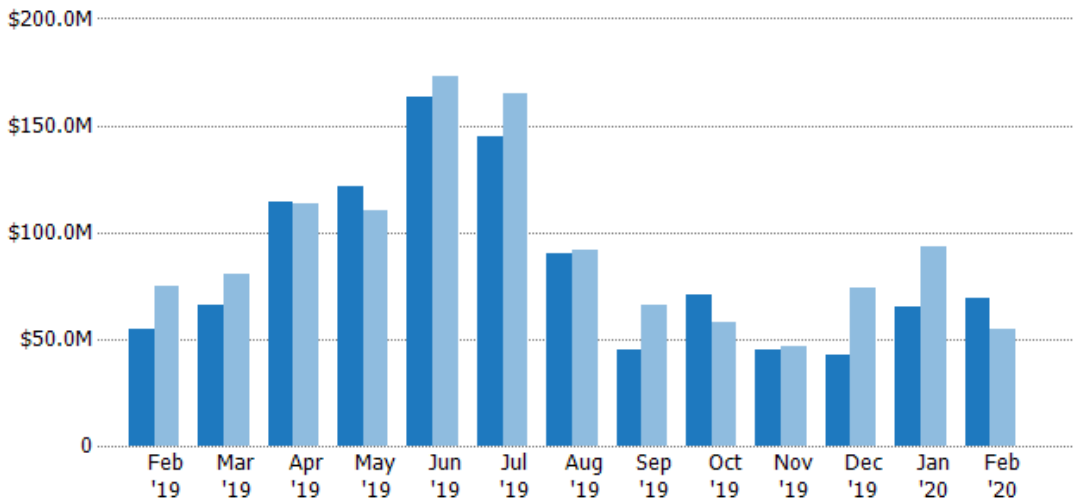
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '20	\$69.3M	27.8%
Feb '19	\$54.2M	-27.3%
Feb '18	\$74.6M	5.5%



Current Year	\$54.2M	\$65.6M	\$114M	\$122M	\$163M	\$145M	\$89.7M	\$45.1M	\$70.9M	\$44.8M	\$42.4M	\$65.4M	\$69.3M
Prior Year	\$74.6M	\$80.4M	\$113M	\$110M	\$173M	\$165M	\$91.6M	\$66.2M	\$57.5M	\$47M	\$74.2M	\$93.1M	\$54.2M
Percent Change from Prior Year	-27%	-18%	0%	11%	-6%	-12%	-2%	-32%	23%	-5%	-43%	-30%	28%

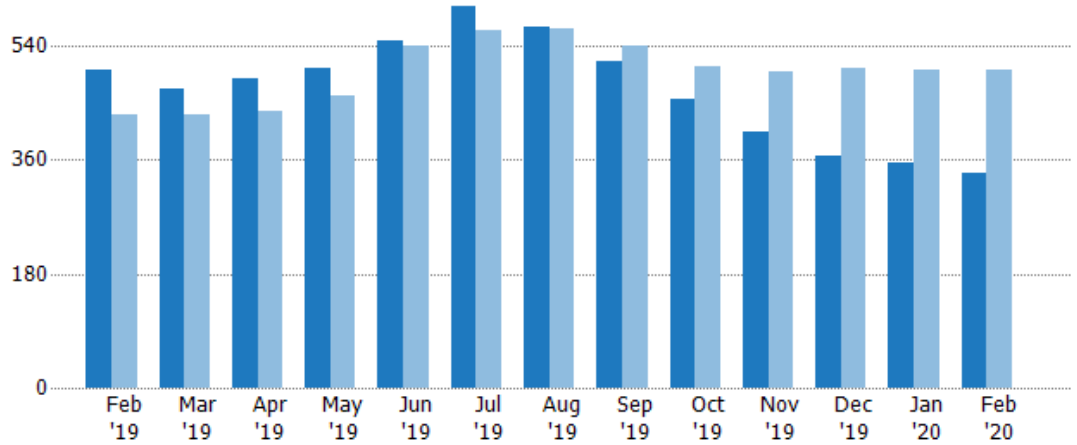
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '20	340	-32.4%
Feb '19	503	16.4%
Feb '18	432	27.8%



Current Year	503	471	488	505	547	603	571	515	456	405	366	356	340
Prior Year	432	430	436	462	541	564	567	541	507	500	505	503	503
Percent Change from Prior Year	16%	10%	12%	9%	1%	7%	1%	-5%	-10%	-19%	-28%	-29%	-32%

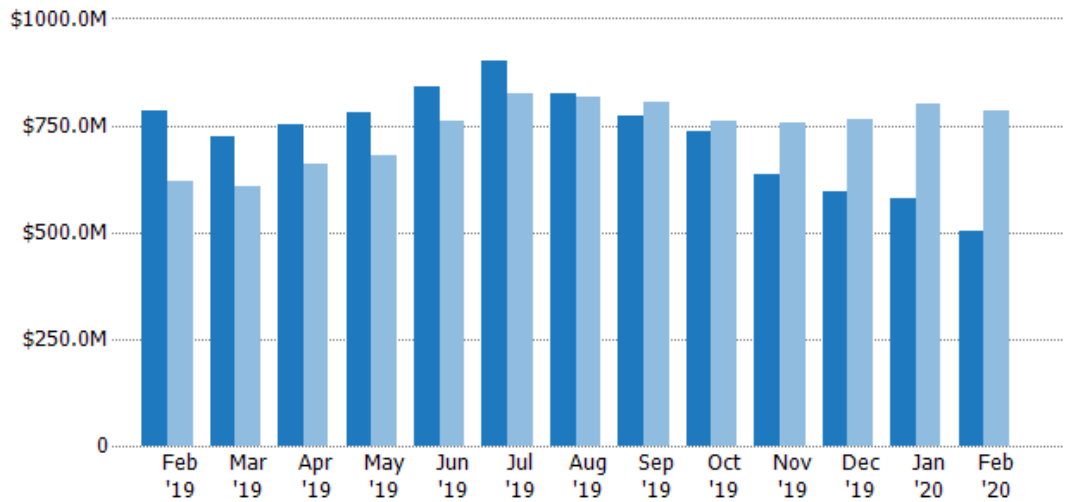
Active Listing Volume

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.
Feb '20	\$501M	-36.1%
Feb '19	\$783M	26.3%
Feb '18	\$620M	-8.5%



Current Year	\$783M	\$725M	\$752M	\$781M	\$842M	\$901M	\$825M	\$773M	\$738M	\$636M	\$597M	\$578M	\$501M
Prior Year	\$620M	\$607M	\$659M	\$678M	\$761M	\$826M	\$817M	\$805M	\$760M	\$755M	\$765M	\$799M	\$783M
Percent Change from Prior Year	26%	19%	14%	15%	11%	9%	1%	-4%	-3%	-16%	-22%	-28%	-36%

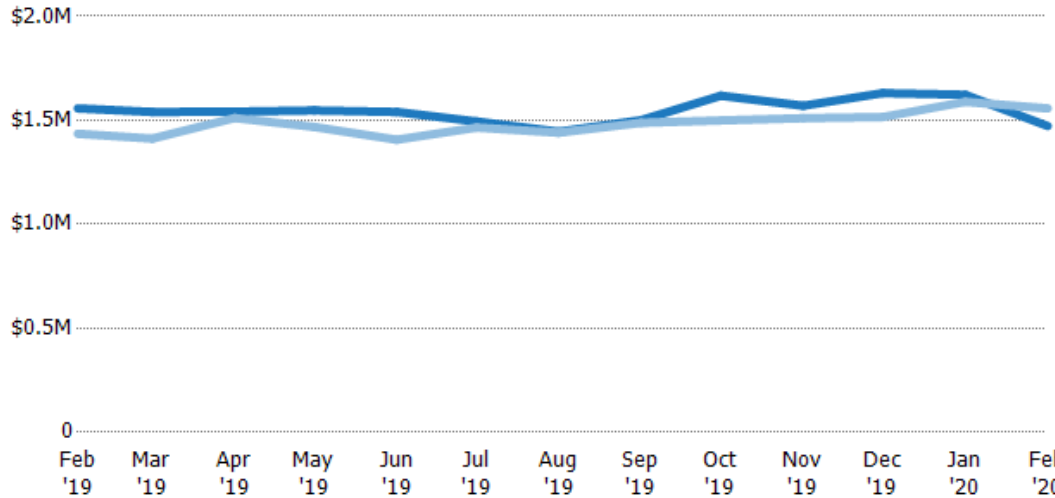
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Feb '20	\$1.47M	-5.5%
Feb '19	\$1.56M	8.5%
Feb '18	\$1.44M	-28.4%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$1.56M	\$1.54M	\$1.54M	\$1.55M	\$1.54M	\$1.49M	\$1.45M	\$1.5M	\$1.62M	\$1.57M	\$1.63M	\$1.62M	\$1.47M
Prior Year	\$1.44M	\$1.41M	\$1.51M	\$1.47M	\$1.41M	\$1.47M	\$1.44M	\$1.49M	\$1.5M	\$1.51M	\$1.52M	\$1.59M	\$1.56M
Percent Change from Prior Year	9%	9%	2%	5%	9%	2%	0%	1%	8%	4%	8%	2%	-5%

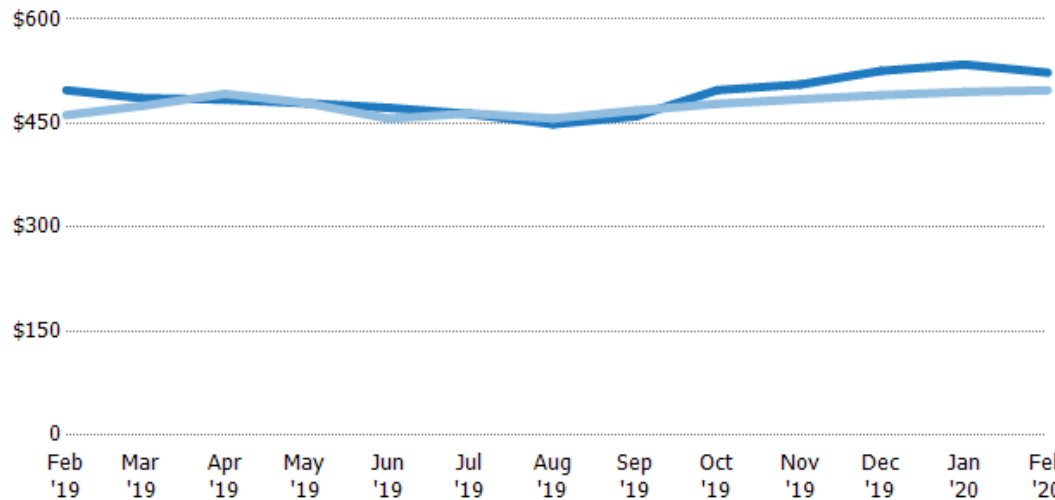
Average Listing Price per Sq Ft

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 '20	\$523	5.1%
Feb '19	\$498	7.7%
Feb '18	\$462	-21.4%



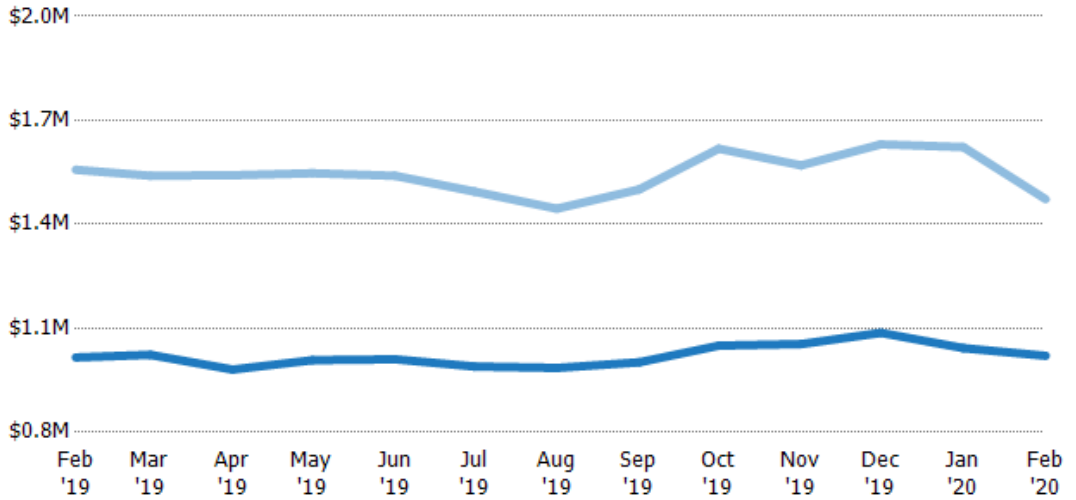
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$498	\$486	\$484	\$479	\$472	\$463	\$449	\$460	\$498	\$506	\$526	\$535	\$523
Prior Year	\$462	\$475	\$492	\$479	\$457	\$464	\$457	\$469	\$478	\$485	\$491	\$495	\$498
Percent Change from Prior Year	8%	2%	-2%	0%	3%	0%	-2%	-2%	4%	4%	7%	8%	5%

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	\$1.02M	\$1.02M	\$981K	\$1.01M	\$1.01M	\$990K	\$986K	\$1M	\$1.05M	\$1.05M	\$1.09M	\$1.04M	\$1.02M
Avg Listing Price	\$1.56M	\$1.54M	\$1.54M	\$1.55M	\$1.54M	\$1.49M	\$1.45M	\$1.5M	\$1.62M	\$1.57M	\$1.63M	\$1.62M	\$1.47M
Avg Listing Price as a % of Avg Est Value	153%	150%	157%	154%	152%	151%	147%	150%	154%	149%	150%	156%	144%

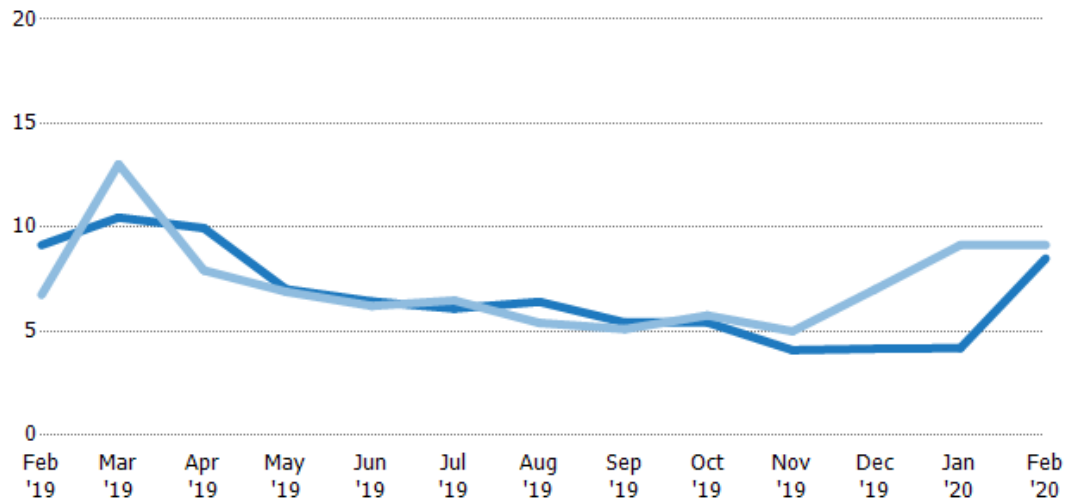
Months of Inventory

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 '20	8.5	-7.1%
Feb '19	9.15	35.5%
Feb '18	6.75	54.3%



Current Year	9.15	10.5	9.96	7.01	6.44	6.09	6.42	5.42	5.43	4.09	4.16	4.19	8.5
Prior Year	6.75	13	7.93	6.9	6.22	6.48	5.4	5.1	5.76	5	7.01	9.15	9.15
Percent Change from Prior Year	35%	-20%	26%	2%	3%	-6%	19%	6%	-6%	-18%	-41%	-54%	-7%

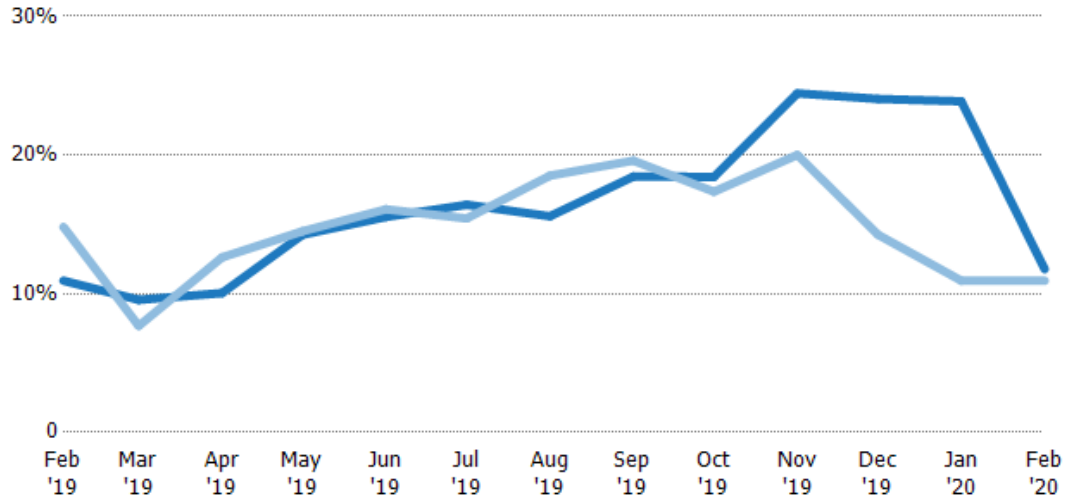
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Feb '20	12%	-0.8%
Feb '19	11%	3.9%
Feb '18	15%	-35.2%

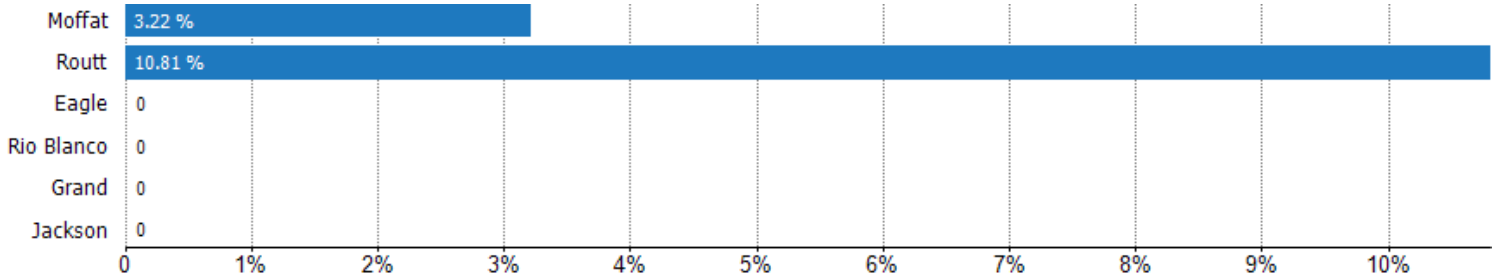


	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	11%	10%	10%	14%	16%	16%	16%	18%	18%	24%	24%	24%	12%
Prior Year	15%	8%	13%	15%	16%	15%	19%	20%	17%	20%	14%	11%	11%
Change from Prior Year	4%	-2%	3%	0%	1%	-1%	3%	1%	-1%	-4%	-10%	-13%	-1%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



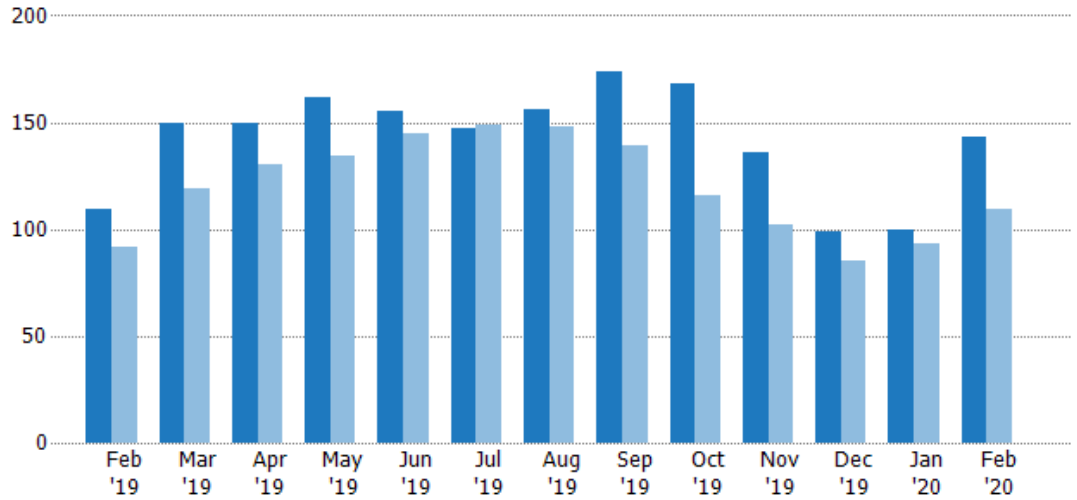
Pending Sales

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 '20	143	31.2%
Feb '19	109	18.5%
Feb '18	92	26.1%



Current Year	109	150	150	162	155	147	156	174	168	136	99	100	143
Prior Year	92	119	130	134	145	149	148	139	116	102	85	93	109
Percent Change from Prior Year	18%	26%	15%	21%	7%	-1%	5%	25%	45%	33%	16%	8%	31%

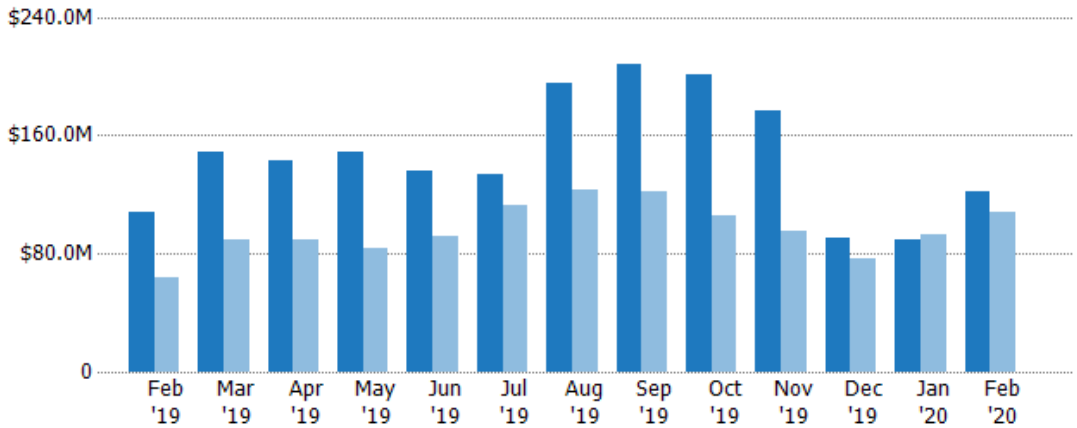
Pending Sales Volume

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 '20	\$122M	13.7%
Feb '19	\$108M	68.7%
Feb '18	\$63.8M	28.8%



Current Year	\$108M	\$148M	\$143M	\$149M	\$136M	\$133M	\$195M	\$208M	\$202M	\$177M	\$90.8M	\$89.3M	\$122M
Prior Year	\$63.8M	\$88.8M	\$89.3M	\$83.6M	\$91.7M	\$113M	\$123M	\$122M	\$106M	\$95.2M	\$76.1M	\$92.5M	\$108M
Percent Change from Prior Year	69%	67%	61%	78%	48%	18%	58%	70%	90%	86%	19%	-3%	14%

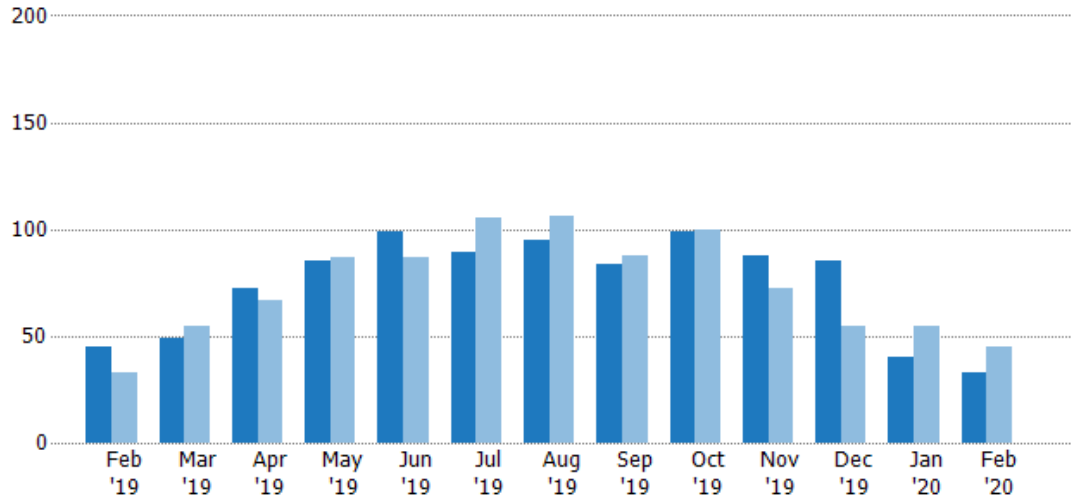
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '20	33	-26.7%
Feb '19	45	36.4%
Feb '18	33	18.2%



Current Year	45	49	72	85	99	89	95	84	99	88	85	40	33
Prior Year	33	55	67	87	87	105	106	88	100	72	55	55	45
Percent Change from Prior Year	36%	-11%	7%	-2%	14%	-15%	-10%	-5%	-1%	22%	55%	-27%	-27%

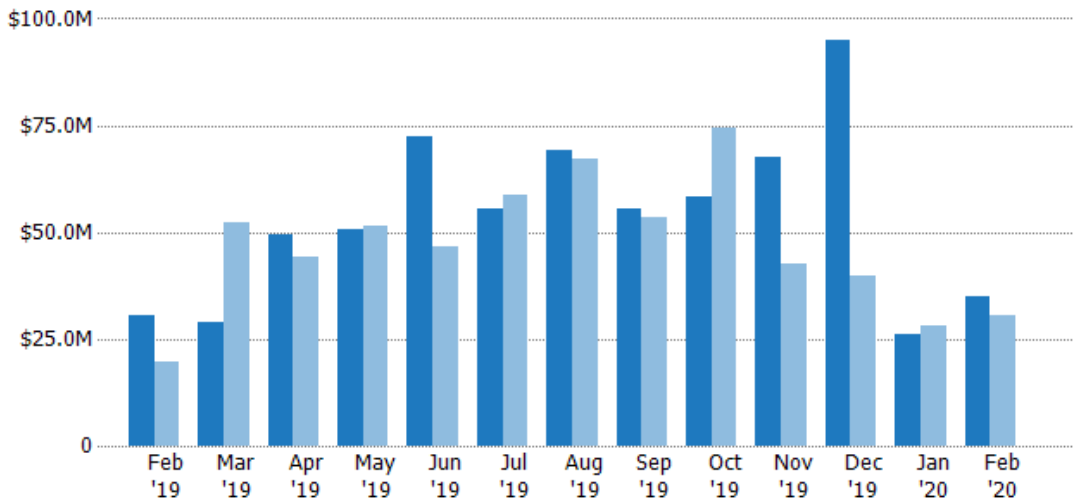
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '20	\$35.1M	15.3%
Feb '19	\$30.5M	53.6%
Feb '18	\$19.8M	14.2%

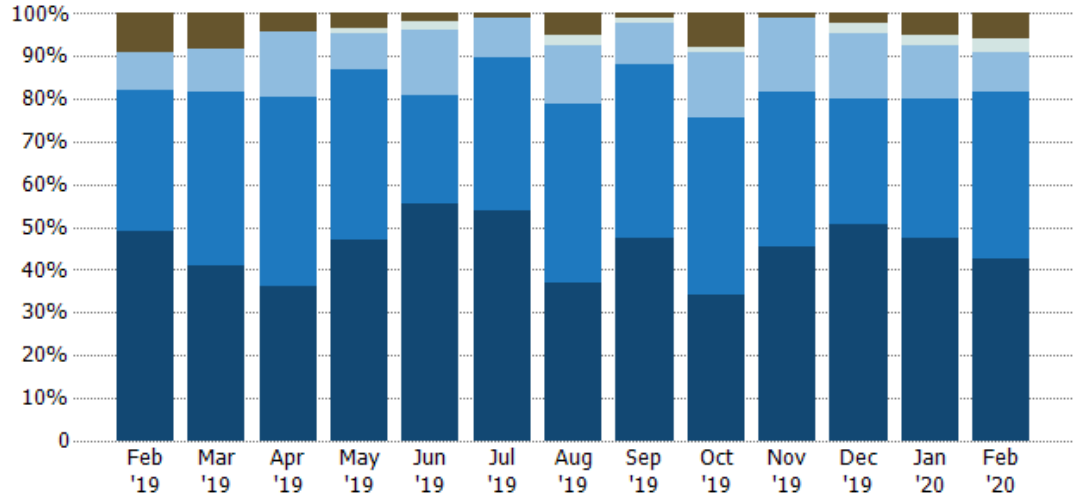


Current Year	\$30.5M	\$28.8M	\$49.4M	\$50.8M	\$72.4M	\$55.4M	\$69.3M	\$55.4M	\$58.4M	\$67.7M	\$95.1M	\$26.2M	\$35.1M
Prior Year	\$19.8M	\$52.2M	\$44.1M	\$51.5M	\$46.7M	\$58.7M	\$67.1M	\$53.6M	\$74.3M	\$42.6M	\$39.8M	\$28M	\$30.5M
Percent Change from Prior Year	54%	-45%	12%	-2%	55%	-6%	3%	3%	-21%	59%	139%	-7%	15%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

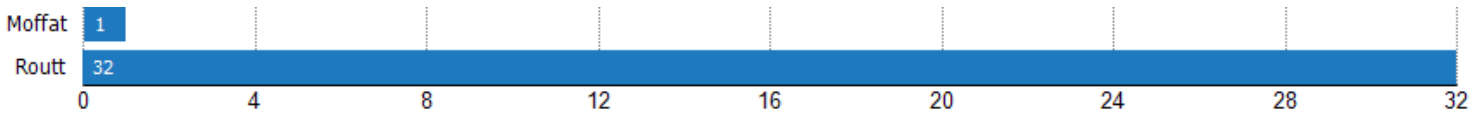


Coop	9%	8%	4%	4%	2%	1%	5%	1%	8%	1%	2%	5%	6%
Farm/Ranch	-	-	-	1%	2%	-	2%	1%	1%	-	2%	3%	3%
Multifamily/Multiplex	9%	10%	15%	8%	15%	9%	14%	10%	15%	17%	15%	13%	9%
Condo/Townhouse	33%	41%	44%	40%	25%	36%	42%	40%	41%	36%	29%	33%	39%
Single Family Residence	49%	41%	36%	47%	56%	54%	37%	48%	34%	45%	51%	48%	42%

Closed Sales (By County)

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

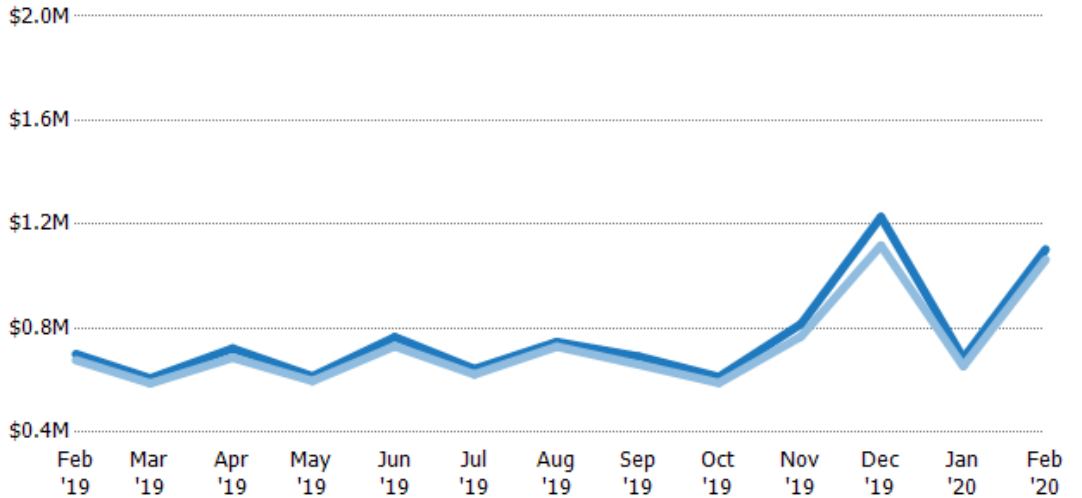
Filters Used: County: 6 Selected



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

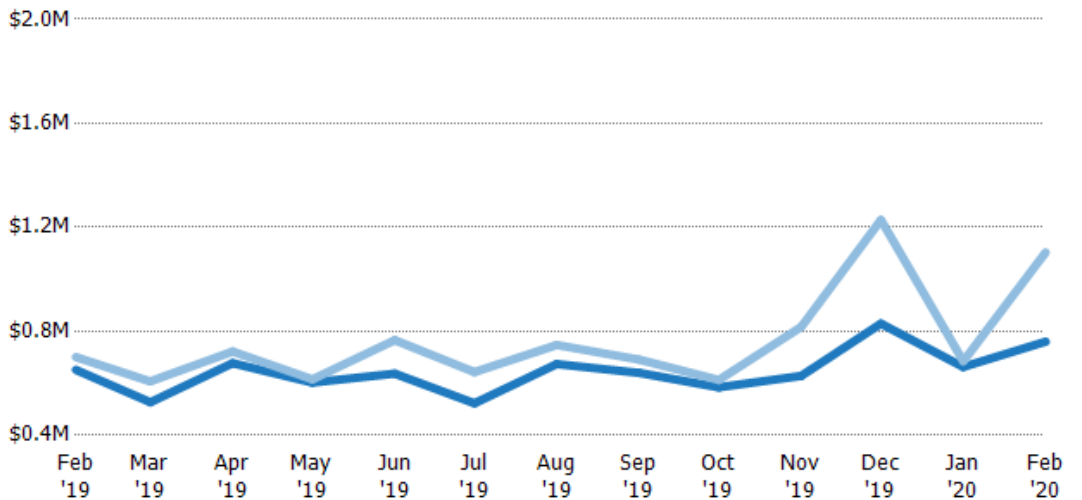


Avg List Price	\$701K	\$607K	\$722K	\$615K	\$766K	\$643K	\$747K	\$691K	\$613K	\$817K	\$1.23M	\$685K	\$1.1M
Avg Sales Price	\$677K	\$588K	\$687K	\$597K	\$731K	\$623K	\$730K	\$660K	\$590K	\$769K	\$1.12M	\$654K	\$1.06M
Avg Sales Price as a % of Avg List Price	97%	97%	95%	97%	95%	97%	98%	96%	96%	94%	91%	96%	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



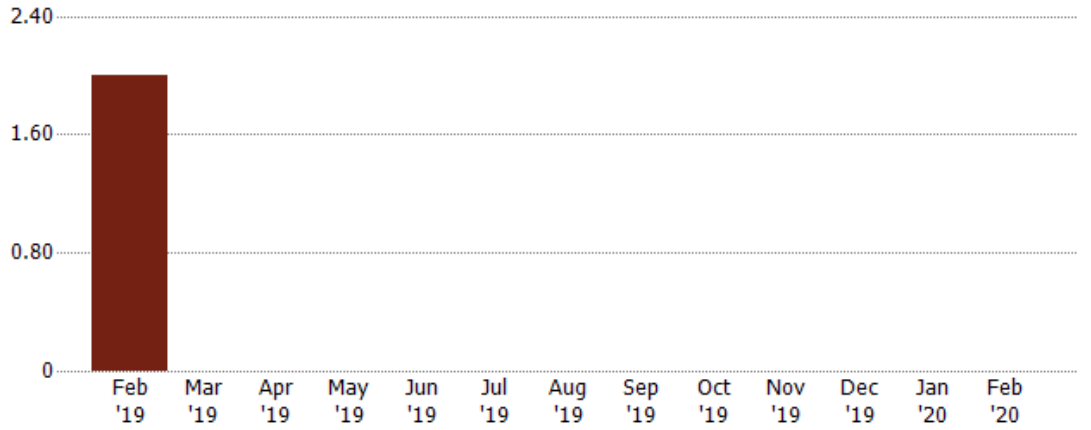
Avg Est Value	\$652K	\$527K	\$677K	\$603K	\$637K	\$523K	\$674K	\$640K	\$584K	\$628K	\$829K	\$663K	\$760K
Avg Sales Price	\$701K	\$607K	\$722K	\$615K	\$766K	\$643K	\$747K	\$691K	\$613K	\$817K	\$1.23M	\$685K	\$1.1M
Avg Sales Price as a % of Avg Est Value	108%	115%	107%	102%	120%	123%	111%	108%	105%	130%	148%	103%	145%

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

Current Year	2	-	-	-	-	-	-	-	-	-	-	-	-
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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: 03/04/2020

Scheduled: No

Report Date Range: From 2/2019 To: 2/2020

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

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 2/2020 data

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