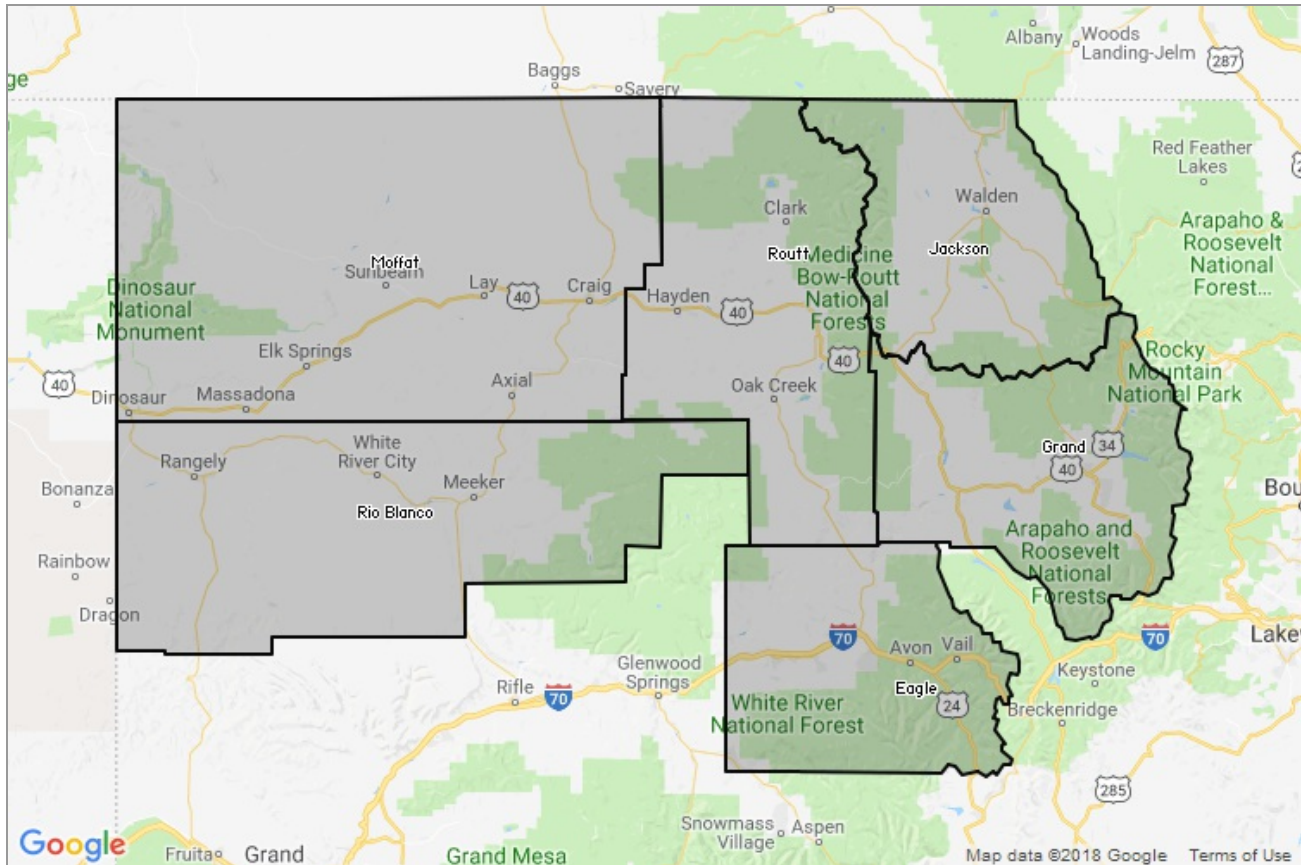




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2017 – 5/2018

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/10/2018

Scheduled: Yes

Presented by

**Steamboat Springs Board of
REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

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

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

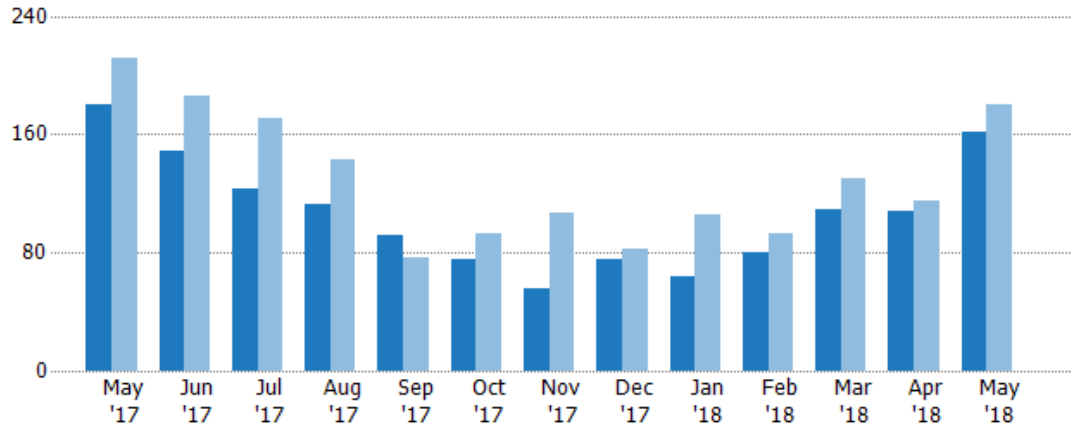
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '18	161	-10.6%
May '17	180	-14.7%
May '16	211	-9%



Current Year	180	149	123	113	92	76	56	75	64	80	109	108	161
Prior Year	211	186	171	143	77	93	107	83	106	93	130	115	180
Percent Change from Prior Year	-15%	-20%	-28%	-21%	19%	-18%	-48%	-10%	-40%	-14%	-16%	-6%	-11%

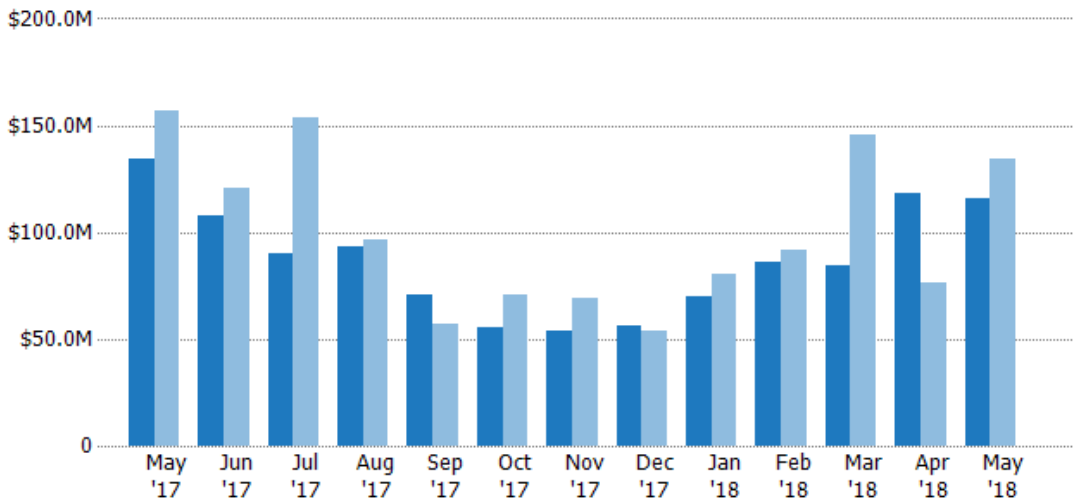
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '18	\$115M	-14.1%
May '17	\$134M	-14.5%
May '16	\$157M	-24.8%



Current Year	\$134M	\$108M	\$89.9M	\$93.2M	\$70.5M	\$55.8M	\$54.2M	\$56.5M	\$69.6M	\$85.9M	\$84.1M	\$118M	\$115M
Prior Year	\$157M	\$121M	\$154M	\$96.4M	\$57M	\$70.5M	\$69.4M	\$54.1M	\$80.4M	\$91.5M	\$146M	\$76.1M	\$134M
Percent Change from Prior Year	-15%	-11%	-42%	-3%	24%	-21%	-22%	5%	-14%	-6%	-42%	55%	-14%

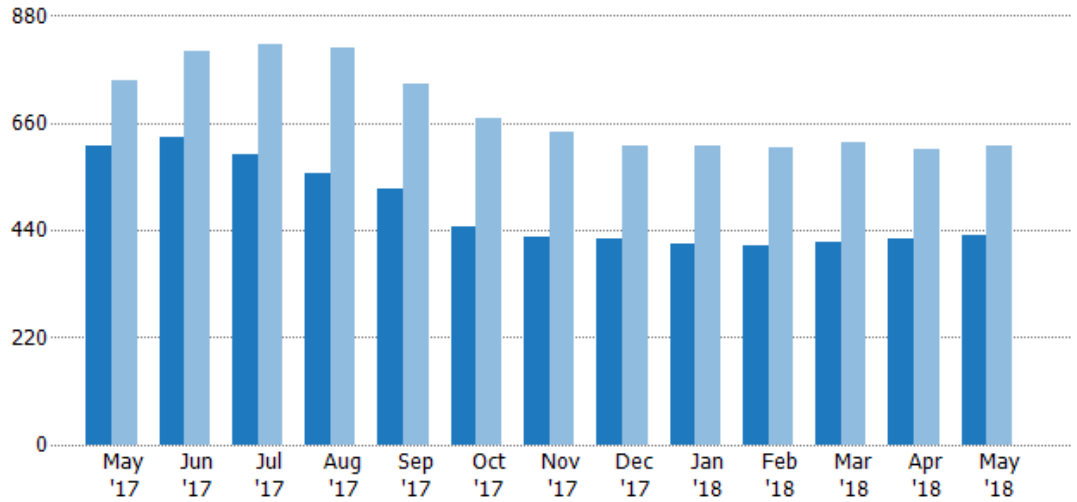
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '18	429	-30%
May '17	613	-18%
May '16	748	11.2%



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	613	631	594	558	524	449	428	423	413	409	416	424	429
Prior Year	748	808	822	813	742	669	640	614	612	611	620	607	613
Percent Change from Prior Year	-18%	-22%	-28%	-31%	-29%	-33%	-33%	-31%	-33%	-33%	-33%	-30%	-30%

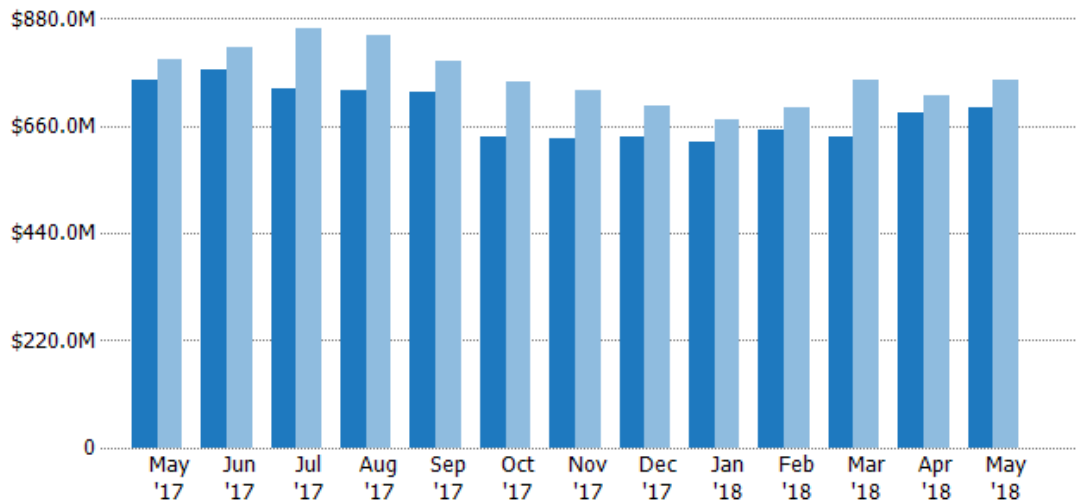
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '18	\$699M	-7.4%
May '17	\$755M	-5.2%
May '16	\$796M	2.9%



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$755M	\$777M	\$737M	\$733M	\$728M	\$637M	\$636M	\$638M	\$629M	\$651M	\$638M	\$687M	\$699M
Prior Year	\$796M	\$821M	\$860M	\$845M	\$793M	\$753M	\$734M	\$703M	\$674M	\$698M	\$754M	\$723M	\$755M
Percent Change from Prior Year	-5%	-5%	-14%	-13%	-8%	-15%	-13%	-9%	-7%	-7%	-15%	-5%	-7%

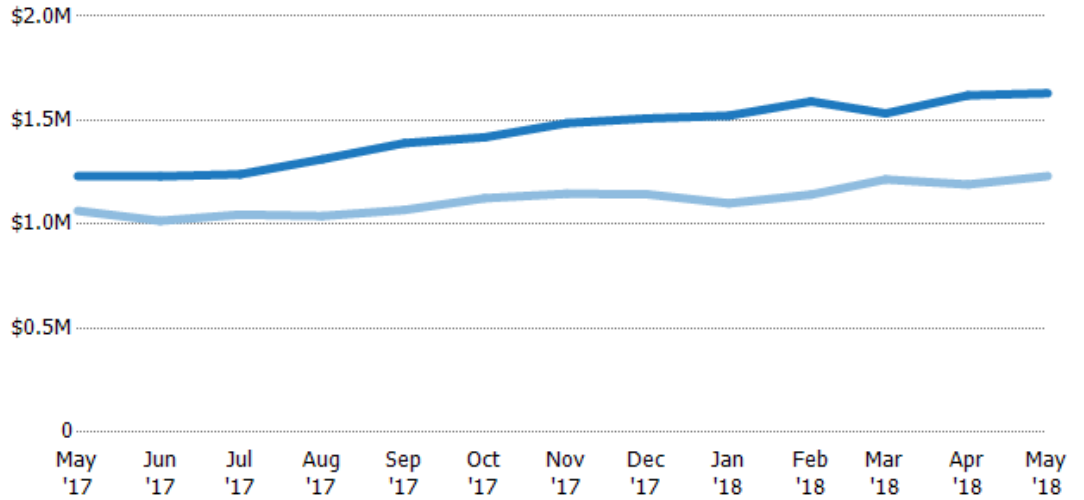
Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
May '18	\$1.63M	32.4%
May '17	\$1.23M	15.7%
May '16	\$1.06M	-7.5%



Current Year	\$1.23M	\$1.23M	\$1.24M	\$1.31M	\$1.39M	\$1.42M	\$1.49M	\$1.51M	\$1.52M	\$1.59M	\$1.53M	\$1.62M	\$1.63M
Prior Year	\$1.06M	\$1.02M	\$1.05M	\$1.04M	\$1.07M	\$1.12M	\$1.15M	\$1.14M	\$1.1M	\$1.14M	\$1.22M	\$1.19M	\$1.23M
Percent Change from Prior Year	16%	21%	19%	26%	30%	26%	30%	32%	38%	39%	26%	36%	32%

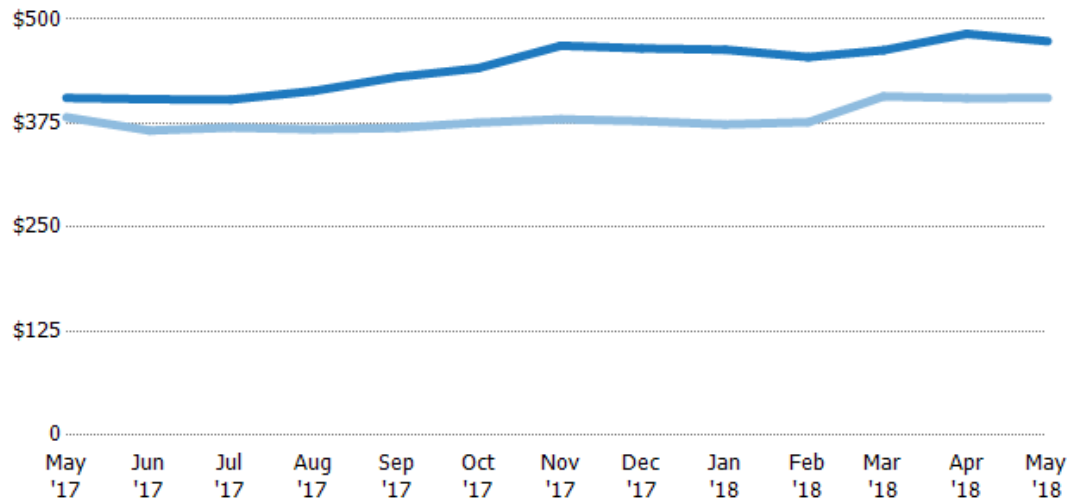
Average Listing Price per Sq Ft

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.
May '18	\$474	16.8%
May '17	\$405	6.1%
May '16	\$382	-1.4%



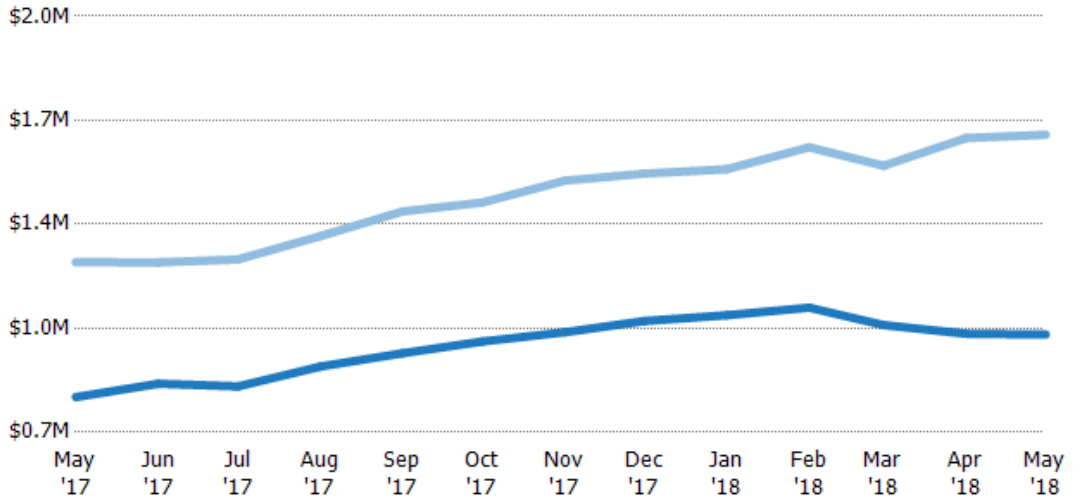
Current Year	\$405	\$404	\$403	\$414	\$431	\$441	\$468	\$465	\$463	\$455	\$463	\$482	\$474
Prior Year	\$382	\$366	\$370	\$368	\$369	\$376	\$380	\$378	\$374	\$376	\$407	\$405	\$405
Percent Change from Prior Year	6%	10%	9%	13%	17%	17%	23%	23%	24%	21%	14%	19%	17%

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	\$810K	\$852K	\$843K	\$905K	\$947K	\$984K	\$1.01M	\$1.05M	\$1.07M	\$1.09M	\$1.04M	\$1.01M	\$1.01M
Avg Listing Price	\$1.23M	\$1.23M	\$1.24M	\$1.31M	\$1.39M	\$1.42M	\$1.49M	\$1.51M	\$1.52M	\$1.59M	\$1.53M	\$1.62M	\$1.63M
Avg Listing Price as a % of Avg Est Value	152%	144%	147%	145%	147%	144%	147%	144%	143%	146%	148%	161%	162%

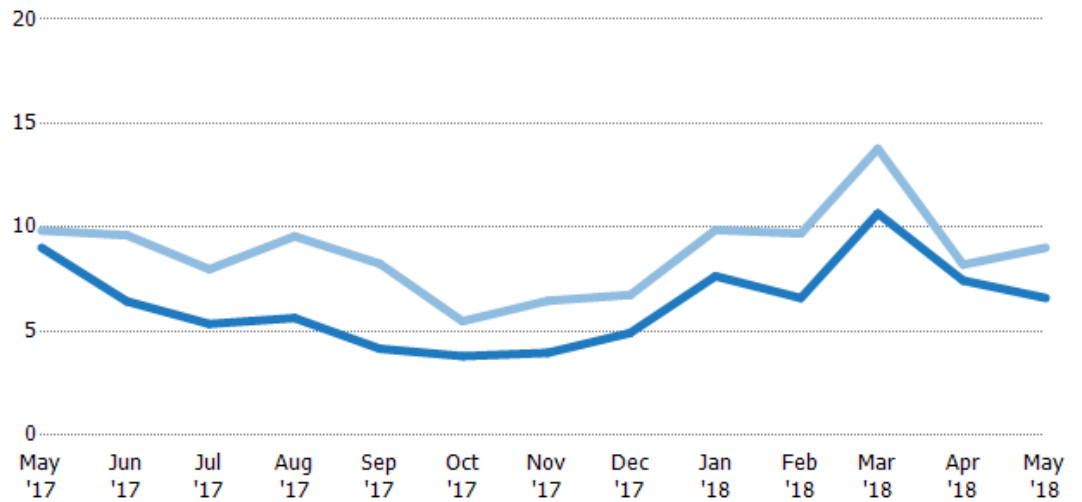
Months of Inventory

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.
May '18	6.6	-26.8%
May '17	9.01	-8.4%
May '16	9.84	45.7%



Current Year	9.01	6.44	5.35	5.64	4.16	3.81	3.96	4.92	7.65	6.6	10.7	7.44	6.6
Prior Year	9.84	9.62	7.98	9.56	8.24	5.48	6.46	6.75	9.87	9.7	13.8	8.2	9.01
Percent Change from Prior Year	-8%	-33%	-33%	-41%	-50%	-31%	-39%	-27%	-23%	-32%	-23%	-9%	-27%

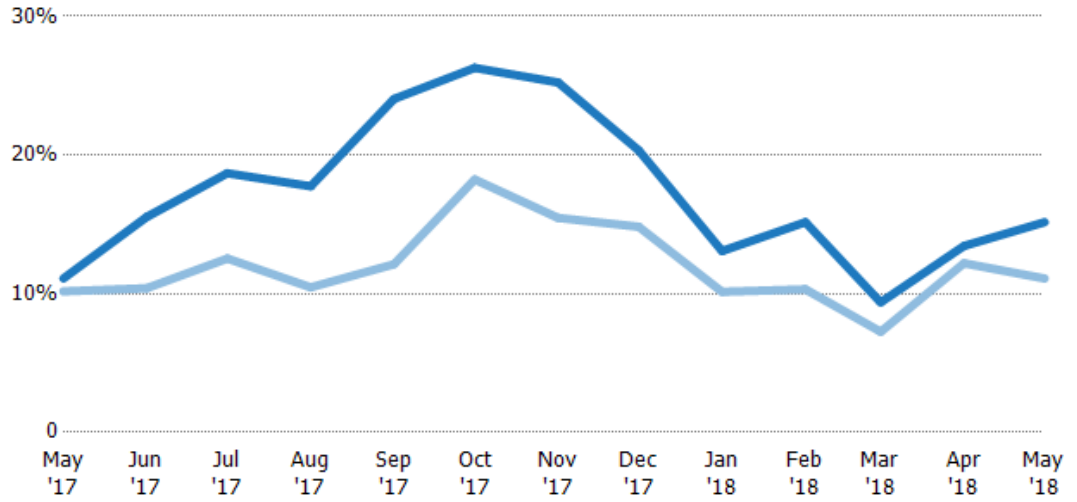
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
May '18	15%	-4.1%
May '17	11%	-0.9%
May '16	10%	-31.4%

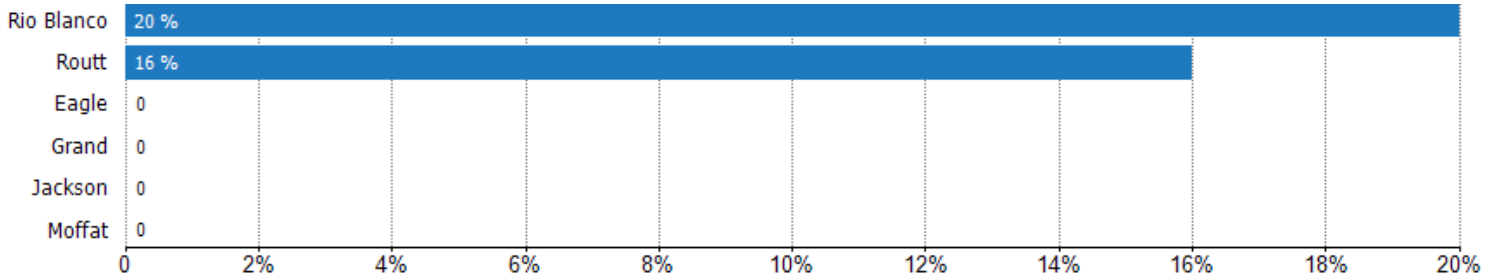


	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	11%	16%	19%	18%	24%	26%	25%	20%	13%	15%	9%	13%	15%
Prior Year	10%	10%	13%	10%	12%	18%	15%	15%	10%	10%	7%	12%	11%
Change from Prior Year	-1%	-5%	-6%	-7%	-12%	-8%	-10%	-6%	-3%	-5%	-2%	-1%	-4%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



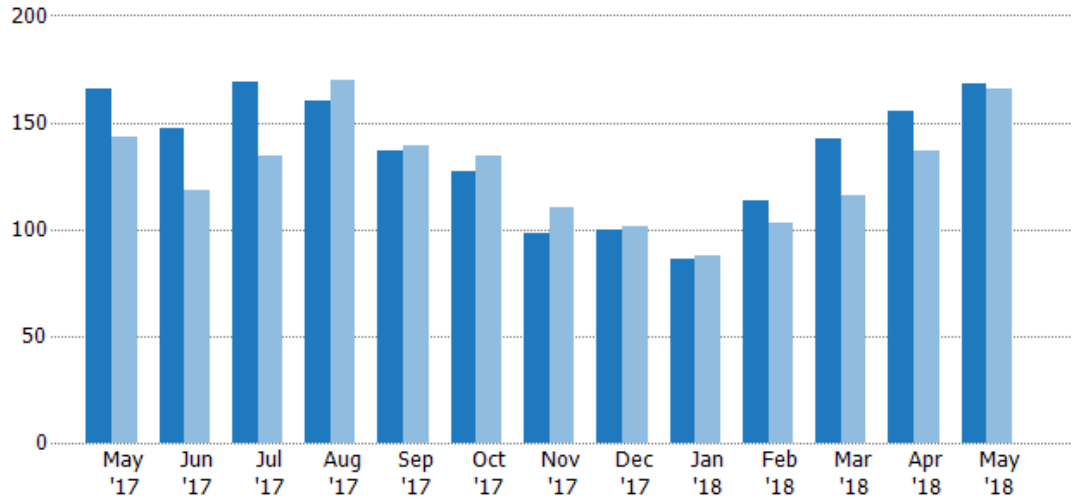
Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '18	168	1.2%
May '17	166	16.1%
May '16	143	-16.1%



Current Year	166	147	169	160	137	127	98	100	86	113	142	155	168
Prior Year	143	118	134	170	139	134	110	101	88	103	116	137	166
Percent Change from Prior Year	16%	25%	26%	-6%	-1%	-5%	-11%	-1%	-2%	10%	22%	13%	1%

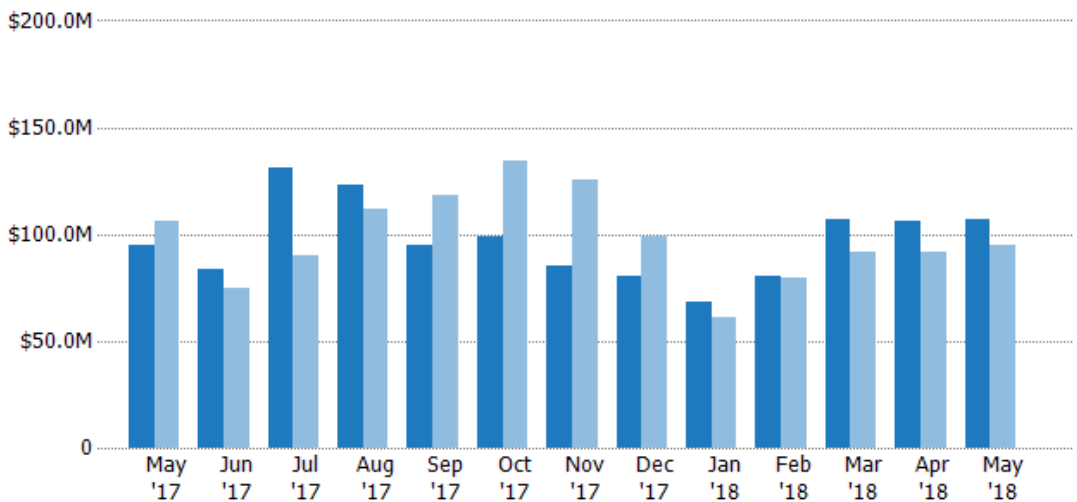
Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '18	\$107M	13%
May '17	\$94.8M	-10.7%
May '16	\$106M	-43.2%



Current Year	\$94.8M	\$83.8M	\$131M	\$123M	\$95M	\$98.6M	\$85.1M	\$80.4M	\$68.7M	\$80.8M	\$107M	\$106M	\$107M
Prior Year	\$106M	\$74.7M	\$90.1M	\$111M	\$119M	\$135M	\$125M	\$99.2M	\$61M	\$79.7M	\$91.7M	\$91.8M	\$94.8M
Percent Change from Prior Year	-11%	12%	46%	11%	-20%	-27%	-32%	-19%	13%	1%	17%	16%	13%

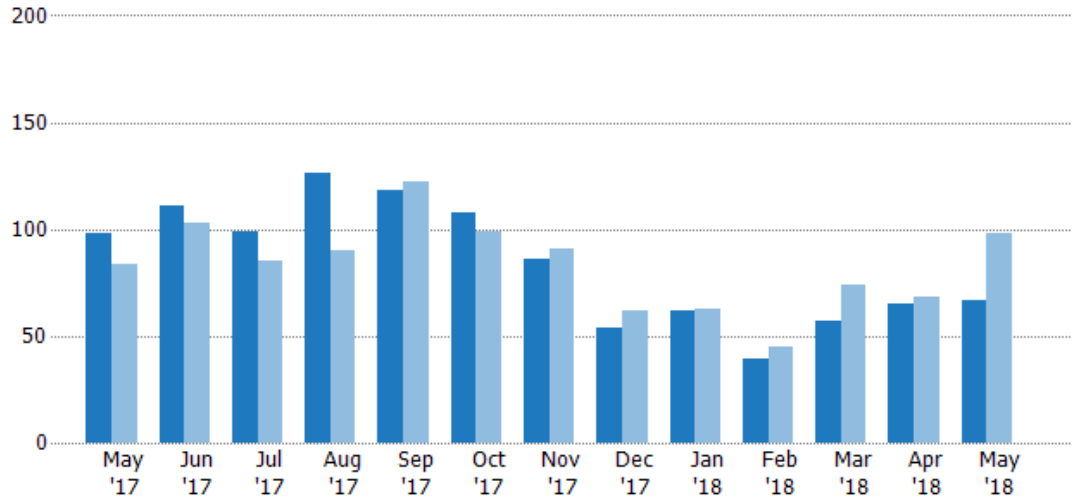
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '18	67	-31.6%
May '17	98	16.7%
May '16	84	-32.1%



Current Year	98	111	99	126	118	108	86	54	62	39	57	65	67
Prior Year	84	103	85	90	122	99	91	62	63	45	74	68	98
Percent Change from Prior Year	17%	8%	16%	40%	-3%	9%	-5%	-13%	-2%	-13%	-23%	-4%	-32%

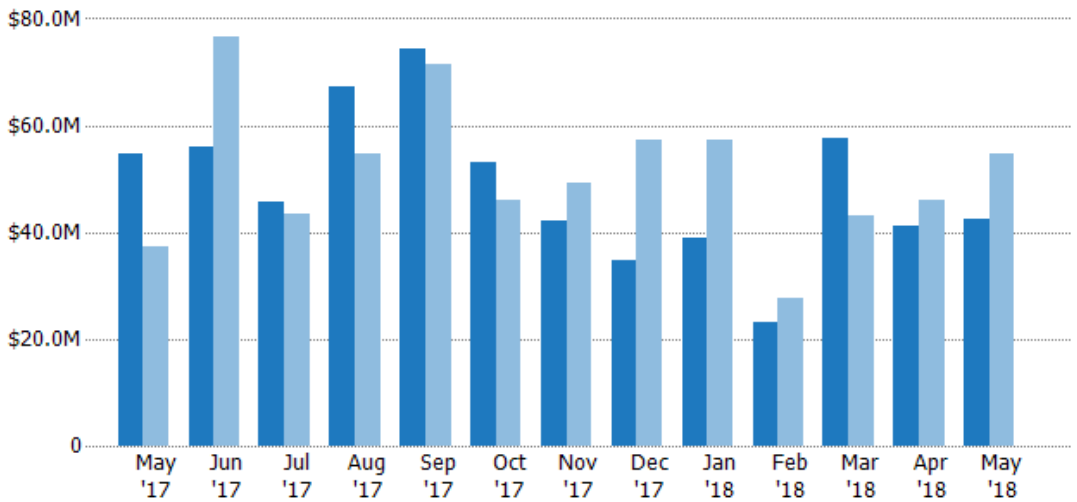
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '18	\$42.3M	-22.7%
May '17	\$54.7M	46.7%
May '16	\$37.3M	-22.7%

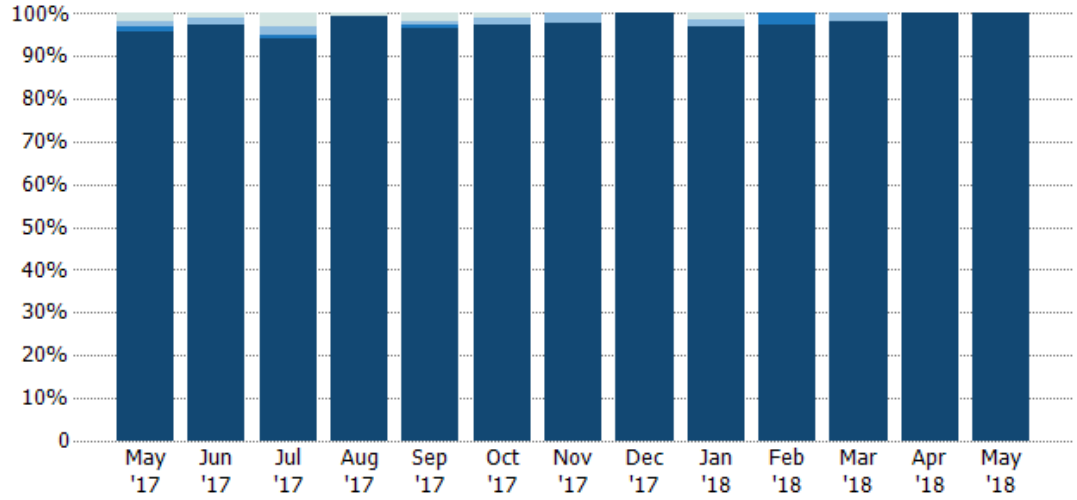


Current Year	\$54.7M	\$56.1M	\$45.5M	\$67.2M	\$74.4M	\$53.1M	\$42.2M	\$34.6M	\$39M	\$23.2M	\$57.6M	\$41M	\$42.3M
Prior Year	\$37.3M	\$76.5M	\$43.4M	\$54.6M	\$71.5M	\$45.9M	\$49.2M	\$57.2M	\$57.4M	\$27.6M	\$43.2M	\$46M	\$54.7M
Percent Change from Prior Year	47%	-27%	5%	23%	4%	16%	-14%	-40%	-32%	-16%	33%	-11%	-23%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used
County: 6 Selected

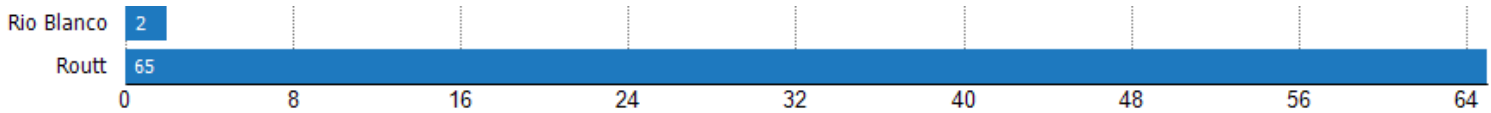


Property Type	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Other	2%	1%	3%	1%	2%	1%	-	-	2%	-	-	-	-
Farm/Ranch	1%	2%	2%	-	1%	2%	2%	-	2%	-	2%	-	-
Condo/Townhouse	1%	-	1%	-	1%	-	-	-	-	3%	-	-	-
Single Family Residence	96%	97%	94%	99%	97%	97%	98%	100%	97%	97%	98%	100%	100%

Closed Sales (By County)

The total number of single-family, condominium and townhome properties sold during the last month by county.

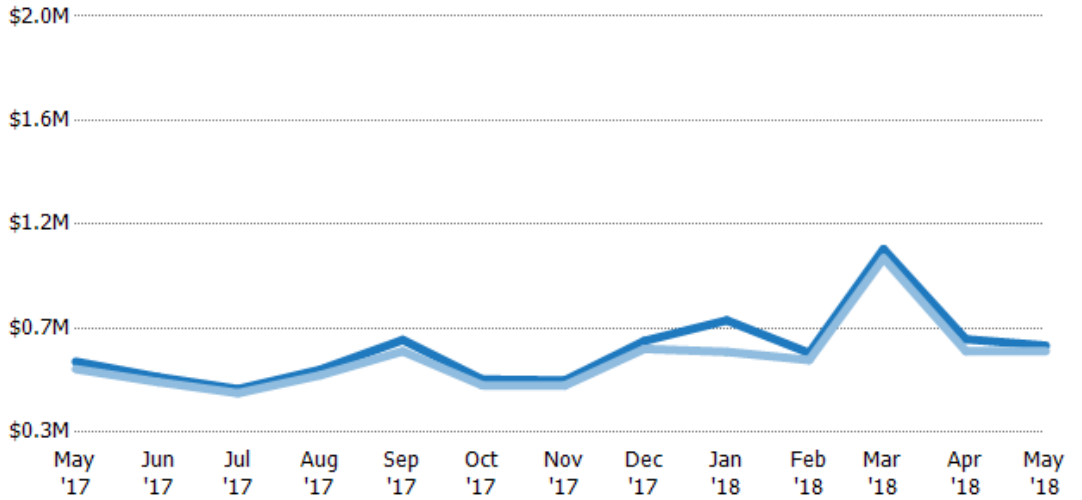
Filters Used: County: 6 Selected



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

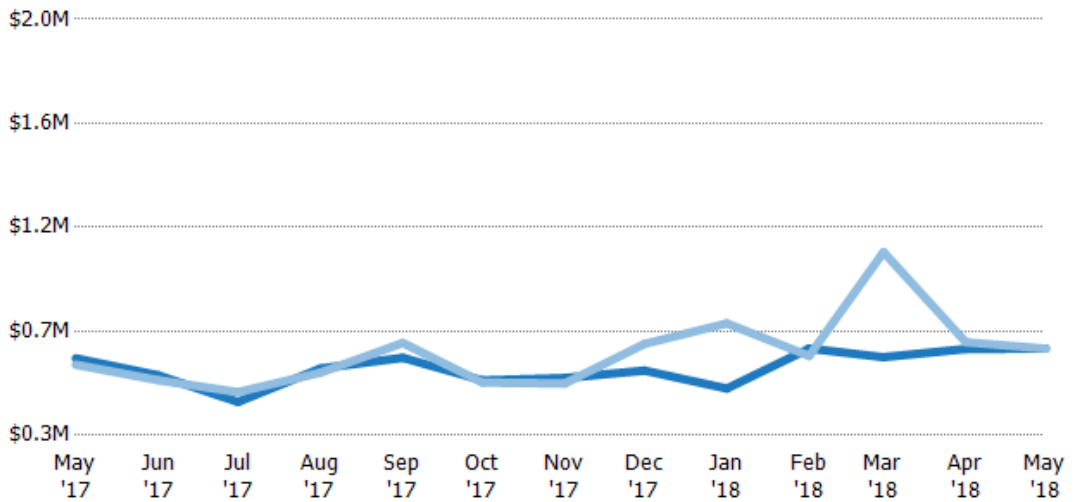


Avg List Price	\$588K	\$525K	\$476K	\$556K	\$677K	\$515K	\$512K	\$673K	\$757K	\$624K	\$1.05M	\$680K	\$654K
Avg Sales Price	\$558K	\$505K	\$460K	\$533K	\$631K	\$492K	\$491K	\$641K	\$629K	\$595K	\$1.01M	\$632K	\$631K
Avg Sales Price as a % of Avg List Price	95%	96%	97%	96%	93%	95%	96%	95%	83%	95%	96%	93%	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



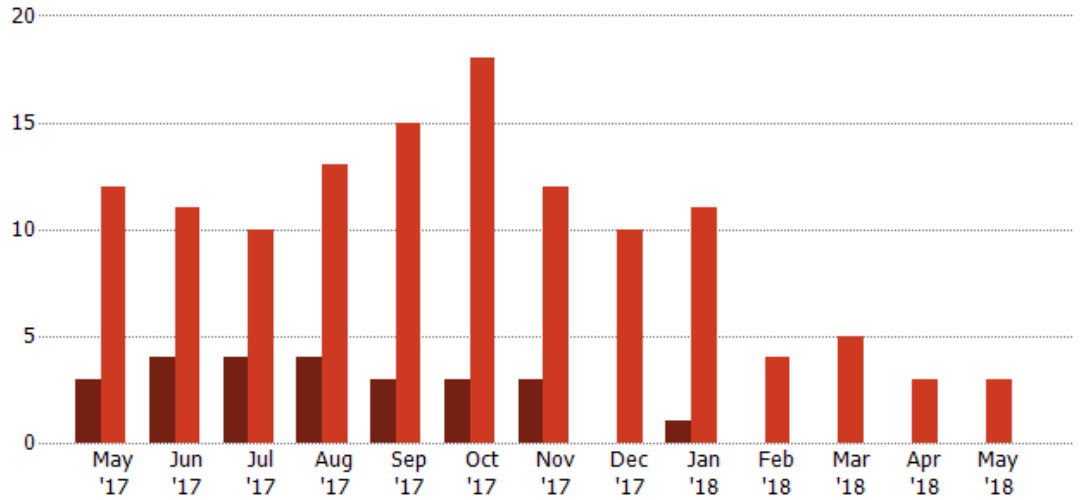
Avg Est Value	\$614K	\$545K	\$436K	\$573K	\$617K	\$524K	\$534K	\$564K	\$491K	\$654K	\$619K	\$653K	\$655K
Avg Sales Price	\$588K	\$505K	\$460K	\$533K	\$631K	\$492K	\$491K	\$641K	\$629K	\$595K	\$1.05M	\$632K	\$631K
Avg Sales Price as a % of Avg Est Value	96%	96%	109%	97%	110%	98%	96%	119%	154%	95%	169%	104%	100%

Distressed Listings

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

Filters Used

County: 6 Selected



Current Year	3	4	4	4	3	3	3	-	1	-	-	-	-
Prior Year	12	11	10	13	15	18	12	10	11	4	5	3	3
Percent Change from Prior Year	-75%	-64%	-60%	-69%	-80%	-83%	-75%	-100%	-91%	-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: 06/10/2018

Scheduled: Yes

Report Date Range: From 5/2017 To: 5/2018

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 5/2018 data

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