

# Monthly Indicators



## June 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 6.7 percent for single family homes and 11.1 percent for townhouse-condo properties. Pending Sales decreased 10.3 percent for single family homes but increased 12.5 percent for townhouse-condo properties.

The Median Sales Price was up 9.9 percent to \$665,000 for single family homes and 45.9 percent to \$459,600 for townhouse-condo properties. Days on Market decreased 34.1 percent for single family homes and 5.6 percent for townhouse-condo properties.

In terms of relative balance between buyer and seller interests, residential real estate markets across the country are performing well within an economic expansion that will become the longest in U.S. history in July. However, there are signs of a slowing economy. The Federal Reserve considers 2.0 percent a healthy inflation rate, but the U.S. is expected to remain below that this year. The Fed has received pressure from the White House to cut rates in order to spur further economic activity, and the possibility of a rate reduction in 2019 is definitely in play following a string of increases over the last several years.

## Activity Snapshot

<b>- 4.6%</b>	<b>+ 51.2%</b>	<b>- 2.7%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties

Residential real estate activity in ZIP codes 80487, 81639 and 80467 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparkbars	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		89	83	- 6.7%	302	267	- 11.6%
<b>Pending Sales</b>		39	35	- 10.3%	173	177	+ 2.3%
<b>Sold Listings</b>		36	36	0.0%	140	144	+ 2.9%
<b>Median Sales Price</b>		\$605,000	\$665,000	+ 9.9%	\$637,750	\$753,900	+ 18.2%
<b>Average Sales Price</b>		\$700,365	\$1,018,683	+ 45.5%	\$833,391	\$1,008,777	+ 21.0%
<b>Pct. of List Price Received</b>		97.5%	97.9%	+ 0.4%	96.3%	96.9%	+ 0.6%
<b>Days on Market</b>		88	58	- 34.1%	104	115	+ 10.6%
<b>Housing Affordability Index</b>		56	53	- 5.4%	53	47	- 11.3%
<b>Active Listings</b>		232	226	- 2.6%	--	--	--
<b>Months Supply</b>		8.6	7.8	- 9.3%	--	--	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

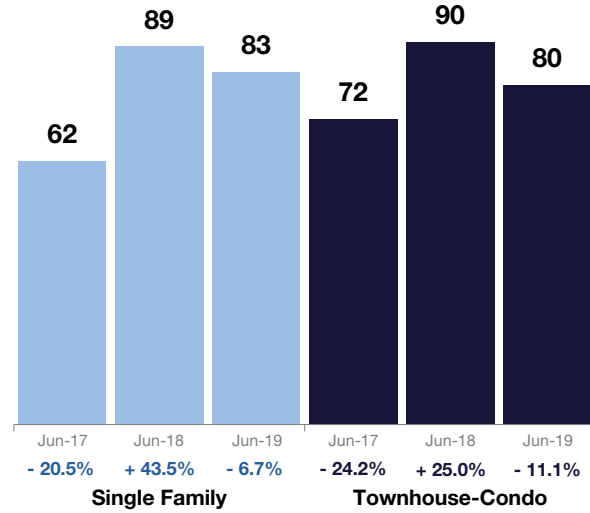


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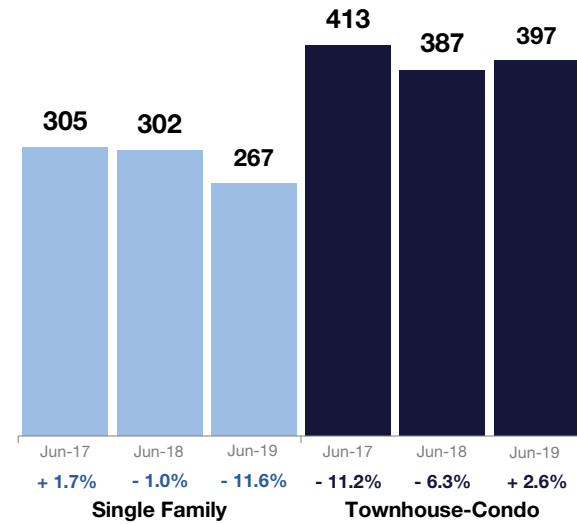
Key Metrics	Historical Sparkbars	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		90	80	- 11.1%	387	397	+ 2.6%
<b>Pending Sales</b>		56	63	+ 12.5%	274	291	+ 6.2%
<b>Sold Listings</b>		51	47	- 7.8%	258	249	- 3.5%
<b>Median Sales Price</b>		\$315,000	\$459,600	+ 45.9%	\$375,000	\$384,000	+ 2.4%
<b>Average Sales Price</b>		\$416,230	\$525,912	+ 26.4%	\$461,123	\$456,749	- 0.9%
<b>Pct. of List Price Received</b>		97.6%	98.0%	+ 0.4%	97.2%	96.9%	- 0.3%
<b>Days on Market</b>		72	68	- 5.6%	90	87	- 3.3%
<b>Housing Affordability Index</b>		108	76	- 29.6%	91	91	0.0%
<b>Active Listings</b>		280	272	- 2.9%	--	--	--
<b>Months Supply</b>		5.5	5.9	+ 7.3%	--	--	--

# New Listings

## June

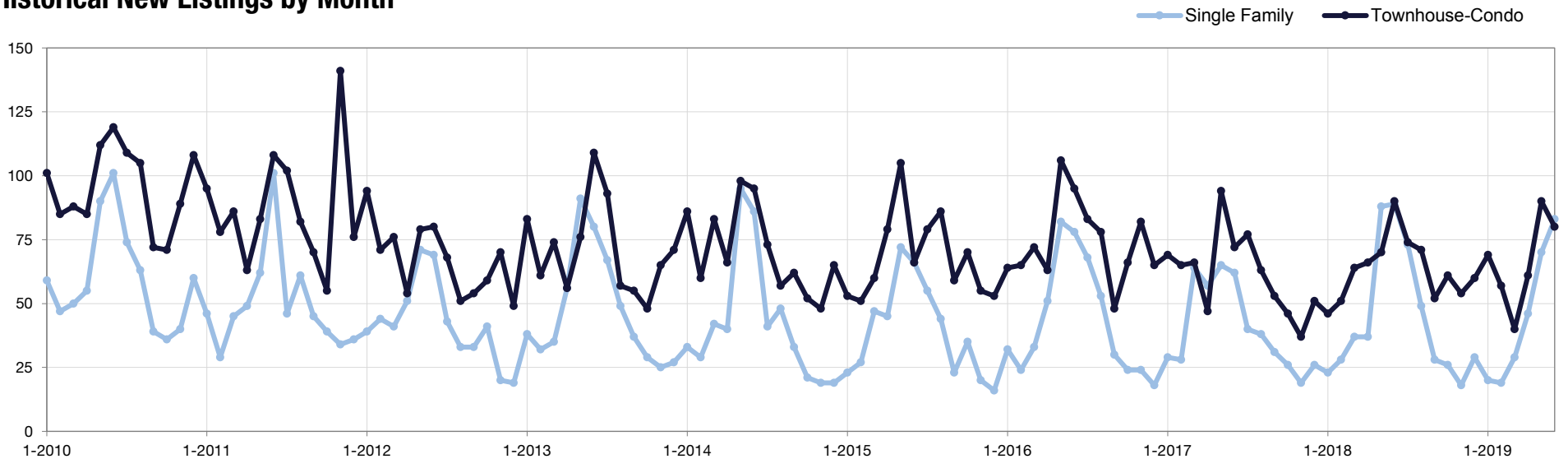


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	73	+82.5%	74	-3.9%
Aug-2018	49	+28.9%	71	+12.7%
Sep-2018	28	-9.7%	52	-1.9%
Oct-2018	26	0.0%	61	+32.6%
Nov-2018	18	-5.3%	54	+45.9%
Dec-2018	29	+11.5%	60	+17.6%
Jan-2019	20	-13.0%	69	+50.0%
Feb-2019	19	-32.1%	57	+11.8%
Mar-2019	29	-21.6%	40	-37.5%
Apr-2019	46	+24.3%	61	-7.6%
May-2019	70	-20.5%	90	+28.6%
<b>Jun-2019</b>	<b>83</b>	<b>-6.7%</b>	<b>80</b>	<b>-11.1%</b>

## Historical New Listings by Month

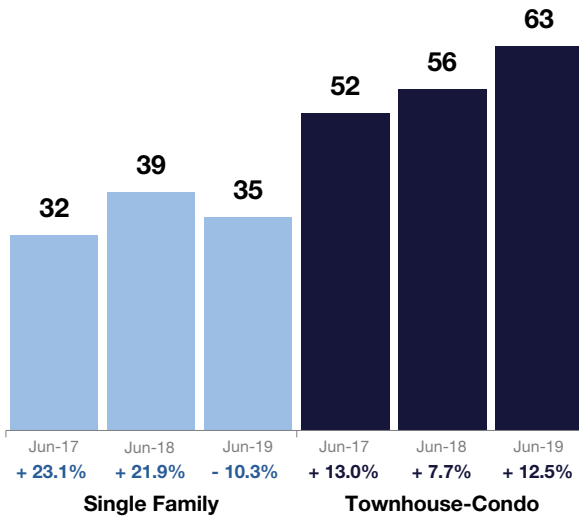


# Pending Sales

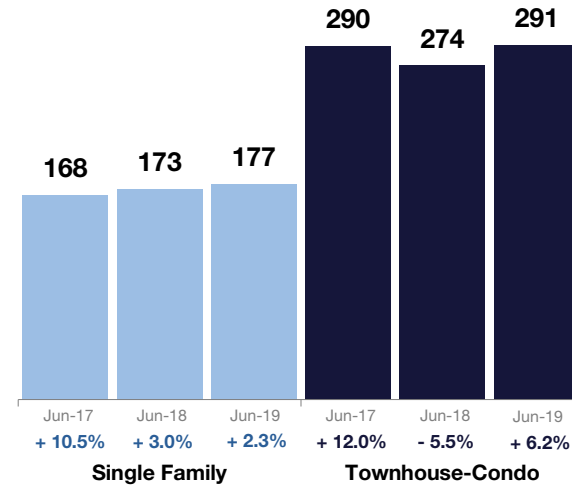


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## June

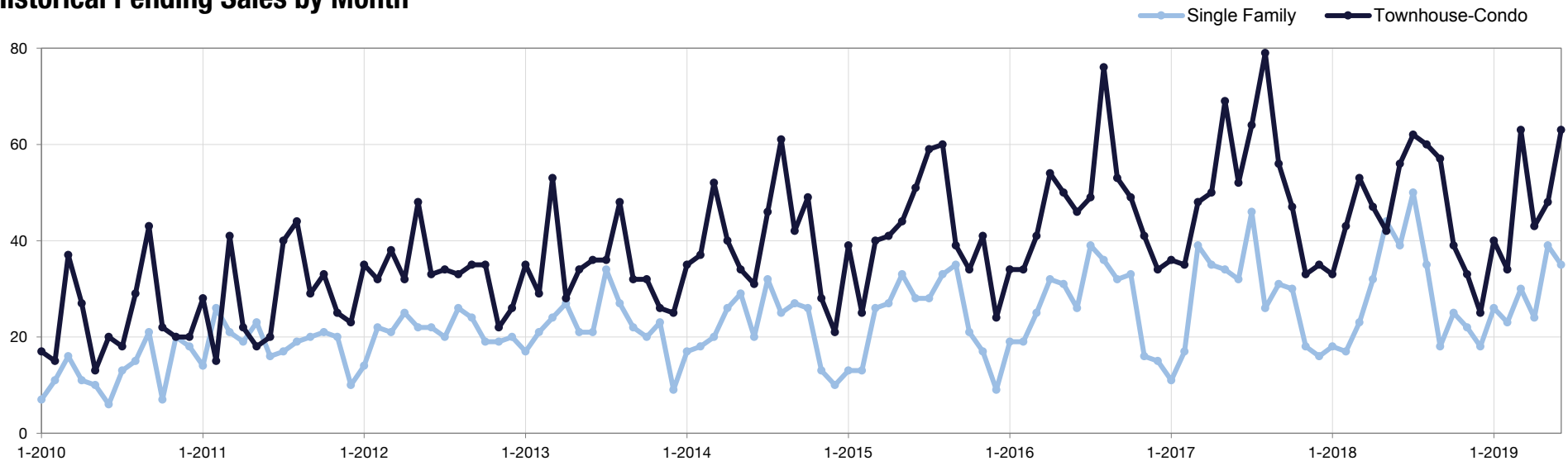


## Year to Date



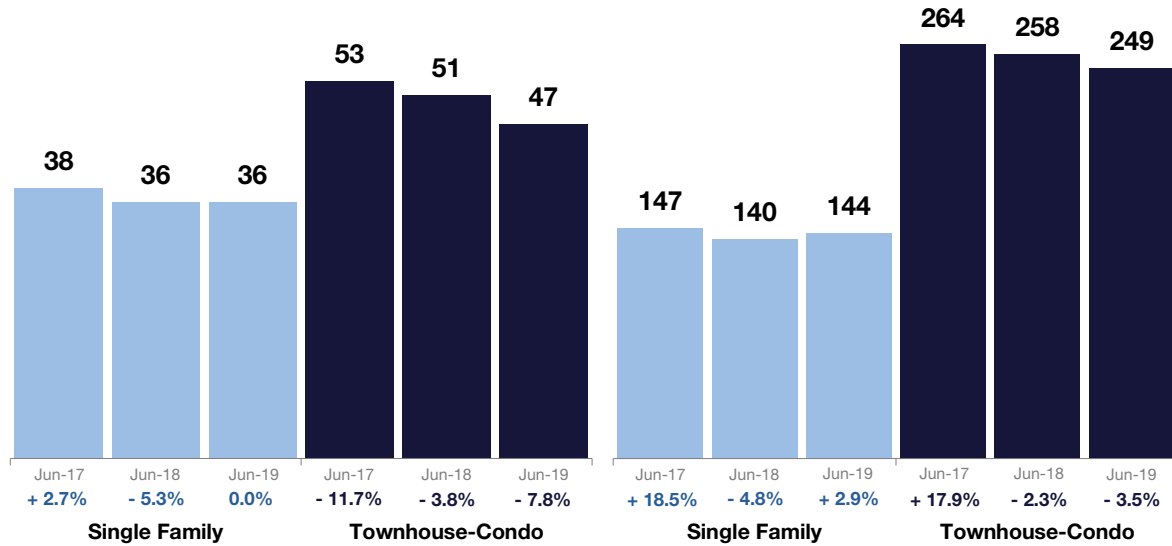
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	50	+8.7%	62	-3.1%
Aug-2018	35	+34.6%	60	-24.1%
Sep-2018	18	-41.9%	57	+1.8%
Oct-2018	25	-16.7%	39	-17.0%
Nov-2018	22	+22.2%	33	0.0%
Dec-2018	18	+12.5%	25	-28.6%
Jan-2019	26	+44.4%	40	+21.2%
Feb-2019	23	+35.3%	34	-20.9%
Mar-2019	30	+30.4%	63	+18.9%
Apr-2019	24	-25.0%	43	-8.5%
May-2019	39	-11.4%	48	+14.3%
<b>Jun-2019</b>	<b>35</b>	<b>-10.3%</b>	<b>63</b>	<b>+12.5%</b>

## Historical Pending Sales by Month

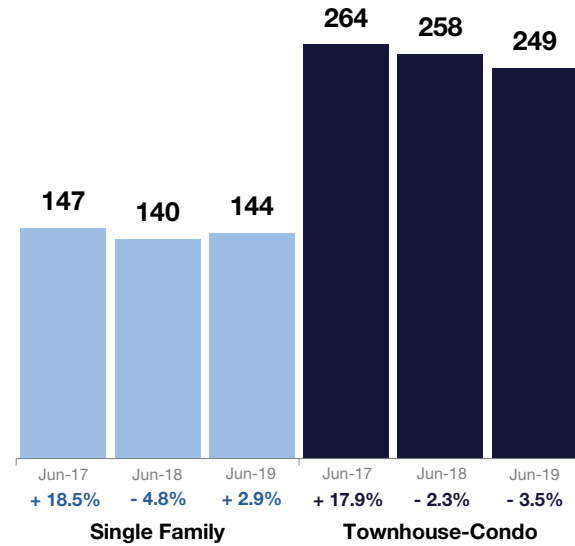


# Sold Listings

## June

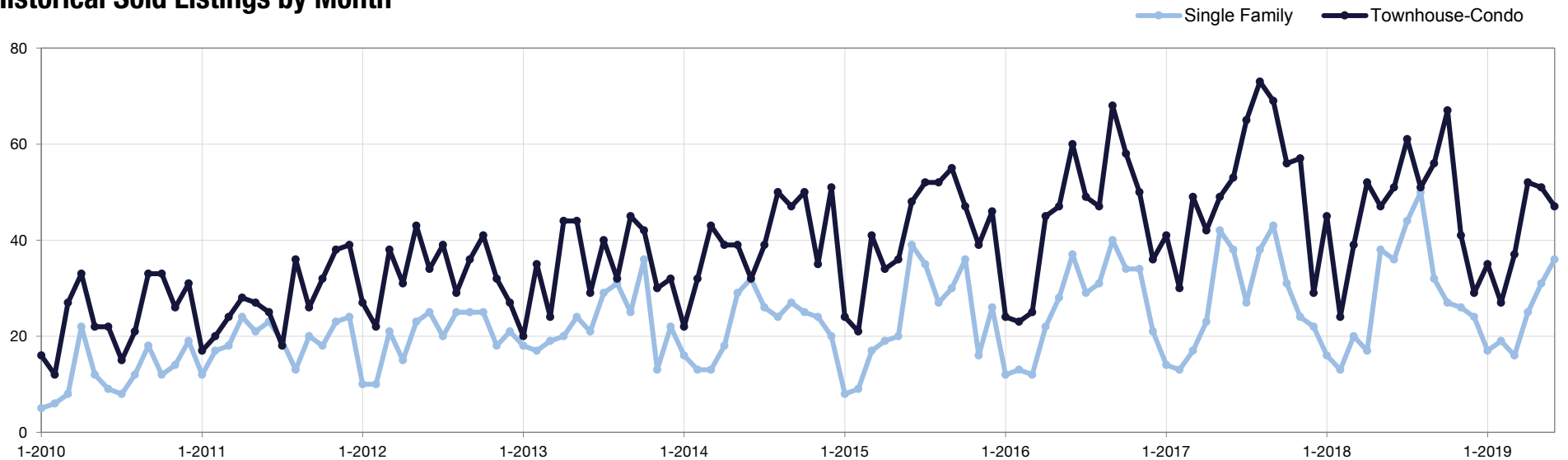


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	44	+63.0%	61	-6.2%
Aug-2018	50	+31.6%	51	-30.1%
Sep-2018	32	-25.6%	56	-18.8%
Oct-2018	27	-12.9%	67	+19.6%
Nov-2018	26	+8.3%	41	-28.1%
Dec-2018	24	+9.1%	29	0.0%
Jan-2019	17	+6.3%	35	-22.2%
Feb-2019	19	+46.2%	27	+12.5%
Mar-2019	16	-20.0%	37	-5.1%
Apr-2019	25	+47.1%	52	0.0%
May-2019	31	-18.4%	51	+8.5%
<b>Jun-2019</b>	<b>36</b>	<b>0.0%</b>	<b>47</b>	<b>-7.8%</b>

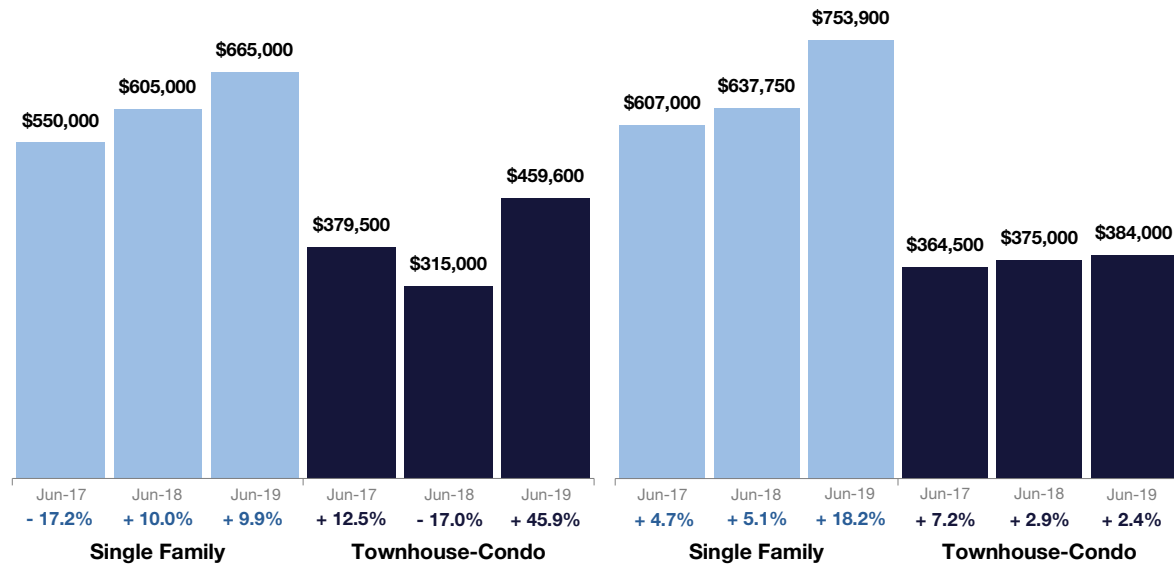
## Historical Sold Listings by Month



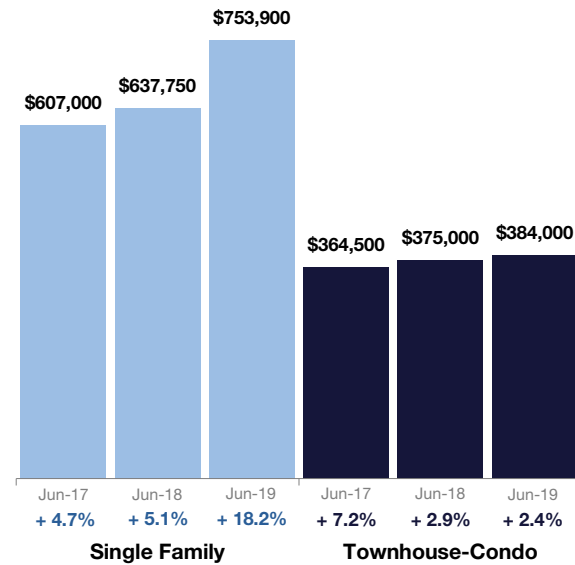
# Median Sales Price



## June

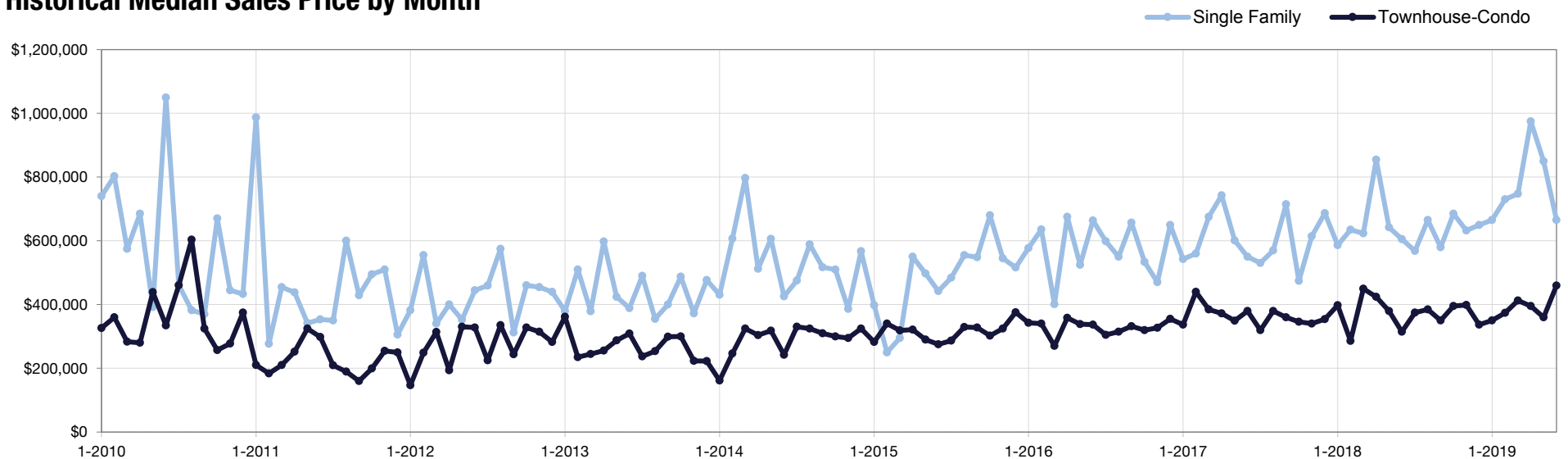


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	\$568,575	+7.3%	\$375,000	+17.2%
Aug-2018	\$665,000	+16.7%	\$385,000	+1.3%
Sep-2018	\$579,500	-19.0%	\$350,000	-2.8%
Oct-2018	\$685,000	+44.5%	\$395,000	+14.2%
Nov-2018	\$632,500	+3.0%	\$399,000	+17.4%
Dec-2018	\$650,000	-5.4%	\$337,000	-4.8%
Jan-2019	\$665,000	+13.4%	\$350,000	-12.1%
Feb-2019	\$730,000	+15.0%	\$374,000	+31.0%
Mar-2019	\$747,500	+19.9%	\$412,500	-8.2%
Apr-2019	\$975,000	+14.0%	\$395,450	-6.8%
May-2019	\$850,000	+32.4%	\$360,000	-5.3%
<b>Jun-2019</b>	<b>\$665,000</b>	<b>+9.9%</b>	<b>\$459,600</b>	<b>+45.9%</b>

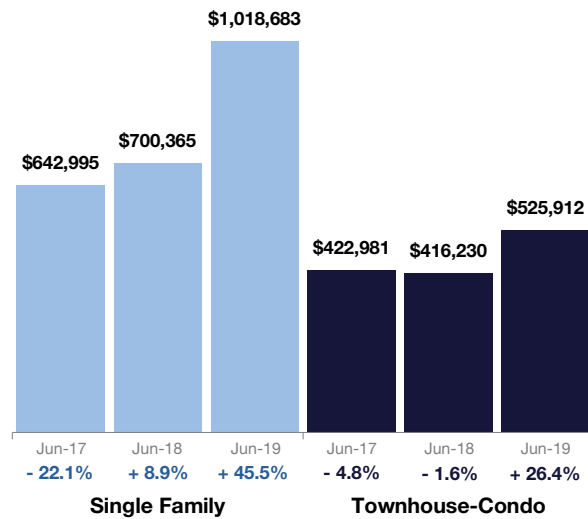
## Historical Median Sales Price by Month



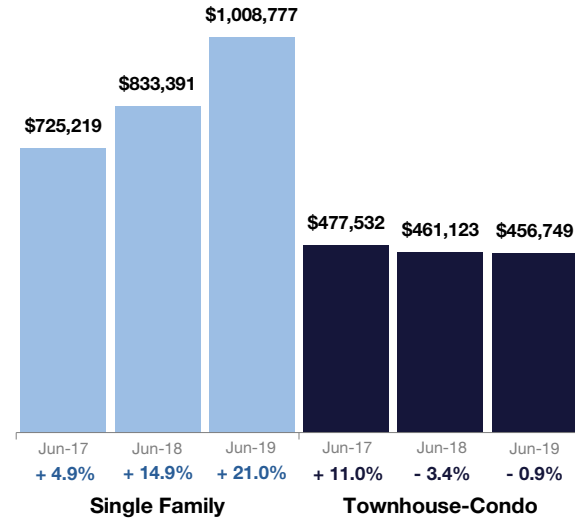
# Average Sales Price



## June

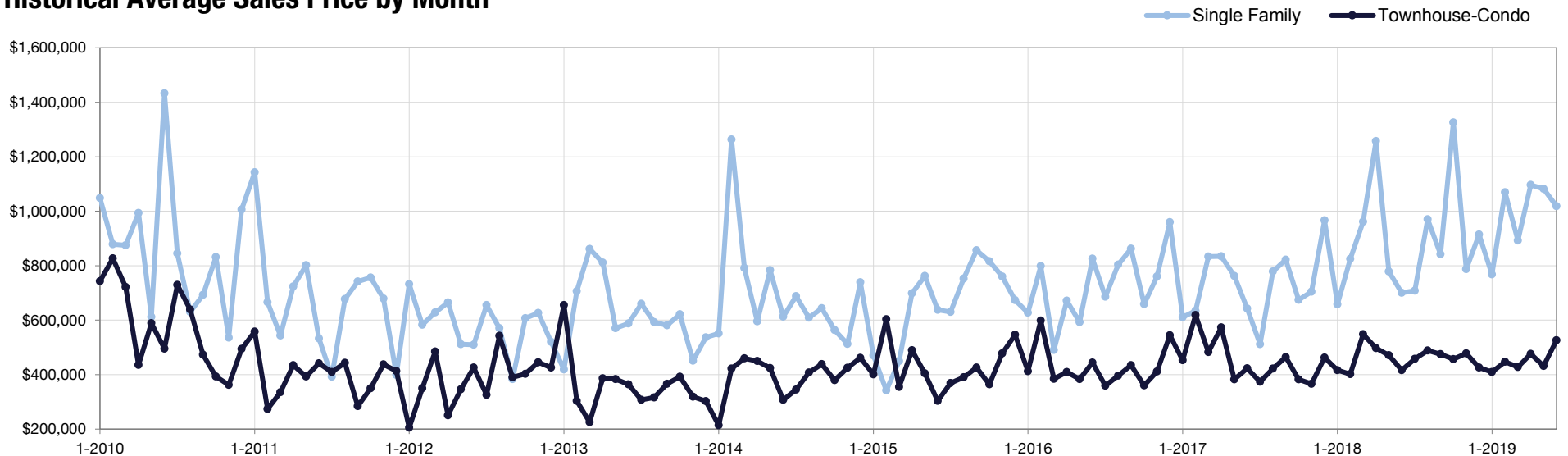


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	\$708,655	+38.5%	\$457,554	+22.3%
Aug-2018	\$970,386	+24.7%	\$488,353	+15.8%
Sep-2018	\$842,606	+2.5%	\$474,634	+2.2%
Oct-2018	\$1,326,285	+96.7%	\$456,559	+19.4%
Nov-2018	\$787,112	+11.8%	\$477,902	+30.5%
Dec-2018	\$914,479	-5.4%	\$425,634	-8.0%
Jan-2019	\$767,765	+16.7%	\$409,071	-1.7%
Feb-2019	\$1,069,368	+29.6%	\$446,704	+11.1%
Mar-2019	\$892,442	-7.2%	\$428,054	-21.9%
Apr-2019	\$1,096,370	-12.8%	\$476,151	-4.2%
May-2019	\$1,081,707	+38.9%	\$432,086	-8.3%
<b>Jun-2019</b>	<b>\$1,018,683</b>	<b>+45.5%</b>	<b>\$525,912</b>	<b>+26.4%</b>

## Historical Average Sales Price by Month

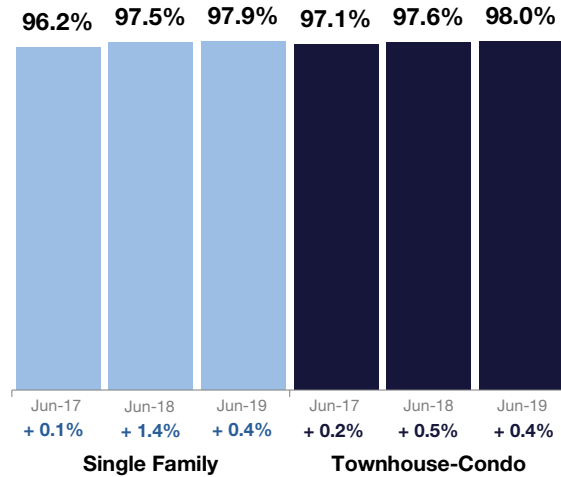




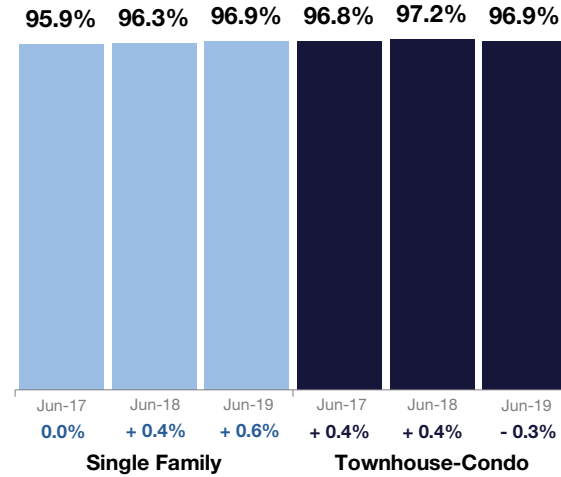
# Percent of List Price Received



## June

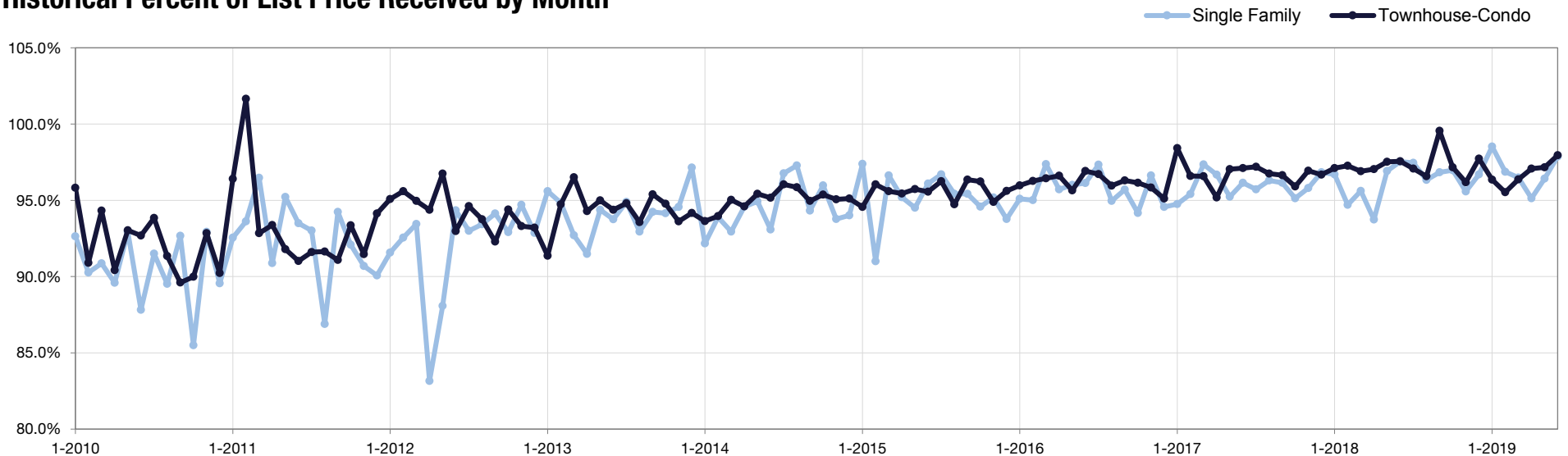


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	97.5%	+1.9%	97.1%	-0.1%
Aug-2018	96.3%	0.0%	96.6%	-0.1%
Sep-2018	96.8%	+0.6%	99.6%	+3.0%
Oct-2018	97.0%	+2.0%	97.2%	+1.4%
Nov-2018	95.6%	-0.2%	96.2%	-0.7%
Dec-2018	96.7%	-0.1%	97.7%	+1.0%
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
Apr-2019	95.1%	+1.5%	97.1%	+0.1%
May-2019	96.4%	-0.5%	97.2%	-0.3%
<b>Jun-2019</b>	<b>97.9%</b>	<b>+0.4%</b>	<b>98.0%</b>	<b>+0.4%</b>

## Historical Percent of List Price Received by Month

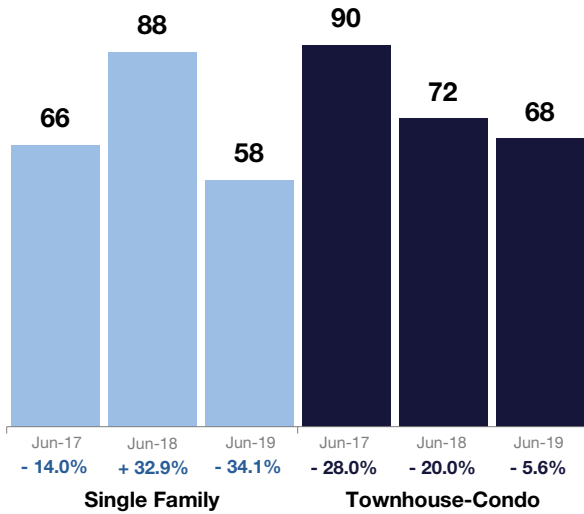


# Days on Market Until Sale

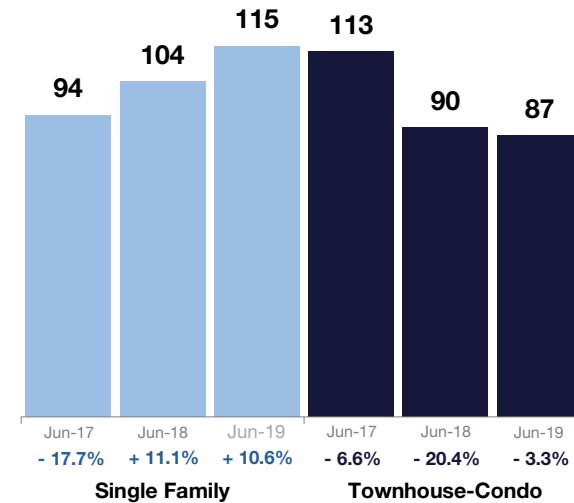


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## June

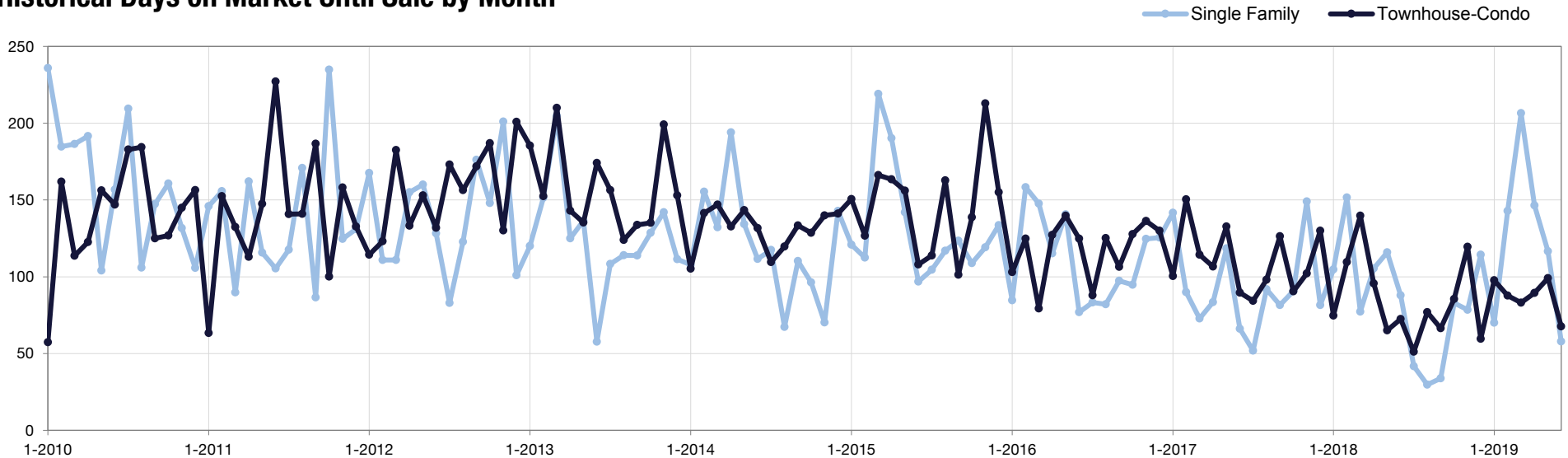


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	42	-19.2%	51	-39.3%
Aug-2018	30	-67.4%	77	-21.4%
Sep-2018	34	-58.5%	67	-46.8%
Oct-2018	83	-8.8%	85	-5.6%
Nov-2018	78	-47.7%	120	+17.6%
Dec-2018	114	+39.0%	60	-53.8%
Jan-2019	70	-33.3%	98	+30.7%
Feb-2019	143	-5.9%	88	-20.0%
Mar-2019	206	+167.5%	83	-40.7%
Apr-2019	146	+39.0%	89	-7.3%
May-2019	117	+0.9%	99	+52.3%
<b>Jun-2019</b>	<b>58</b>	<b>-34.1%</b>	<b>68</b>	<b>-5.6%</b>

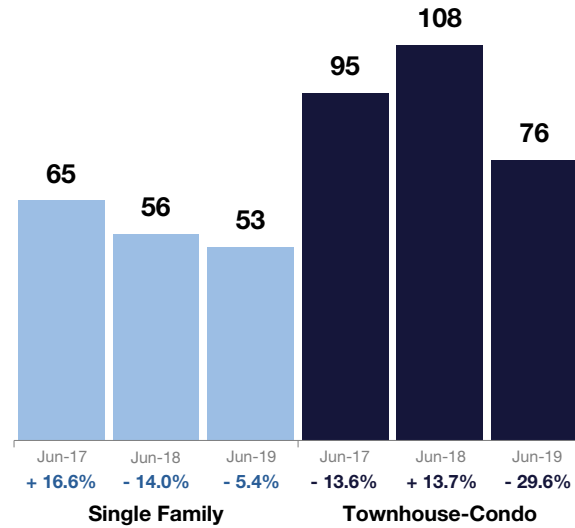
## Historical Days on Market Until Sale by Month



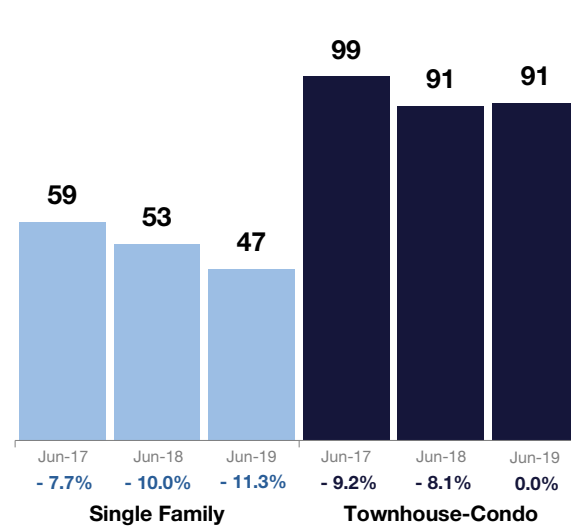
# Housing Affordability Index



## June

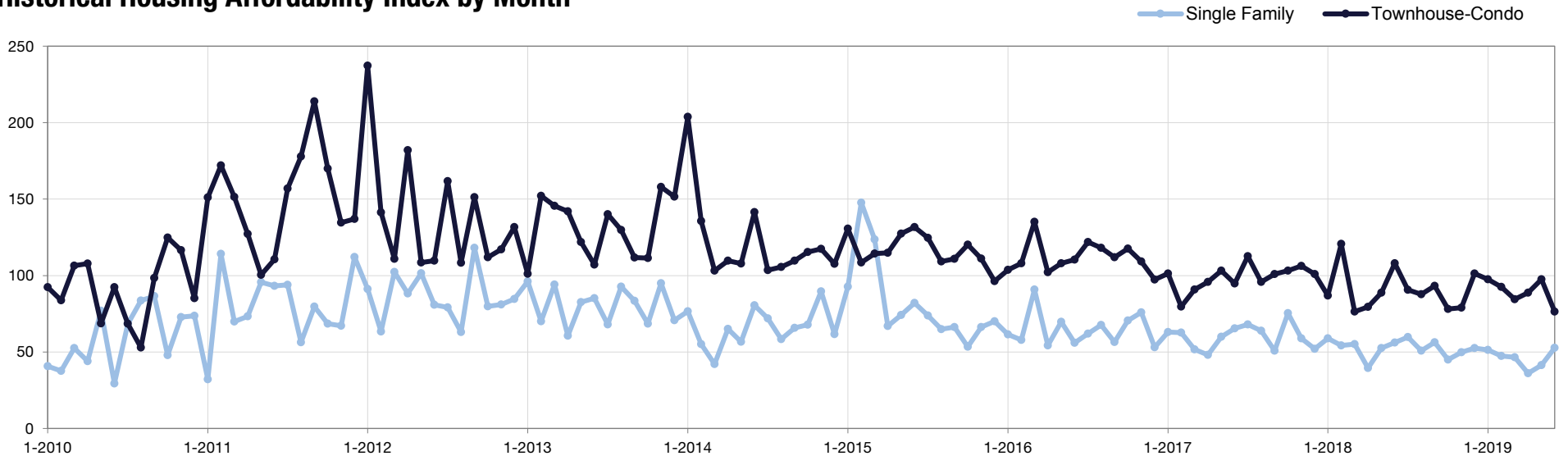


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	60	-11.8%	91	-19.5%
Aug-2018	51	-20.3%	88	-8.3%
Sep-2018	56	+9.8%	93	-7.9%
Oct-2018	45	-40.0%	78	-24.3%
Nov-2018	50	-15.3%	79	-25.5%
Dec-2018	52	0.0%	101	0.0%
Jan-2019	51	-13.6%	98	+12.6%
Feb-2019	47	-13.0%	93	-23.1%
Mar-2019	47	-14.5%	84	+10.5%
Apr-2019	36	-7.7%	89	+11.3%
May-2019	41	-22.6%	98	+10.1%
<b>Jun-2019</b>	<b>53</b>	<b>-5.4%</b>	<b>76</b>	<b>-29.6%</b>

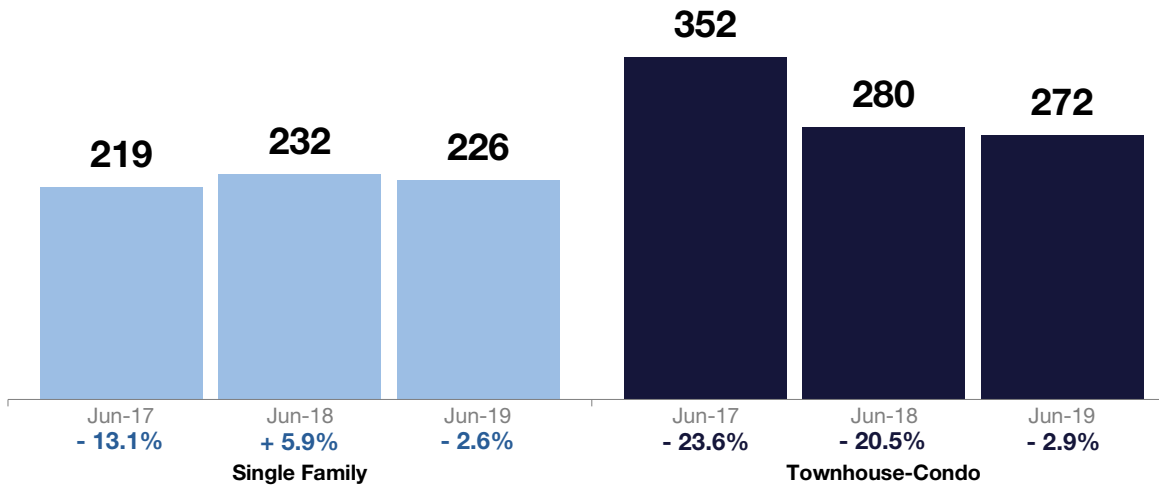
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

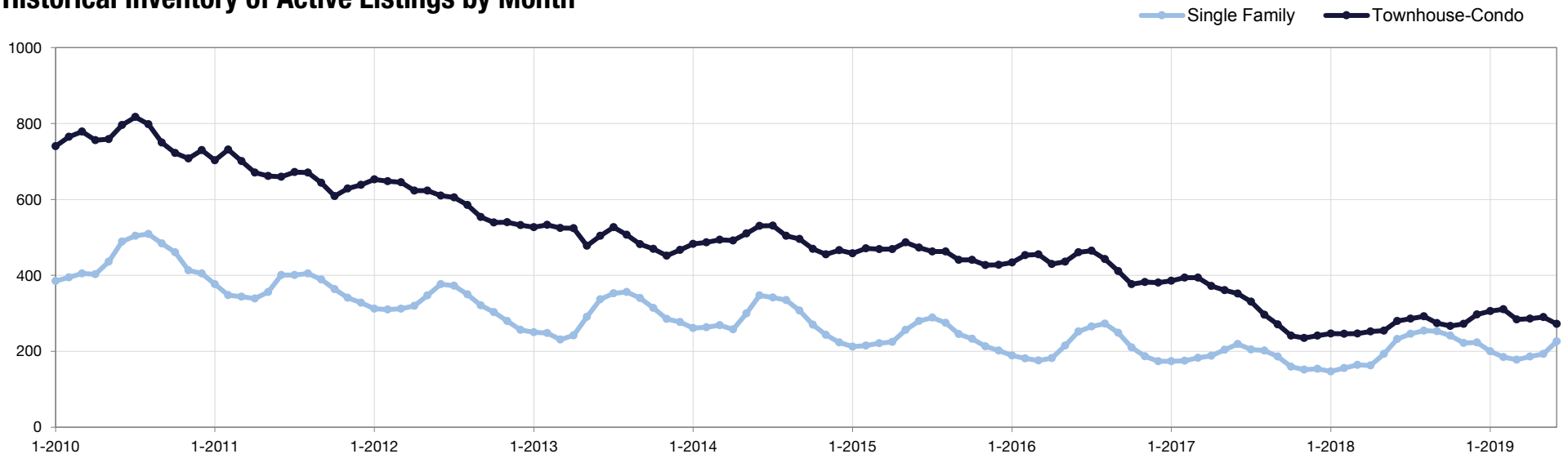


June



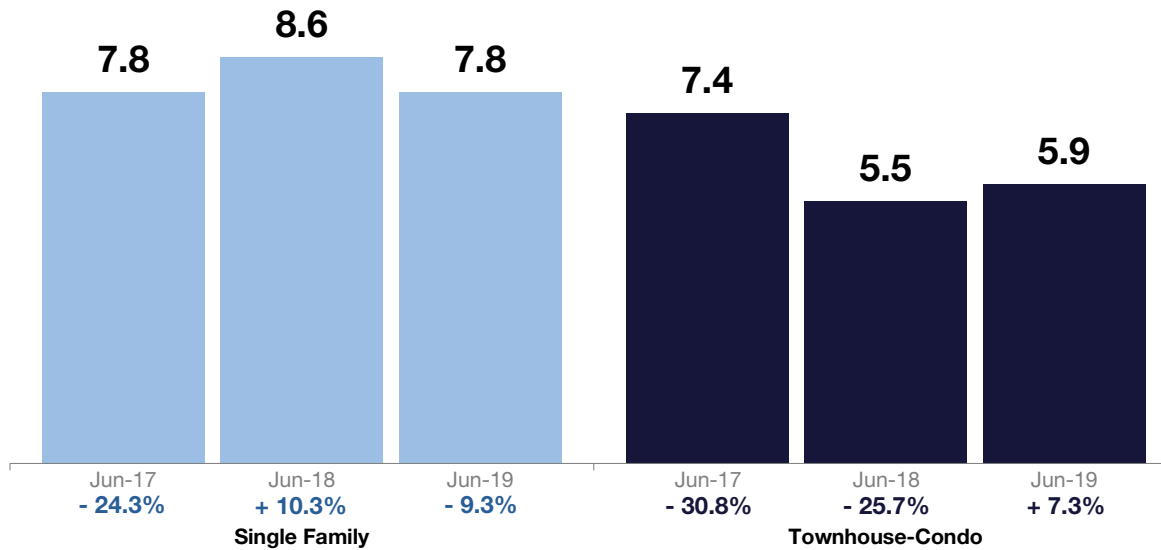
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	246	+20.0%	286	-13.6%
Aug-2018	254	+25.7%	292	-1.4%
Sep-2018	253	+36.0%	274	+1.1%
Oct-2018	241	+51.6%	267	+10.8%
Nov-2018	222	+46.1%	272	+15.7%
Dec-2018	223	+44.8%	297	+23.2%
Jan-2019	200	+36.1%	306	+23.9%
Feb-2019	185	+18.6%	311	+26.4%
Mar-2019	178	+8.5%	284	+15.0%
Apr-2019	186	+14.1%	286	+13.5%
May-2019	193	0.0%	290	+14.2%
<b>Jun-2019</b>	<b>226</b>	<b>-2.6%</b>	<b>272</b>	<b>-2.9%</b>

## Historical Inventory of Active Listings by Month



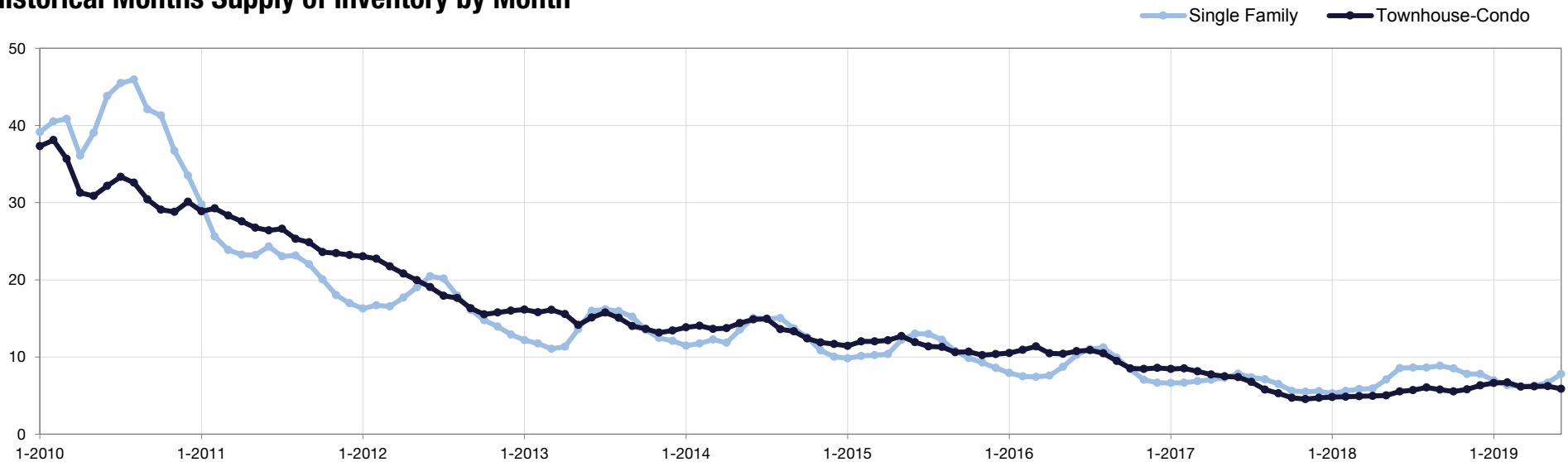
# Months Supply of Inventory

## June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	8.6	+16.2%	5.7	-16.2%
Aug-2018	8.6	+21.1%	6.0	+3.4%
Sep-2018	8.9	+36.9%	5.8	+9.4%
Oct-2018	8.5	+51.8%	5.5	+17.0%
Nov-2018	7.8	+41.8%	5.8	+28.9%
Dec-2018	7.8	+39.3%	6.3	+34.0%
Jan-2019	7.0	+32.1%	6.6	+37.5%
Feb-2019	6.3	+12.5%	6.7	+39.6%
Mar-2019	6.2	+6.9%	6.2	+26.5%
Apr-2019	6.3	+6.8%	6.2	+26.5%
May-2019	6.7	-5.6%	6.2	+24.0%
<b>Jun-2019</b>	<b>7.8</b>	<b>-9.3%</b>	<b>5.9</b>	<b>+7.3%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparkbars	6-2018	6-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		179	163	- 8.9%	689	664	- 3.6%
<b>Pending Sales</b>		95	98	+ 3.2%	447	468	+ 4.7%
<b>Sold Listings</b>		87	83	- 4.6%	398	393	- 1.3%
<b>Median Sales Price</b>		\$375,000	\$567,000	+ 51.2%	\$436,250	\$469,000	+ 7.5%
<b>Average Sales Price</b>		\$533,803	\$739,644	+ 38.6%	\$592,072	\$659,019	+ 11.3%
<b>Pct. of List Price Received</b>		97.5%	97.9%	+ 0.4%	96.9%	96.9%	0.0%
<b>Days on Market</b>		79	63	- 20.3%	95	98	+ 3.2%
<b>Housing Affordability Index</b>		91	62	- 31.9%	78	75	- 3.8%
<b>Active Listings</b>		512	498	- 2.7%	--	--	--
<b>Months Supply</b>		6.6	6.6	0.0%	--	--	--

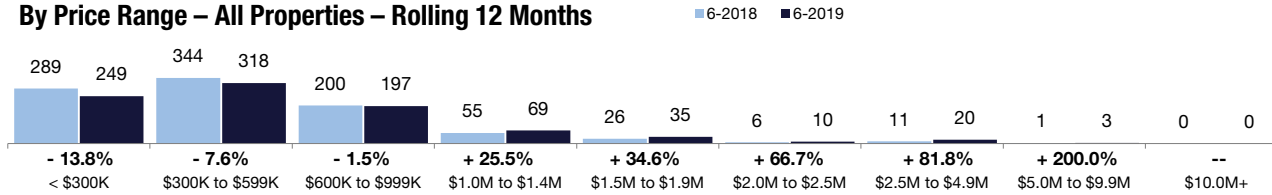
# Closed Sales

Actual sales that have closed in a given month.

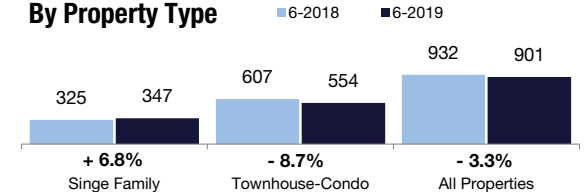


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$299,999 and Below	58	52	-10.3%	231	197	-14.7%
\$300,000 to \$599,999	96	97	+1.0%	248	221	-10.9%
\$600,000 to \$999,999	97	91	-6.2%	103	106	+2.9%
\$1,000,000 to \$1,499,999	43	49	+14.0%	12	20	+66.7%
\$1,500,00 to \$1,999,999	16	27	+68.8%	10	8	-20.0%
\$2,000,000 to \$2,499,999	5	8	+60.0%	1	2	+100.0%
\$2,500,000 to \$4,999,999	9	20	+122.2%	2	0	-100.0%
\$5,000,000 to \$9,999,999	1	3	+200.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>325</b>	<b>347</b>	<b>+6.8%</b>	<b>607</b>	<b>554</b>	<b>-8.7%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2019	6-2019	Change	5-2019	6-2019	Change
\$299,999 and Below	3	4	+33.3%	20	14	-30.0%
\$300,000 to \$599,999	6	13	+116.7%	20	14	-30.0%
\$600,000 to \$999,999	10	11	+10.0%	10	16	+60.0%
\$1,000,000 to \$1,499,999	5	3	-40.0%	1	2	+100.0%
\$1,500,00 to \$1,999,999	4	1	-75.0%	0	1	--
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	2	2	0.0%	0	0	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>31</b>	<b>36</b>	<b>+16.1%</b>	<b>51</b>	<b>47</b>	<b>-7.8%</b>

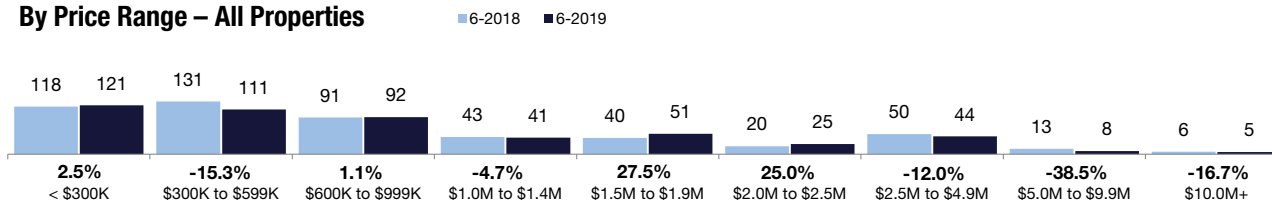
### Year to Date

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$299,999 and Below	28	18	-35.7%	96	89	-7.3%
\$300,000 to \$599,999	36	38	+5.6%	95	95	0.0%
\$600,000 to \$999,999	40	40	0.0%	53	51	-3.8%
\$1,000,000 to \$1,499,999	20	20	0.0%	7	11	+57.1%
\$1,500,00 to \$1,999,999	8	15	+87.5%	6	3	-50.0%
\$2,000,000 to \$2,499,999	2	3	+50.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	5	9	+80.0%	0	0	--
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>140</b>	<b>144</b>	<b>+2.9%</b>	<b>258</b>	<b>249</b>	<b>-3.5%</b>

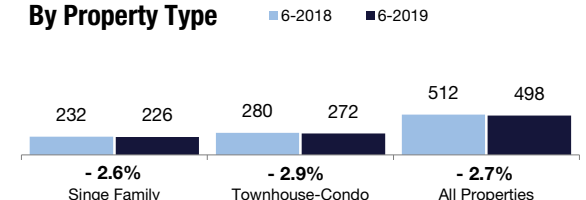
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$299,999 and Below	15	21	+40.0%	103	100	-2.9%
\$300,000 to \$599,999	41	33	-19.5%	90	78	-13.3%
\$600,000 to \$999,999	45	41	-8.9%	46	51	+10.9%
\$1,000,000 to \$1,499,999	28	31	+10.7%	15	10	-33.3%
\$1,500,00 to \$1,999,999	29	32	+10.3%	11	19	+72.7%
\$2,000,000 to \$2,499,999	15	20	+33.3%	5	5	0.0%
\$2,500,000 to \$4,999,999	41	36	-12.2%	9	8	-11.1%
\$5,000,000 to \$9,999,999	13	7	-46.2%	0	1	--
\$10,000,000 and Above	5	5	0.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>232</b>	<b>226</b>	<b>-2.6%</b>	<b>280</b>	<b>272</b>	<b>-2.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2019	6-2019	Change	5-2019	6-2019	Change
\$299,999 and Below	19	21	+10.5%	104	100	-3.8%
\$300,000 to \$599,999	25	33	+32.0%	95	78	-17.9%
\$600,000 to \$999,999	28	41	+46.4%	51	51	0.0%
\$1,000,000 to \$1,499,999	29	31	+6.9%	10	10	0.0%
\$1,500,00 to \$1,999,999	30	32	+6.7%	16	19	+18.8%
\$2,000,000 to \$2,499,999	19	20	+5.3%	5	5	0.0%
\$2,500,000 to \$4,999,999	32	36	+12.5%	8	8	0.0%
\$5,000,000 to \$9,999,999	5	7	+40.0%	1	1	0.0%
\$10,000,000 and Above	6	5	-16.7%	0	0	--
<b>All Price Ranges</b>	<b>193</b>	<b>226</b>	<b>+17.1%</b>	<b>290</b>	<b>272</b>	<b>-6.2%</b>

### Year to Date

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.						

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



STEAMBOAT SPRINGS  
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<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.