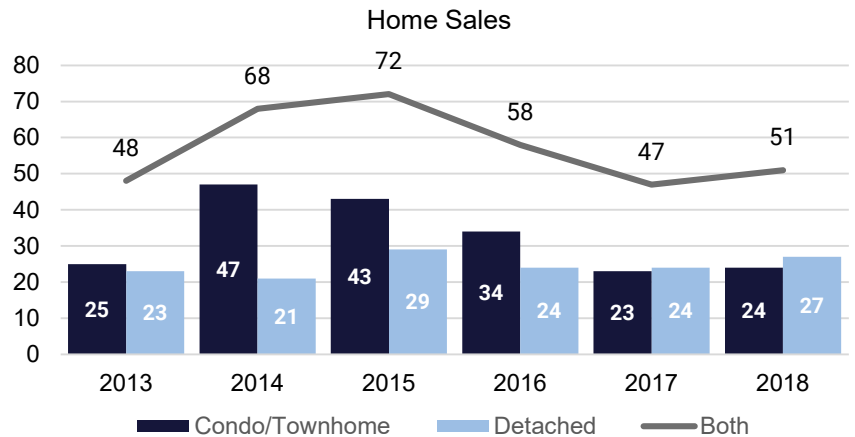


+8.5%

HOME SALES

The year ended strong with 51 homes selling in Routt County in December, a year-over-year increase of 8.5% and a month-over-month decrease of 19%.

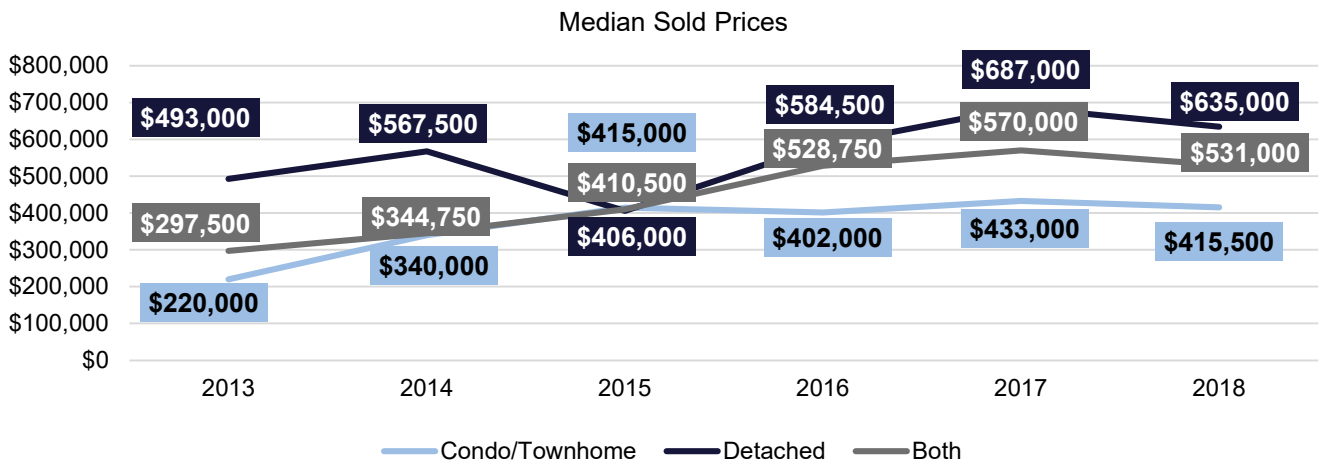
Sales of detached homes jumped 12.5% year over year, while condo/townhome sales increased 4%.



-7%

MEDIAN PRICES

The median price of a single-family home (attached + detached) was \$531,000 in December, a year-over-year decrease of 7%, but 13% higher than last month due in part to the sale of 10 homes priced above \$1M. Year over year, prices of detached homes decreased by 8% while prices of attached homes saw decreased by 4%.

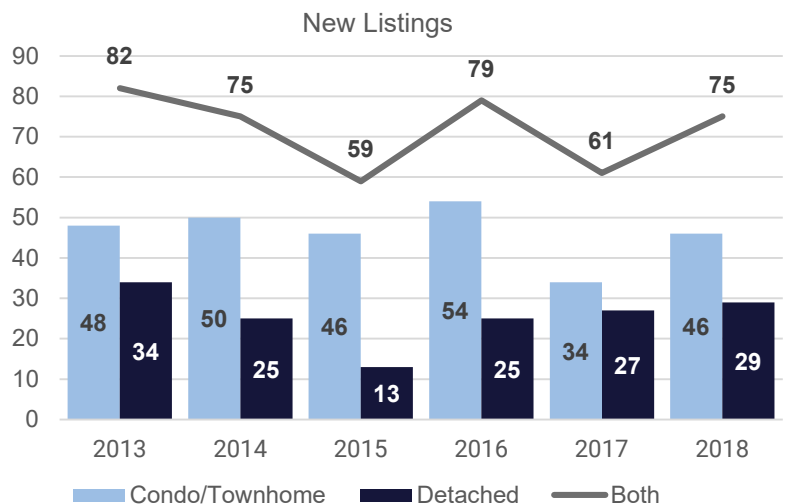


+23%

NEW LISTINGS

In November, 75 new listings of homes for sale hit the Routt County market, 23% more than December 2017 and 7% more than last month.

At the end of November, there were 399 active listings of homes for sale, 3% more than last month. At this time, there are 7.5 months of inventory in Routt County, one and a half months more than last month.



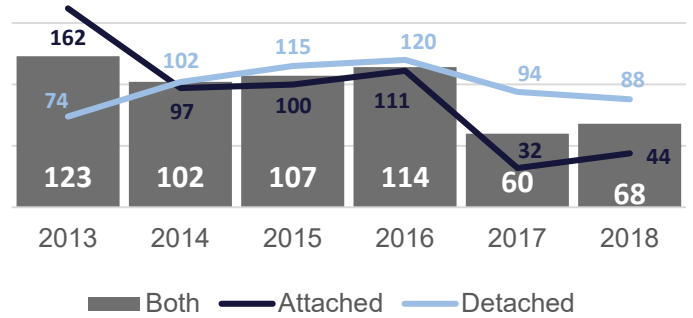


+8
Days

MEDIAN DAYS ON MARKET

The majority of homes in Routt County are selling in just over 2 months. In December, Routt County homes sold in a median of 68 days, 7 days more than last month and 8 days more than last year.

More than half of the attached homes on the market are selling in 44 days or less, while detached homes are selling in a median of 88 days.



399 Active Listings	\$716,167 Average Sold Price	51 Listings Sold	68 Median Days on Market
75 New Listings	\$531,000 Median Sold Price	47 Listings Under Contract	7.5 Months of Inventory

YEAR END 2018 ROUTT COUNTY HOUSING MARKET

The Routt County Housing market remained strong in 2018 with increases in home values and new inventory of homes for sale. Sales decreased slightly, representing the first decrease in more than 5 years.

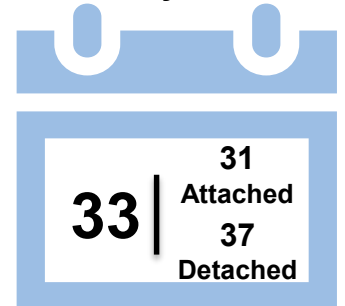
Attached Market

After 4 consecutive years of increases, sales of attached homes decreased by 6% in 2018. Median sold price continued to rise, ending the year at \$408,500, representing an increase of 5% from 2017 and 38% higher than 5 years ago. Inventory levels of attached homes got a boost in 2018 with 659 attached homes brought to the market, a 3.5% increase from last year.

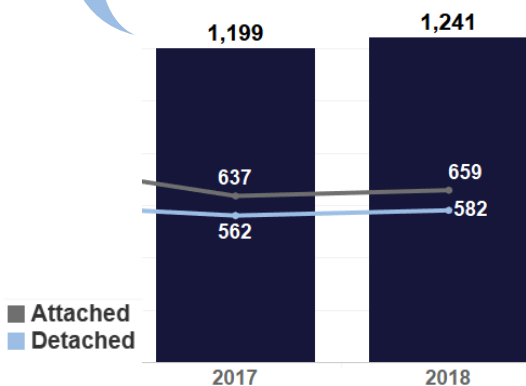
Detached Market

Sales of detached homes also took a breather after 4 consecutive years of increases. During the year, 381 detached homes sold, a 2.5% decrease from 2017. The median sold price of these homes was 610,000, which is 6% higher than last year and 50% higher than 2013. Throughout the year, 528 new listings of detached homes were brought to the market, 4% more than the previous year.

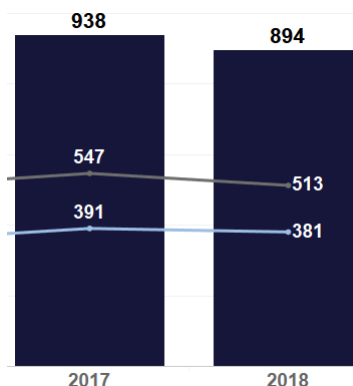
-19 days Median Days on Market



+3.5% New Listings



-5% Home Sales



+3% Median Sold Price

