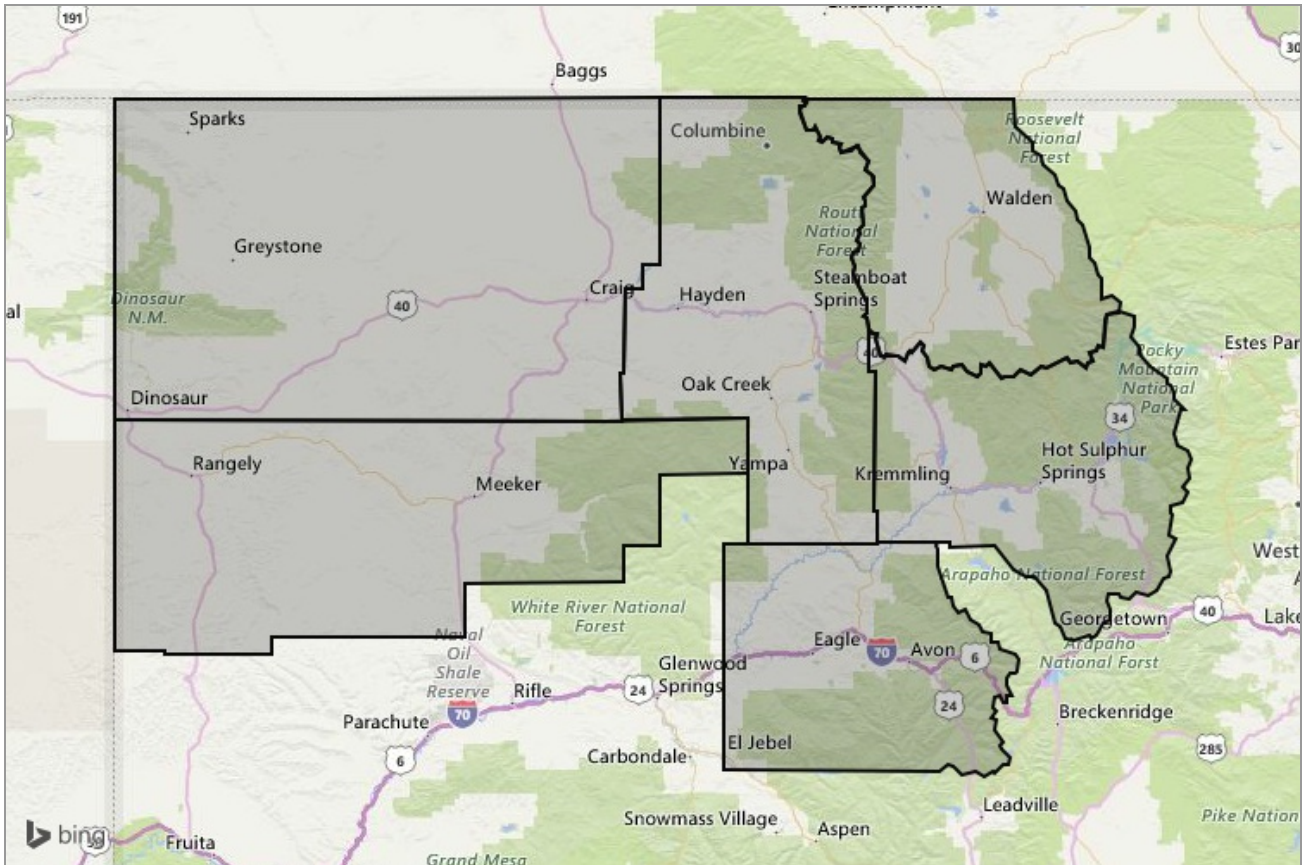




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
2/2016 – 2/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 03/08/2017

Scheduled: Yes

Presented by

Steamboat Springs Board of
REALTORS®

Colorado Real Estate License: 40043155

(970) 879-4663

<http://www.sibr.org>

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

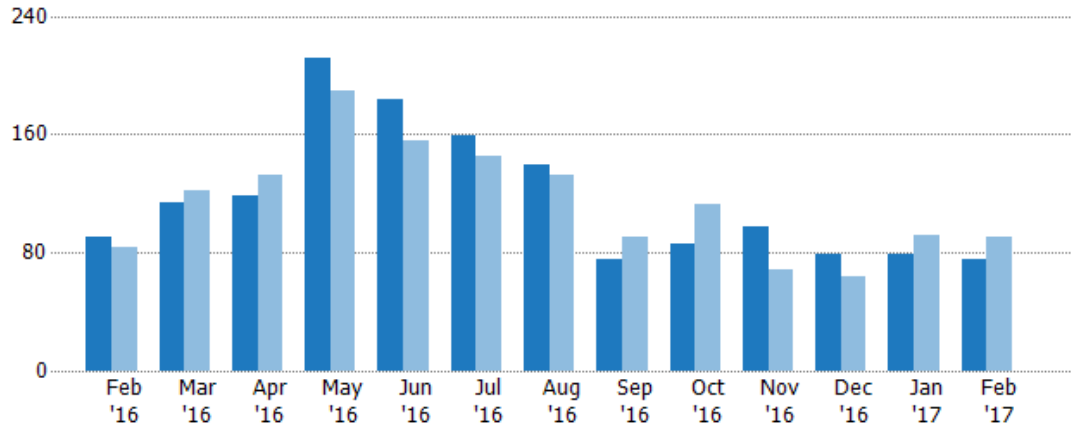
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '17	75	-16.7%
Feb '16	90	7.1%
Feb '15	84	10.7%



Current Year	90	114	119	212	184	159	140	76	86	97	79	79	75
Prior Year	84	122	133	190	156	145	132	91	113	69	64	92	90
Percent Change from Prior Year	7%	-7%	-11%	12%	18%	10%	6%	-16%	-24%	41%	23%	-14%	-17%

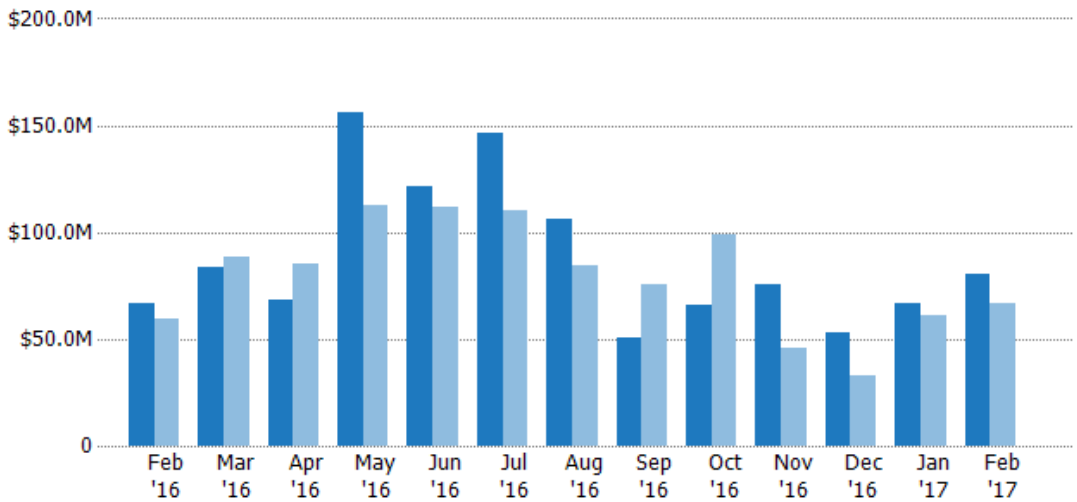
New Listing Volume

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.
Feb '17	\$80.1M	20.4%
Feb '16	\$66.5M	11.6%
Feb '15	\$59.6M	7.4%



Current Year	\$66.5M	\$83.4M	\$68.3M	\$156M	\$121M	\$147M	\$106M	\$50.5M	\$65.7M	\$75.9M	\$52.6M	\$67M	\$80.1M
Prior Year	\$59.6M	\$88.6M	\$85.2M	\$112M	\$112M	\$110M	\$84.7M	\$75.5M	\$98.9M	\$45.8M	\$33.2M	\$61.4M	\$66.5M
Percent Change from Prior Year	12%	-6%	-20%	39%	9%	33%	25%	-33%	-34%	66%	58%	9%	20%

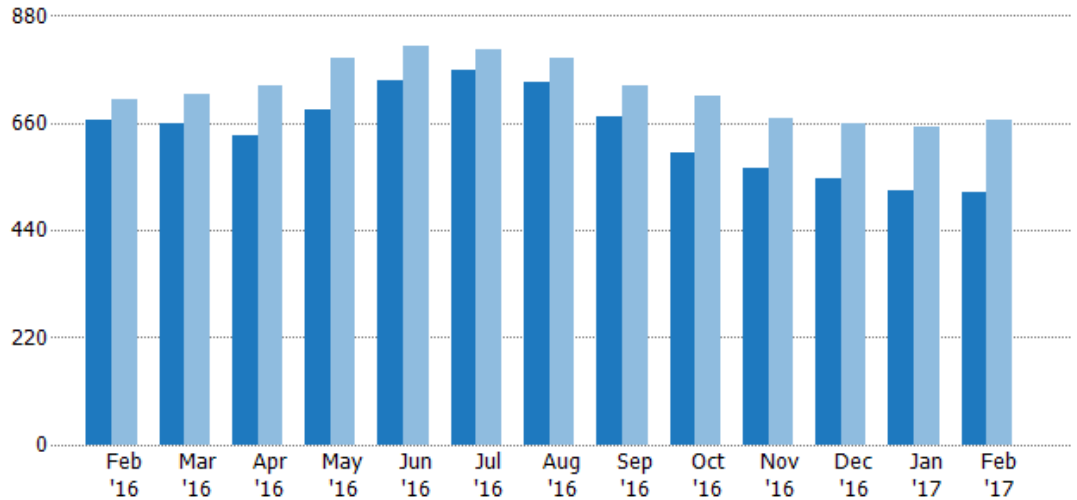
Active Listings

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.
Feb '17	518	-22.3%
Feb '16	667	-5.7%
Feb '15	707	13.7%



Current Year	667	658	635	688	747	770	745	674	599	566	547	523	518
Prior Year	707	721	738	795	817	810	793	737	715	671	659	651	667
Percent Change from Prior Year	-6%	-9%	-14%	-13%	-9%	-5%	-6%	-9%	-16%	-16%	-17%	-20%	-22%

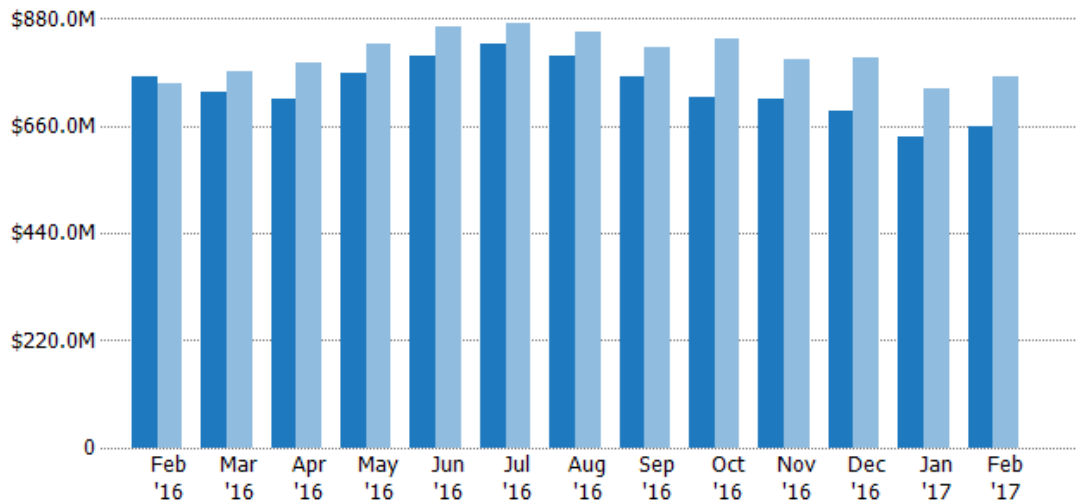
Active Listing Volume

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.
Feb '17	\$660M	-13.4%
Feb '16	\$762M	1.9%
Feb '15	\$748M	-0.4%



Current Year	\$762M	\$730M	\$717M	\$769M	\$803M	\$828M	\$806M	\$761M	\$719M	\$715M	\$691M	\$638M	\$660M
Prior Year	\$748M	\$773M	\$790M	\$828M	\$863M	\$870M	\$854M	\$821M	\$839M	\$797M	\$801M	\$737M	\$762M
Percent Change from Prior Year	2%	-6%	-9%	-7%	-7%	-5%	-6%	-7%	-14%	-10%	-14%	-13%	-13%

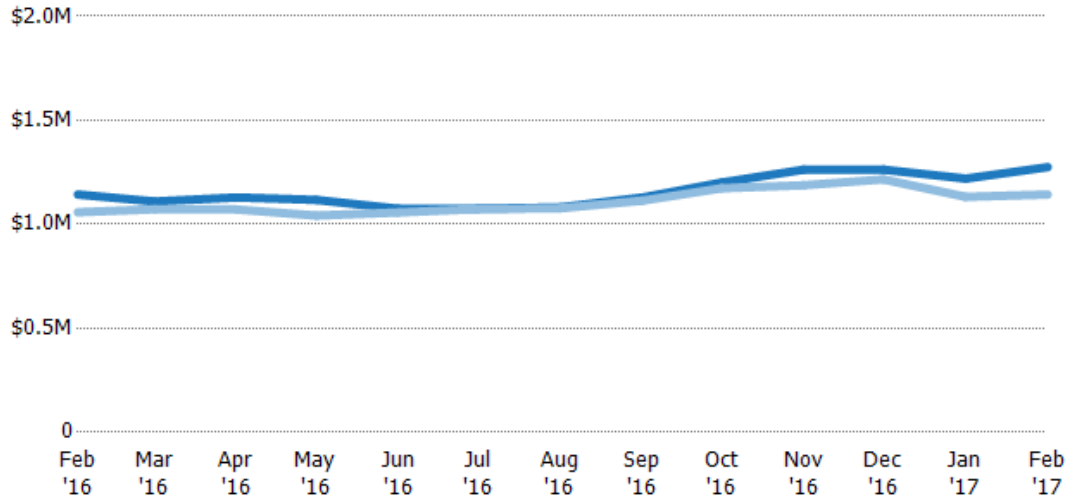
Average Listing Price

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.
Feb '17	\$1.27M	11.5%
Feb '16	\$1.14M	8%
Feb '15	\$1.06M	-12.5%



Current Year	\$1.14M	\$1.11M	\$1.13M	\$1.12M	\$1.07M	\$1.08M	\$1.08M	\$1.13M	\$1.2M	\$1.26M	\$1.26M	\$1.22M	\$1.27M
Prior Year	\$1.06M	\$1.07M	\$1.07M	\$1.04M	\$1.06M	\$1.07M	\$1.08M	\$1.11M	\$1.17M	\$1.19M	\$1.22M	\$1.13M	\$1.14M
Percent Change from Prior Year	8%	3%	5%	7%	2%	0	0	1%	2%	6%	4%	8%	12%

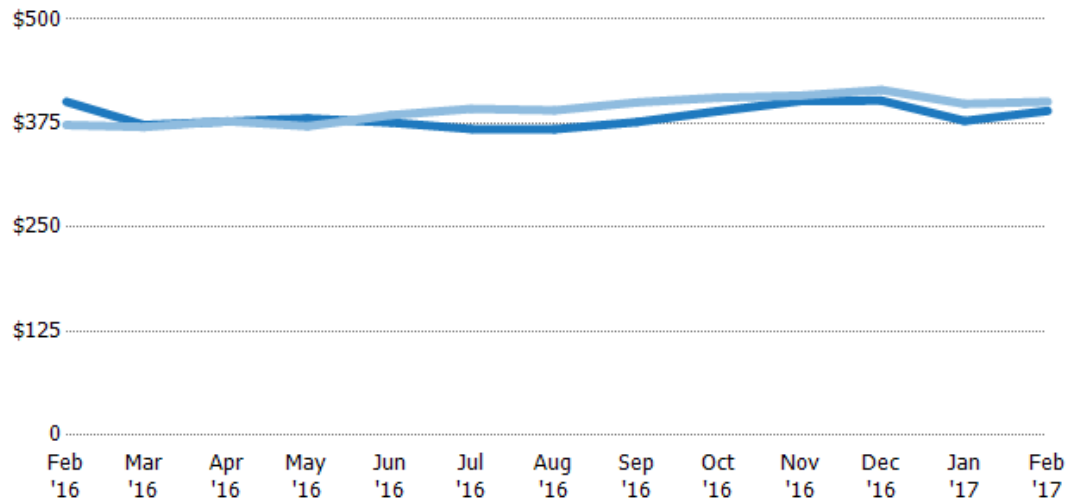
Average Listing Price per Sq Ft

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 '17	\$390	-2.7%
Feb '16	\$401	7.5%
Feb '15	\$373	-2.4%



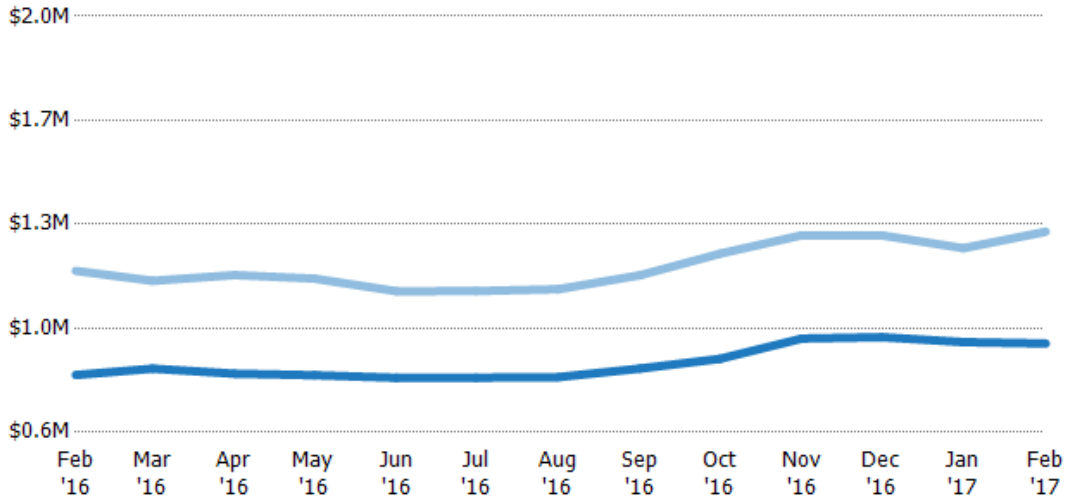
Current Year	\$401	\$373	\$377	\$381	\$376	\$368	\$368	\$377	\$390	\$402	\$402	\$378	\$390
Prior Year	\$373	\$371	\$378	\$371	\$385	\$392	\$391	\$400	\$406	\$408	\$415	\$398	\$401
Percent Change from Prior Year	7%	1%	0	2%	-2%	-6%	-6%	-6%	-4%	-2%	-3%	-5%	-3%

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



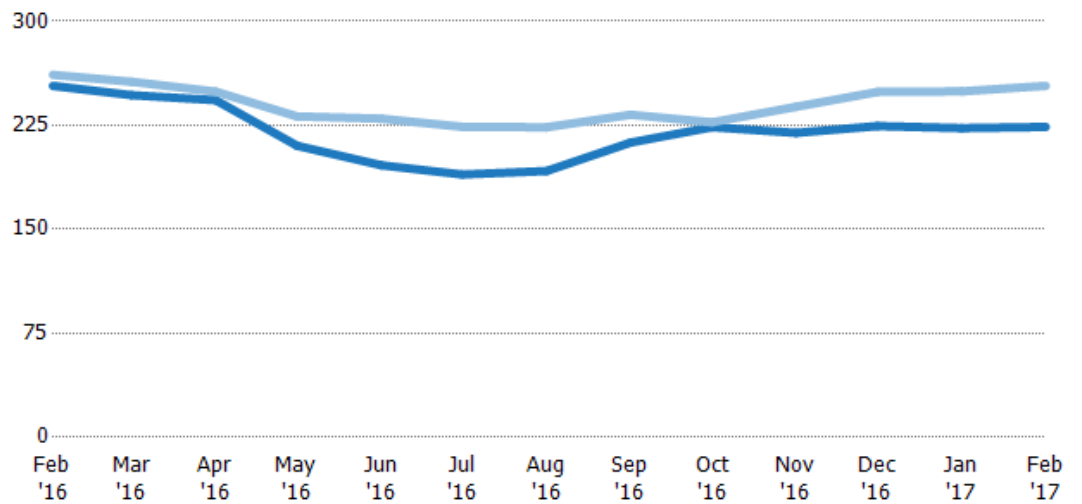
Avg Est Value	\$793K	\$814K	\$797K	\$792K	\$783K	\$784K	\$785K	\$814K	\$847K	\$916K	\$920K	\$903K	\$899K
Avg Listing Price	\$1.14M	\$1.11M	\$1.13M	\$1.12M	\$1.07M	\$1.08M	\$1.08M	\$1.13M	\$1.2M	\$1.26M	\$1.26M	\$1.22M	\$1.27M
Avg Listing Price as a % of Avg Est Value	144%	136%	142%	141%	137%	137%	138%	139%	142%	138%	137%	135%	142%

Average Days in RPR

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

County: 6 Selected



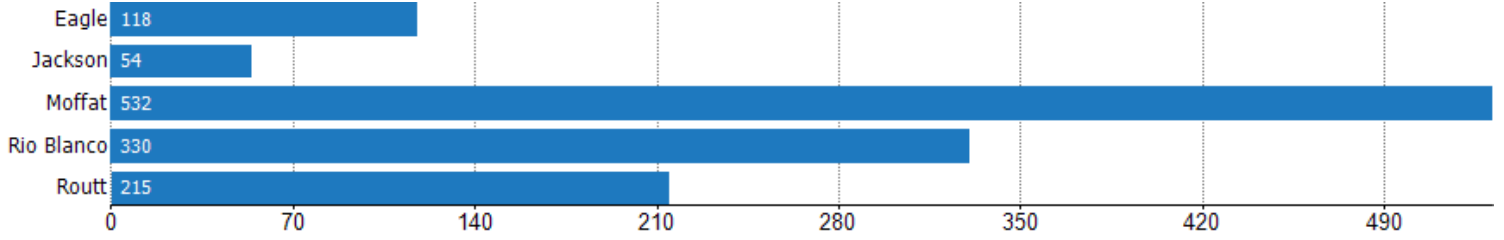
Current Year	253	247	243	210	196	190	192	213	224	220	224	223	224
Prior Year	261	256	249	231	230	224	224	233	227	238	249	249	253
Percent Change from Prior Year	-3%	-4%	-2%	-9%	-15%	-15%	-14%	-9%	-2%	-8%	-10%	-11%	-12%



Average Days in RPR (By County)

The average number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

Filters Used: County: 6 Selected



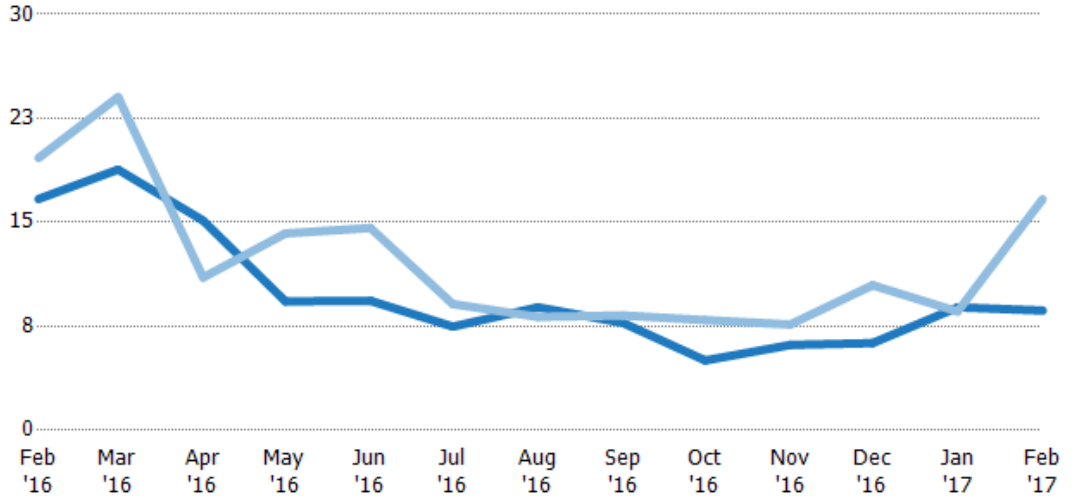
Months of Inventory

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 '17	8.63	-48.2%
Feb '16	16.7	-15.1%
Feb '15	19.6	2.3%



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	16.7	18.8	15.1	9.3	9.34	7.48	8.87	7.75	5.03	6.15	6.29	8.86	8.63
Prior Year	19.6	24	11	14.2	14.6	9.1	8.18	8.28	7.94	7.63	10.5	8.57	16.7
Percent Change from Prior Year	-15%	-22%	37%	-35%	-36%	-18%	8%	-6%	-37%	-19%	-40%	3%	-48%

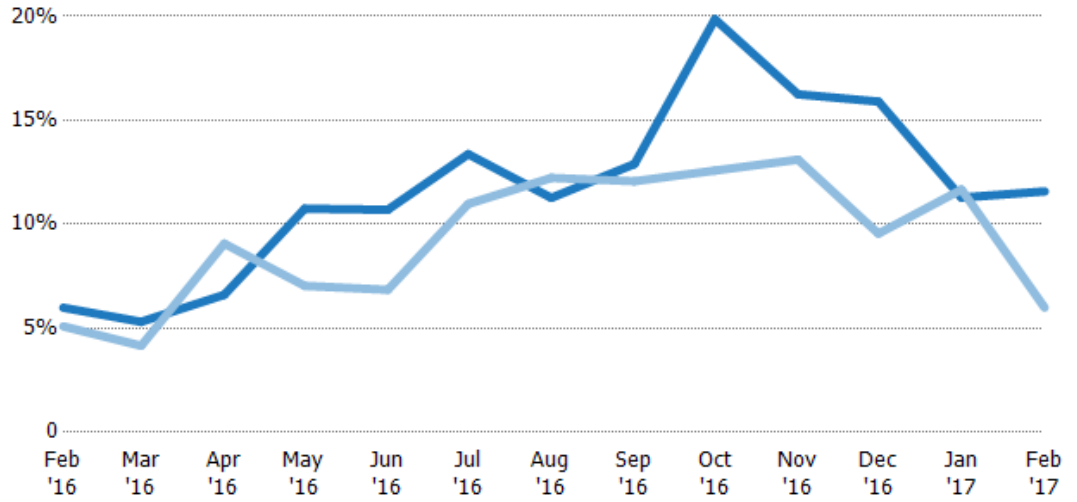
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Feb '17	12%	-5.6%
Feb '16	6%	-0.9%
Feb '15	5%	-2.4%

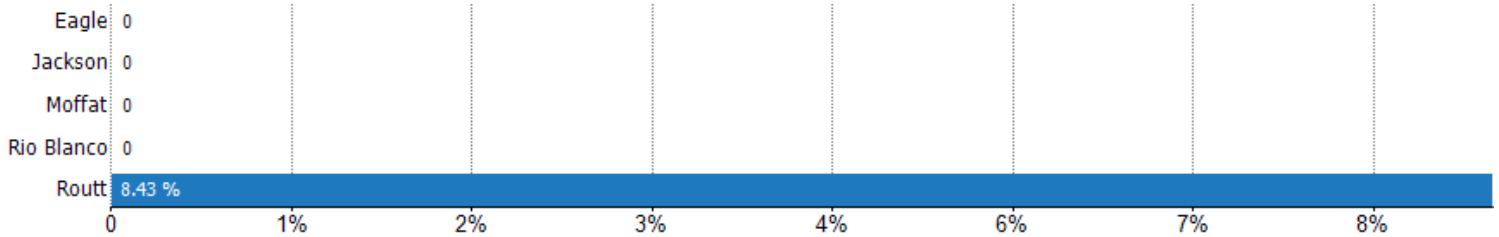


	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	6%	5%	7%	11%	11%	13%	11%	13%	20%	16%	16%	11%	12%
Prior Year	5%	4%	9%	7%	7%	11%	12%	12%	13%	13%	10%	12%	6%
Change from Prior Year	-1%	-1%	2%	-4%	-4%	-2%	1%	-1%	-7%	-3%	-6%	0	-6%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



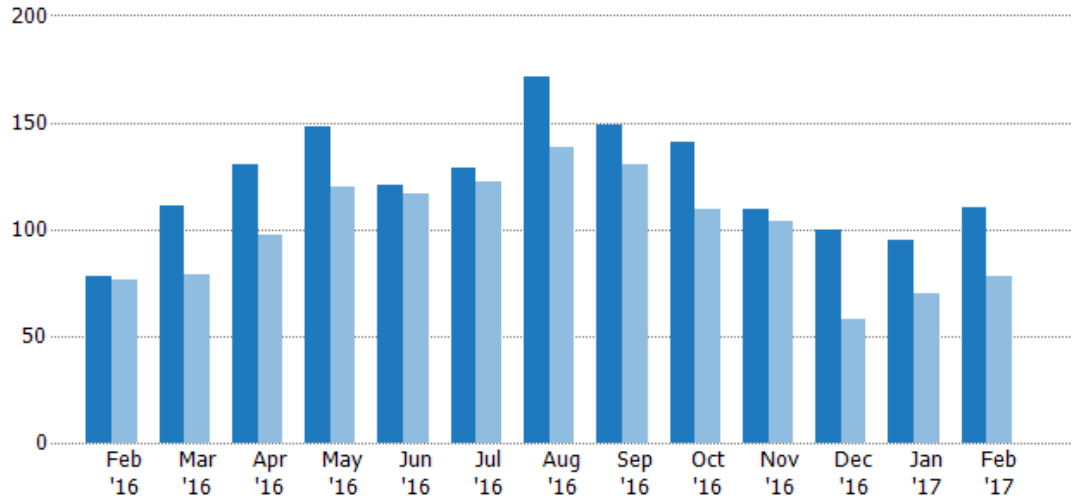
Pending Sales

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.
Feb '17	110	41%
Feb '16	78	2.6%
Feb '15	76	0%



Current Year	78	111	130	148	121	129	171	149	141	109	100	95	110
Prior Year	76	79	97	120	117	122	138	130	109	104	58	70	78
Percent Change from Prior Year	3%	41%	34%	23%	3%	6%	24%	15%	29%	5%	72%	36%	41%

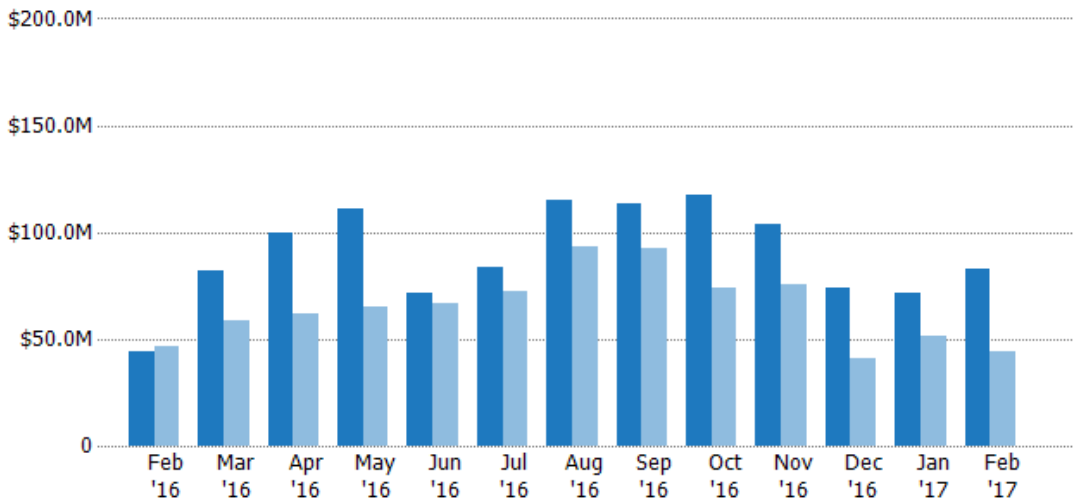
Pending Sales Volume

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.
Feb '17	\$82.8M	86.7%
Feb '16	\$44.4M	-4.7%
Feb '15	\$46.6M	-1.7%



Current Year	\$44.4M	\$81.8M	\$100M	\$111M	\$71.9M	\$83.3M	\$115M	\$113M	\$117M	\$104M	\$73.9M	\$71.5M	\$82.8M
Prior Year	\$46.6M	\$58.5M	\$62M	\$64.9M	\$66.4M	\$72.4M	\$93.2M	\$92.1M	\$74.3M	\$75.2M	\$40.7M	\$51.5M	\$44.4M
Percent Change from Prior Year	-5%	40%	61%	71%	8%	15%	23%	23%	58%	38%	82%	39%	87%

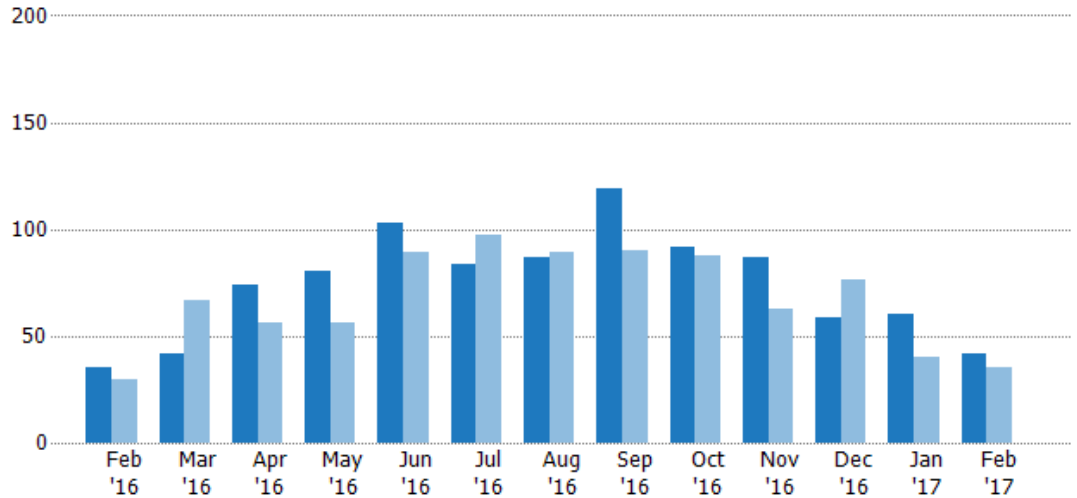
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '17	42	20%
Feb '16	35	16.7%
Feb '15	30	43.3%



	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	35	42	74	80	103	84	87	119	92	87	59	60	42
Prior Year	30	67	56	56	89	97	89	90	88	63	76	40	35
Percent Change from Prior Year	17%	-37%	32%	43%	16%	-13%	-2%	32%	5%	38%	-22%	50%	20%

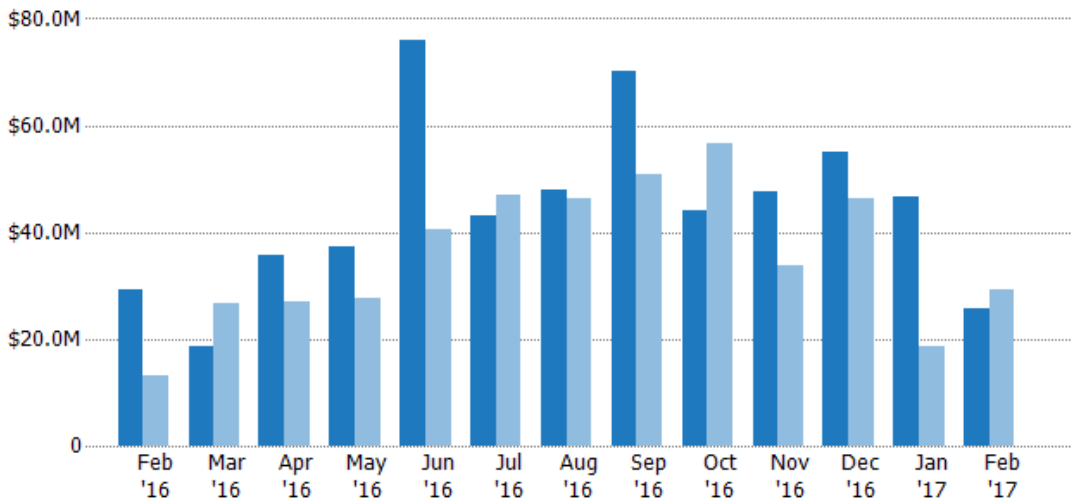
Closed Sales Volume

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.
Feb '17	\$25.6M	-13%
Feb '16	\$29.4M	124.8%
Feb '15	\$13.1M	112.4%

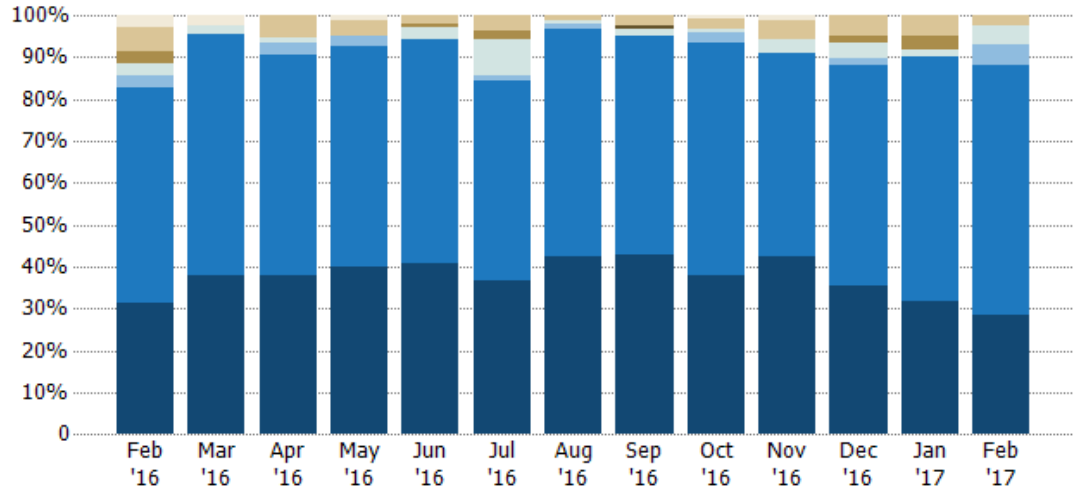


	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Current Year	\$29.4M	\$18.7M	\$35.8M	\$37.2M	\$76M	\$43.1M	\$47.8M	\$70.1M	\$44.1M	\$47.5M	\$54.9M	\$46.8M	\$25.6M
Prior Year	\$13.1M	\$26.6M	\$27M	\$27.7M	\$40.4M	\$46.9M	\$46.3M	\$50.9M	\$56.6M	\$33.7M	\$46.5M	\$18.5M	\$29.4M
Percent Change from Prior Year	125%	-30%	33%	34%	88%	-8%	3%	38%	-22%	41%	18%	153%	-13%

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

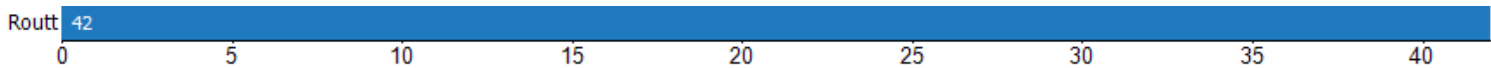


Other	3%	2%	-	1%	-	-	-	-	1%	1%	-	-	-
Coop	6%	-	5%	4%	2%	4%	1%	3%	2%	5%	5%	5%	2%
Farm/Ranch	3%	-	-	-	1%	2%	-	-	-	-	2%	3%	-
Lot/Land	-	-	-	-	-	-	-	1%	-	-	-	-	-
Multifamily/Multiplex	3%	2%	1%	-	3%	8%	1%	2%	1%	3%	3%	2%	5%
Mobile/Manufactured	3%	-	3%	3%	-	1%	1%	-	2%	-	2%	-	5%
Condo/Townhouse	51%	57%	53%	53%	53%	48%	54%	52%	55%	48%	53%	58%	60%
Single Family Residence	31%	38%	38%	40%	41%	37%	43%	43%	38%	43%	36%	32%	29%

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

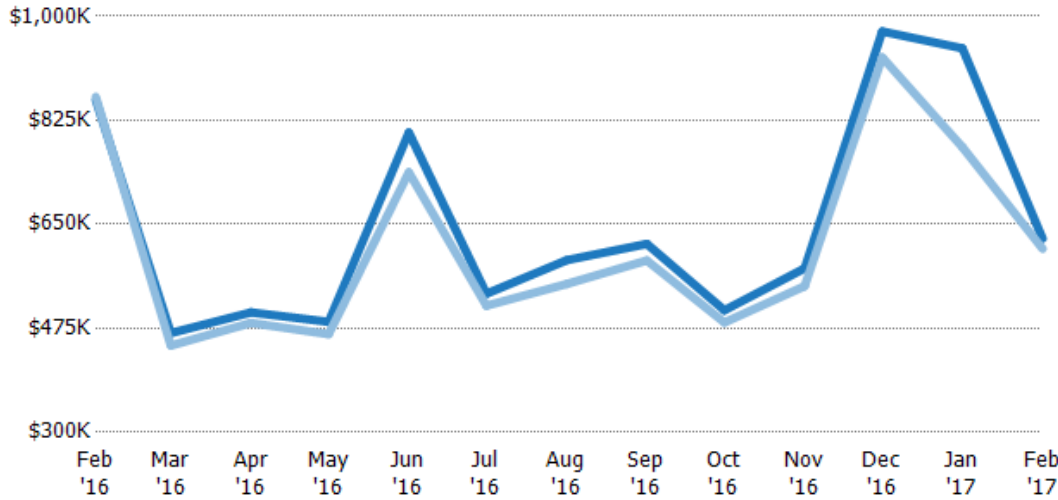


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



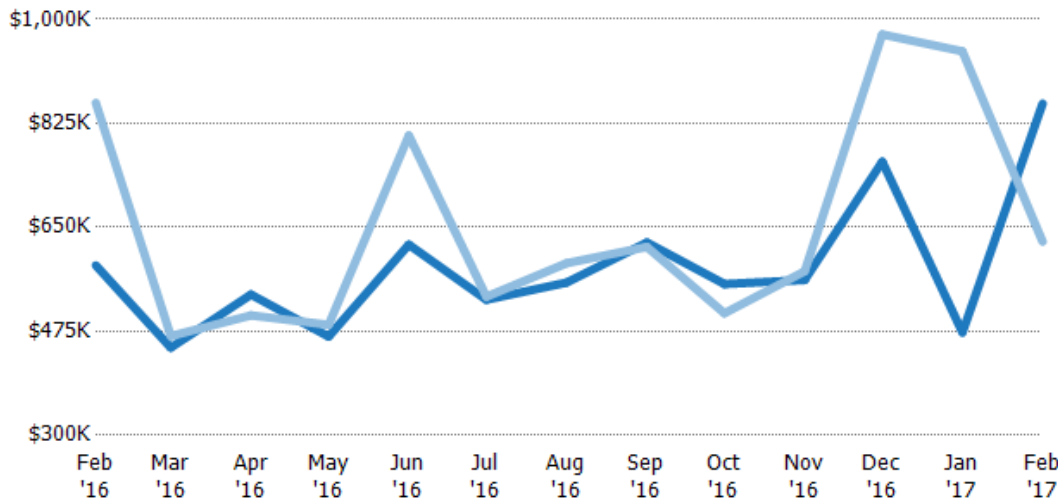
	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Avg List Price	\$859K	\$467K	\$502K	\$486K	\$804K	\$533K	\$590K	\$617K	\$505K	\$576K	\$974K	\$946K	\$626K
Avg Sales Price	\$865K	\$446K	\$484K	\$465K	\$737K	\$513K	\$549K	\$589K	\$485K	\$546K	\$931K	\$780K	\$609K
Avg Sales Price as a % of Avg List Price	101%	95%	96%	96%	92%	96%	93%	95%	96%	95%	96%	82%	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 '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17
Avg Est Value	\$586K	\$447K	\$537K	\$466K	\$621K	\$528K	\$557K	\$624K	\$555K	\$561K	\$760K	\$473K	\$858K
Avg Sales Price	\$859K	\$467K	\$502K	\$486K	\$804K	\$533K	\$590K	\$617K	\$505K	\$576K	\$974K	\$946K	\$626K
Avg Sales Price as a % of Avg Est Value	147%	104%	93%	104%	130%	101%	106%	99%	91%	103%	128%	200%	73%

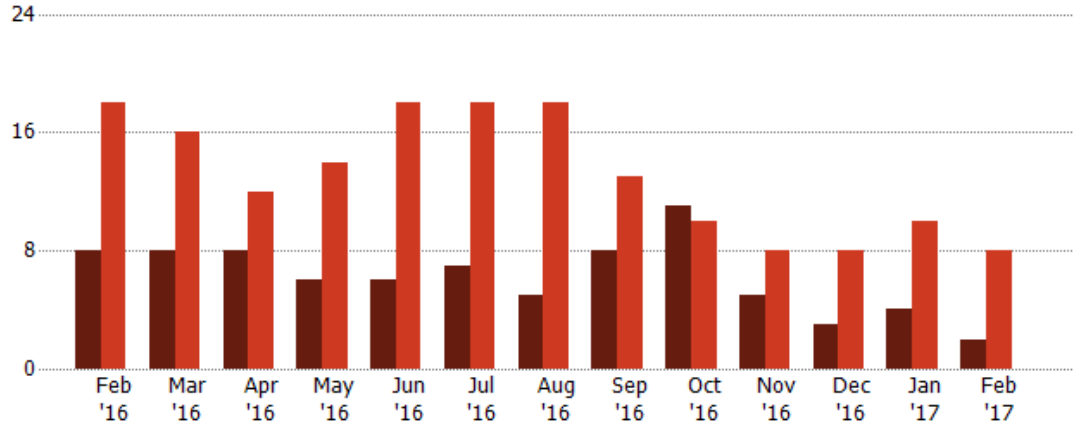
Distressed Listings

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

Month/Year	Count	% Chg.
Feb '17	2	-75%
Feb '16	8	-55.6%
Feb '15	18	50%

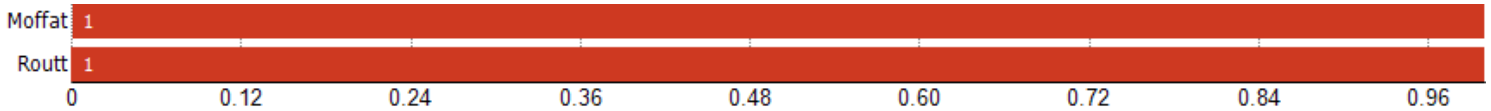


Current Year	8	8	8	6	6	7	5	8	11	5	3	4	2
Prior Year	18	16	12	14	18	18	18	13	10	8	8	10	8
Percent Change from Prior Year	-56%	-50%	-33%	-57%	-67%	-61%	-72%	-38%	10%	-38%	-63%	-60%	-75%

Distressed Listings (By County)

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

Filters Used: County: 6 Selected



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: 03/08/2017

Scheduled: Yes

Report Date Range: From 2/2016 To: 2/2017

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
- Average 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 2/2017 data

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