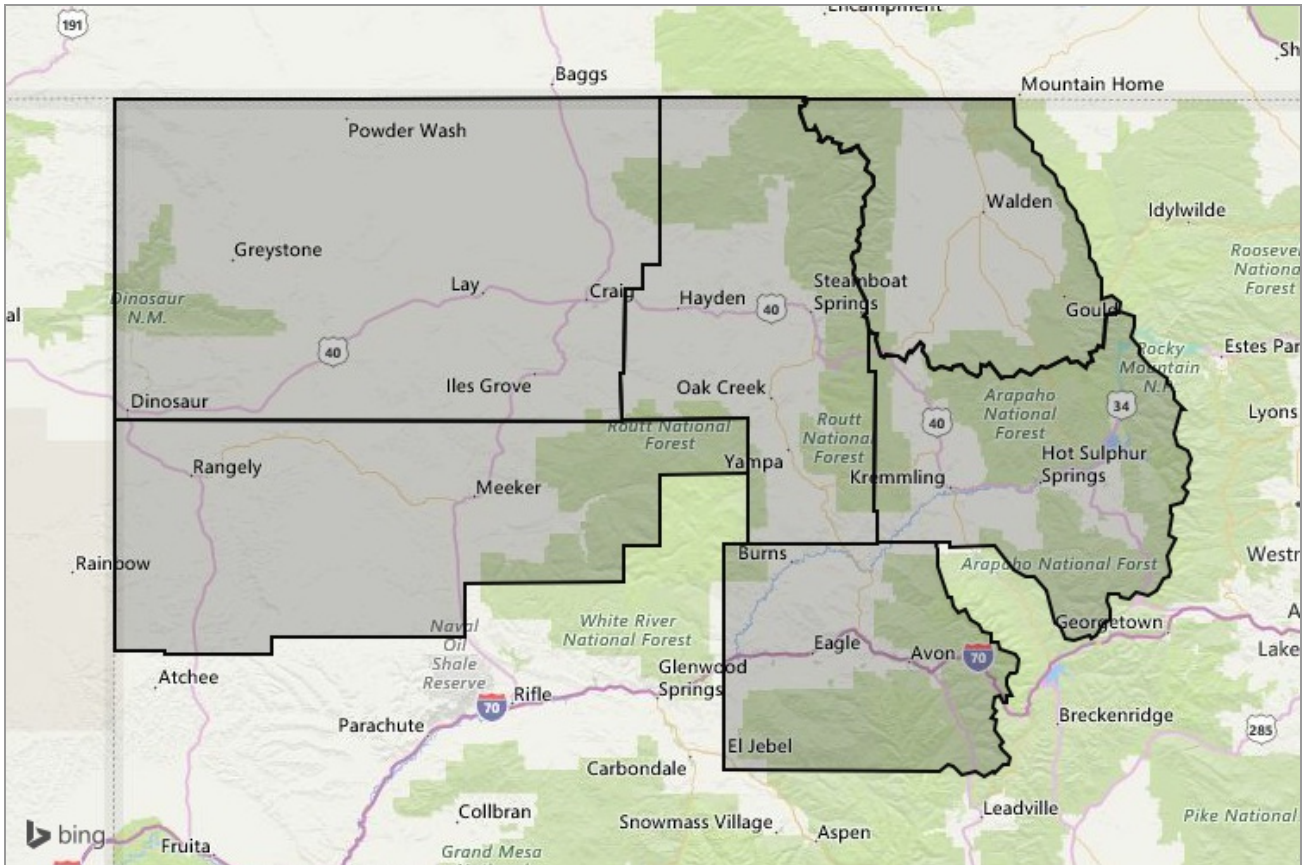




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
8/2015 – 8/2016

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 09/09/2016

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

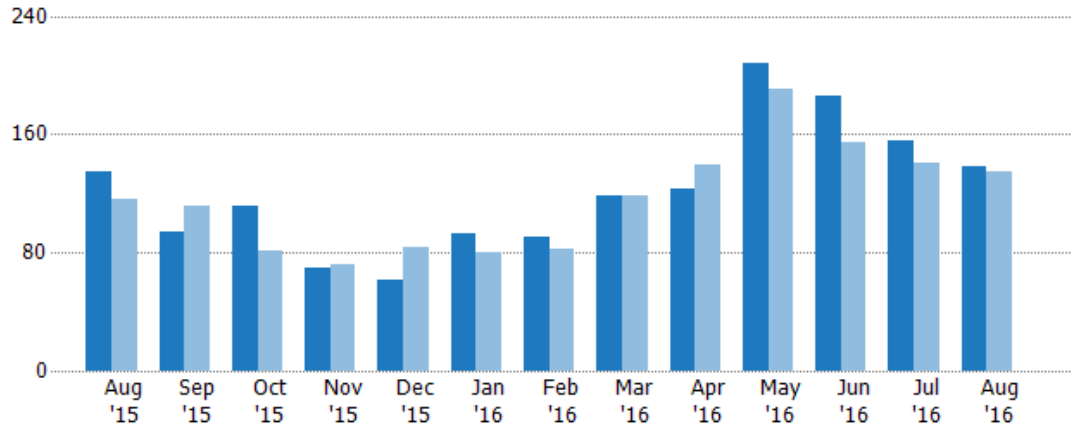
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '16	138	2.2%
Aug '15	135	16.4%
Aug '14	116	6%



Current Year	135	94	112	70	62	93	91	118	123	208	186	156	138
Prior Year	116	112	81	72	84	80	83	118	139	191	155	141	135
Percent Change from Prior Year	16%	-16%	38%	-3%	-26%	16%	10%	0	-12%	9%	20%	11%	2%

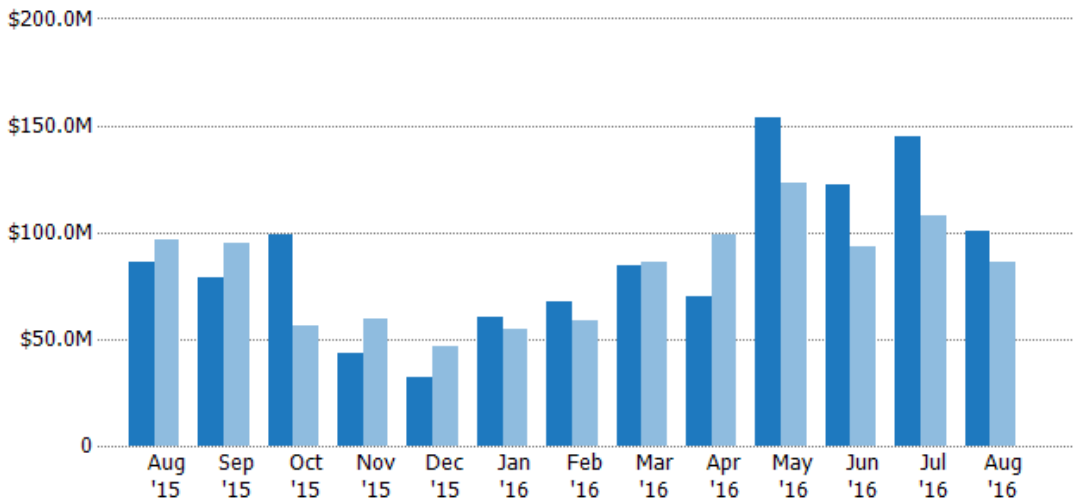
New Listing Volume

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.
Aug '16	\$101M	17.3%
Aug '15	\$85.8M	-11.1%
Aug '14	\$96.5M	-6.8%



Current Year	\$85.8M	\$78.7M	\$99.1M	\$43.4M	\$32.3M	\$60.2M	\$67.6M	\$84.6M	\$70.3M	\$153M	\$123M	\$144M	\$101M
Prior Year	\$96.5M	\$95.3M	\$55.9M	\$59.6M	\$46.9M	\$54.8M	\$58.5M	\$85.7M	\$98.9M	\$123M	\$93.3M	\$108M	\$85.8M
Percent Change from Prior Year	-11%	-17%	77%	-27%	-31%	10%	16%	-1%	-29%	25%	31%	34%	17%

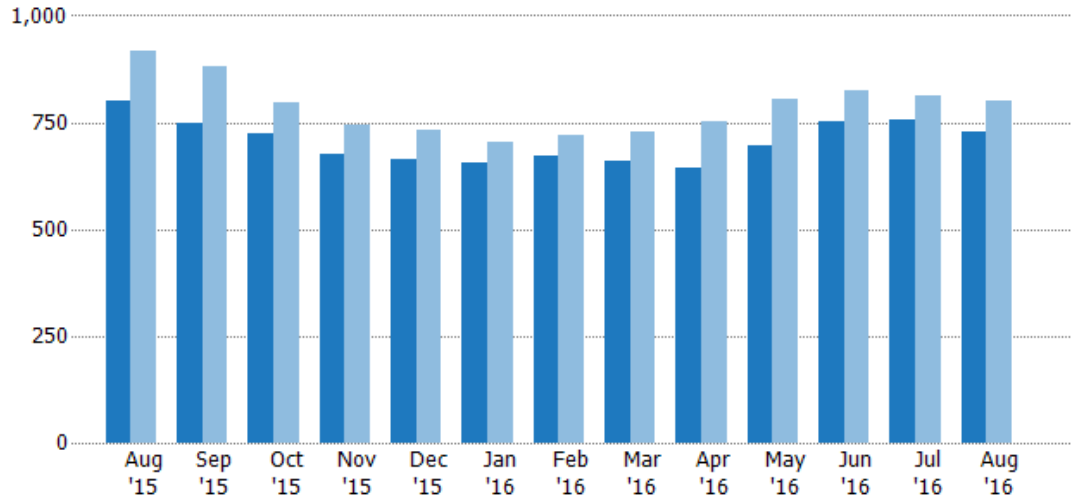
Active Listings

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.
Aug '16	729	-8.8%
Aug '15	799	-12.8%
Aug '14	916	1%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	799	747	722	677	664	657	671	661	645	694	752	758	729
Prior Year	916	882	796	745	732	703	718	729	751	804	824	811	799
Percent Change from Prior Year	-13%	-15%	-9%	-9%	-9%	-7%	-7%	-9%	-14%	-14%	-9%	-7%	-9%

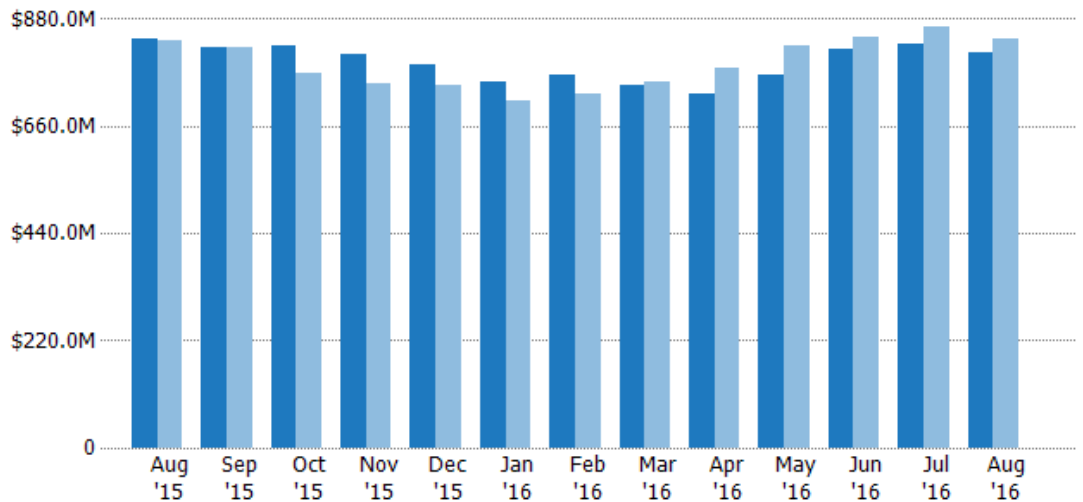
Active Listing Volume

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.
Aug '16	\$810M	-3.4%
Aug '15	\$839M	.5%
Aug '14	\$835M	-3.1%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	\$839M	\$821M	\$826M	\$807M	\$787M	\$752M	\$765M	\$744M	\$726M	\$764M	\$819M	\$829M	\$810M
Prior Year	\$835M	\$821M	\$768M	\$748M	\$744M	\$711M	\$728M	\$750M	\$780M	\$825M	\$843M	\$864M	\$839M
Percent Change from Prior Year	0	0	8%	8%	6%	6%	5%	-1%	-7%	-7%	-3%	-4%	-3%

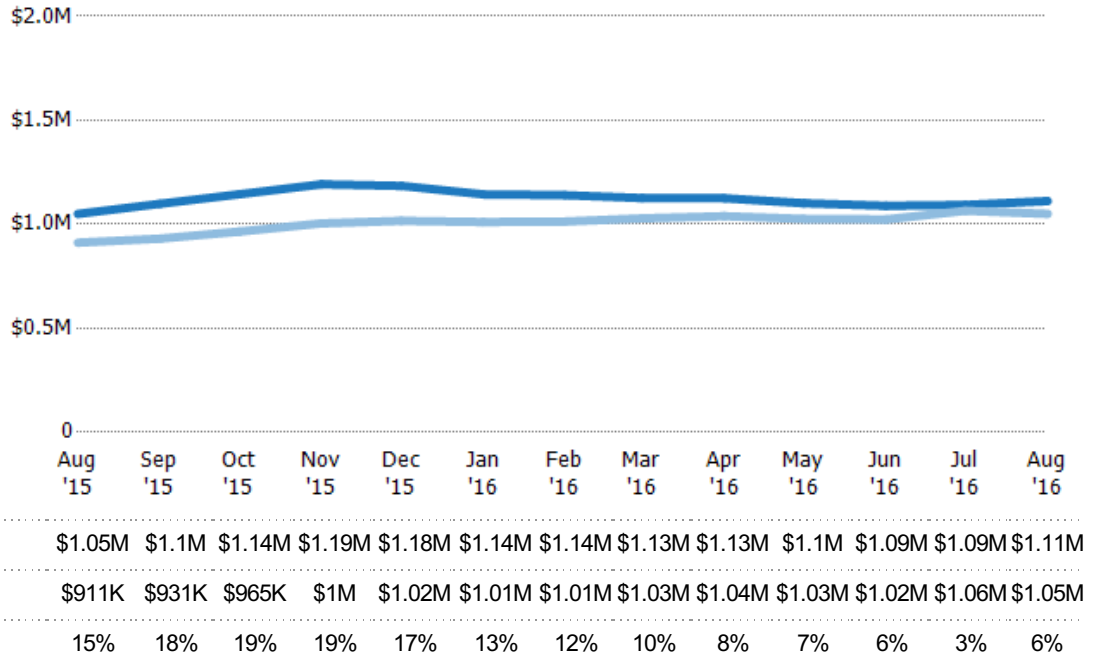
Average Listing Price

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.
Aug '16	\$1.11M	5.9%
Aug '15	\$1.05M	15.2%
Aug '14	\$911K	-4.1%



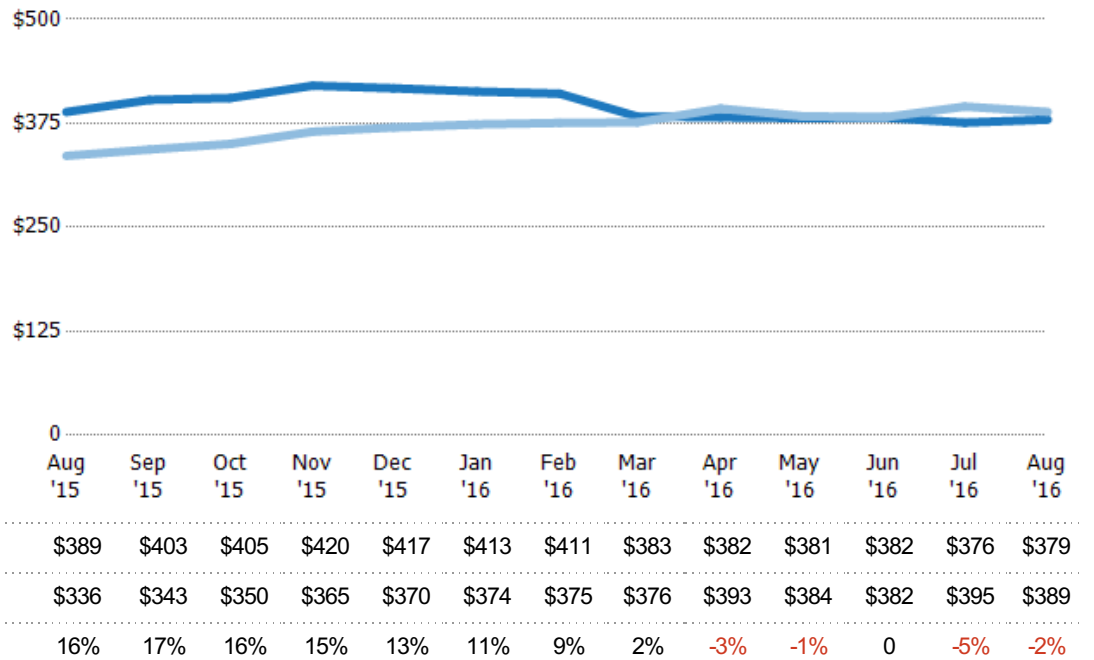
Average Listing Price per Sq Ft

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.
Aug '16	\$379	-2.4%
Aug '15	\$389	15.7%
Aug '14	\$336	-1.1%

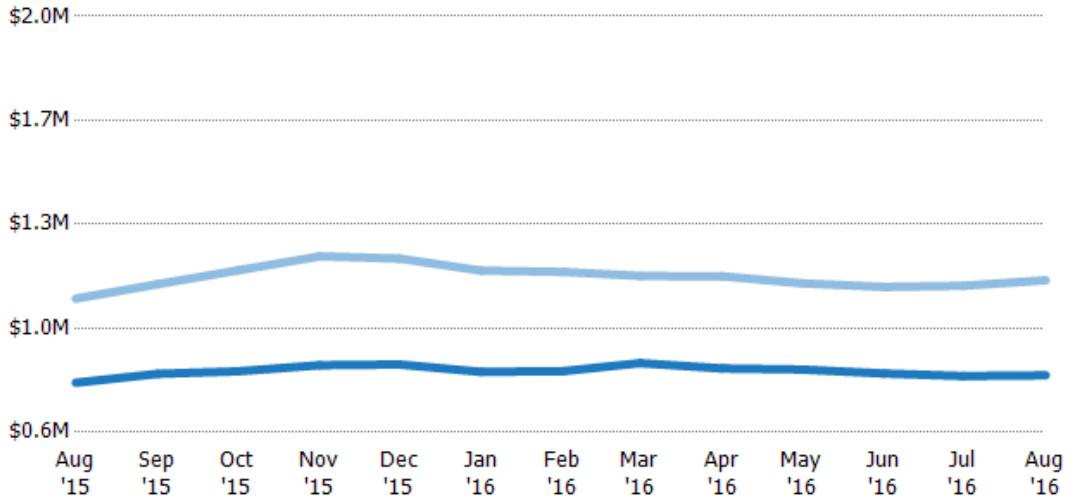


Average Listing Price vs Average Est Value

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



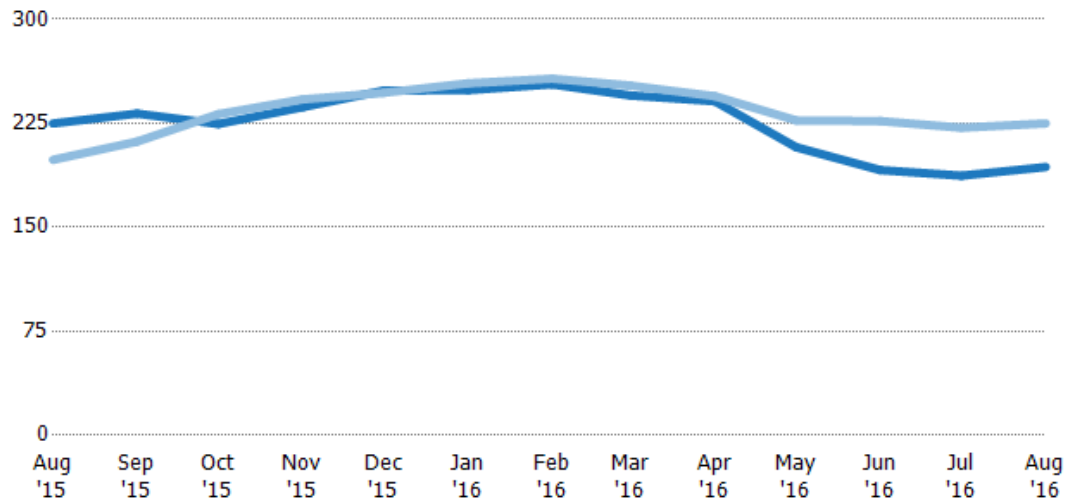
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$767K	\$797K	\$805K	\$826K	\$828K	\$803K	\$806K	\$833K	\$815K	\$811K	\$798K	\$789K	\$792K
Avg Listing Price	\$1.05M	\$1.1M	\$1.14M	\$1.19M	\$1.18M	\$1.14M	\$1.14M	\$1.13M	\$1.13M	\$1.1M	\$1.09M	\$1.09M	\$1.11M
Avg Listing Price as a % of Avg Est Value	137%	138%	142%	144%	143%	142%	141%	135%	138%	136%	137%	138%	140%

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



Month/Year	Days	% Chg.
Aug '16	193	-14%
Aug '15	225	13.2%
Aug '14	199	-6.7%

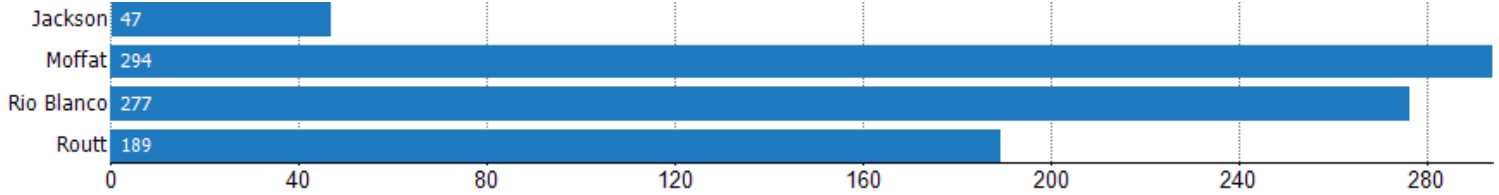
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	225	232	224	237	249	249	253	245	241	208	191	187	193
Prior Year	199	212	232	242	247	254	257	252	245	227	227	222	225
Percent Change from Prior Year	13%	10%	-3%	-2%	1%	-2%	-2%	-3%	-1%	-9%	-16%	-16%	-14%



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



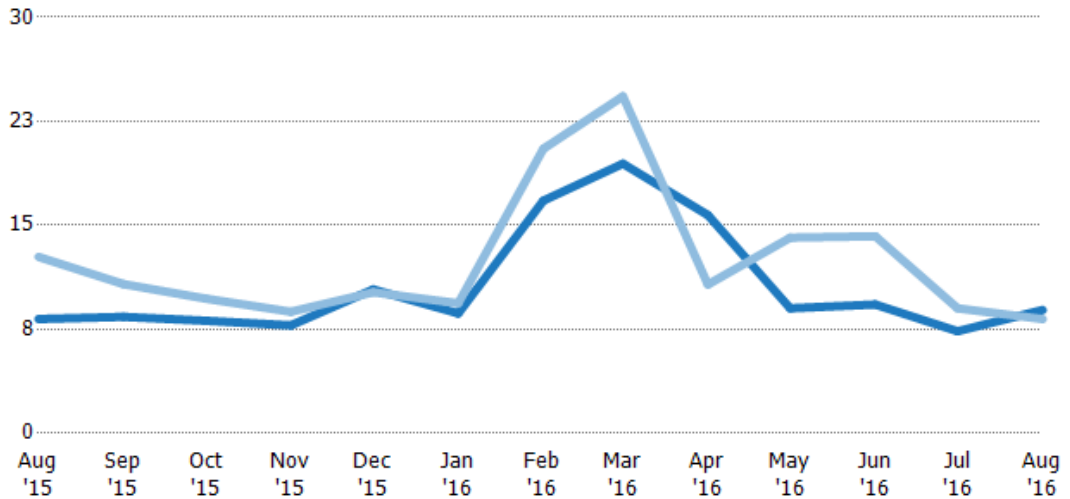
Months of Inventory

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.
Aug '16	8.89	7.9%
Aug '15	8.24	-35.3%
Aug '14	12.7	-4%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	8.24	8.39	8.11	7.78	10.4	8.64	16.8	19.4	15.7	9.01	9.28	7.36	8.89
Prior Year	12.7	10.8	9.71	8.76	10.2	9.37	20.5	24.3	10.7	14.1	14.2	9.01	8.24
Percent Change from Prior Year	-35%	-22%	-16%	-11%	2%	-8%	-18%	-20%	47%	-36%	-35%	-18%	8%

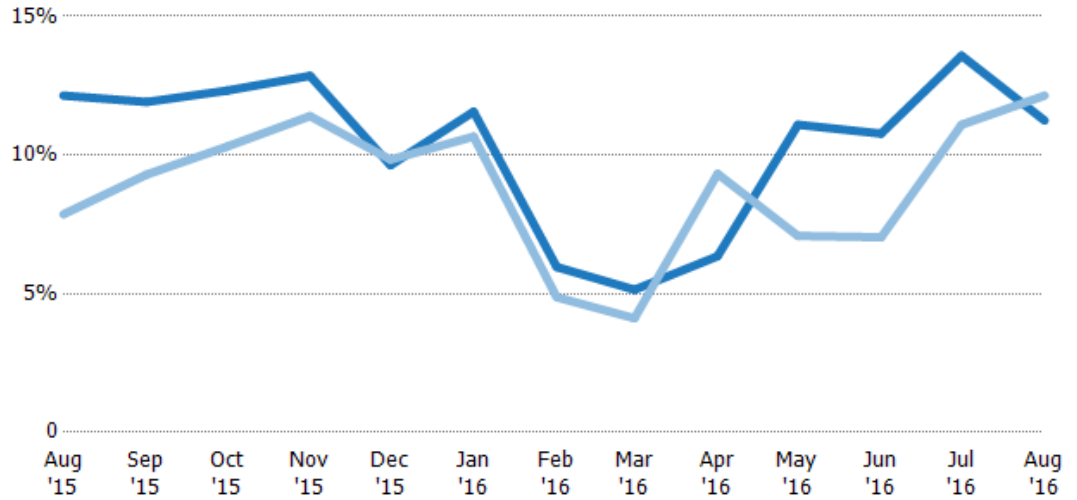
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Aug '16	11%	.9%
Aug '15	12%	-4.3%
Aug '14	8%	.4%

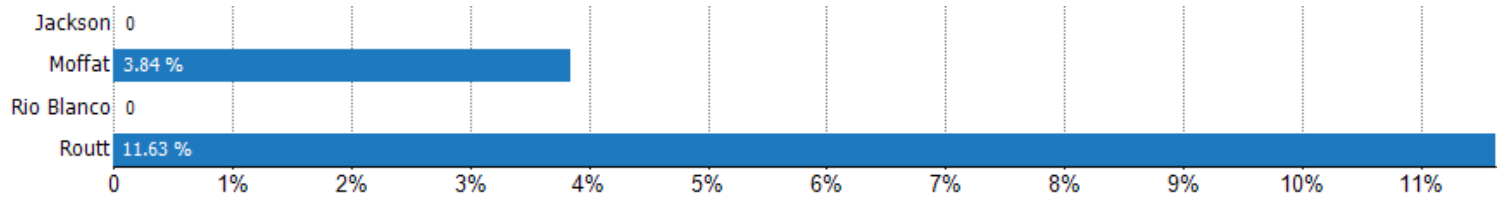


	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	12%	12%	12%	13%	10%	12%	6%	5%	6%	11%	11%	14%	11%
Prior Year	8%	9%	10%	11%	10%	11%	5%	4%	9%	7%	7%	11%	12%
Change from Prior Year	-4%	-3%	-2%	-1%	0	-1%	-1%	-1%	3%	-4%	-4%	-2%	1%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



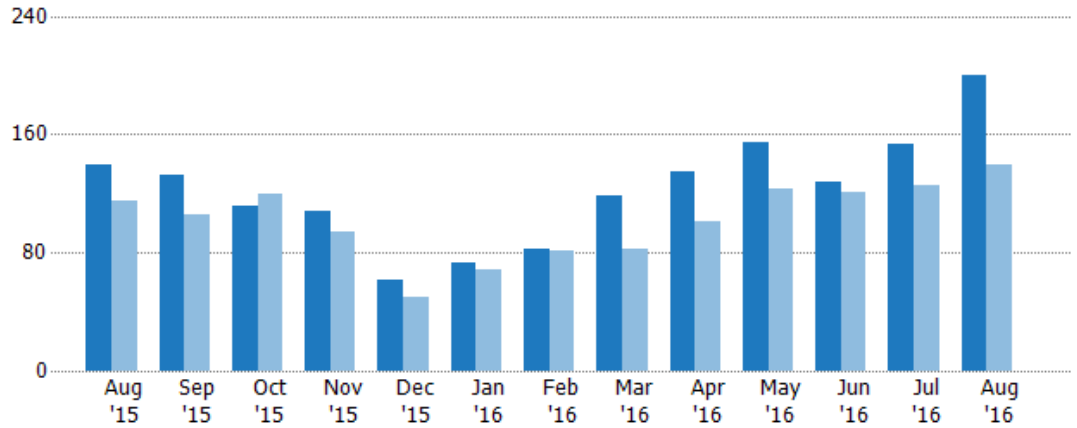
Pending Sales

The number of 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.
Aug '16	200	43.9%
Aug '15	139	20.9%
Aug '14	115	-8.7%



Current Year	139	133	112	108	61	73	82	119	135	154	128	153	200
Prior Year	115	106	120	94	50	69	81	83	101	123	121	125	139
Percent Change from Prior Year	21%	25%	-7%	15%	22%	6%	1%	43%	34%	25%	6%	22%	44%

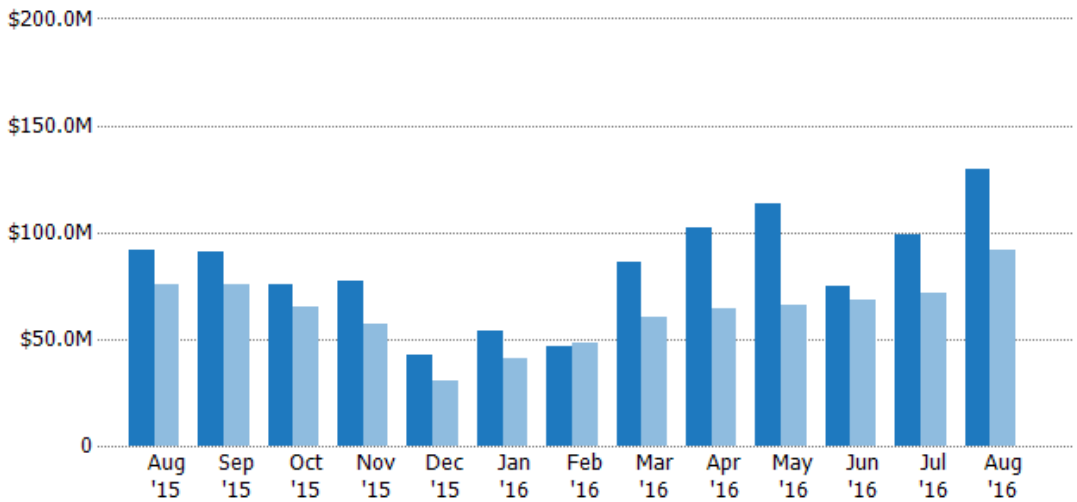
Pending Sales Volume

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.
Aug '16	\$129M	41.6%
Aug '15	\$91.3M	21.3%
Aug '14	\$75.2M	-18.4%



Current Year	\$91.3M	\$91.1M	\$75.5M	\$77.2M	\$42.9M	\$53.8M	\$46.9M	\$85.9M	\$102M	\$113M	\$74.9M	\$99M	\$129M
Prior Year	\$75.2M	\$75.3M	\$65.3M	\$56.7M	\$30.4M	\$41.2M	\$48.1M	\$60.1M	\$64.2M	\$66.2M	\$68.3M	\$71.6M	\$91.3M
Percent Change from Prior Year	21%	21%	16%	36%	41%	30%	-3%	43%	59%	71%	10%	38%	42%

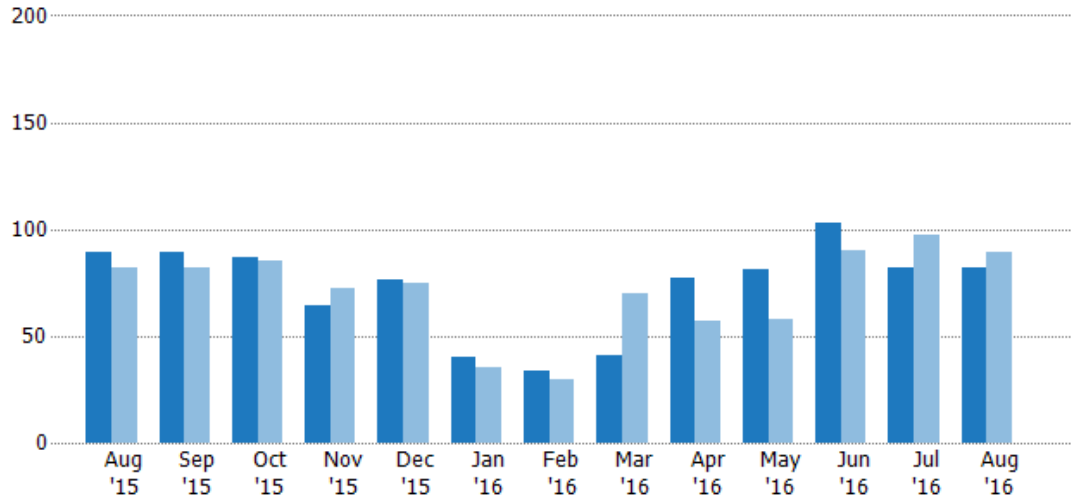
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '16	82	-7.9%
Aug '15	89	8.5%
Aug '14	82	-19.5%



Current Year	89	89	87	64	76	40	34	41	77	81	103	82	82
Prior Year	82	82	85	72	75	35	30	70	57	58	90	97	89
Percent Change from Prior Year	9%	9%	2%	-11%	1%	14%	13%	-41%	35%	40%	14%	-15%	-8%

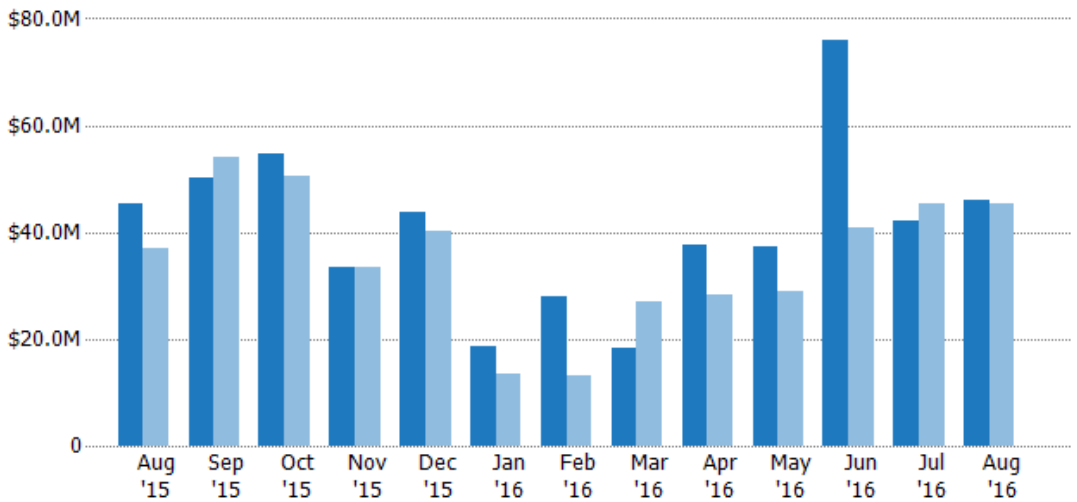
Closed Sales Volume

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.
Aug '16	\$46M	1.4%
Aug '15	\$45.4M	22.9%
Aug '14	\$36.9M	-19.4%

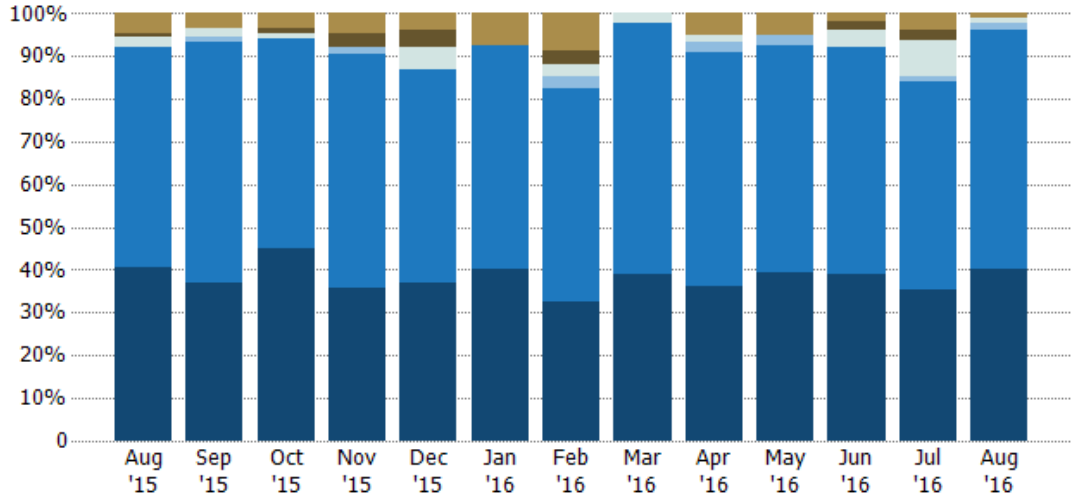


Current Year	\$45.4M	\$50.1M	\$54.8M	\$33.5M	\$43.8M	\$18.5M	\$28M	\$18.2M	\$37.5M	\$37.3M	\$76M	\$42.1M	\$46M
Prior Year	\$36.9M	\$54.2M	\$50.6M	\$33.3M	\$40.1M	\$13.4M	\$13.1M	\$27.1M	\$28.4M	\$29.1M	\$40.9M	\$45.4M	\$45.4M
Percent Change from Prior Year	23%	-7%	8%	1%	9%	39%	114%	-33%	32%	28%	86%	-7%	1%

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

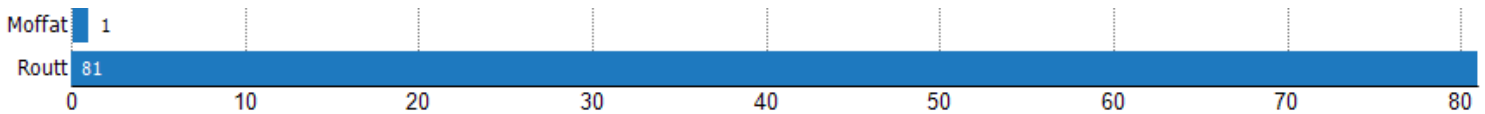


Coop	4%	3%	3%	5%	4%	8%	9%	-	5%	5%	2%	4%	1%
Farm/Ranch	1%	-	1%	3%	4%	-	3%	-	-	-	2%	2%	-
Multifamily/Multiplex	2%	2%	1%	-	5%	-	3%	2%	1%	-	4%	9%	1%
Mobile/Manufactured	-	1%	-	2%	-	-	3%	-	3%	2%	-	1%	1%
Condo/Townhouse	52%	56%	49%	55%	50%	53%	50%	59%	55%	53%	53%	49%	56%
Single Family Residence	40%	37%	45%	36%	37%	40%	32%	39%	36%	40%	39%	35%	40%

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

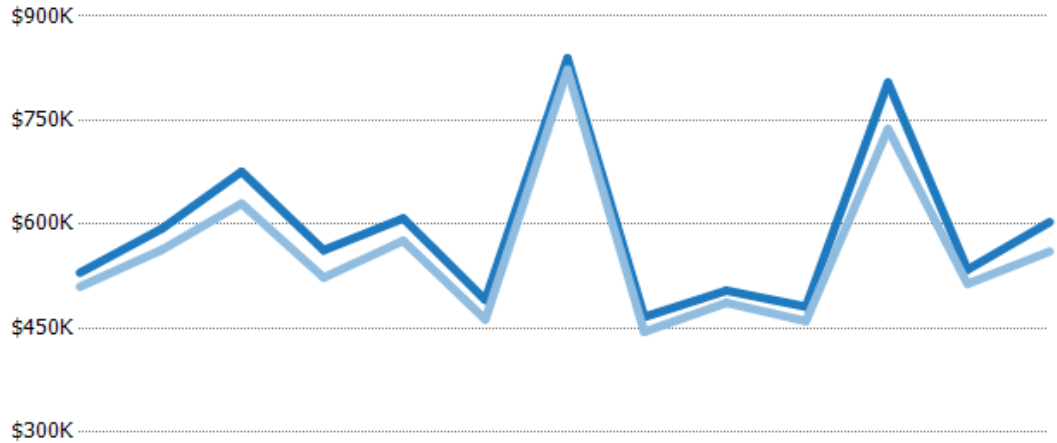


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



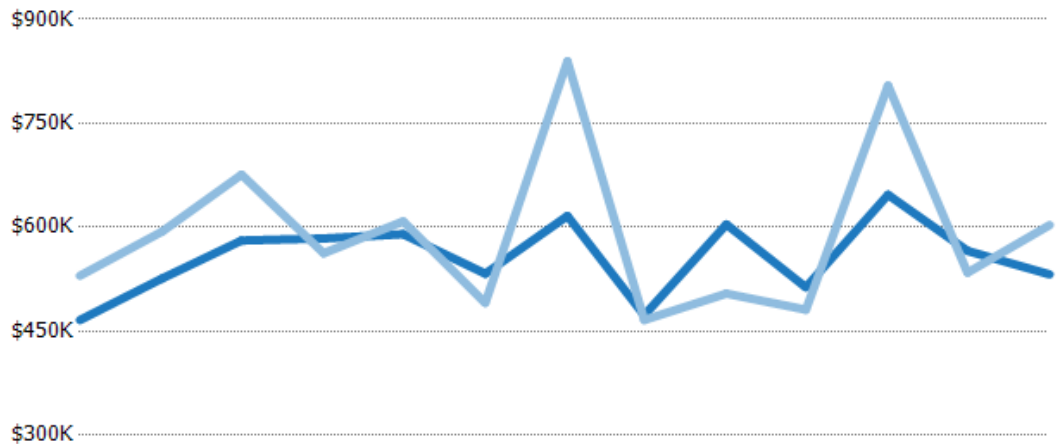
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg List Price	\$530K	\$594K	\$676K	\$563K	\$609K	\$491K	\$840K	\$466K	\$504K	\$481K	\$804K	\$535K	\$603K
Avg Sales Price	\$510K	\$563K	\$630K	\$523K	\$576K	\$463K	\$823K	\$445K	\$487K	\$460K	\$737K	\$514K	\$561K
Avg Sales Price as a % of Avg List Price	96%	95%	93%	93%	95%	94%	98%	95%	97%	96%	92%	96%	93%

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



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$466K	\$526K	\$581K	\$584K	\$590K	\$533K	\$616K	\$473K	\$604K	\$513K	\$647K	\$566K	\$532K
Avg Sales Price	\$530K	\$594K	\$676K	\$563K	\$609K	\$491K	\$840K	\$466K	\$504K	\$481K	\$804K	\$535K	\$603K
Avg Sales Price as a % of Avg Est Value	114%	113%	116%	96%	103%	92%	136%	99%	83%	94%	124%	94%	113%

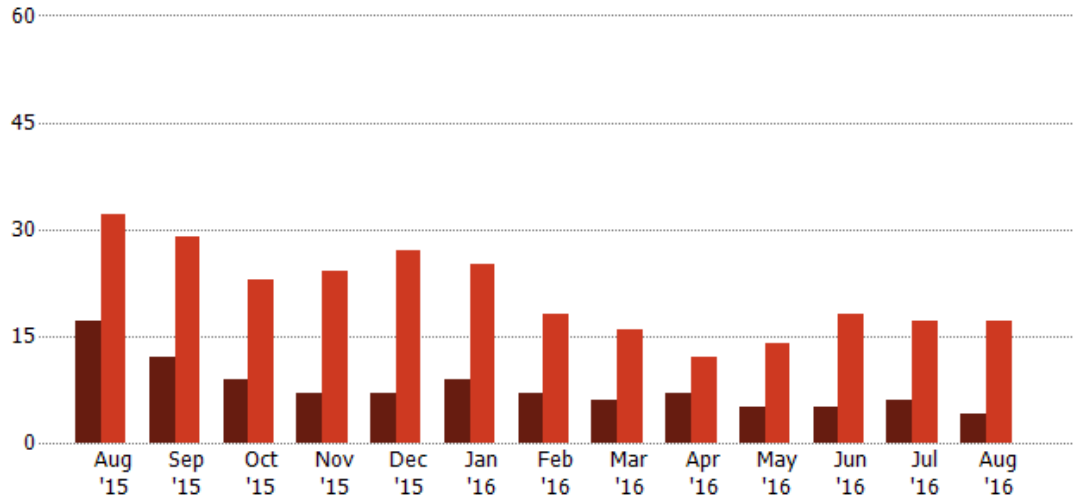
Distressed Listings

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.
Aug '16	4	-76.5%
Aug '15	17	-46.9%
Aug '14	32	62.5%

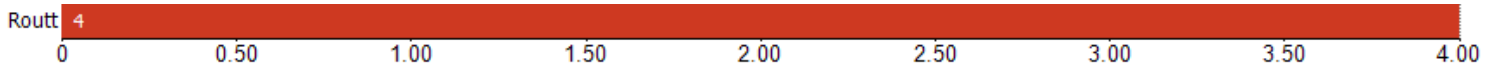


Current Year	17	12	9	7	7	9	7	6	7	5	5	6	4
Prior Year	32	29	23	24	27	25	18	16	12	14	18	17	17
Percent Change from Prior Year	-47%	-59%	-61%	-71%	-74%	-64%	-61%	-63%	-42%	-64%	-72%	-65%	-76%

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: 09/09/2016

Scheduled: Yes

Report Date Range: From 8/2015 To: 8/2016

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 8/2016 data

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