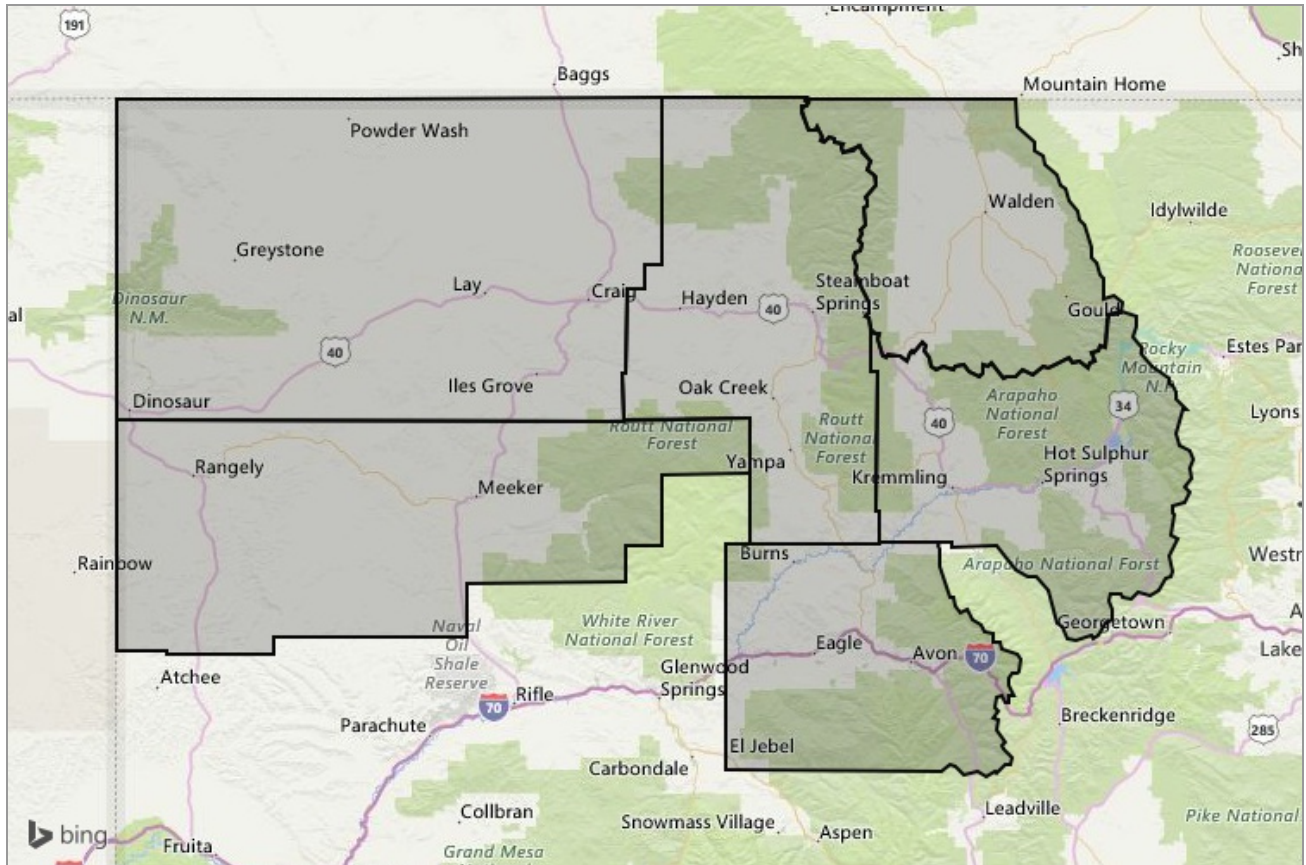




# STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

## Monthly Market Data Report



### Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
7/2015 – 7/2016

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 08/08/2016

**Scheduled:** Yes

Presented by

Steamboat Springs Board of  
**REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

<http://www.ssbr.org>

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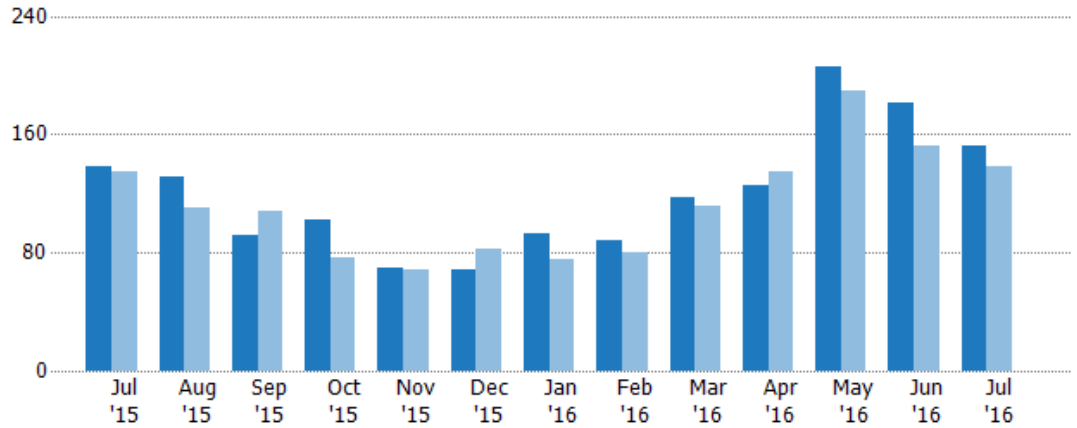
## New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '16	152	10.1%
Jul '15	138	2.2%
Jul '14	135	17%



Current Year	138	131	92	102	70	68	93	88	117	126	206	181	152
Prior Year	135	110	108	77	69	82	75	80	112	135	189	152	138
Percent Change from Prior Year	2%	19%	-15%	32%	1%	-17%	24%	10%	4%	-7%	9%	19%	10%

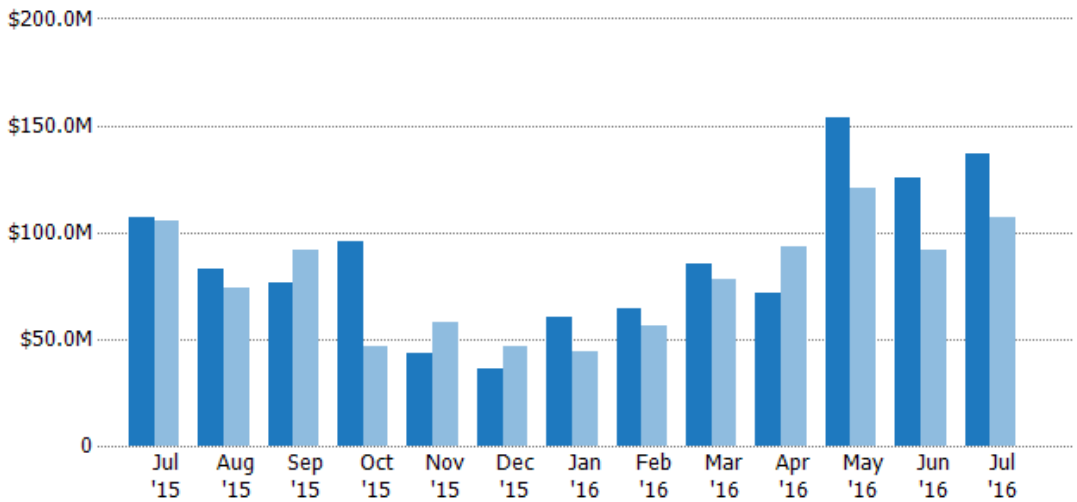
## New Listing Volume

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.
Jul '16	\$137M	28.1%
Jul '15	\$107M	.9%
Jul '14	\$106M	-21.9%



Current Year	\$107M	\$82.5M	\$76.7M	\$95.4M	\$43.4M	\$36M	\$60.2M	\$64.6M	\$84.8M	\$71.6M	\$153M	\$125M	\$137M
Prior Year	\$106M	\$73.8M	\$91.9M	\$46.8M	\$58.2M	\$46.6M	\$44.3M	\$56.5M	\$78.2M	\$93M	\$120M	\$92M	\$107M
Percent Change from Prior Year	1%	12%	-17%	104%	-25%	-23%	36%	14%	9%	-23%	28%	36%	28%

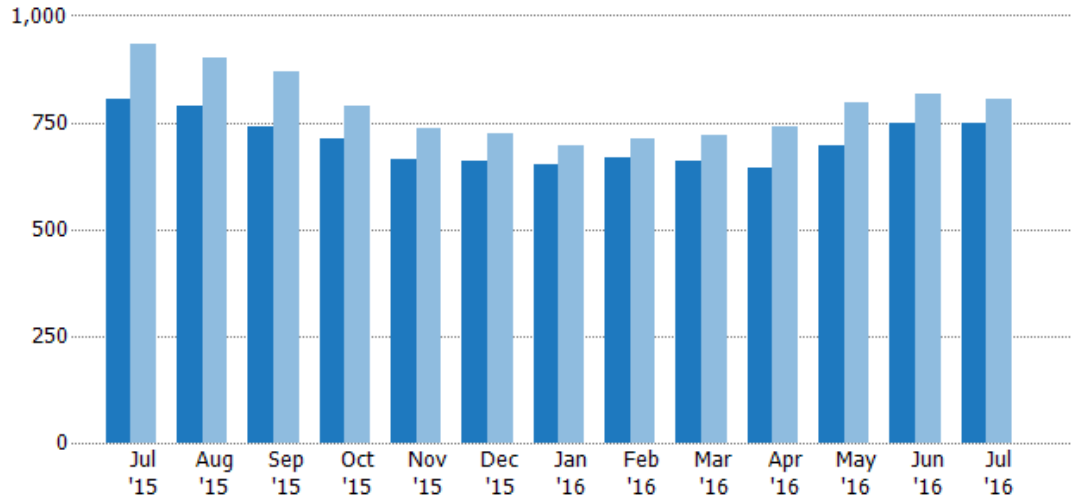
## Active Listings

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.
Jul '16	749	-6.7%
Jul '15	803	-14.1%
Jul '14	935	-3.2%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	803	790	740	710	665	660	653	667	658	645	694	748	749
Prior Year	935	903	870	787	737	722	694	710	718	739	795	817	803
Percent Change from Prior Year	-14%	-13%	-15%	-10%	-10%	-9%	-6%	-6%	-8%	-13%	-13%	-8%	-7%

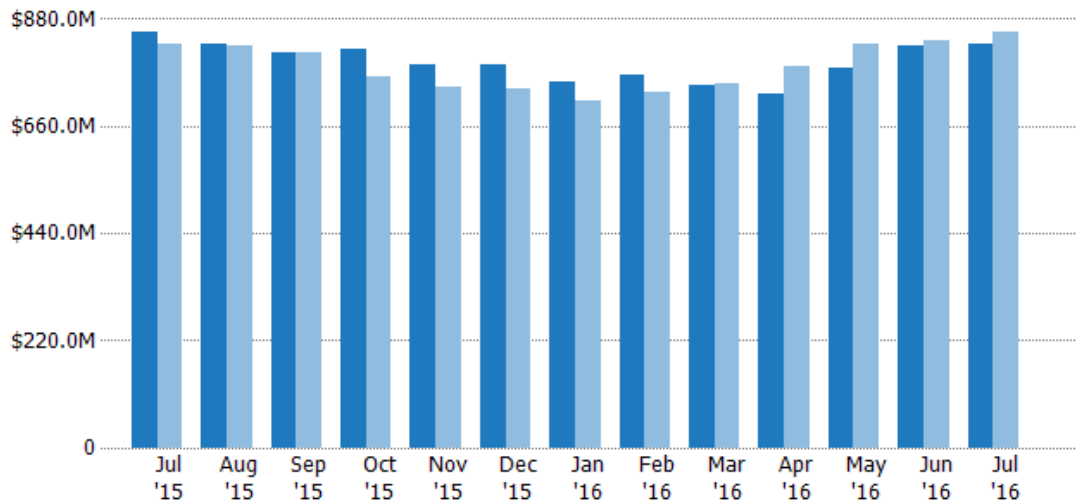
## Active Listing Volume

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.
Jul '16	\$829M	-2.9%
Jul '15	\$854M	3.2%
Jul '14	\$827M	-2.6%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	\$854M	\$828M	\$811M	\$819M	\$788M	\$786M	\$751M	\$764M	\$745M	\$727M	\$781M	\$823M	\$829M
Prior Year	\$827M	\$824M	\$812M	\$762M	\$740M	\$737M	\$711M	\$730M	\$749M	\$781M	\$828M	\$835M	\$854M
Percent Change from Prior Year	3%	0	0	8%	6%	7%	6%	5%	-1%	-7%	-6%	-1%	-3%

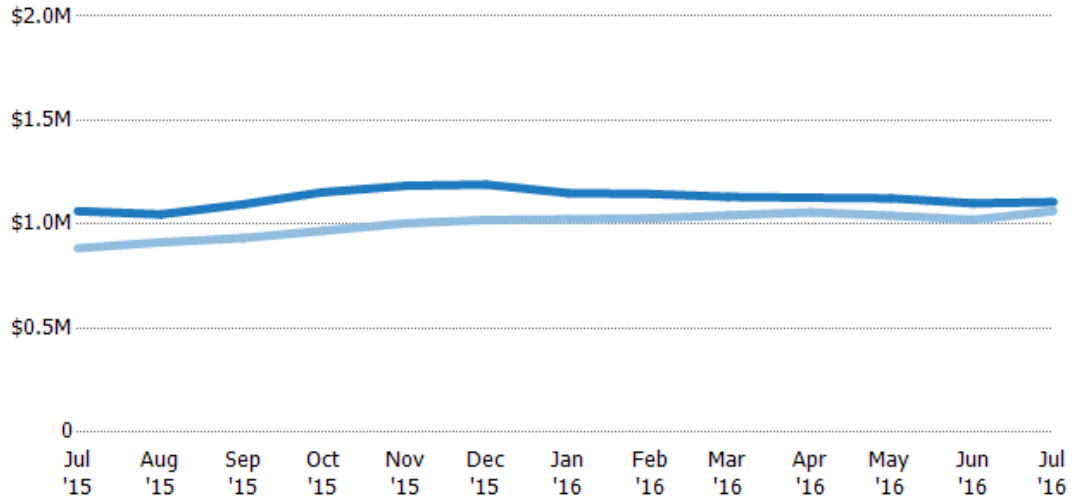
## Average Listing Price

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.
Jul '16	\$1.11M	4.1%
Jul '15	\$1.06M	20.2%
Jul '14	\$885K	.6%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	\$1.06M	\$1.05M	\$1.1M	\$1.15M	\$1.18M	\$1.19M	\$1.15M	\$1.15M	\$1.13M	\$1.13M	\$1.12M	\$1.1M	\$1.11M
Prior Year	\$885K	\$913K	\$934K	\$968K	\$1M	\$1.02M	\$1.02M	\$1.03M	\$1.04M	\$1.06M	\$1.04M	\$1.02M	\$1.06M
Percent Change from Prior Year	20%	15%	17%	19%	18%	17%	12%	11%	9%	7%	8%	8%	4%

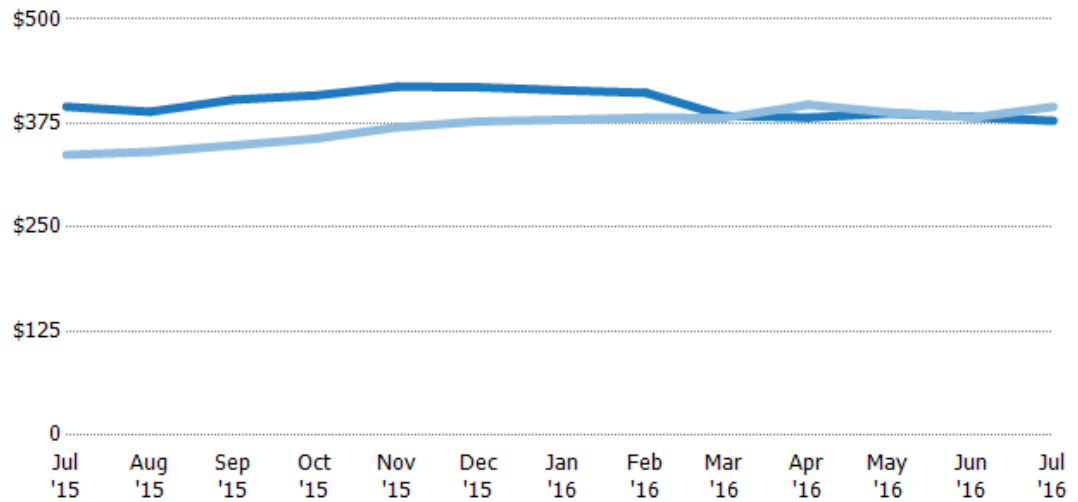
## Average Listing Price per Sq Ft

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.
Jul '16	\$378	-4.3%
Jul '15	\$395	17.2%
Jul '14	\$337	.5%



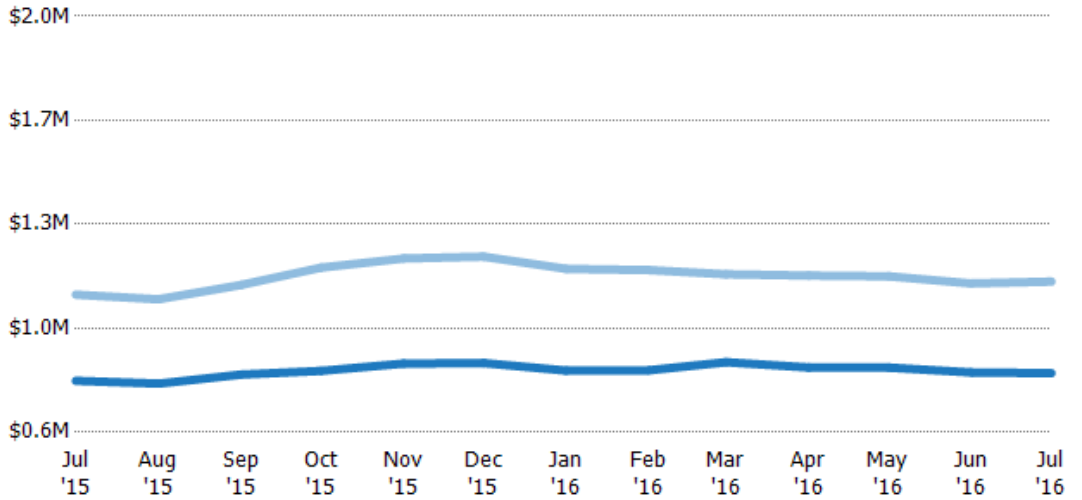
	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	\$395	\$389	\$403	\$408	\$419	\$418	\$415	\$412	\$384	\$382	\$387	\$383	\$378
Prior Year	\$337	\$341	\$348	\$356	\$370	\$377	\$379	\$382	\$381	\$397	\$388	\$382	\$395
Percent Change from Prior Year	17%	14%	16%	15%	13%	11%	9%	8%	1%	-4%	0	0	-4%

## 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



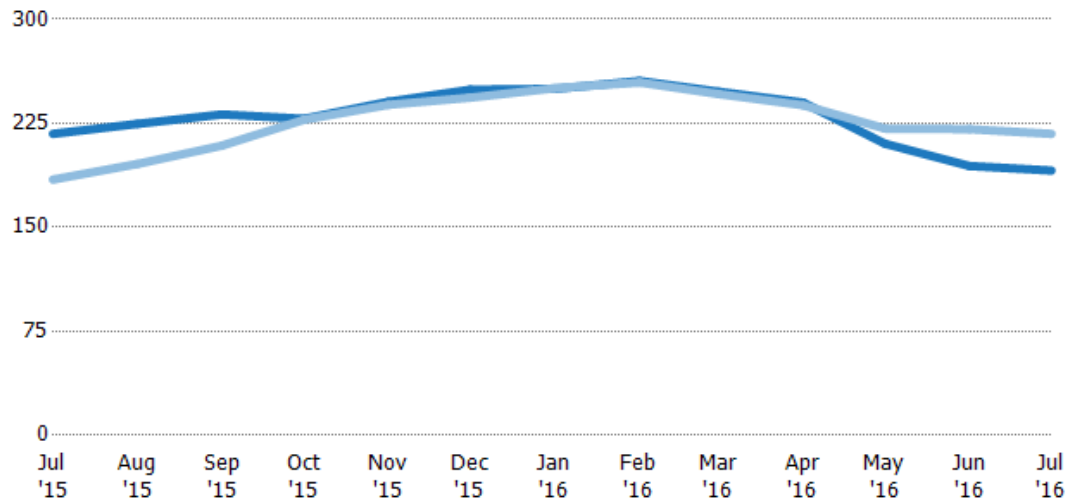
	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Avg Est Value	\$773K	\$764K	\$794K	\$807K	\$831K	\$833K	\$808K	\$809K	\$836K	\$818K	\$818K	\$801K	\$799K
Avg Listing Price	\$1.06M	\$1.05M	\$1.1M	\$1.15M	\$1.18M	\$1.19M	\$1.15M	\$1.15M	\$1.13M	\$1.13M	\$1.12M	\$1.1M	\$1.11M
Avg Listing Price as a % of Avg Est Value	138%	137%	138%	143%	143%	143%	142%	142%	135%	138%	138%	137%	139%

## 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.
Jul '16	191	-12.2%
Jul '15	217	17.9%
Jul '14	184	-6%

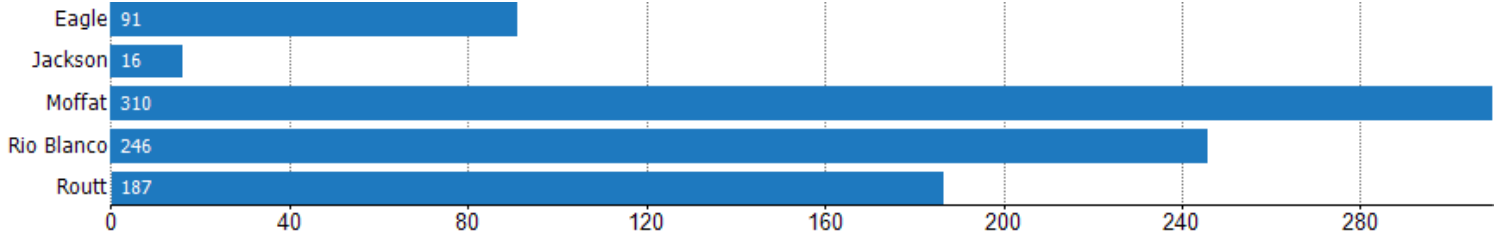
	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	217	225	231	228	240	249	250	256	248	240	210	194	191
Prior Year	184	196	209	228	238	243	250	254	246	238	221	221	217
Percent Change from Prior Year	18%	15%	11%	0	1%	2%	0	0	1%	1%	-5%	-12%	-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



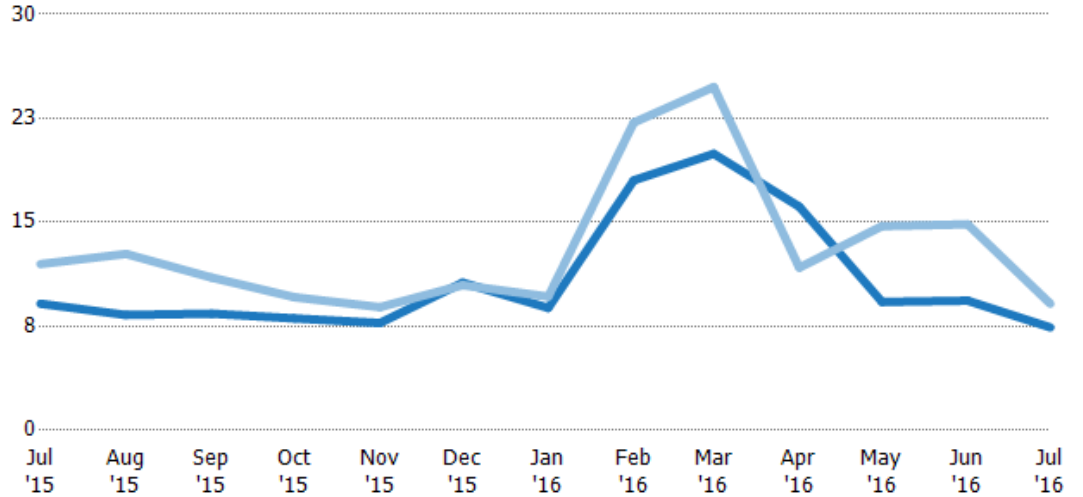
## Months of Inventory

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.
Jul '16	7.42	-18.7%
Jul '15	9.13	-23.9%
Jul '14	12	54.1%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	9.13	8.32	8.41	8.07	7.73	10.6	8.82	18	19.9	16.1	9.25	9.35	7.42
Prior Year	12	12.7	11	9.6	8.88	10.5	9.64	22.2	24.8	11.7	14.7	14.9	9.13
Percent Change from Prior Year	-24%	-35%	-24%	-16%	-13%	2%	-8%	-19%	-19%	37%	-37%	-37%	-19%

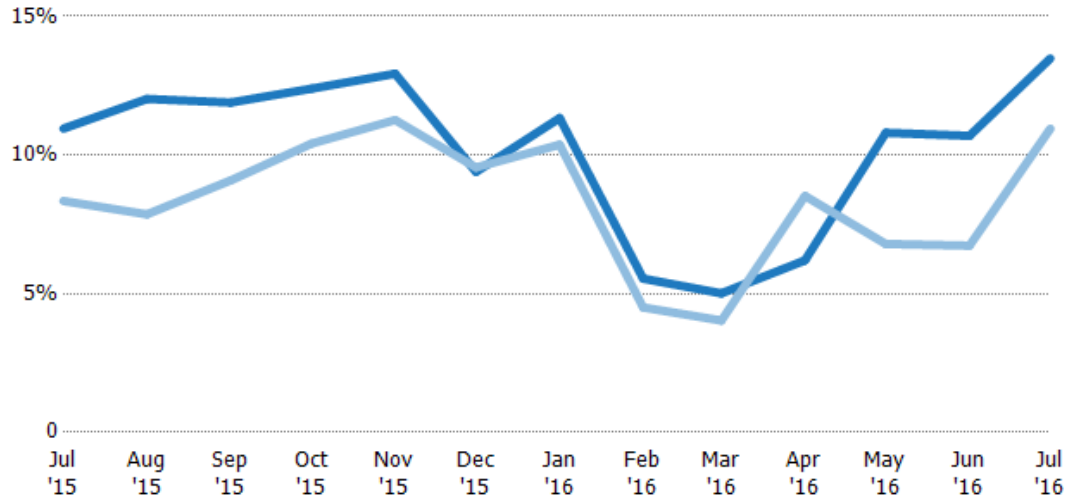
## Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jul '16	13%	-2.5%
Jul '15	11%	-2.6%
Jul '14	8%	-35.1%

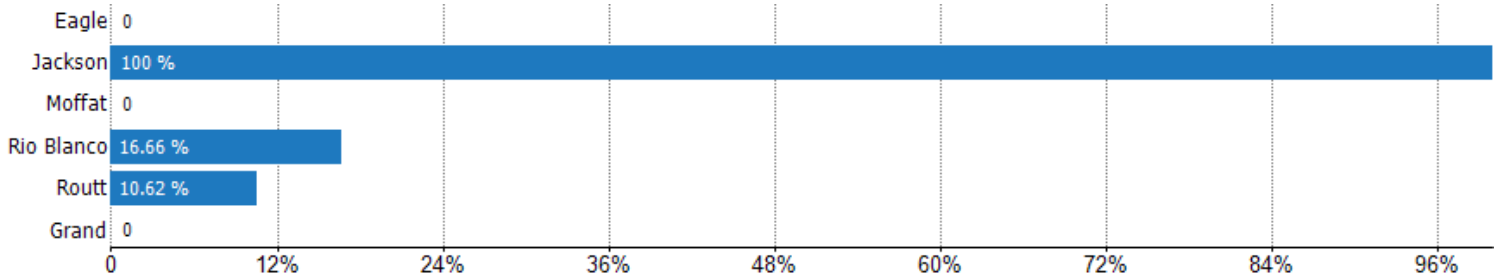


	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	11%	12%	12%	12%	13%	9%	11%	6%	5%	6%	11%	11%	13%
Prior Year	8%	8%	9%	10%	11%	10%	10%	5%	4%	9%	7%	7%	11%
Change from Prior Year	-3%	-4%	-3%	-2%	-2%	0	-1%	-1%	-1%	2%	-4%	-4%	-3%

## Absorption Rate (By County)

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

Filters Used: County: 6 Selected



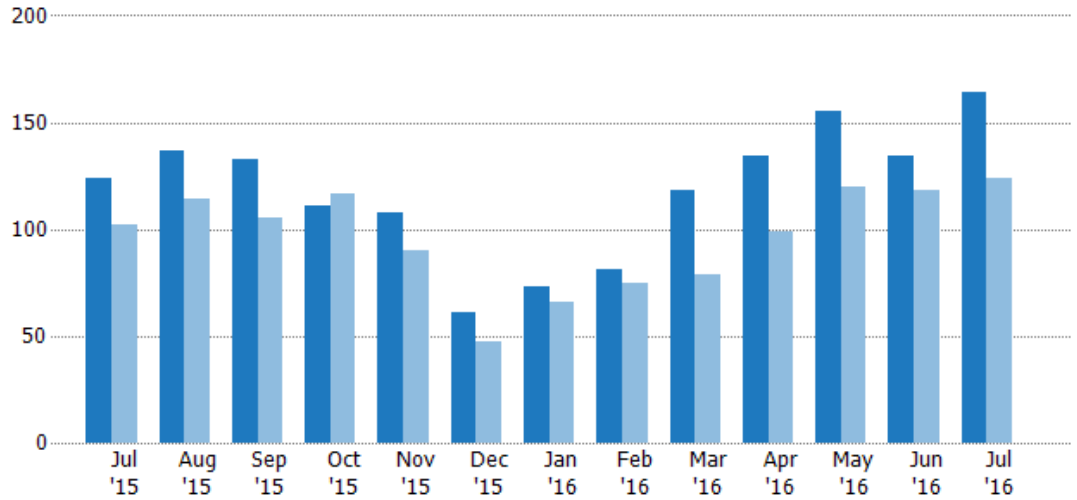
## Pending Sales

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.
Jul '16	164	32.3%
Jul '15	124	21.6%
Jul '14	102	-6.9%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	124	137	133	111	108	61	73	81	118	134	155	134	164
Prior Year	102	114	105	117	90	47	66	75	79	99	120	118	124
Percent Change from Prior Year	22%	20%	27%	-5%	20%	30%	11%	8%	49%	35%	29%	14%	32%

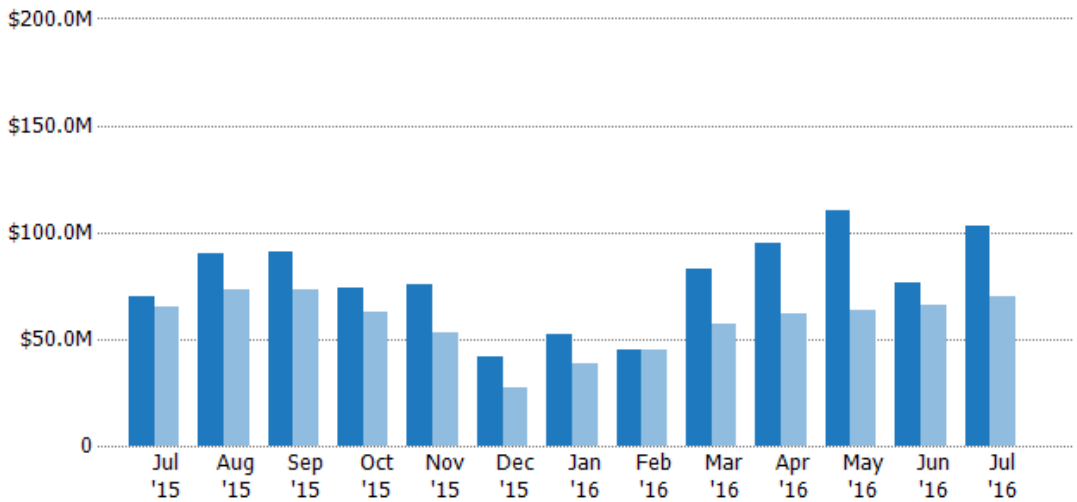
## Pending Sales Volume

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.
Jul '16	\$103M	46.9%
Jul '15	\$70.1M	7.6%
Jul '14	\$65.1M	-30.4%



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Current Year	\$70.1M	\$90.4M	\$91.1M	\$73.6M	\$75.7M	\$41.4M	\$52.2M	\$44.7M	\$83M	\$94.5M	\$110M	\$76.4M	\$103M
Prior Year	\$65.1M	\$73.1M	\$73.5M	\$62.6M	\$53.1M	\$27.4M	\$38.6M	\$44.9M	\$56.9M	\$61.5M	\$63.7M	\$65.7M	\$70.1M
Percent Change from Prior Year	8%	24%	24%	18%	43%	51%	36%	-1%	46%	54%	73%	16%	47%



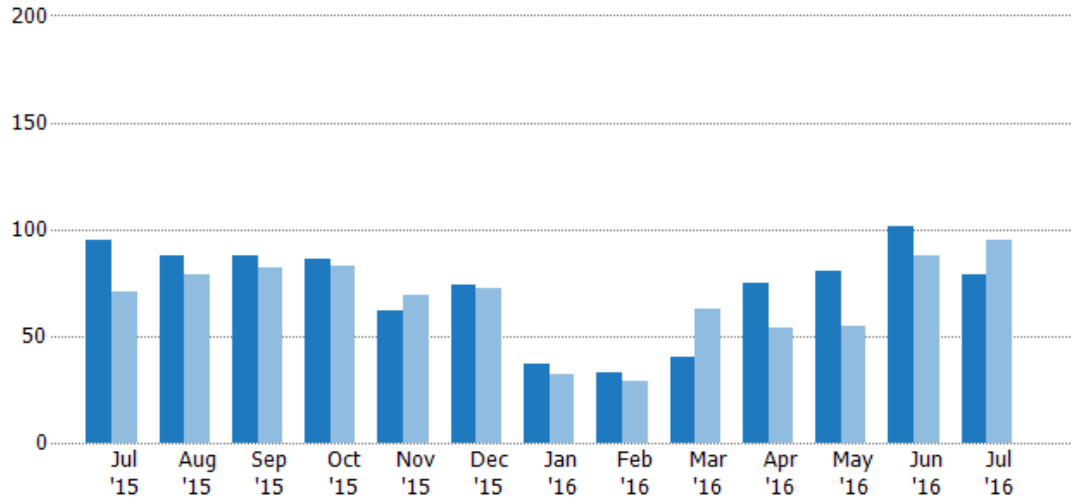
## Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '16	79	-16.8%
Jul '15	95	33.8%
Jul '14	71	2.8%



Current Year	95	88	88	86	62	74	37	33	40	75	80	101	79
Prior Year	71	79	82	83	69	72	32	29	63	54	55	88	95
Percent Change from Prior Year	34%	11%	7%	4%	-10%	3%	16%	14%	-37%	39%	45%	15%	-17%

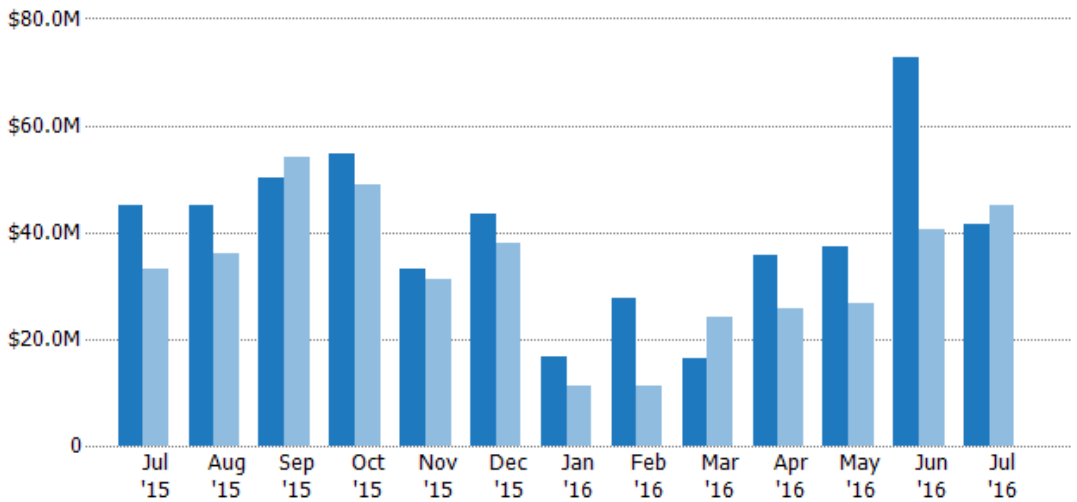
## Closed Sales Volume

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.
Jul '16	\$41.4M	-8%
Jul '15	\$44.9M	36.2%
Jul '14	\$33M	19.2%

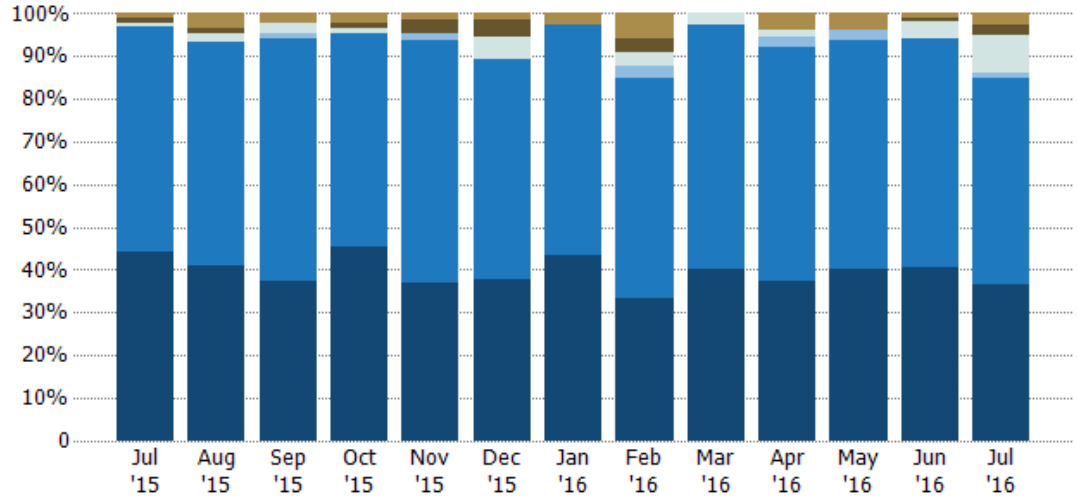


Current Year	\$44.9M	\$45M	\$50.1M	\$54.7M	\$33.2M	\$43.3M	\$16.6M	\$27.6M	\$16.4M	\$35.5M	\$37.2M	\$72.6M	\$41.4M
Prior Year	\$33M	\$35.9M	\$54.2M	\$48.9M	\$31.2M	\$37.8M	\$11.2M	\$11.2M	\$24.1M	\$25.6M	\$26.6M	\$40.6M	\$44.9M
Percent Change from Prior Year	36%	25%	-8%	12%	7%	14%	47%	146%	-32%	39%	40%	79%	-8%

## 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

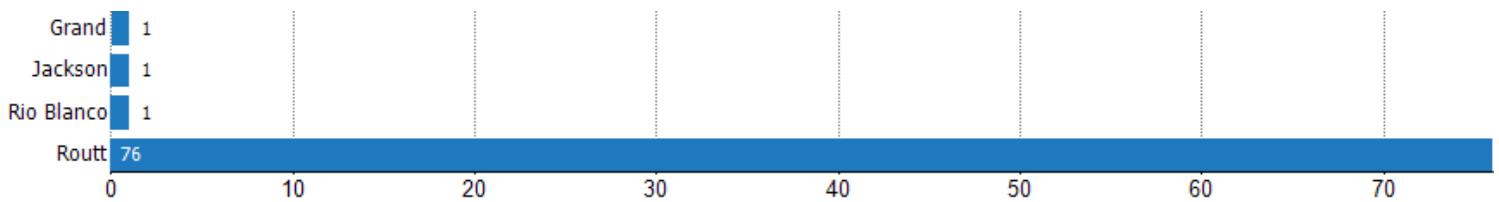


Coop	1%	3%	2%	2%	2%	1%	3%	6%	-	4%	4%	1%	3%
Farm/Ranch	1%	1%	-	1%	3%	4%	-	3%	-	-	-	1%	3%
Multifamily/Multiplex	1%	2%	2%	1%	-	5%	-	3%	3%	1%	-	4%	9%
Mbile/Manufactured	-	-	1%	-	2%	-	-	3%	-	3%	3%	-	1%
Condo/Townhouse	53%	52%	57%	50%	56%	51%	54%	52%	58%	55%	54%	53%	48%
Single Family Residence	44%	41%	38%	45%	37%	38%	43%	33%	40%	37%	40%	41%	37%

## 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

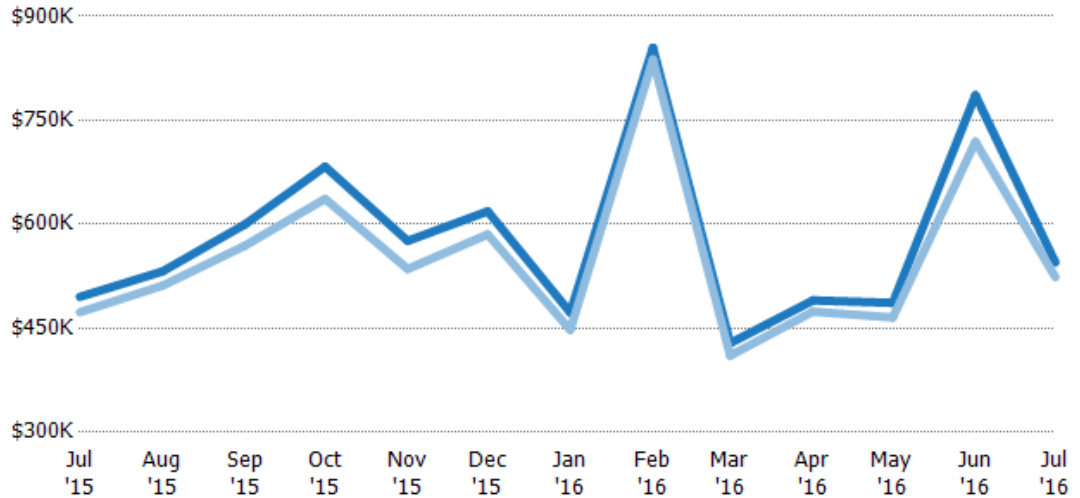


## Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



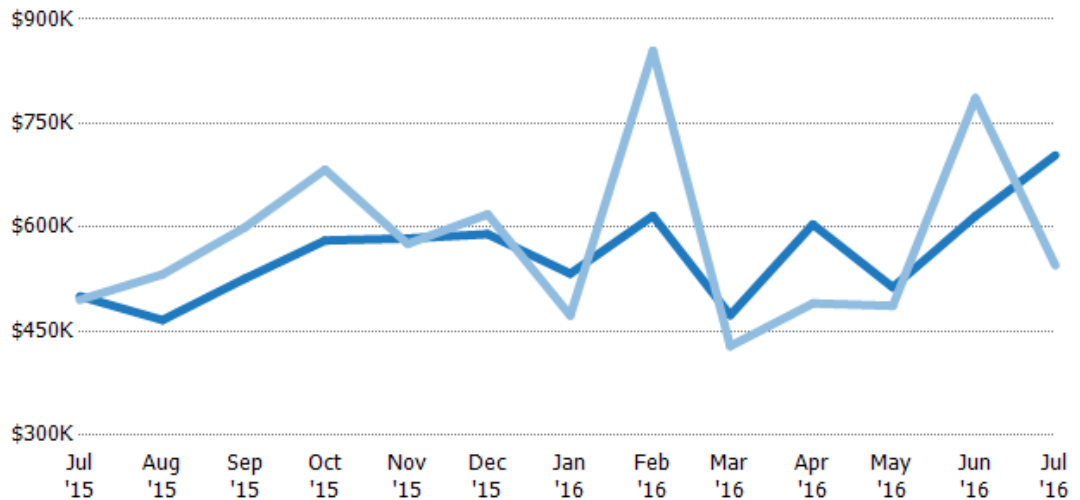
	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Avg List Price	\$495K	\$532K	\$600K	\$683K	\$576K	\$619K	\$473K	\$855K	\$429K	\$490K	\$487K	\$786K	\$545K
Avg Sales Price	\$473K	\$511K	\$569K	\$637K	\$536K	\$585K	\$448K	\$838K	\$411K	\$474K	\$466K	\$719K	\$524K
Avg Sales Price as a % of Avg List Price	96%	96%	95%	93%	93%	95%	95%	98%	96%	97%	96%	91%	96%

## 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



	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16
Avg Est Value	\$500K	\$466K	\$526K	\$581K	\$584K	\$590K	\$533K	\$616K	\$473K	\$604K	\$513K	\$616K	\$704K
Avg Sales Price	\$495K	\$532K	\$600K	\$683K	\$576K	\$619K	\$473K	\$855K	\$429K	\$490K	\$487K	\$786K	\$545K
Avg Sales Price as a % of Avg Est Value	99%	114%	114%	118%	99%	105%	89%	139%	91%	81%	95%	128%	77%

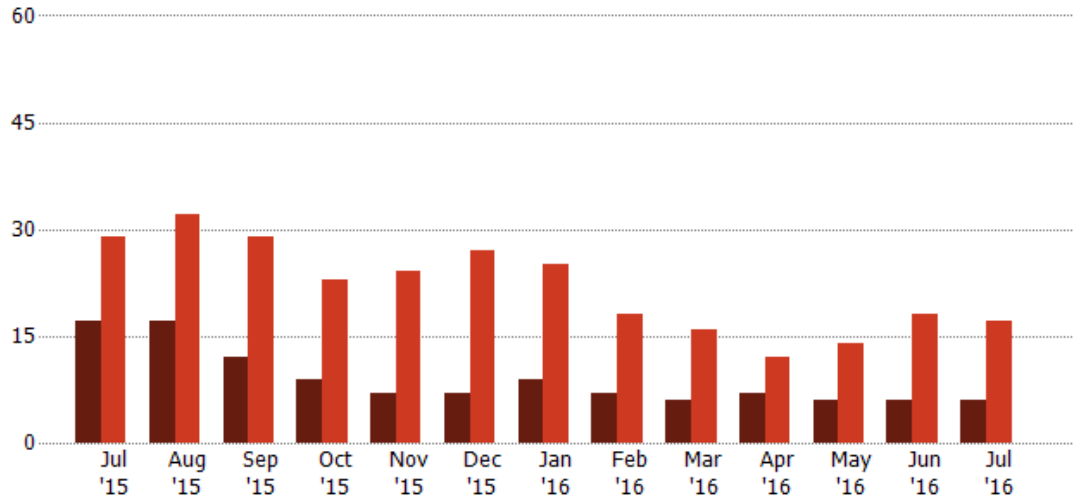
## Distressed Listings

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.
Jul '16	6	-64.7%
Jul '15	17	-41.4%
Jul '14	29	79.3%



Current Year	17	17	12	9	7	7	9	7	6	7	6	6	6
Prior Year	29	32	29	23	24	27	25	18	16	12	14	18	17
Percent Change from Prior Year	-41%	-47%	-59%	-61%	-71%	-74%	-64%	-61%	-63%	-42%	-57%	-67%	-65%

## 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:** 08/08/2016

**Scheduled:** Yes

**Report Date Range:** From 7/2015 To: 7/2016

### 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

<b>County:</b>	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 7/2016 data

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