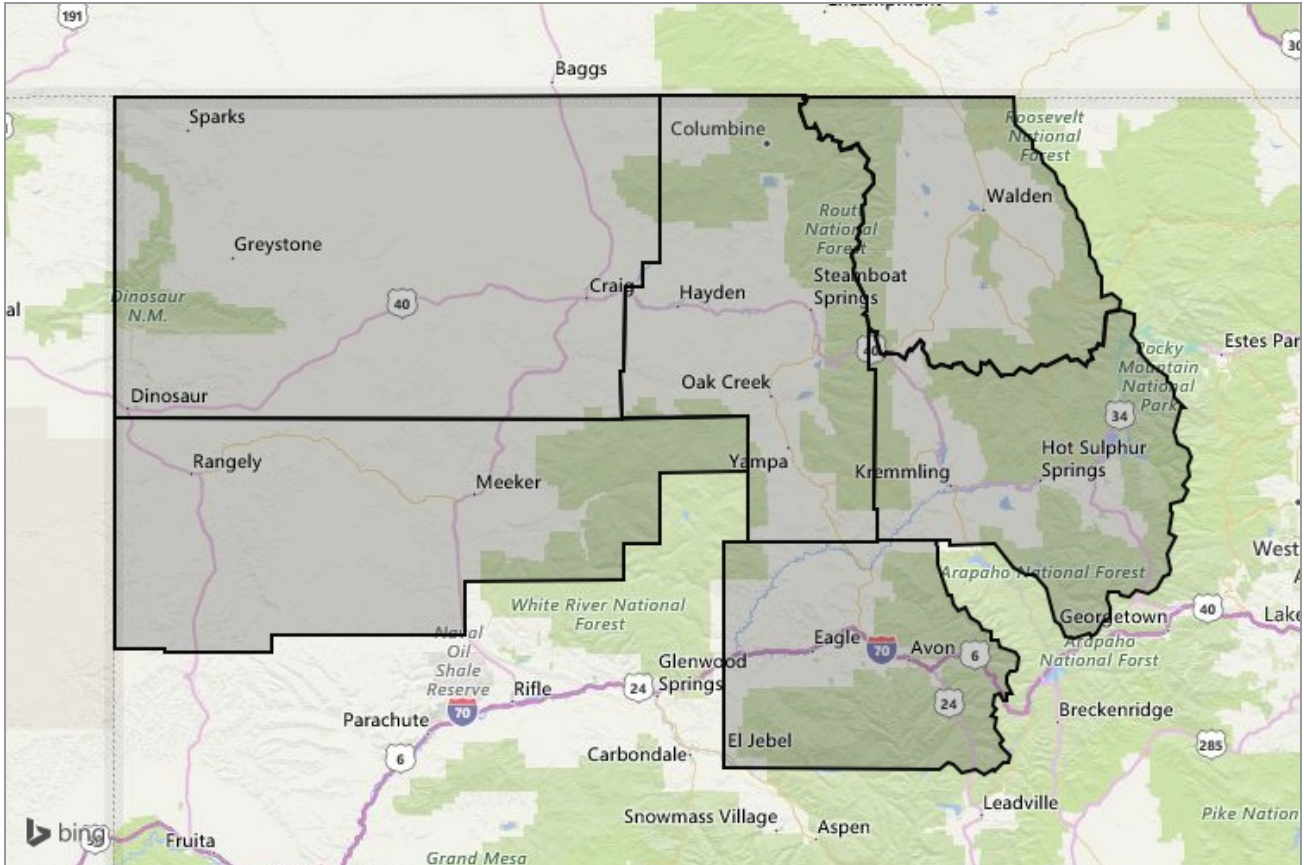




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
4/2016 – 4/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 05/08/2017

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

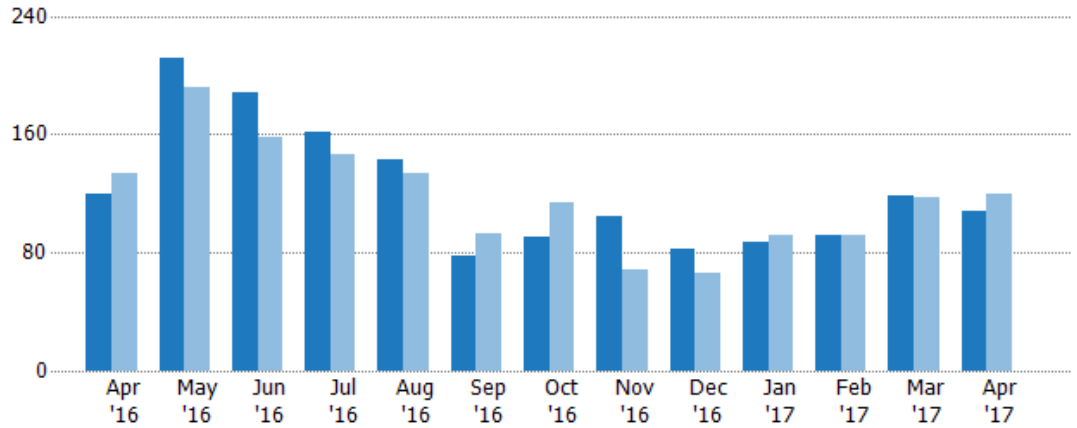
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '17	108	-10%
Apr '16	120	-10.4%
Apr '15	134	-10.4%



Current Year	120	211	188	161	143	78	91	104	83	87	92	118	108
Prior Year	134	192	158	146	134	93	114	68	66	92	92	117	120
Percent Change from Prior Year	-10%	10%	19%	10%	7%	-16%	-20%	53%	26%	-5%	0%	1%	-10%

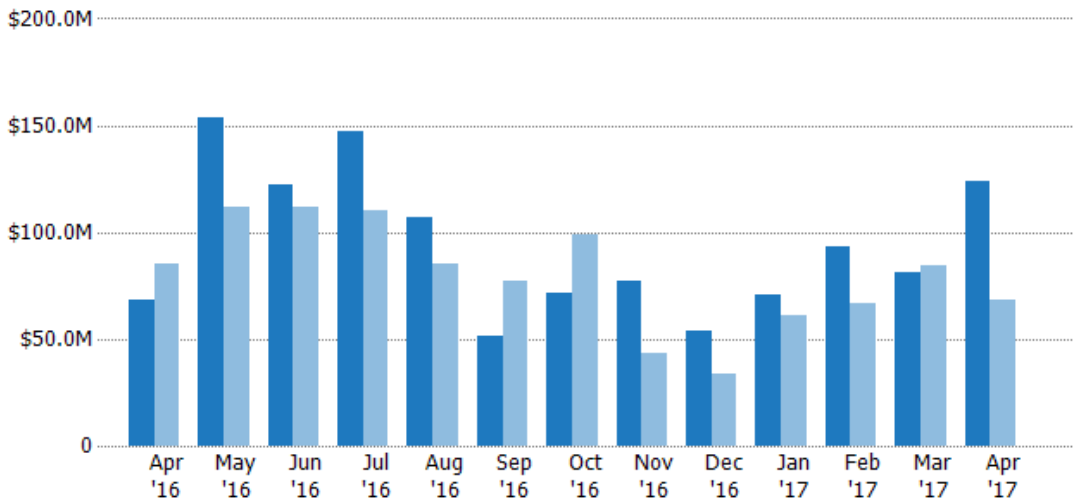
New Listing Volume

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.
Apr '17	\$124M	81.4%
Apr '16	\$68.4M	-19.4%
Apr '15	\$84.8M	-31.1%



Current Year	\$68.4M	\$154M	\$122M	\$147M	\$107M	\$51M	\$71.2M	\$77.2M	\$53.5M	\$71.1M	\$93.5M	\$81.1M	\$124M
Prior Year	\$84.8M	\$112M	\$112M	\$110M	\$85.2M	\$76.8M	\$98.9M	\$43.5M	\$33.6M	\$61M	\$66.8M	\$84.2M	\$68.4M
Percent Change from Prior Year	-19%	38%	9%	34%	25%	-34%	-28%	78%	59%	17%	40%	-4%	81%

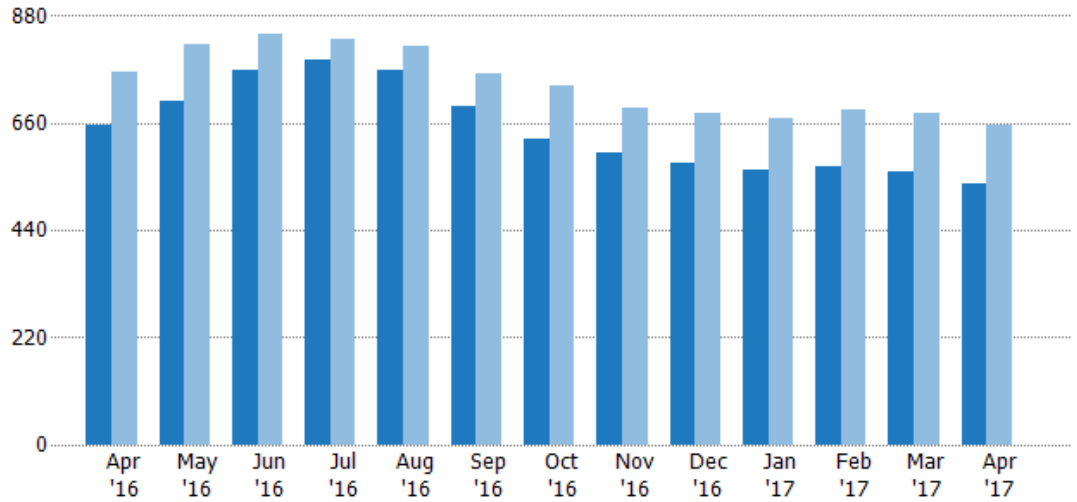
Active Listings

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.
Apr '17	534	-18.5%
Apr '16	655	-14.5%
Apr '15	766	9.9%



Current Year	655	706	770	791	767	696	627	601	578	564	572	560	534
Prior Year	766	820	841	832	817	762	736	690	679	671	687	679	655
Percent Change from Prior Year	-14%	-14%	-8%	-5%	-6%	-9%	-15%	-13%	-15%	-16%	-17%	-18%	-18%

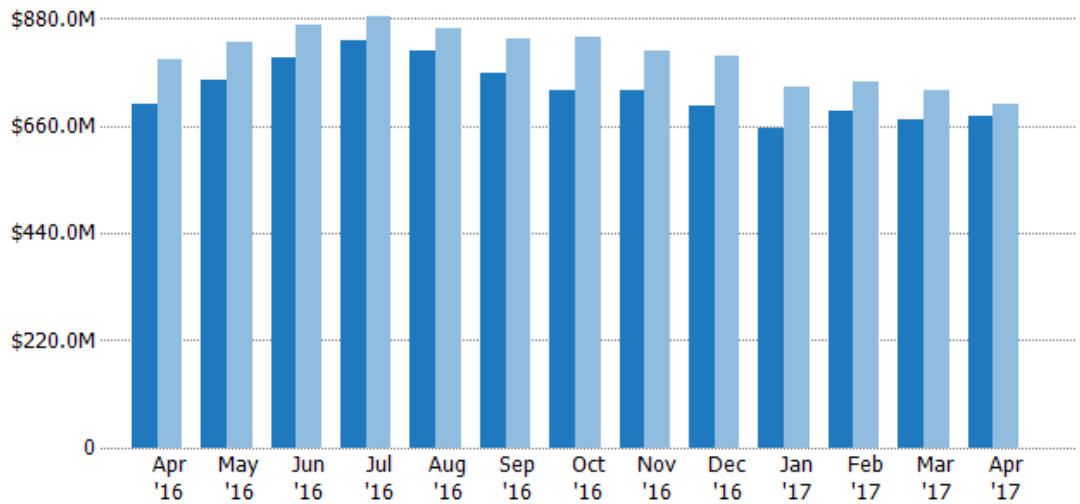
Active Listing Volume

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.
Apr '17	\$679M	-3.8%
Apr '16	\$706M	-11.2%
Apr '15	\$795M	-8.6%



Current Year	\$706M	\$755M	\$799M	\$834M	\$815M	\$770M	\$735M	\$732M	\$703M	\$657M	\$691M	\$673M	\$679M
Prior Year	\$795M	\$831M	\$868M	\$885M	\$860M	\$840M	\$844M	\$813M	\$805M	\$741M	\$753M	\$732M	\$706M
Percent Change from Prior Year	-11%	-9%	-8%	-6%	-5%	-8%	-13%	-10%	-13%	-11%	-8%	-8%	-4%

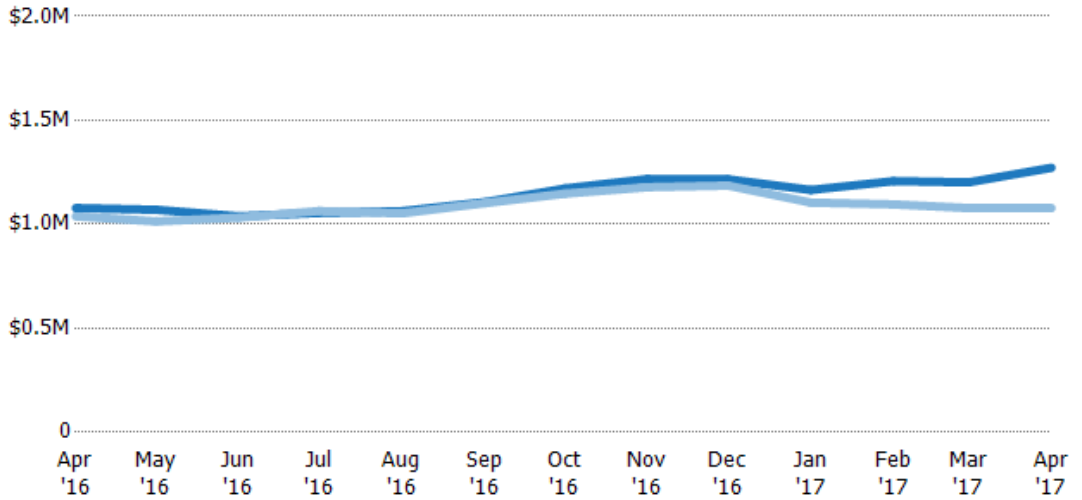
Average Listing Price

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.
Apr '17	\$1.27M	18%
Apr '16	\$1.08M	3.8%
Apr '15	\$1.04M	-16.9%



	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Current Year	\$1.08M	\$1.07M	\$1.04M	\$1.05M	\$1.06M	\$1.11M	\$1.17M	\$1.22M	\$1.22M	\$1.17M	\$1.21M	\$1.2M	\$1.27M
Prior Year	\$1.04M	\$1.01M	\$1.03M	\$1.06M	\$1.05M	\$1.1M	\$1.15M	\$1.18M	\$1.19M	\$1.1M	\$1.1M	\$1.08M	\$1.08M
Percent Change from Prior Year	4%	6%	1%	-1%	1%	0%	2%	3%	3%	6%	10%	11%	18%

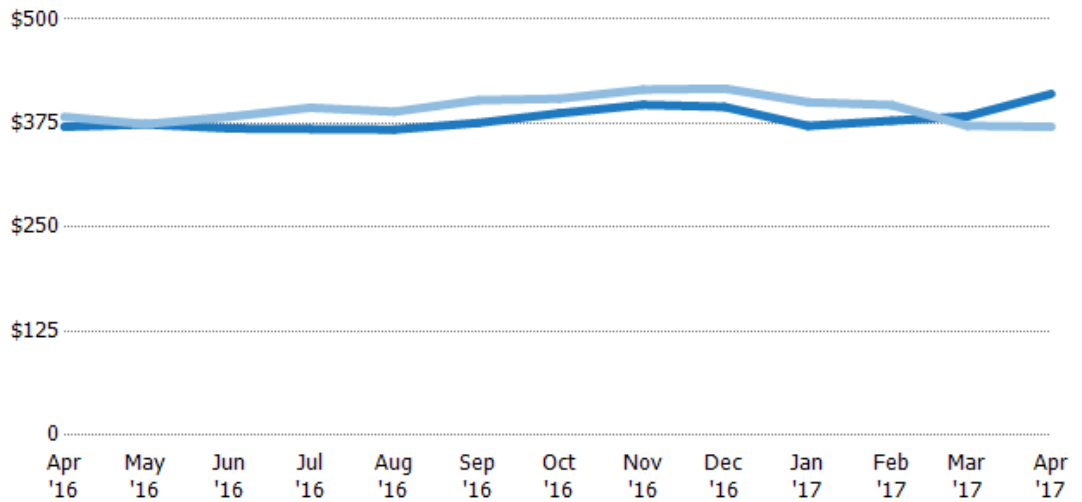
Average Listing Price per Sq Ft

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.
Apr '17	\$410	10.6%
Apr '16	\$371	-3.1%
Apr '15	\$383	-5.1%



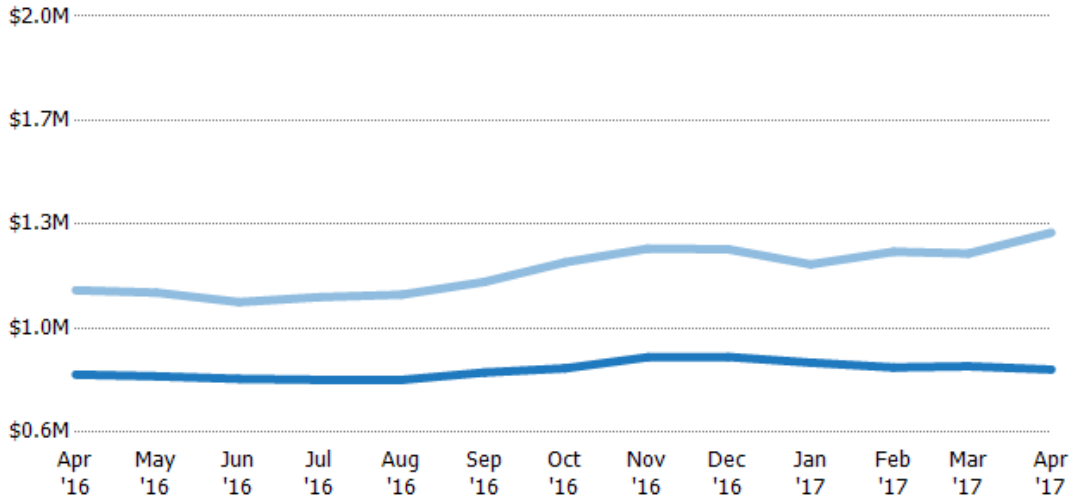
	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Current Year	\$371	\$374	\$369	\$368	\$367	\$375	\$387	\$397	\$395	\$372	\$378	\$384	\$410
Prior Year	\$383	\$374	\$383	\$394	\$389	\$403	\$405	\$415	\$417	\$400	\$397	\$372	\$371
Percent Change from Prior Year	-3%	0%	-4%	-7%	-6%	-7%	-4%	-4%	-5%	-7%	-5%	3%	11%

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

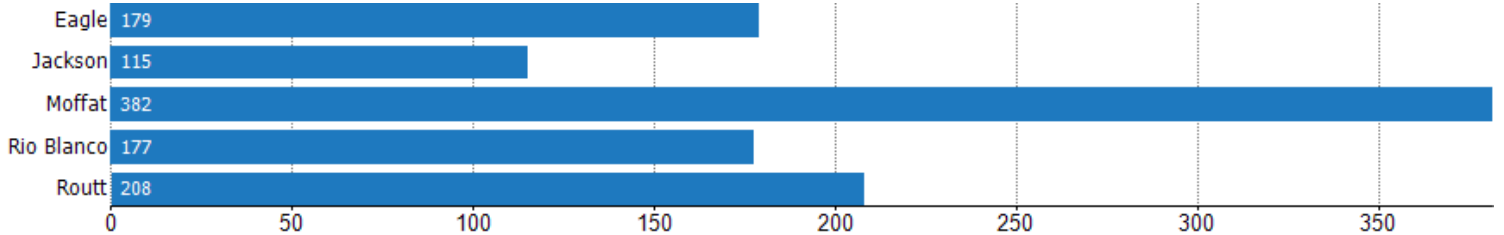


Avg Est Value	\$794K	\$788K	\$780K	\$777K	\$776K	\$801K	\$815K	\$853K	\$854K	\$834K	\$818K	\$822K	\$811K
Avg Listing Price	\$1.08M	\$1.07M	\$1.04M	\$1.05M	\$1.06M	\$1.11M	\$1.17M	\$1.22M	\$1.22M	\$1.17M	\$1.21M	\$1.2M	\$1.27M
Avg Listing Price as a % of Avg Est Value	136%	136%	133%	136%	137%	138%	144%	143%	142%	140%	148%	146%	157%

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



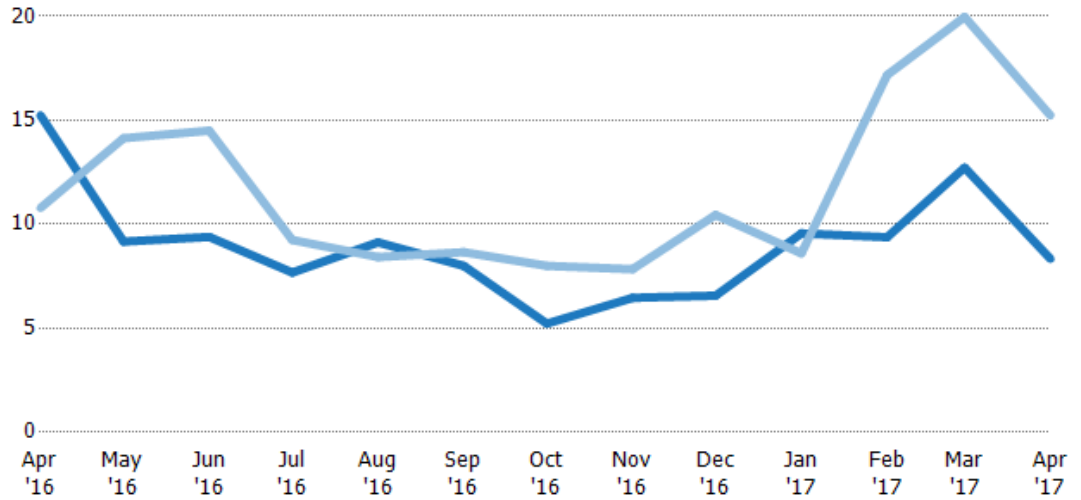
Months of Inventory

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.
Apr '17	8.34	-45.2%
Apr '16	15.2	41.2%
Apr '15	10.8	25.9%



Current Year	15.2	9.17	9.39	7.68	9.13	8	5.23	6.46	6.57	9.56	9.38	12.7	8.34
Prior Year	10.8	14.1	14.5	9.24	8.42	8.66	8	7.84	10.4	8.6	17.2	20	15.2
Percent Change from Prior Year	41%	-35%	-35%	-17%	8%	-8%	-35%	-18%	-37%	11%	-45%	-36%	-45%

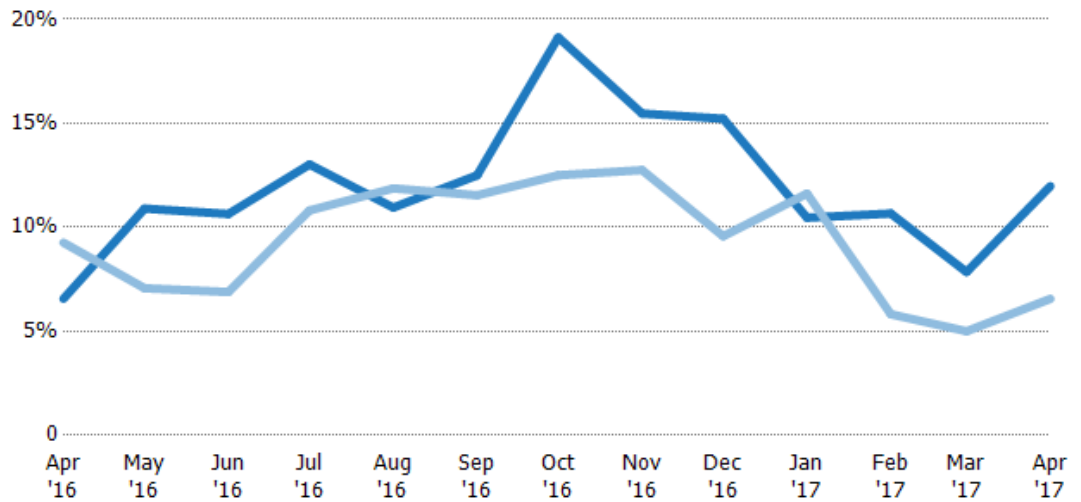
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Apr '17	12%	-5.4%
Apr '16	7%	2.7%
Apr '15	9%	-20.5%

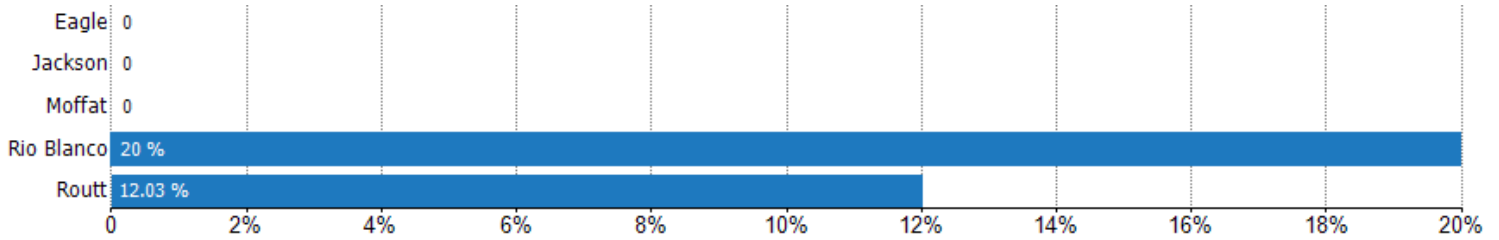


Current Year	7%	11%	11%	13%	11%	13%	19%	15%	15%	10%	11%	8%	12%
Prior Year	9%	7%	7%	11%	12%	12%	13%	13%	10%	12%	6%	5%	7%
Change from Prior Year	3%	-4%	-4%	-2%	1%	-1%	-7%	-3%	-6%	1%	-5%	-3%	-5%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



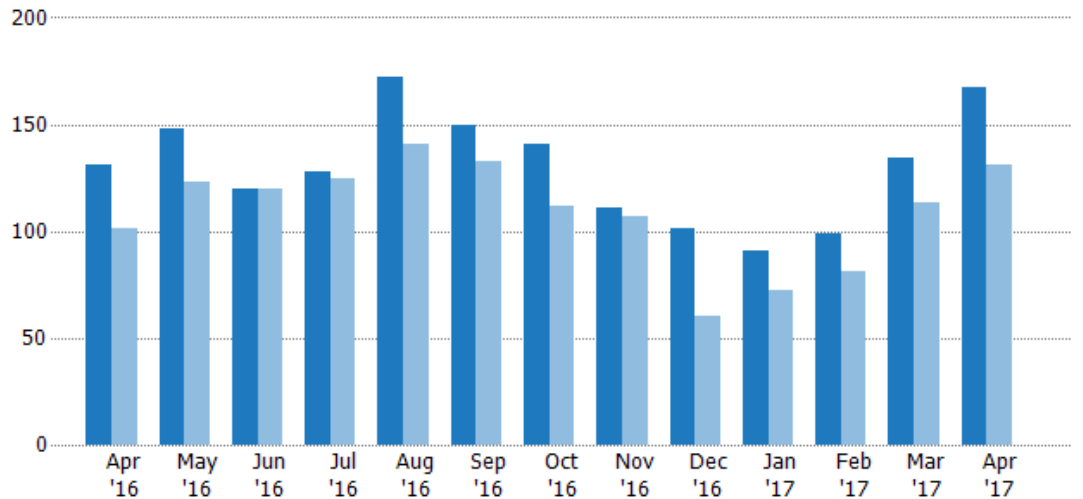
Pending Sales

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.
Apr '17	167	27.5%
Apr '16	131	29.7%
Apr '15	101	-5%



	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Current Year	131	148	120	128	172	150	141	111	101	91	99	134	167
Prior Year	101	123	120	125	141	133	112	107	60	72	81	113	131
Percent Change from Prior Year	30%	20%	0%	2%	22%	13%	26%	4%	68%	26%	22%	19%	27%

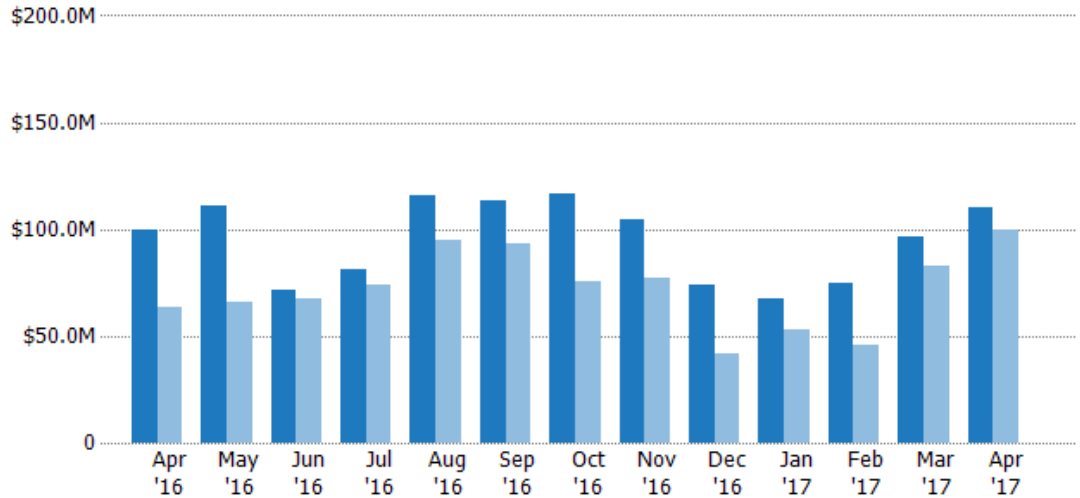
Pending Sales Volume

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.
Apr '17	\$111M	10.5%
Apr '16	\$100M	57.5%
Apr '15	\$63.5M	-1%



Current Year	\$100M	\$111M	\$71.5M	\$81.2M	\$116M	\$114M	\$117M	\$104M	\$74M	\$67.5M	\$75M	\$96.2M	\$111M
Prior Year	\$63.5M	\$66.2M	\$67.8M	\$73.8M	\$94.6M	\$93.6M	\$75.9M	\$77.1M	\$42M	\$52.9M	\$46.1M	\$83.1M	\$100M
Percent Change from Prior Year	57%	67%	6%	10%	23%	21%	54%	35%	76%	28%	63%	16%	10%

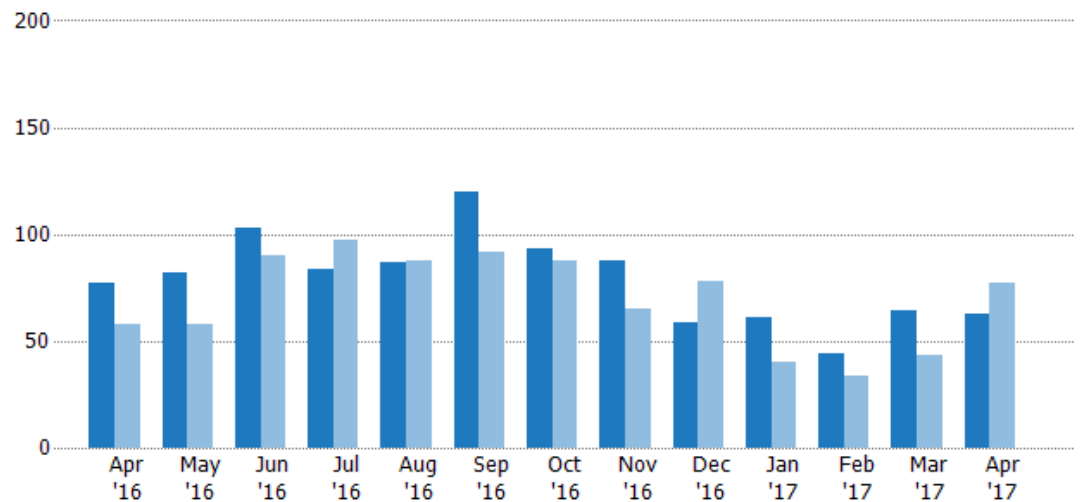
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '17	63	-18.2%
Apr '16	77	32.8%
Apr '15	58	1.7%



Current Year	77	82	103	84	87	120	93	88	59	61	44	64	63
Prior Year	58	58	90	97	88	92	88	65	78	40	34	43	77
Percent Change from Prior Year	33%	41%	14%	-13%	-1%	30%	6%	35%	-24%	53%	29%	49%	-18%

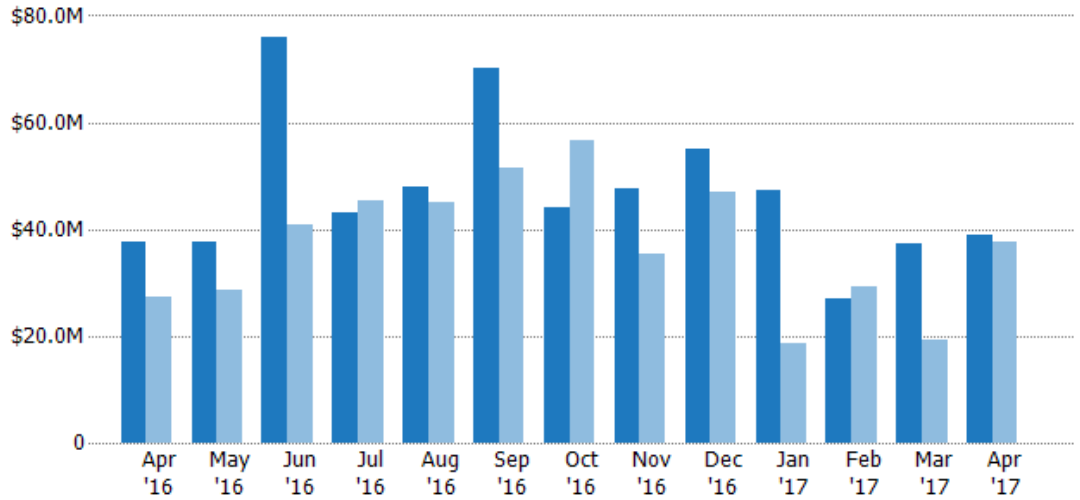
Closed Sales Volume

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.
Apr '17	\$38.9M	3.9%
Apr '16	\$37.5M	36.7%
Apr '15	\$27.4M	17.4%

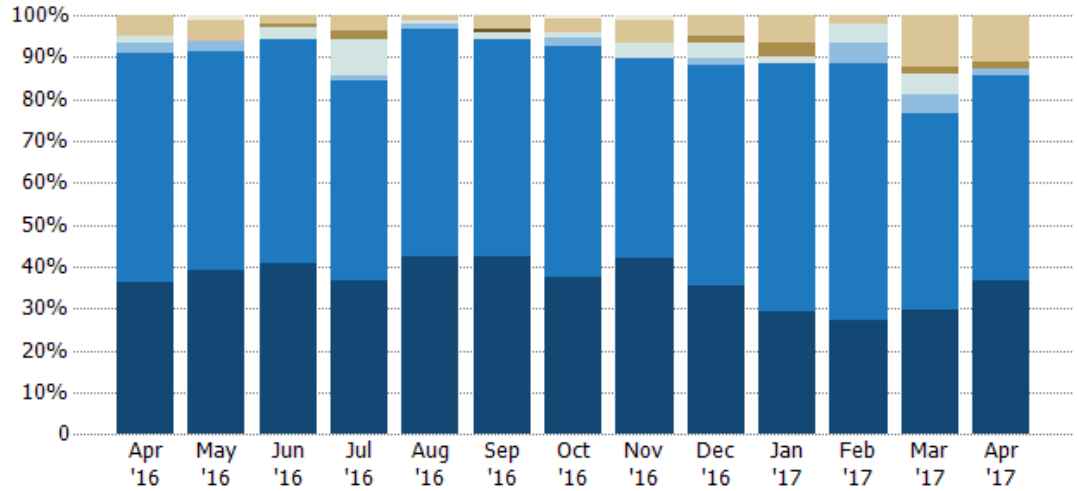


Current Year	\$37.5M	\$37.8M	\$76M	\$43.1M	\$47.8M	\$70.1M	\$44.2M	\$47.6M	\$54.9M	\$47.2M	\$26.9M	\$37.2M	\$38.9M
Prior Year	\$27.4M	\$28.6M	\$40.9M	\$45.4M	\$44.9M	\$51.5M	\$56.6M	\$35.4M	\$47M	\$18.5M	\$29.4M	\$19.1M	\$37.5M
Percent Change from Prior Year	37%	32%	86%	-5%	6%	36%	-22%	34%	17%	155%	-8%	94%	4%

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



Property Type	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Other	-	1%	-	-	-	-	1%	1%	-	-	-	-	-
Coop	5%	5%	2%	4%	1%	3%	3%	6%	5%	7%	2%	13%	11%
Farm/Ranch	-	-	1%	2%	-	-	-	-	2%	3%	-	2%	2%
Lot/Land	-	-	-	-	-	1%	-	-	-	-	-	-	-
Multifamily/Multiplex	1%	-	3%	8%	1%	2%	1%	3%	3%	2%	5%	5%	-
Mobile/Manufactured	3%	2%	-	1%	1%	-	2%	-	2%	-	5%	5%	2%
Condo/Townhouse	55%	52%	53%	48%	54%	52%	55%	48%	53%	59%	61%	47%	49%
Single Family Residence	36%	39%	41%	37%	43%	43%	38%	42%	36%	30%	27%	30%	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

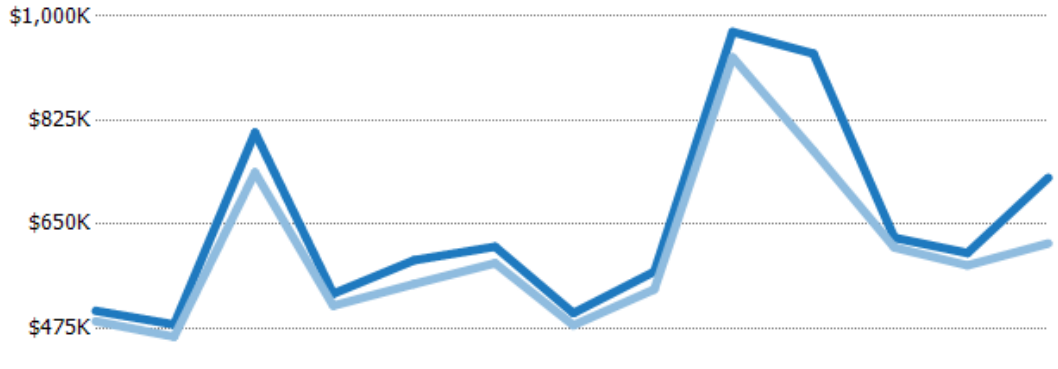


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



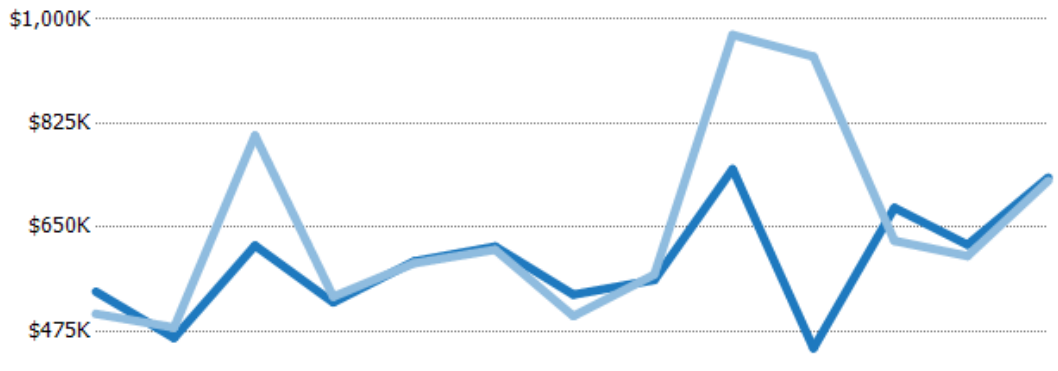
	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Avg List Price	\$504K	\$481K	\$804K	\$533K	\$590K	\$612K	\$501K	\$570K	\$974K	\$937K	\$627K	\$602K	\$728K
Avg Sales Price	\$487K	\$461K	\$737K	\$513K	\$549K	\$585K	\$480K	\$540K	\$931K	\$774K	\$611K	\$581K	\$618K
Avg Sales Price as a % of Avg List Price	97%	96%	92%	96%	93%	95%	96%	95%	96%	83%	97%	97%	85%

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



	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17
Avg Est Value	\$542K	\$464K	\$619K	\$524K	\$593K	\$618K	\$537K	\$561K	\$748K	\$446K	\$683K	\$621K	\$734K
Avg Sales Price	\$504K	\$481K	\$804K	\$533K	\$590K	\$612K	\$501K	\$570K	\$974K	\$937K	\$627K	\$602K	\$728K
Avg Sales Price as a % of Avg Est Value	93%	104%	130%	102%	99%	99%	93%	102%	130%	210%	92%	97%	99%

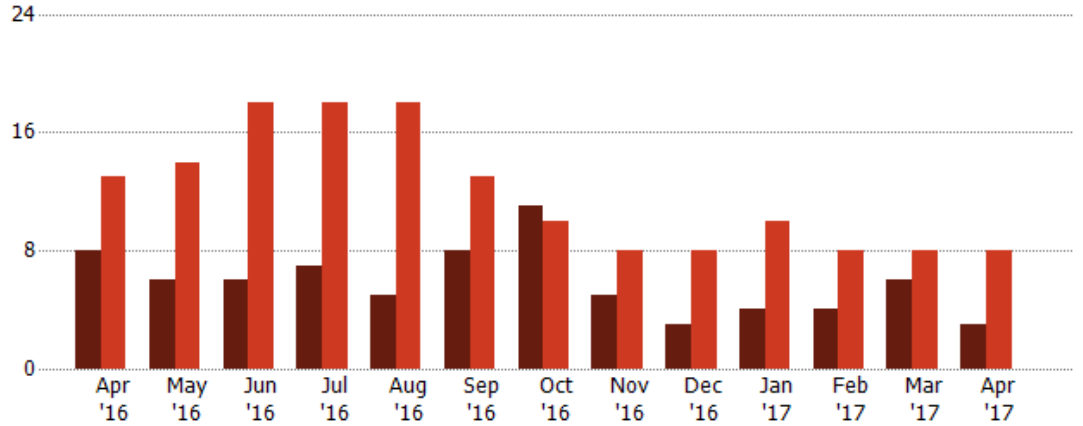
Distressed Listings

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.
Apr '17	3	-62.5%
Apr '16	8	-38.5%
Apr '15	13	107.7%

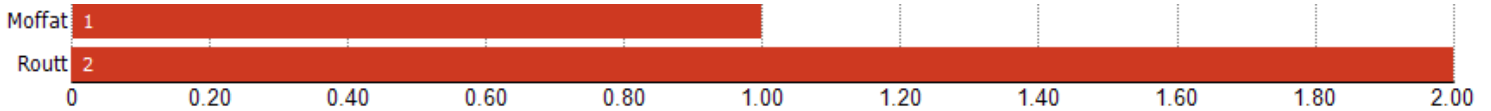


Current Year	8	6	6	7	5	8	11	5	3	4	4	6	3
Prior Year	13	14	18	18	18	13	10	8	8	10	8	8	8
Percent Change from Prior Year	-38%	-57%	-67%	-61%	-72%	-38%	10%	-38%	-63%	-60%	-50%	-25%	-63%

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: 05/08/2017

Scheduled: Yes

Report Date Range: From 4/2016 To: 4/2017

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
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
- Median 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 4/2017 data

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