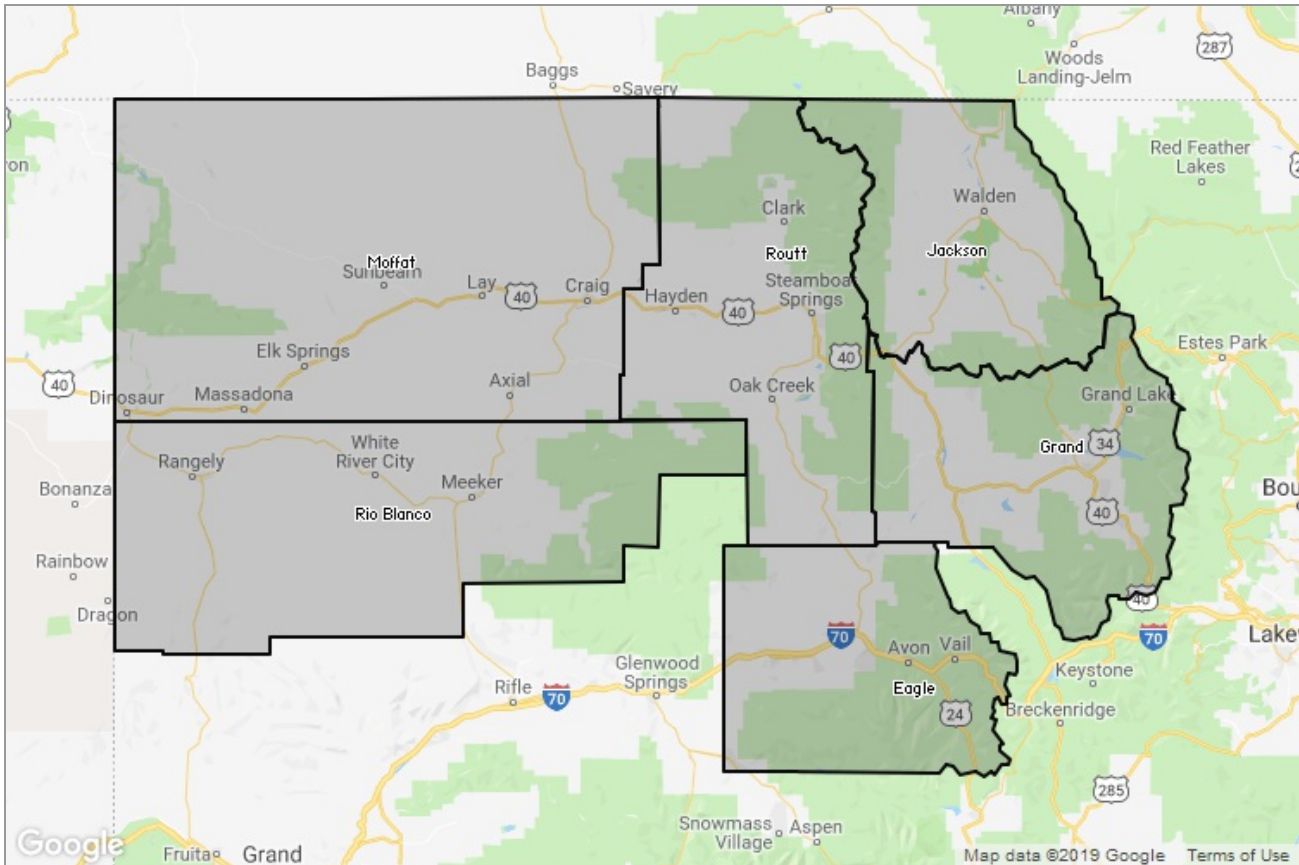




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
4/2018 – 4/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 05/07/2019

Scheduled: Yes

Presented by

**Steamboat Springs Board of
REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

Other: <http://www.ssbr.org/>

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

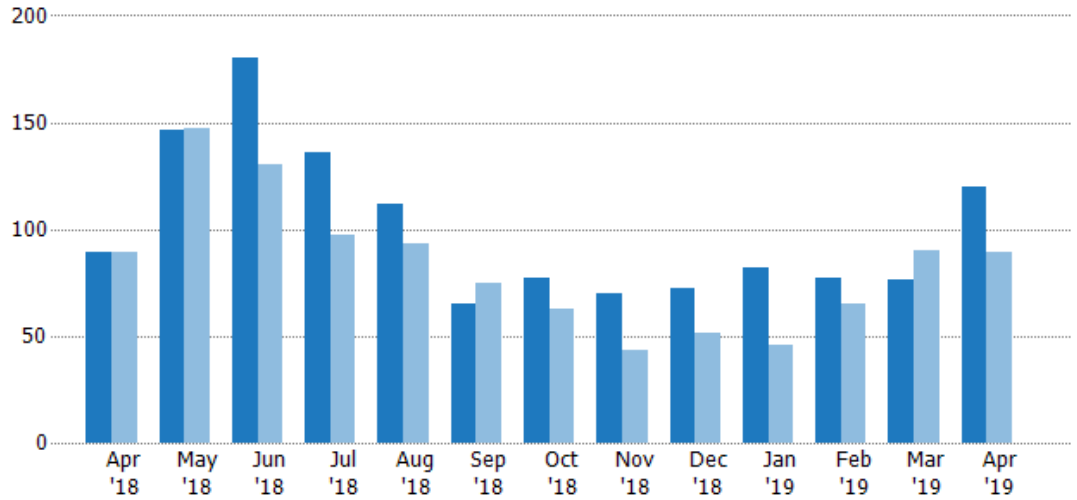
New Listings

The number of new residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '19	120	34.8%
Apr '18	89	0%
Apr '17	89	14.6%



Current Year	89	146	180	136	112	65	77	70	72	82	77	76	120
Prior Year	89	147	130	97	93	75	63	43	51	46	65	90	89
Percent Change from Prior Year	0%	-1%	38%	40%	20%	-13%	22%	63%	41%	78%	18%	-16%	35%

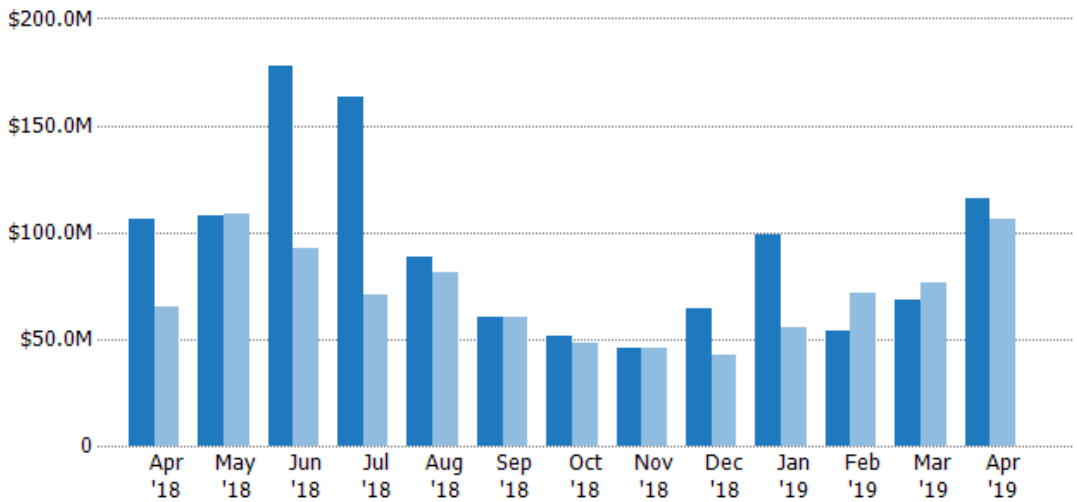
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Apr '19	\$116M	8.6%
Apr '18	\$106M	63.3%
Apr '17	\$65.2M	13.4%



Current Year	\$106M	\$108M	\$178M	\$164M	\$88.7M	\$60.3M	\$51.5M	\$45.6M	\$64.1M	\$98.6M	\$53.6M	\$68.1M	\$116M
Prior Year	\$65.2M	\$108M	\$92.4M	\$70.8M	\$81.1M	\$60.6M	\$48.3M	\$45.8M	\$42.9M	\$55.7M	\$71.2M	\$76.4M	\$106M
Percent Change from Prior Year	63%	0%	92%	131%	9%	0%	6%	0%	49%	77%	-25%	-11%	9%

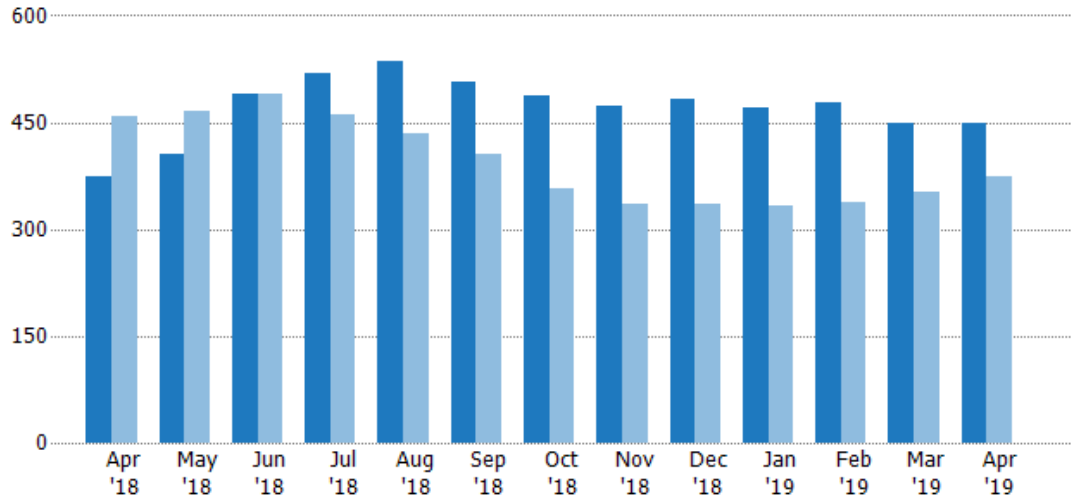
Active Listings

The number of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '19	448	19.8%
Apr '18	374	-18.3%
Apr '17	458	-5%



Current Year	374	405	489	520	536	508	488	474	482	470	477	448	448
Prior Year	458	466	491	462	434	406	357	335	335	332	338	352	374
Percent Change from Prior Year	-18%	-13%	0%	13%	24%	25%	37%	41%	44%	42%	41%	27%	20%

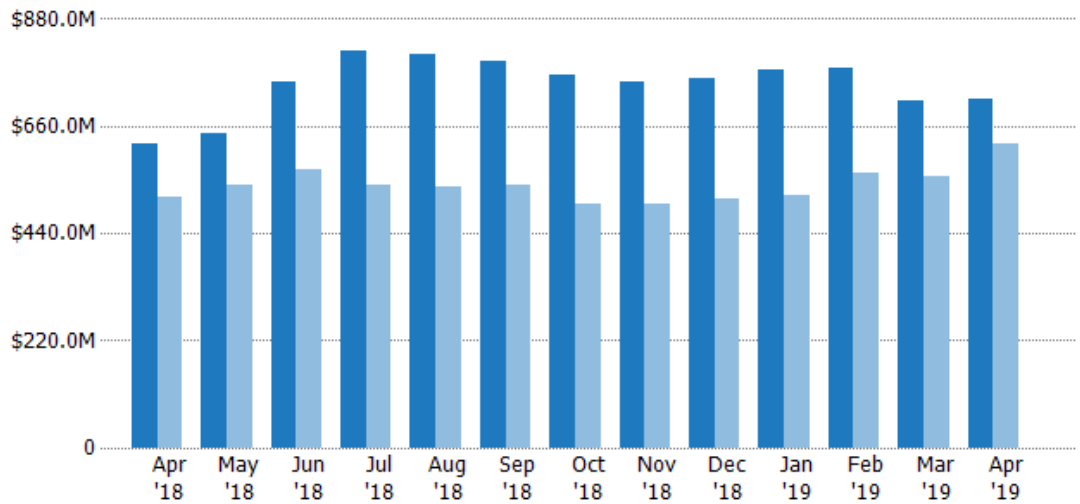
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Apr '19	\$717M	14.8%
Apr '18	\$625M	21.1%
Apr '17	\$516M	-26.8%



Current Year	\$625M	\$647M	\$752M	\$816M	\$809M	\$794M	\$765M	\$749M	\$760M	\$775M	\$778M	\$713M	\$717M
Prior Year	\$516M	\$541M	\$570M	\$538M	\$537M	\$540M	\$501M	\$499M	\$512M	\$520M	\$563M	\$558M	\$625M
Percent Change from Prior Year	21%	20%	32%	52%	51%	47%	53%	50%	48%	49%	38%	28%	15%

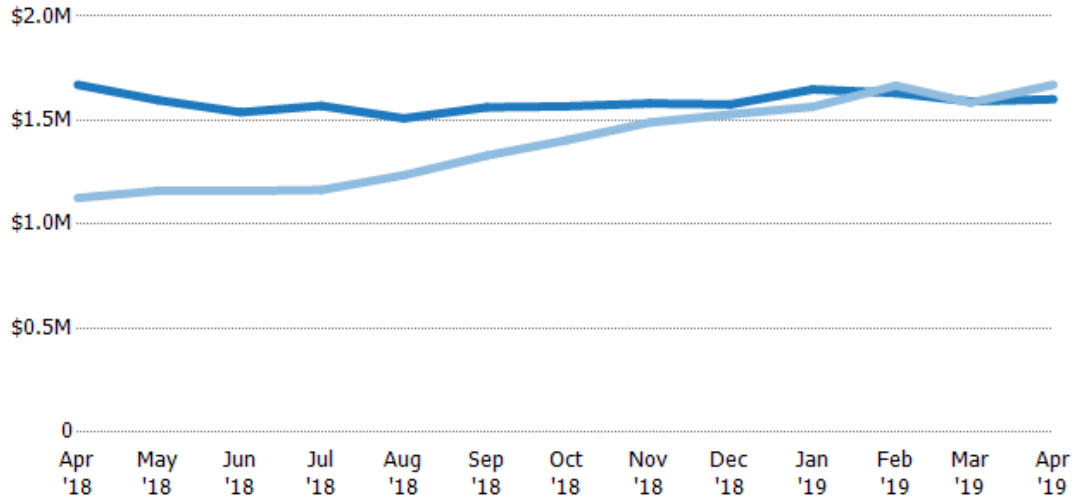
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Apr '19	\$1.6M	-4.2%
Apr '18	\$1.67M	48.3%
Apr '17	\$1.13M	-23%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$1.67M	\$1.6M	\$1.54M	\$1.57M	\$1.51M	\$1.56M	\$1.57M	\$1.58M	\$1.58M	\$1.65M	\$1.63M	\$1.59M	\$1.6M
Prior Year	\$1.13M	\$1.16M	\$1.16M	\$1.16M	\$1.24M	\$1.33M	\$1.4M	\$1.49M	\$1.53M	\$1.56M	\$1.67M	\$1.58M	\$1.67M
Percent Change from Prior Year	48%	38%	33%	35%	22%	17%	12%	6%	3%	5%	-2%	0%	-4%

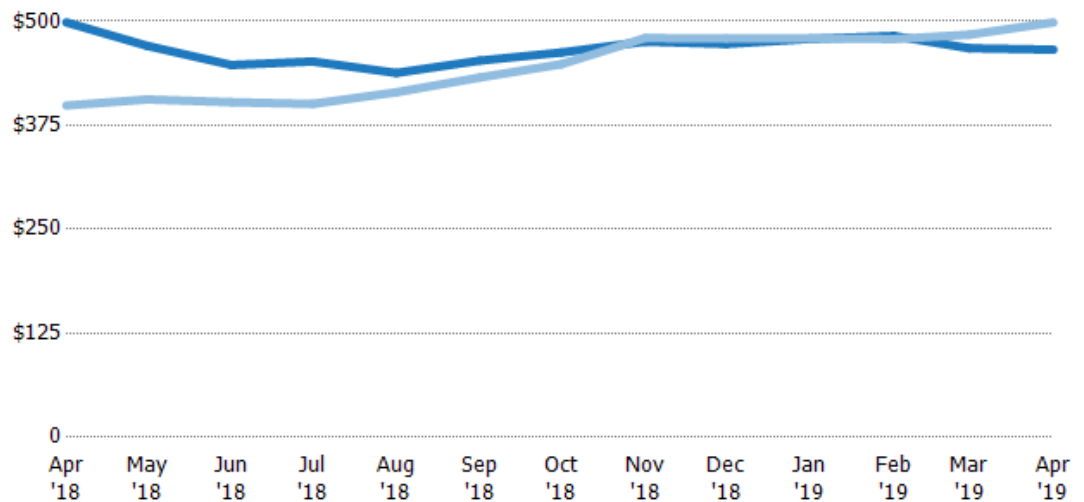
Average Listing Price per Sq Ft

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.
Apr '19	\$466	-6.6%
Apr '18	\$499	25.1%
Apr '17	\$399	-18.1%



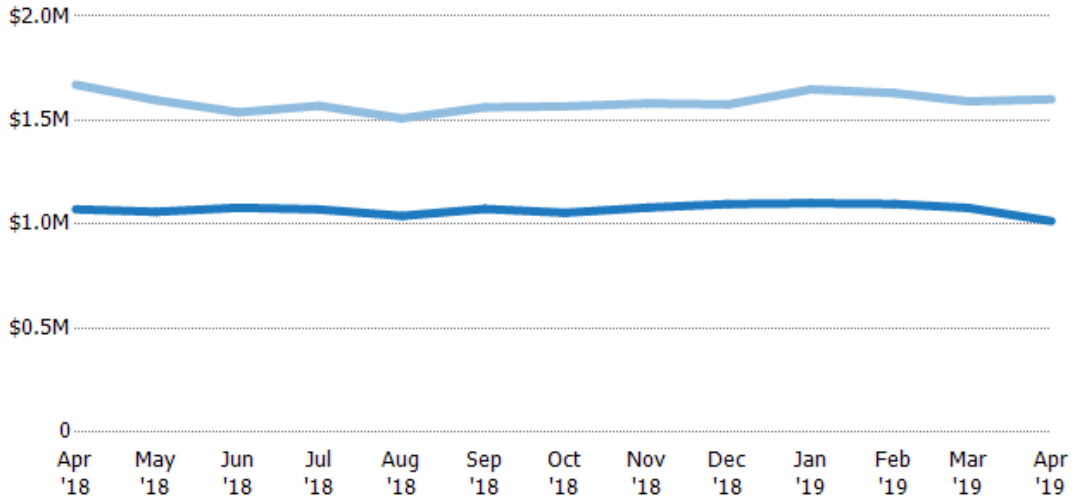
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$499	\$470	\$447	\$452	\$438	\$453	\$462	\$476	\$473	\$479	\$482	\$468	\$466
Prior Year	\$399	\$406	\$403	\$401	\$415	\$433	\$448	\$480	\$479	\$479	\$479	\$484	\$499
Percent Change from Prior Year	25%	16%	11%	13%	6%	5%	3%	-1%	-1%	0%	1%	-3%	-7%

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



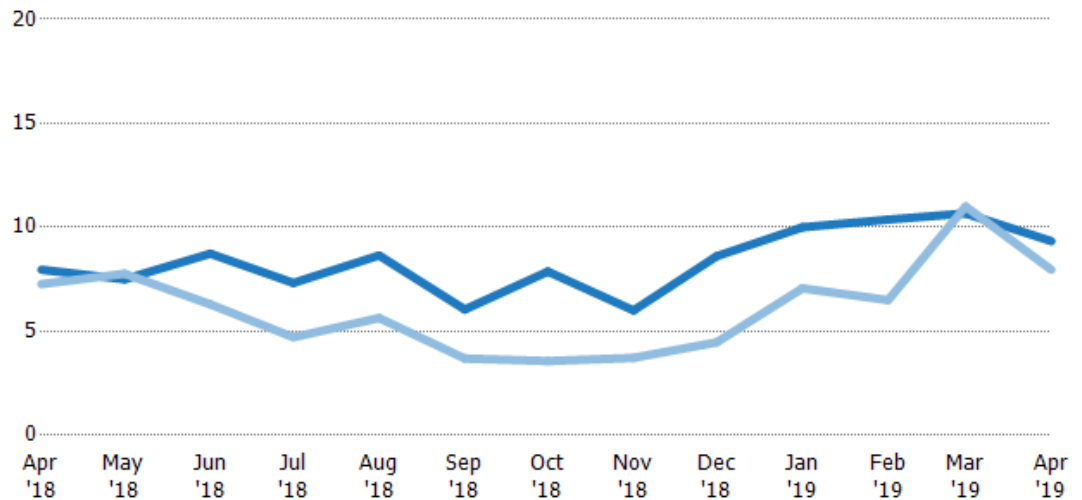
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$1.07M	\$1.06M	\$1.08M	\$1.07M	\$1.04M	\$1.07M	\$1.06M	\$1.08M	\$1.1M	\$1.1M	\$1.1M	\$1.08M	\$1.02M
Avg Listing Price	\$1.67M	\$1.6M	\$1.54M	\$1.57M	\$1.51M	\$1.56M	\$1.57M	\$1.58M	\$1.58M	\$1.65M	\$1.63M	\$1.59M	\$1.6M
Avg Listing Price as a % of Avg Est Value	156%	151%	142%	147%	145%	145%	148%	146%	144%	150%	149%	147%	158%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

County: 6 Selected



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	7.96	7.5	8.73	7.32	8.65	6.05	7.87	6	8.61	10	10.4	10.7	9.33
Prior Year	7.27	7.77	6.29	4.71	5.64	3.69	3.57	3.72	4.47	7.06	6.5	11	7.96
Percent Change from Prior Year	9%	-3%	39%	55%	53%	64%	120%	61%	93%	42%	60%	-3%	17%

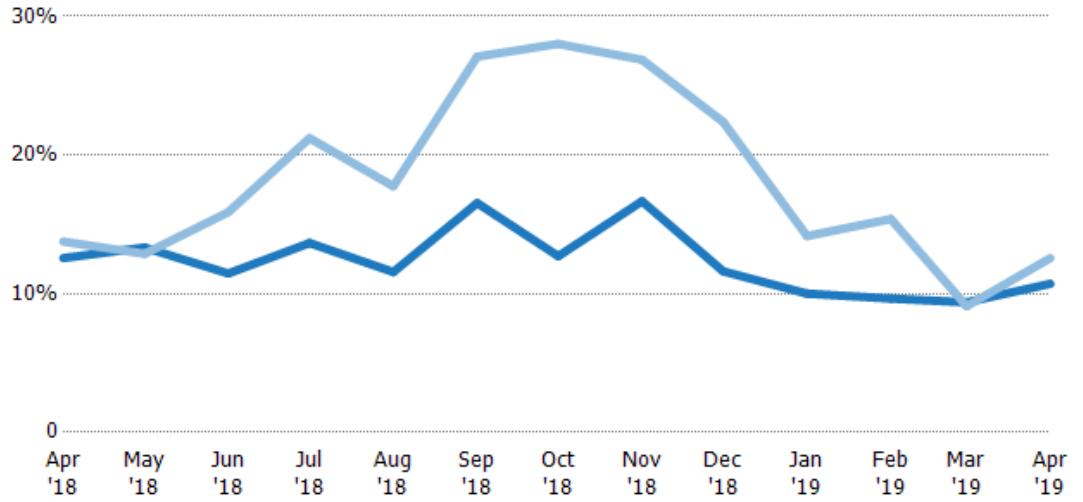
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Apr '19	11%	1.9%
Apr '18	13%	1.2%
Apr '17	14%	-44.9%

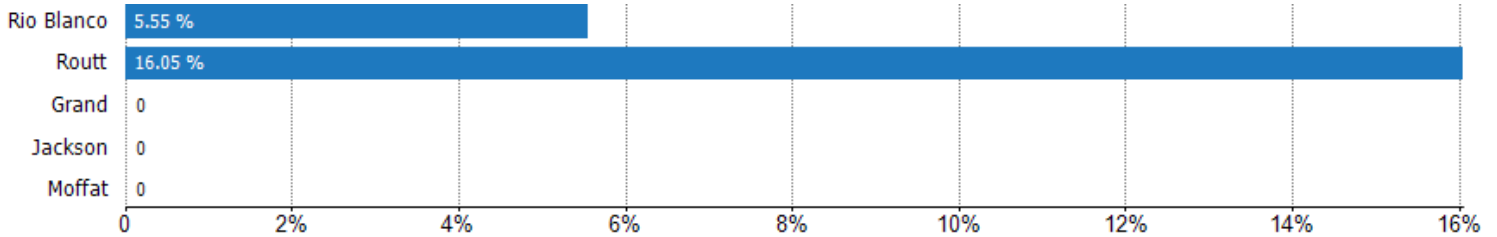


	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	13%	13%	11%	14%	12%	17%	13%	17%	12%	10%	10%	9%	11%
Prior Year	14%	13%	16%	21%	18%	27%	28%	27%	22%	14%	15%	9%	13%
Change from Prior Year	1%	0%	4%	8%	6%	11%	15%	10%	11%	4%	6%	0%	2%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



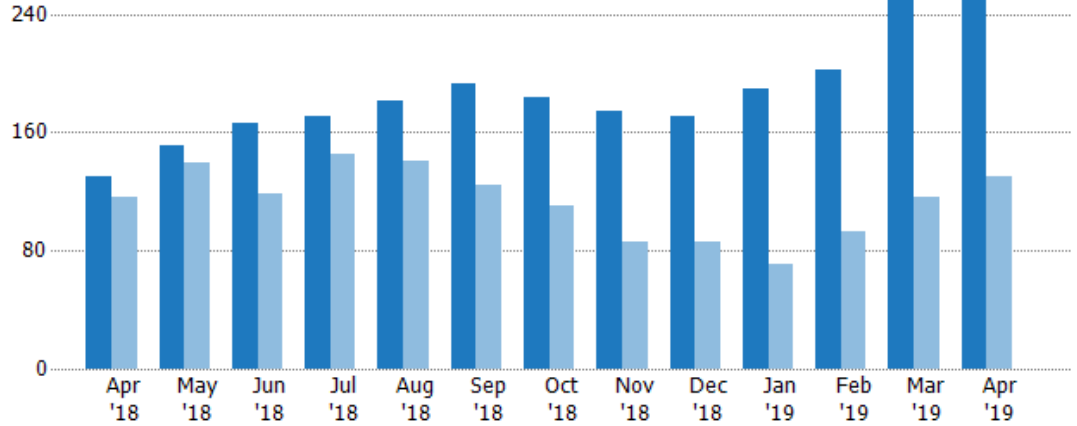
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '19	260	100%
Apr '18	130	12.1%
Apr '17	116	-2.6%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	130	151	166	171	181	193	184	174	171	189	202	251	260
Prior Year	116	139	118	145	141	124	110	86	86	71	93	116	130
Percent Change from Prior Year	12%	9%	41%	18%	28%	56%	67%	102%	99%	166%	117%	116%	100%

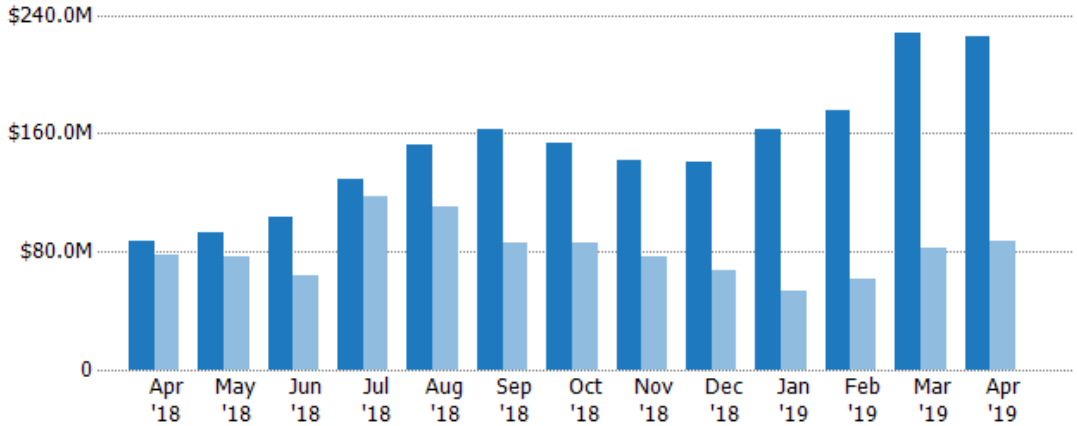
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Apr '19	\$226M	160%
Apr '18	\$86.8M	10.9%
Apr '17	\$78.2M	-24.4%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$86.8M	\$93M	\$104M	\$128M	\$153M	\$162M	\$154M	\$142M	\$140M	\$163M	\$175M	\$227M	\$226M
Prior Year	\$78.2M	\$76.5M	\$64.1M	\$118M	\$111M	\$85.9M	\$86.3M	\$76.6M	\$67.2M	\$52.9M	\$61.1M	\$82.6M	\$86.8M
Percent Change from Prior Year		11%	22%	62%	9%	38%	89%	78%	86%	109%	208%	187%	175%

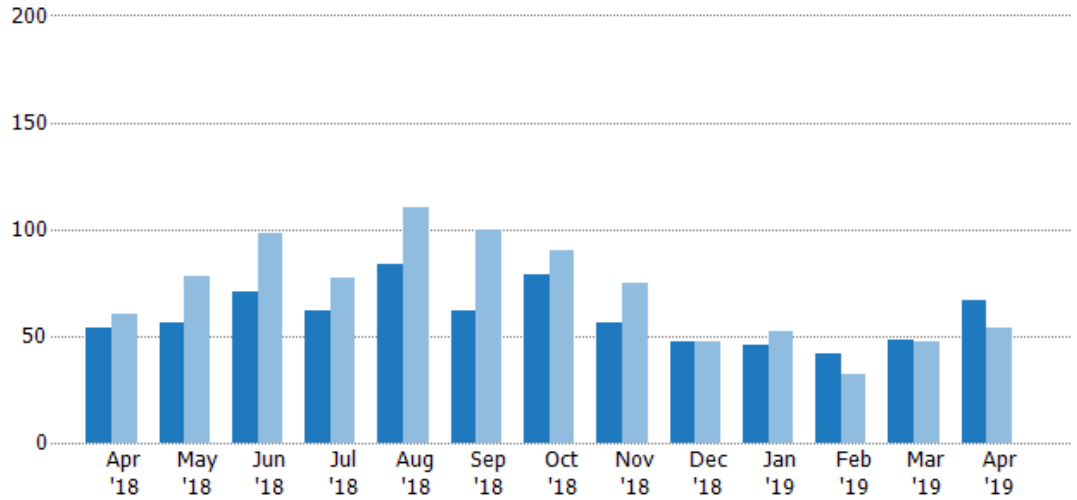
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Apr '19	67	24.1%
Apr '18	54	-10%
Apr '17	60	3.3%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	54	56	71	62	84	62	79	56	47	46	42	48	67
Prior Year	60	78	98	77	110	100	90	75	47	52	32	47	54
Percent Change from Prior Year	-10%	-28%	-28%	-19%	-24%	-38%	-12%	-25%	0%	-12%	31%	2%	24%

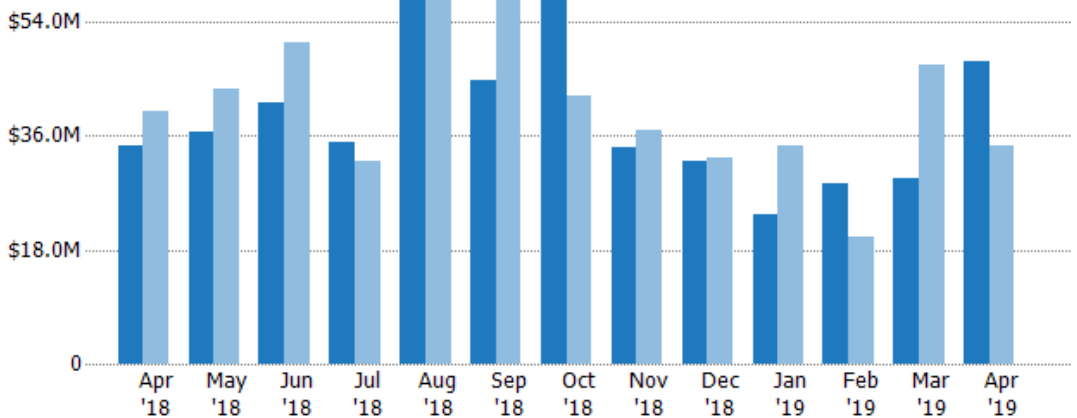
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Apr '19	\$47.8M	39.4%
Apr '18	\$34.3M	-14.1%
Apr '17	\$40M	-24.5%

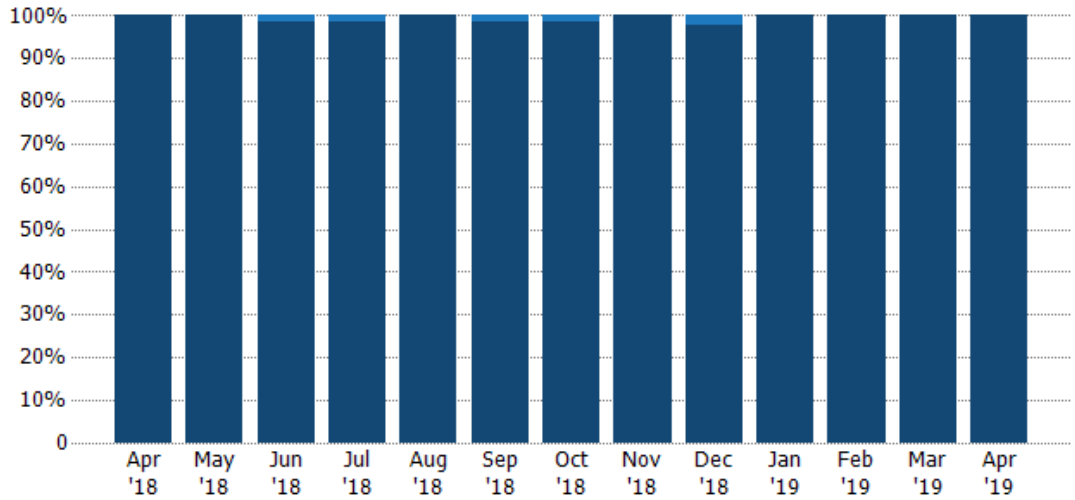


	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$34.3M	\$36.5M	\$41.1M	\$35M	\$59.9M	\$44.8M	\$65.1M	\$34.1M	\$32M	\$23.4M	\$28.6M	\$29.3M	\$47.8M
Prior Year	\$40M	\$43.5M	\$50.9M	\$31.9M	\$60.9M	\$63.7M	\$42.4M	\$36.9M	\$32.6M	\$34.3M	\$20M	\$47.3M	\$34.3M
Percent Change from Prior Year	-14%	-16%	-19%	10%	-2%	-30%	53%	-8%	-2%	-32%	43%	-38%	39%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used
County: 6 Selected

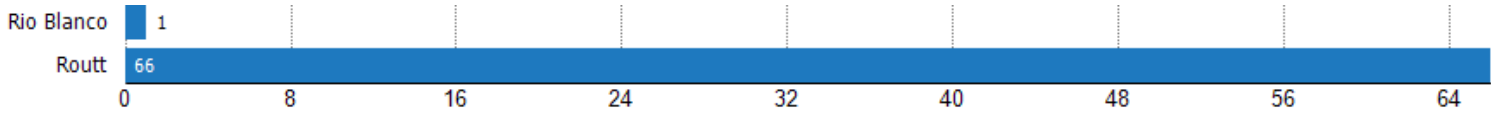


Property Type	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Farm/Ranch	-	-	1%	2%	-	2%	1%	-	2%	-	-	-	-
Single Family Residence	100%	100%	99%	98%	100%	98%	99%	100%	98%	100%	100%	100%	100%

Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: County: 6 Selected

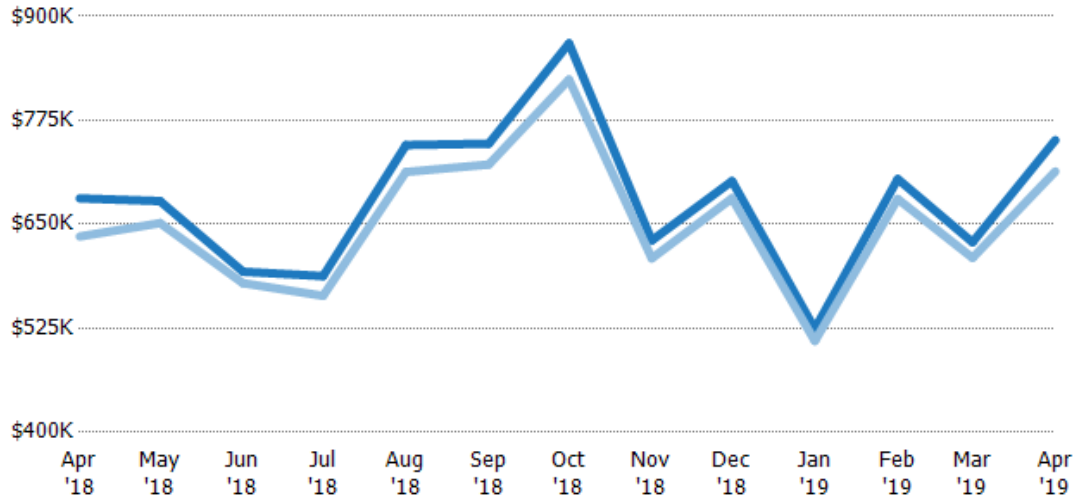


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected

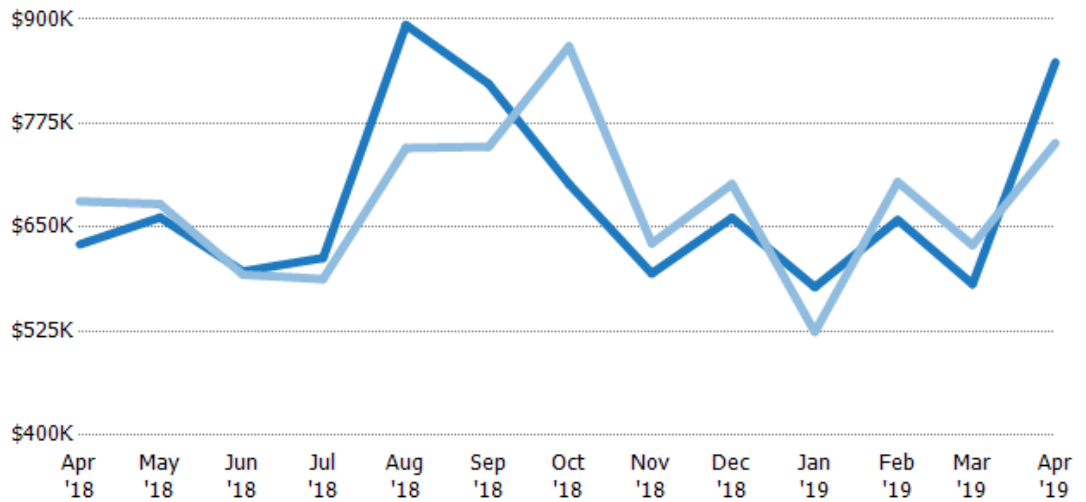


Average Sales Price vs Average Est Value

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

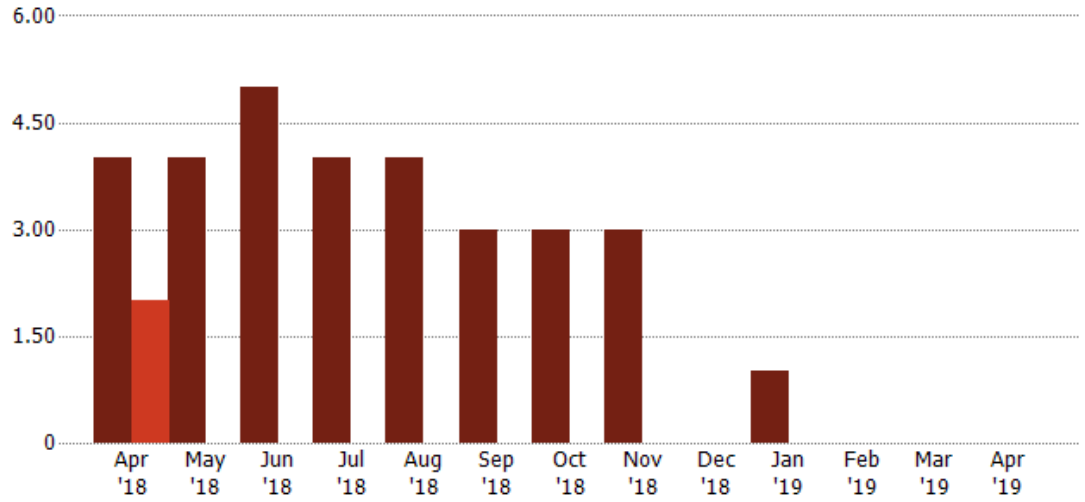


Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

County: 6 Selected



Current Year	4	4	5	4	4	3	3	3	-	1	-	-	-
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	100%	100%	100%	100%	100%	100%	100%	100%	-	100%	-	-	-

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: 05/07/2019

Scheduled: Yes

Report Date Range: From 4/2018 To: 4/2019

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
- 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 4/2019 data

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