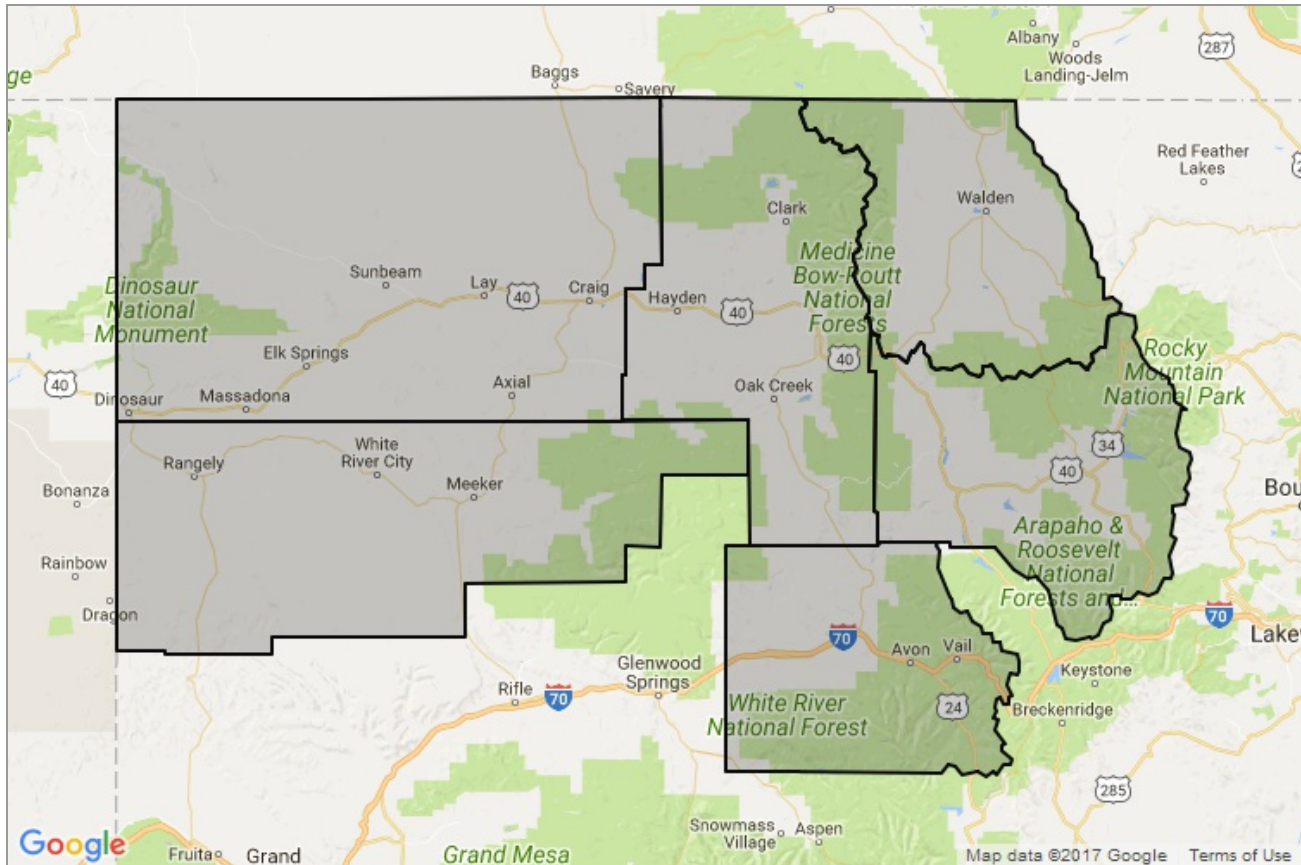




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
8/2016 – 8/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 09/06/2017

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

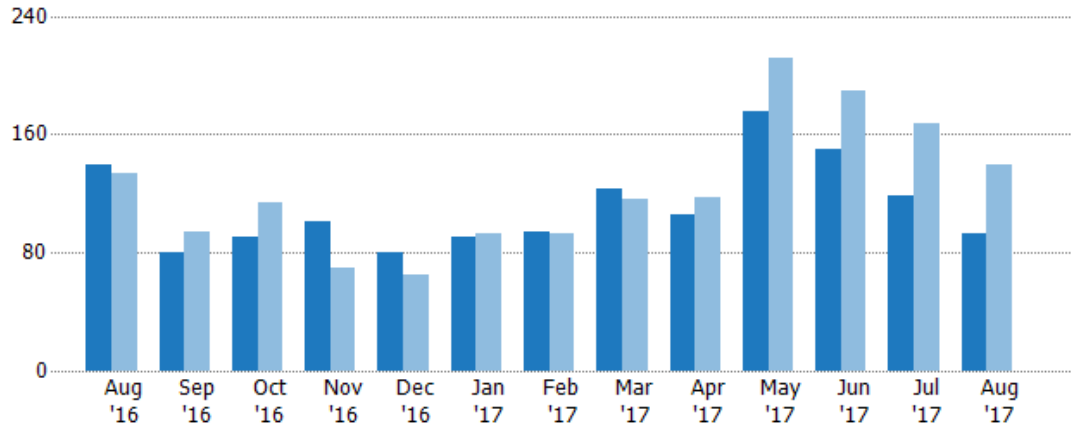
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '17	93	-33.6%
Aug '16	140	4.5%
Aug '15	134	-11.9%



Current Year	140	80	91	101	80	91	94	123	106	176	150	119	93
Prior Year	134	94	114	70	65	93	93	116	117	212	190	167	140
Percent Change from Prior Year	4%	-15%	-20%	44%	23%	-2%	1%	6%	-9%	-17%	-21%	-29%	-34%

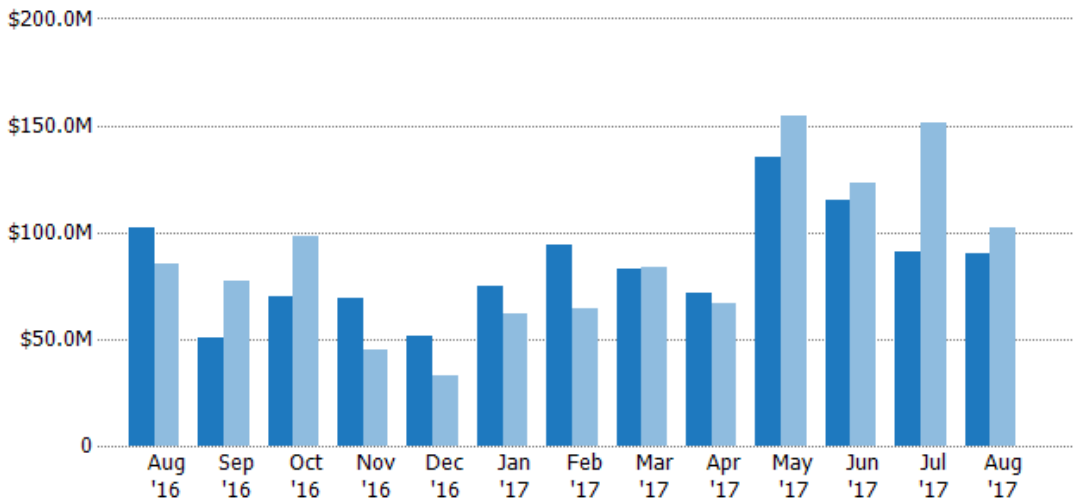
New Listing Volume

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 '17	\$89.8M	-11.9%
Aug '16	\$102M	19.7%
Aug '15	\$85.1M	3.6%



Current Year	\$102M	\$51M	\$69.8M	\$69.4M	\$51.6M	\$75.1M	\$94.1M	\$82.5M	\$71.3M	\$135M	\$115M	\$90.5M	\$89.8M
Prior Year	\$85.1M	\$76.9M	\$98.2M	\$44.6M	\$33.2M	\$62M	\$64.6M	\$84M	\$66.9M	\$155M	\$123M	\$151M	\$102M
Percent Change from Prior Year	20%	-34%	-29%	56%	55%	21%	46%	-2%	7%	-13%	-7%	-40%	-12%

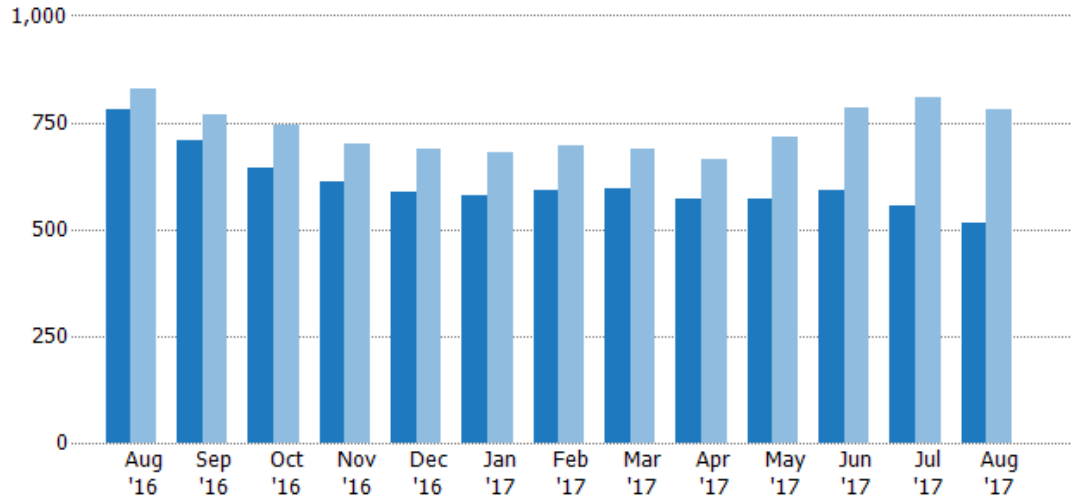
Active Listings

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 '17	513	-34.3%
Aug '16	781	-5.6%
Aug '15	827	15.2%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	781	709	642	612	588	579	591	595	569	570	593	554	513
Prior Year	827	770	744	701	688	679	695	687	664	717	783	810	781
Percent Change from Prior Year	-6%	-8%	-14%	-13%	-15%	-15%	-15%	-13%	-14%	-21%	-24%	-32%	-34%

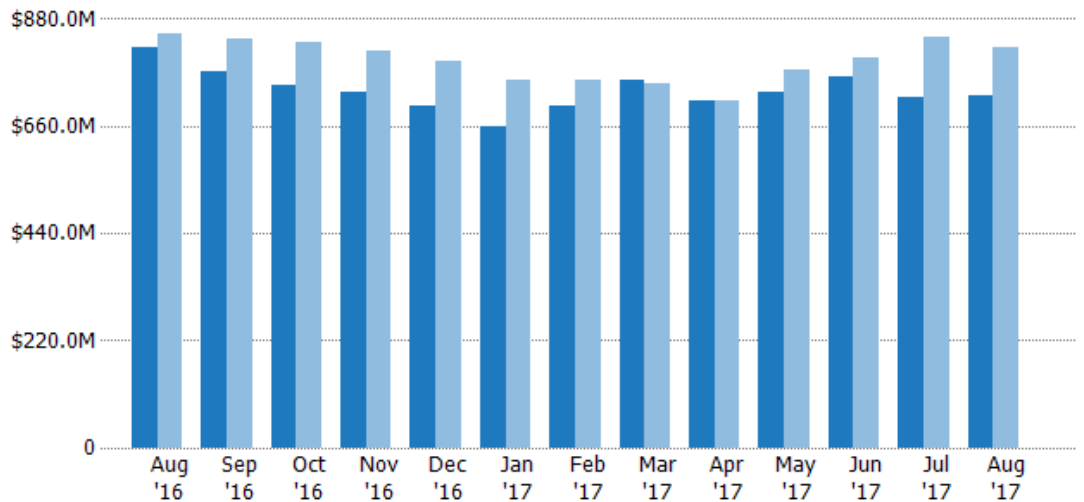
Active Listing Volume

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 '17	\$721M	-12.2%
Aug '16	\$821M	-3.3%
Aug '15	\$850M	0%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$821M	\$772M	\$743M	\$729M	\$703M	\$660M	\$700M	\$753M	\$711M	\$728M	\$763M	\$720M	\$721M
Prior Year	\$850M	\$841M	\$831M	\$814M	\$793M	\$754M	\$755M	\$749M	\$711M	\$774M	\$800M	\$842M	\$821M
Percent Change from Prior Year	-3%	-8%	-11%	-10%	-11%	-13%	-7%	1%	0%	-6%	-5%	-14%	-12%

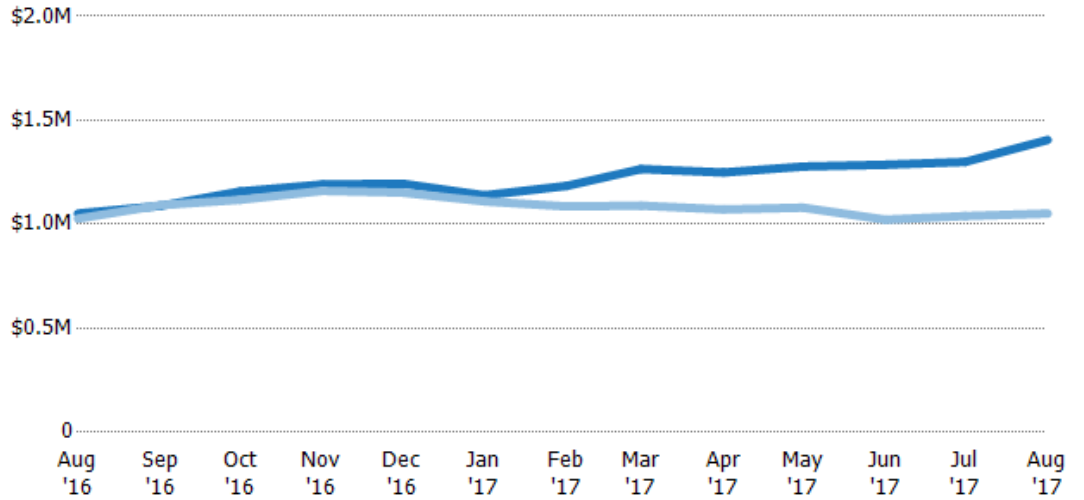
Average Listing Price

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 '17	\$1.41M	33.7%
Aug '16	\$1.05M	2.4%
Aug '15	\$1.03M	-13.3%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$1.05M	\$1.09M	\$1.16M	\$1.19M	\$1.2M	\$1.14M	\$1.18M	\$1.27M	\$1.25M	\$1.28M	\$1.29M	\$1.3M	\$1.41M
Prior Year	\$1.03M	\$1.09M	\$1.12M	\$1.16M	\$1.15M	\$1.11M	\$1.09M	\$1.09M	\$1.07M	\$1.08M	\$1.02M	\$1.04M	\$1.05M
Percent Change from Prior Year	2%	0%	4%	3%	4%	3%	9%	16%	17%	18%	26%	25%	34%

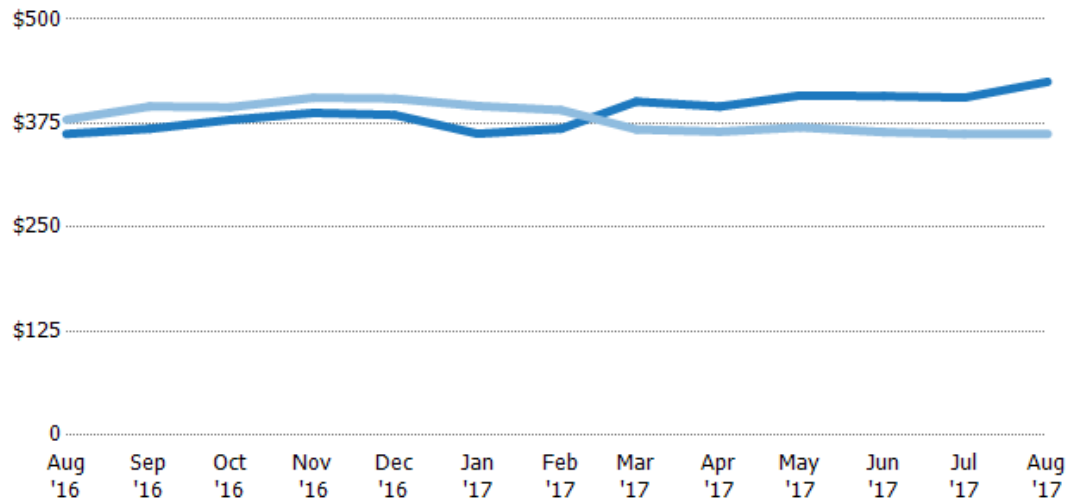
Average Listing Price per Sq Ft

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 '17	\$425	17.3%
Aug '16	\$362	-4.5%
Aug '15	\$379	-12.8%



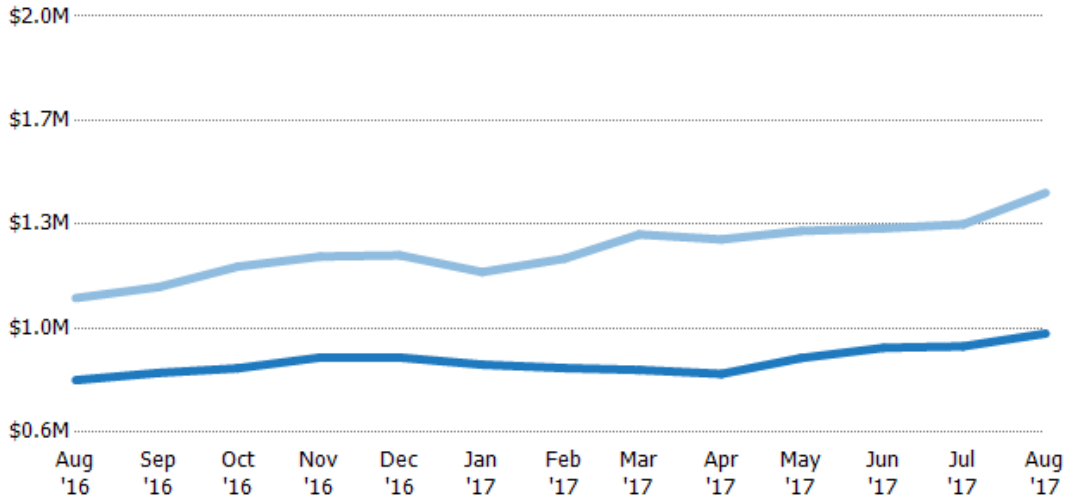
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	\$362	\$368	\$379	\$387	\$385	\$362	\$368	\$401	\$395	\$408	\$408	\$406	\$425
Prior Year	\$379	\$395	\$394	\$406	\$405	\$396	\$391	\$368	\$365	\$370	\$364	\$362	\$362
Percent Change from Prior Year	-5%	-7%	-4%	-4%	-5%	-8%	-6%	9%	8%	10%	12%	12%	17%

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

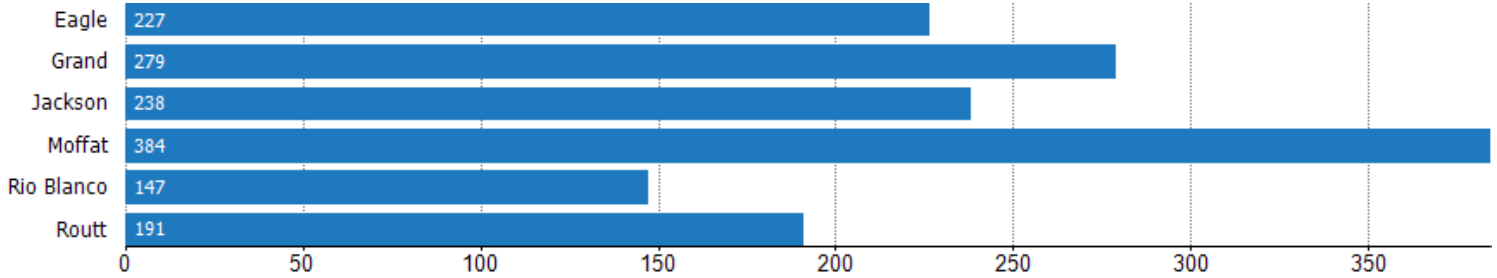


Avg Est Value	\$775K	\$800K	\$815K	\$852K	\$851K	\$827K	\$816K	\$810K	\$796K	\$850K	\$884K	\$889K	\$932K
Avg Listing Price	\$1.05M	\$1.09M	\$1.16M	\$1.19M	\$1.2M	\$1.14M	\$1.18M	\$1.27M	\$1.25M	\$1.28M	\$1.29M	\$1.3M	\$1.41M
Avg Listing Price as a % of Avg Est Value	136%	136%	142%	140%	140%	138%	145%	156%	157%	150%	145%	146%	151%

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



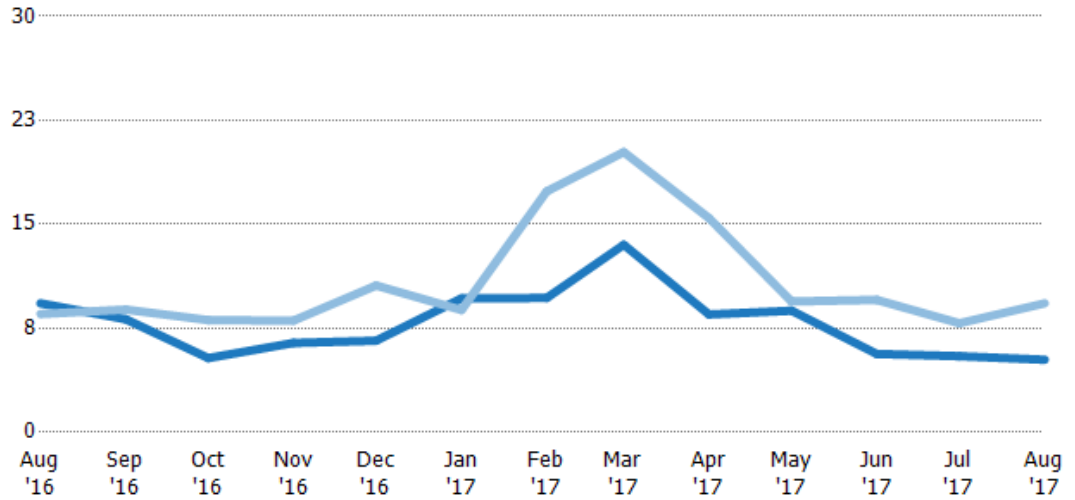
Months of Inventory

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 '17	5.23	-43.7%
Aug '16	9.3	9.1%
Aug '15	8.53	55.2%



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	9.3	8.15	5.35	6.44	6.61	9.65	9.69	13.5	8.49	8.77	5.65	5.49	5.23
Prior Year	8.53	8.85	8.09	8.06	10.6	8.82	17.4	20.2	15.4	9.43	9.55	7.86	9.3
Percent Change from Prior Year	9%	-8%	-34%	-20%	-38%	9%	-44%	-33%	-45%	-7%	-41%	-30%	-44%

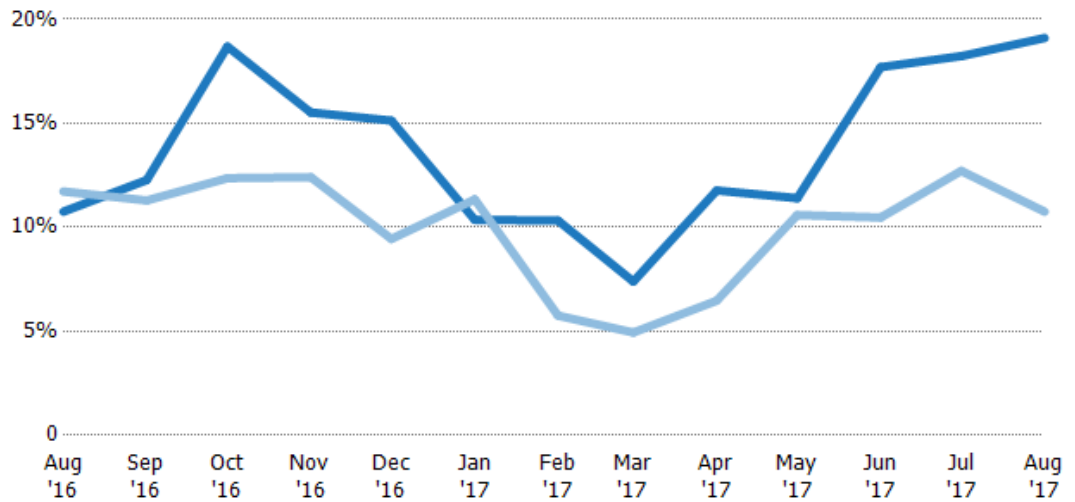
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Aug '17	19%	-8.4%
Aug '16	11%	1%
Aug '15	12%	-35.6%

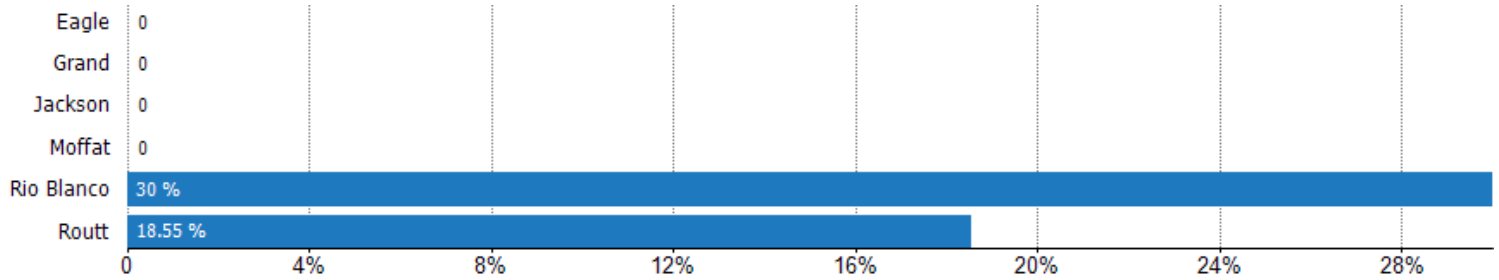


	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Current Year	11%	12%	19%	16%	15%	10%	10%	7%	12%	11%	18%	18%	19%
Prior Year	12%	11%	12%	12%	9%	11%	6%	5%	6%	11%	10%	13%	11%
Change from Prior Year	1%	-1%	-6%	-3%	-6%	1%	-5%	-2%	-5%	-1%	-7%	-6%	-8%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



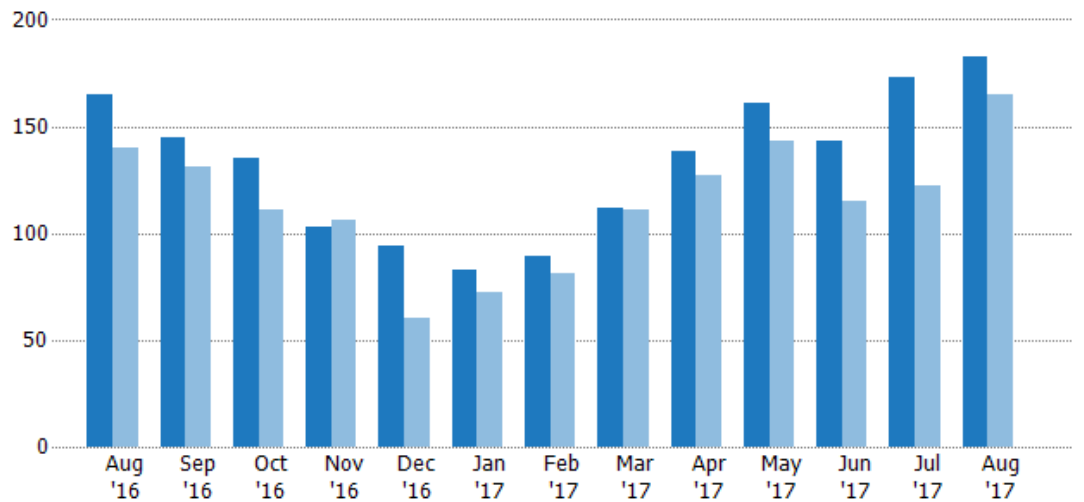
Pending Sales

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 '17	183	10.9%
Aug '16	165	17.9%
Aug '15	140	-15.7%



Current Year	165	145	135	103	94	83	89	112	138	161	143	173	183
Prior Year	140	131	111	106	60	72	81	111	127	143	115	122	165
Percent Change from Prior Year	18%	11%	22%	-3%	57%	15%	10%	1%	9%	13%	24%	42%	11%

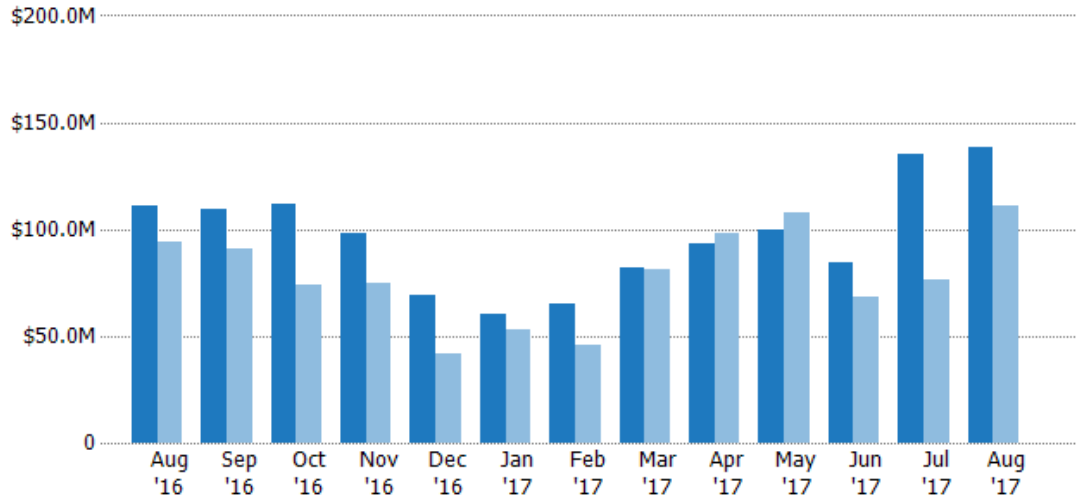
Pending Sales Volume

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 '17	\$138M	24.5%
Aug '16	\$111M	18.3%
Aug '15	\$93.9M	-17.2%



Current Year	\$111M	\$109M	\$112M	\$98.2M	\$69M	\$60.6M	\$65.1M	\$82.1M	\$93.6M	\$100M	\$84.6M	\$135M	\$138M
Prior Year	\$93.9M	\$90.9M	\$73.9M	\$75.1M	\$42M	\$52.9M	\$46.1M	\$80.9M	\$97.9M	\$108M	\$68.7M	\$76.6M	\$111M
Percent Change from Prior Year	18%	20%	51%	31%	64%	15%	41%	1%	-4%	-7%	23%	76%	24%

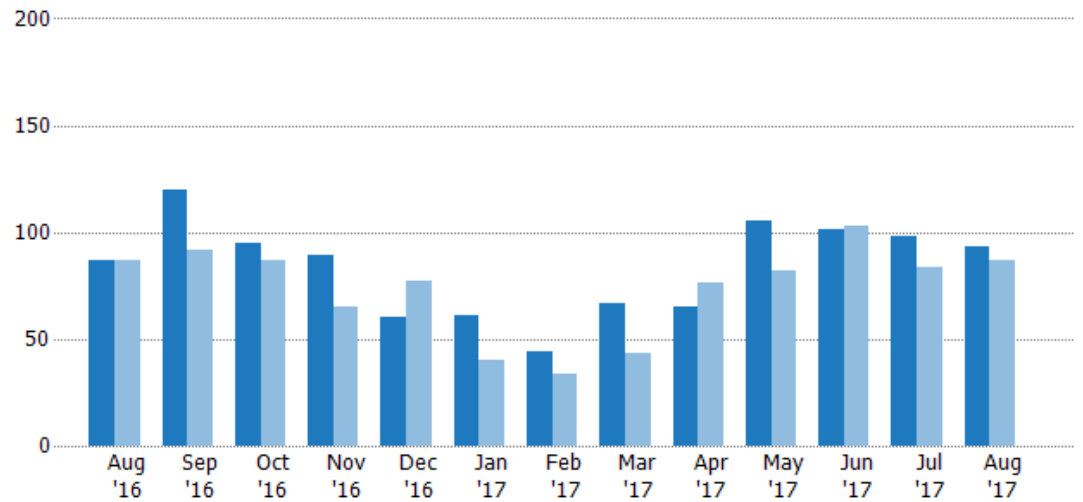
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Aug '17	93	6.9%
Aug '16	87	0%
Aug '15	87	-5.7%



Current Year	87	120	95	89	60	61	44	67	65	105	101	98	93
Prior Year	87	92	87	65	77	40	34	43	76	82	103	84	87
Percent Change from Prior Year	0%	30%	9%	37%	-22%	53%	29%	56%	-14%	28%	-2%	17%	7%

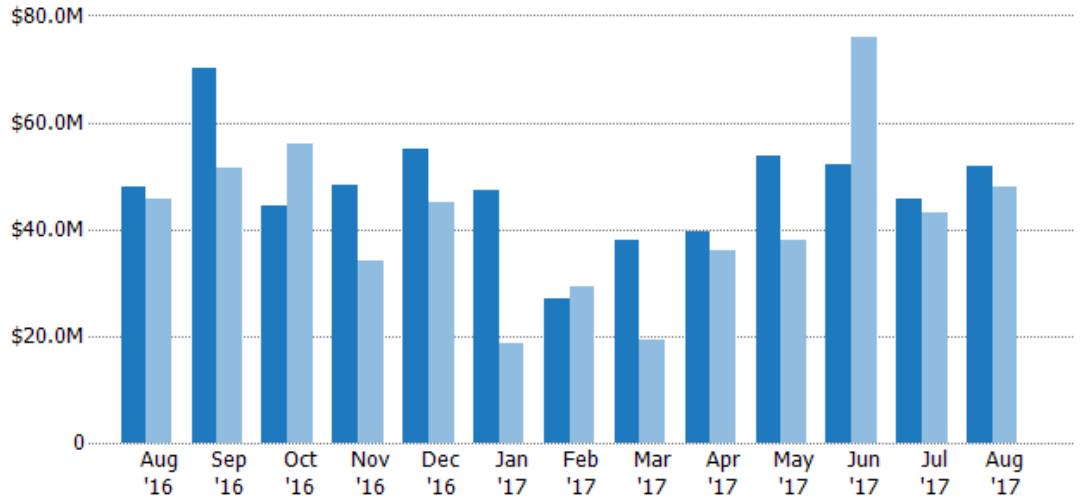
Closed Sales Volume

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 '17	\$51.6M	8%
Aug '16	\$47.8M	4.7%
Aug '15	\$45.7M	-19.4%

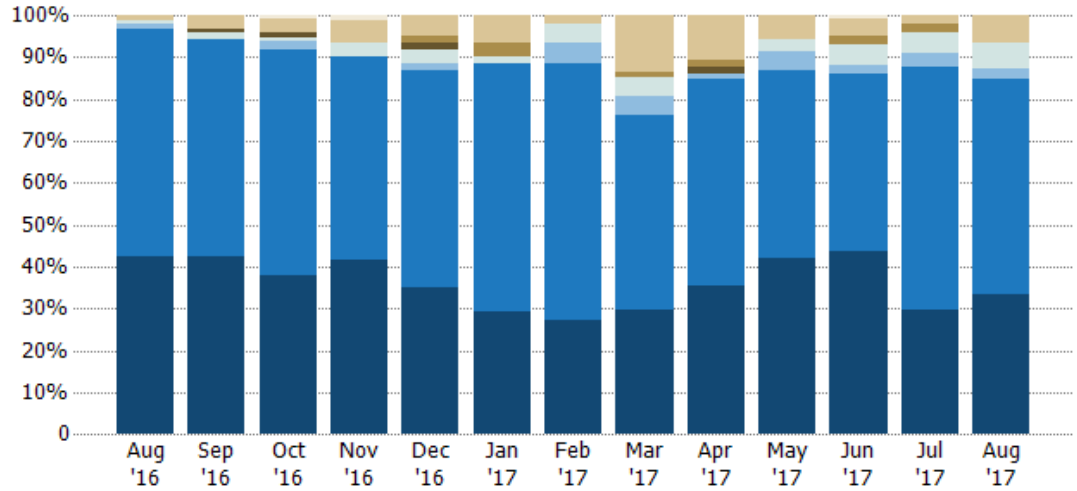


Current Year	\$47.8M	\$70.1M	\$44.5M	\$48.2M	\$55.1M	\$47.2M	\$26.9M	\$38M	\$39.6M	\$53.6M	\$52.2M	\$45.6M	\$51.6M
Prior Year	\$45.7M	\$51.5M	\$55.9M	\$34M	\$45.1M	\$18.5M	\$29.4M	\$19.1M	\$35.9M	\$37.9M	\$76M	\$43.1M	\$47.8M
Percent Change from Prior Year	5%	36%	-20%	42%	22%	155%	-8%	99%	10%	41%	-31%	6%	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

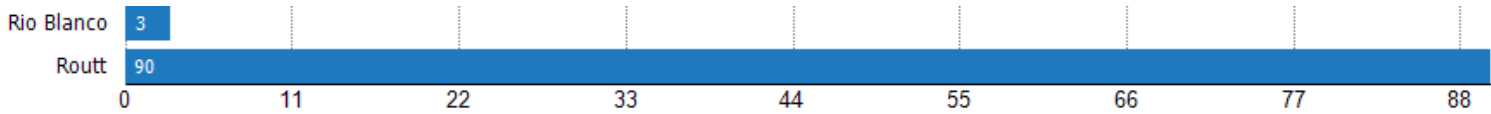


Property Type	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Other	-	-	1%	1%	-	-	-	-	-	-	1%	-	-
Coop	1%	3%	3%	6%	5%	7%	2%	13%	11%	6%	4%	2%	6%
Farm/Ranch	-	-	-	-	2%	3%	-	1%	2%	-	2%	2%	-
Lot/Land	-	1%	1%	-	2%	-	-	-	2%	-	-	-	-
Multifamily/Multiplex	1%	2%	1%	3%	3%	2%	5%	4%	-	3%	5%	5%	6%
Mobile/Manufactured	1%	-	2%	-	2%	-	5%	4%	2%	5%	2%	3%	2%
Condo/Townhouse	54%	52%	54%	48%	52%	59%	61%	46%	49%	45%	43%	58%	52%
Single Family Residence	43%	43%	38%	42%	35%	30%	27%	30%	35%	42%	44%	30%	33%

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

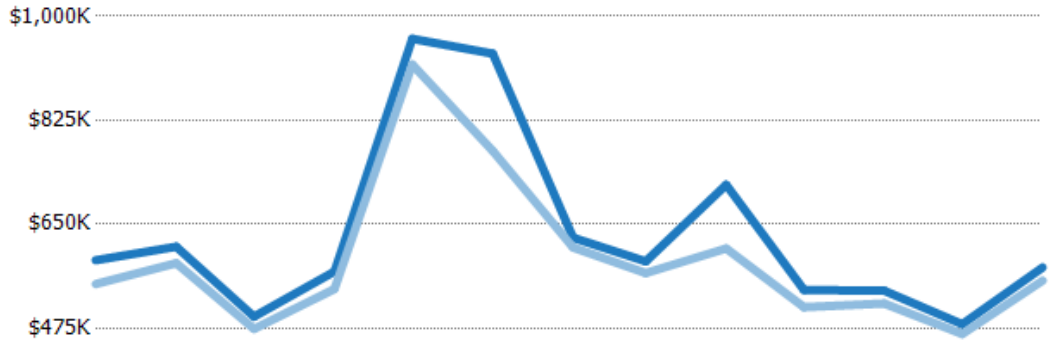


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



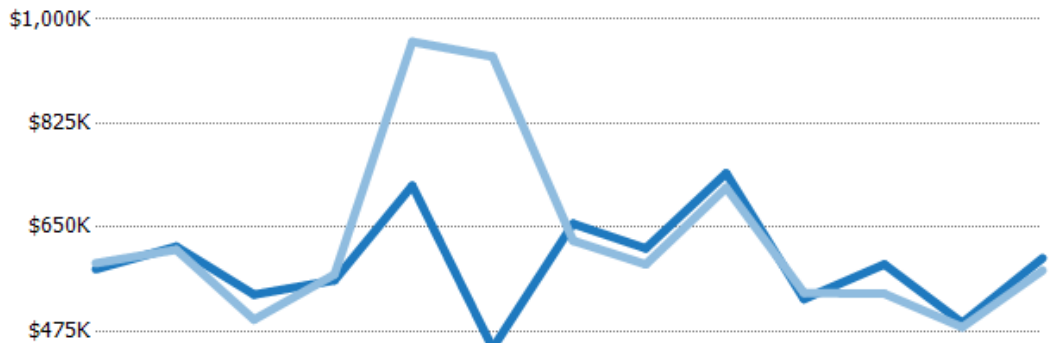
	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg List Price	\$590K	\$612K	\$495K	\$571K	\$962K	\$937K	\$627K	\$588K	\$716K	\$539K	\$538K	\$482K	\$577K
Avg Sales Price	\$549K	\$585K	\$474K	\$541K	\$919K	\$774K	\$611K	\$568K	\$609K	\$510K	\$517K	\$465K	\$555K
Avg Sales Price as a % of Avg List Price	93%	95%	96%	95%	96%	83%	97%	97%	85%	95%	96%	97%	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



	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17
Avg Est Value	\$579K	\$618K	\$537K	\$561K	\$720K	\$446K	\$656K	\$614K	\$741K	\$529K	\$588K	\$489K	\$598K
Avg Sales Price	\$590K	\$612K	\$495K	\$571K	\$962K	\$937K	\$627K	\$588K	\$716K	\$539K	\$538K	\$482K	\$577K
Avg Sales Price as a % of Avg Est Value	102%	99%	92%	102%	134%	210%	96%	96%	97%	102%	92%	98%	97%

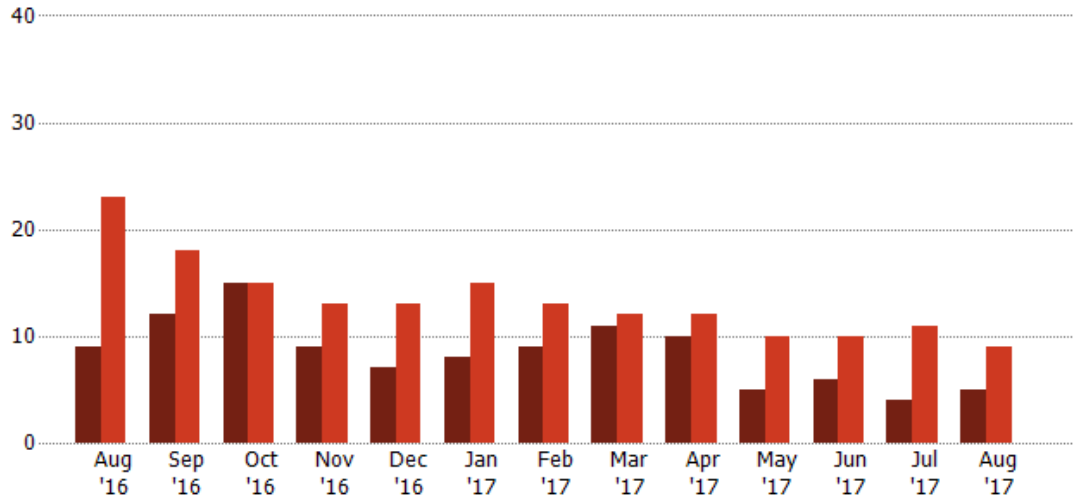
Distressed Listings

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 '17	5	-44.4%
Aug '16	9	-60.9%
Aug '15	23	56.5%

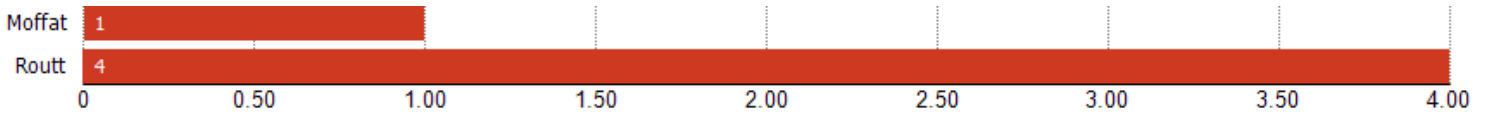


Current Year	9	12	15	9	7	8	9	11	10	5	6	4	5
Prior Year	23	18	15	13	13	15	13	12	12	10	10	11	9
Percent Change from Prior Year	-61%	-33%	0%	-31%	-46%	-47%	-31%	-8%	-17%	-50%	-40%	-64%	-44%

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: 09/06/2017

Scheduled: Yes

Report Date Range: From 8/2016 To: 8/2017

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
- 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 8/2017 data

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