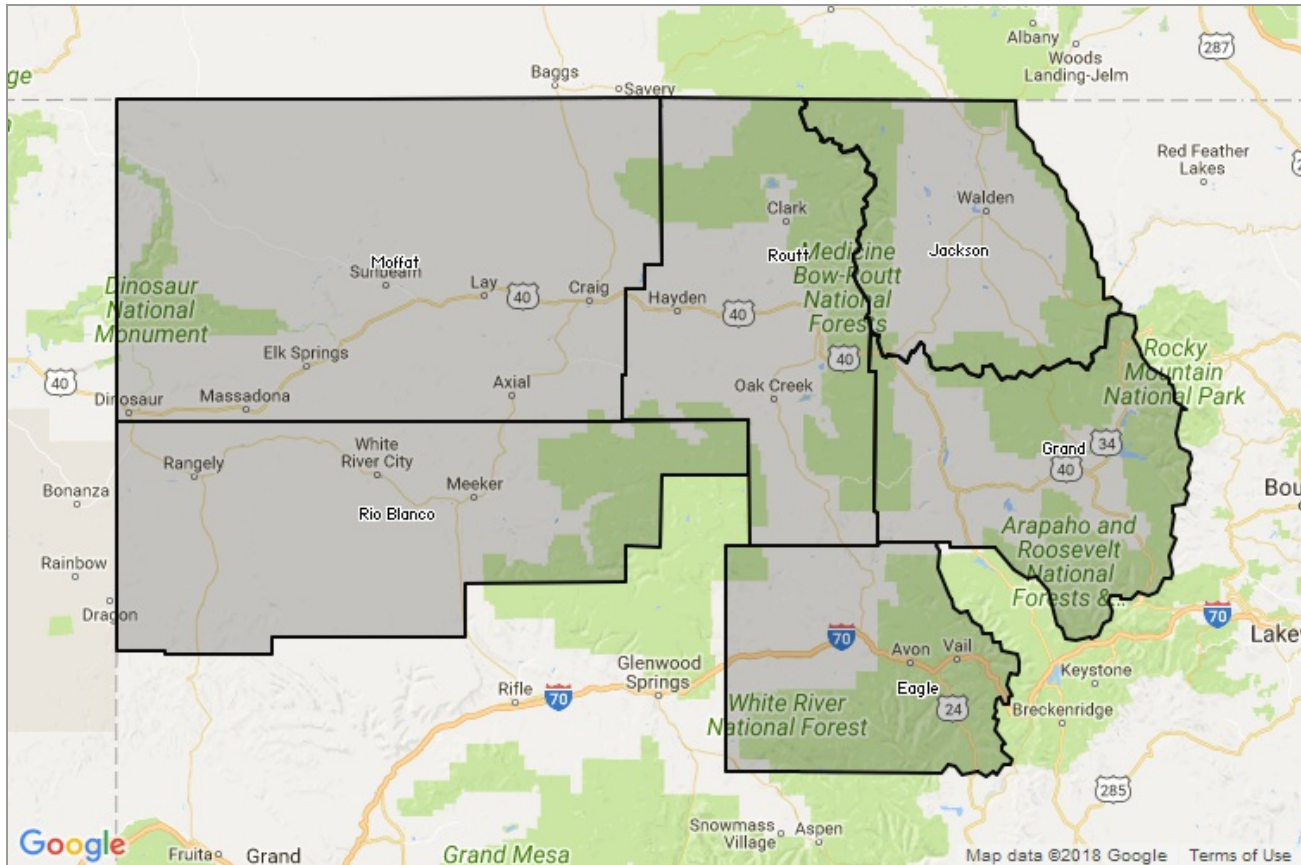




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
12/2016 – 12/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 01/07/2018

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

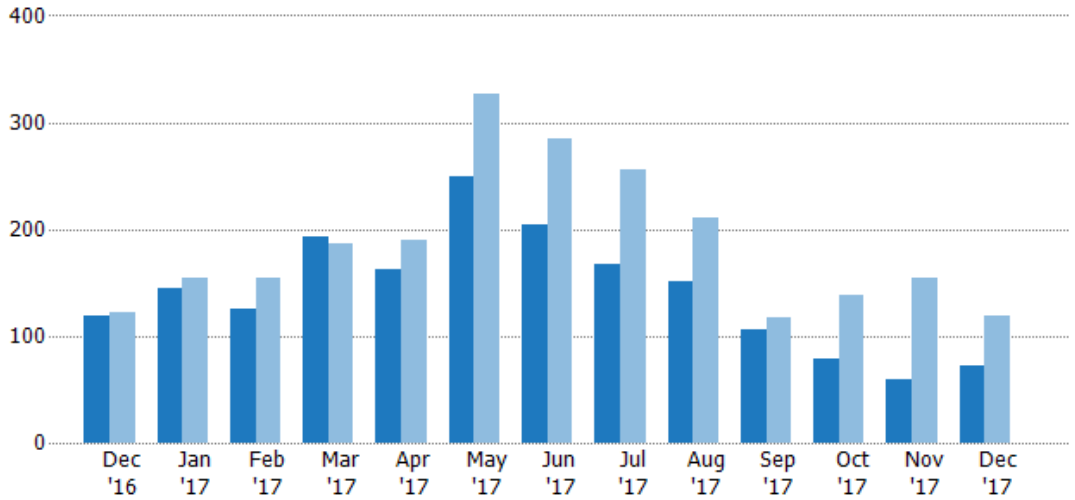
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Dec '17	72	-39.5%
Dec '16	119	-2.5%
Dec '15	122	13.1%



Current Year	119	144	126	193	163	249	205	167	151	106	79	60	72
Prior Year	122	154	154	187	189	326	285	255	210	118	139	154	119
Percent Change from Prior Year	-2%	-6%	-18%	3%	-14%	-24%	-28%	-35%	-28%	-10%	-43%	-61%	-39%

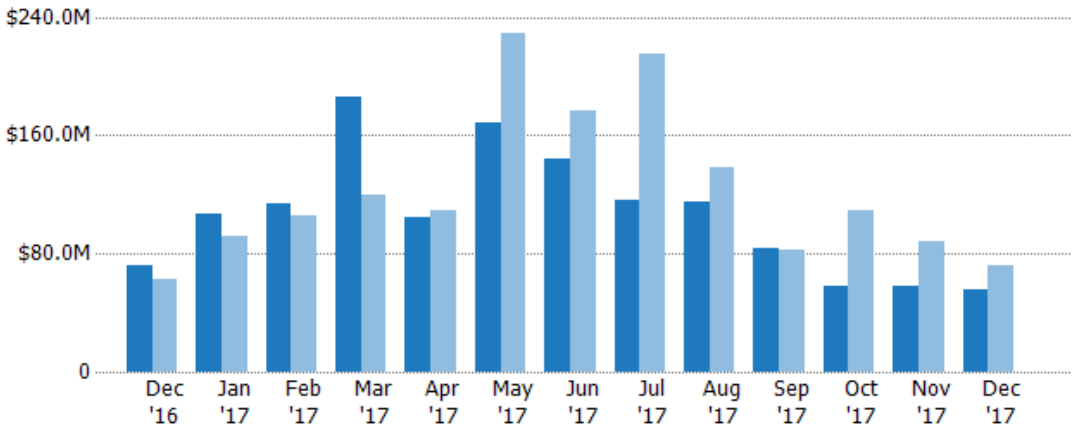
New Listing Volume

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.
Dec '17	\$55.1M	-23.5%
Dec '16	\$72M	15.6%
Dec '15	\$62.3M	32.7%



Current Year	\$72M	\$106M	\$114M	\$186M	\$104M	\$169M	\$144M	\$116M	\$115M	\$83.6M	\$58.1M	\$57.6M	\$55.1M
Prior Year	\$62.3M	\$92.1M	\$105M	\$120M	\$109M	\$230M	\$176M	\$214M	\$138M	\$82.3M	\$110M	\$88.3M	\$72M
Percent Change from Prior Year	16%	16%	8%	55%	-5%	-26%	-18%	-46%	-16%	2%	-47%	-35%	-23%

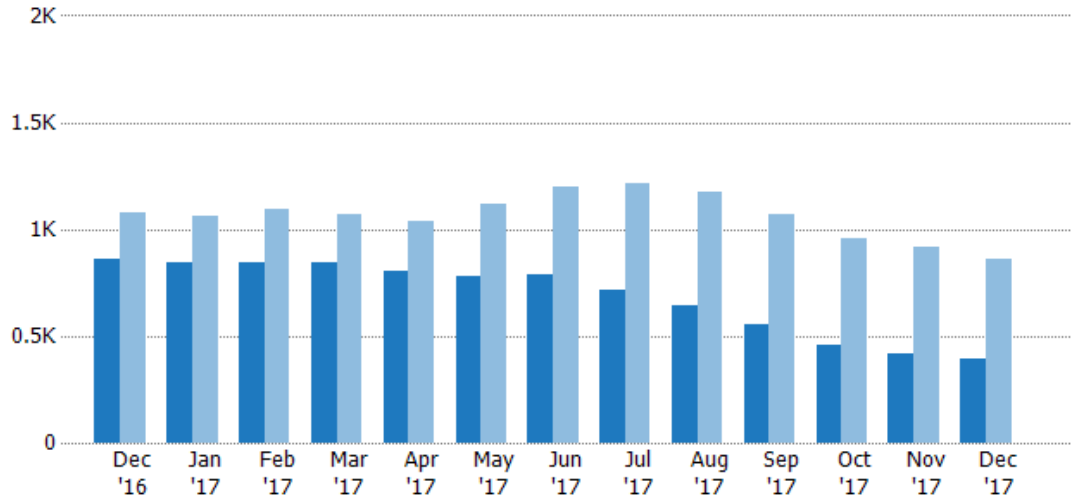
Active Listings

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.
Dec '17	395	-54.1%
Dec '16	861	-20.3%
Dec '15	1.08K	10.9%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	861	843	842	848	800	783	785	717	645	557	454	417	395
Prior Year	1.08K	1.07K	1.09K	1.07K	1.04K	1.12K	1.2K	1.22K	1.18K	1.07K	960	913	861
Percent Change from Prior Year	-20%	-21%	-23%	-21%	-23%	-30%	-34%	-41%	-45%	-48%	-53%	-54%	-54%

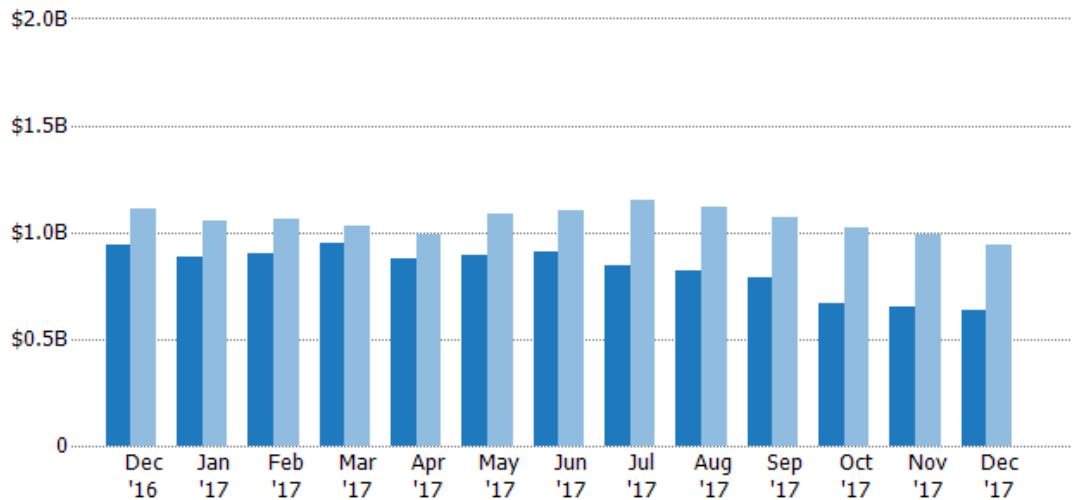
Active Listing Volume

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.
Dec '17	\$638M	-32%
Dec '16	\$939M	-15.2%
Dec '15	\$1.11B	-1.4%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	\$939M	\$881M	\$902M	\$950M	\$872M	\$892M	\$909M	\$847M	\$820M	\$790M	\$669M	\$651M	\$638M
Prior Year	\$1.11B	\$1.05B	\$1.06B	\$1.03B	\$989M	\$1.08B	\$1.1B	\$1.15B	\$1.12B	\$1.07B	\$1.02B	\$989M	\$939M
Percent Change from Prior Year	-15%	-16%	-15%	-7%	-12%	-18%	-18%	-26%	-27%	-26%	-34%	-34%	-32%

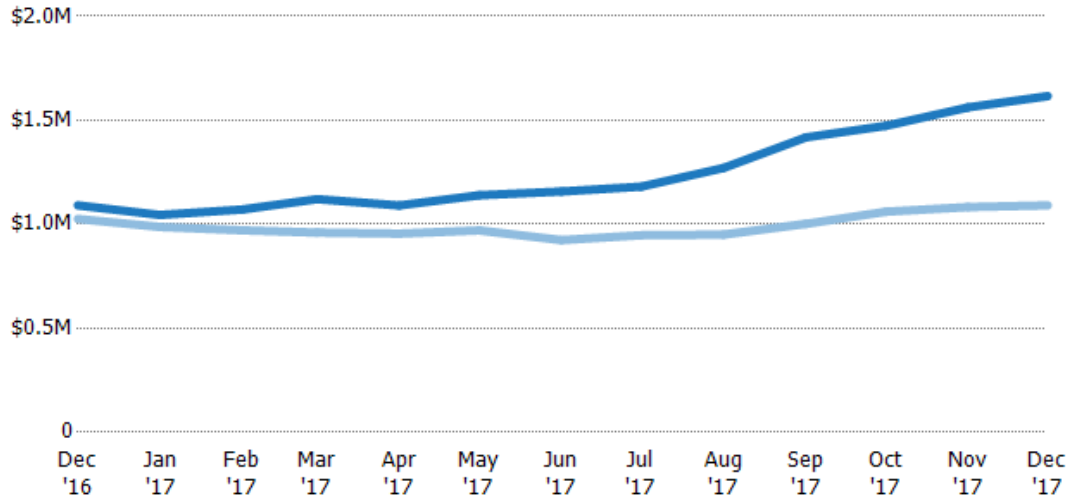
Average Listing Price

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.
Dec '17	\$1.62M	48.1%
Dec '16	\$1.09M	6.4%
Dec '15	\$1.03M	-11.1%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	
Current Year	\$1.09M	\$1.04M	\$1.07M	\$1.12M	\$1.09M	\$1.14M	\$1.16M	\$1.18M	\$1.27M	\$1.42M	\$1.47M	\$1.56M	\$1.62M	
Prior Year	\$1.03M	\$987K	\$971K	\$960K	\$955K	\$970K	\$924K	\$947K	\$950K	\$1M	\$1.06M	\$1.08M	\$1.09M	
Percent Change from Prior Year		6%	6%	10%	17%	14%	17%	25%	25%	34%	41%	39%	44%	48%

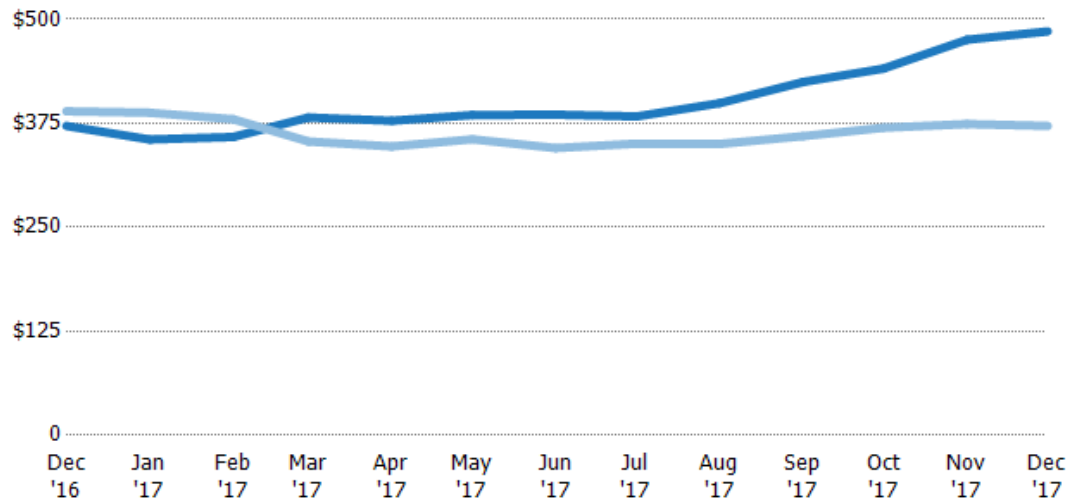
Average Listing Price per Sq Ft

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.
Dec '17	\$485	30.6%
Dec '16	\$372	-4.5%
Dec '15	\$389	-8.8%



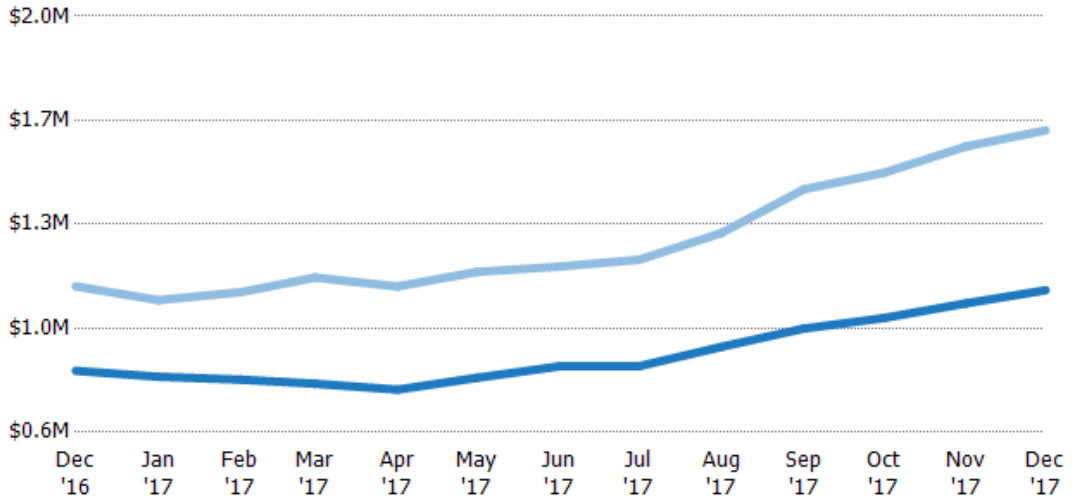
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	
Current Year	\$372	\$356	\$359	\$382	\$378	\$385	\$385	\$383	\$399	\$425	\$441	\$475	\$485	
Prior Year	\$389	\$388	\$380	\$353	\$347	\$356	\$345	\$350	\$350	\$359	\$370	\$374	\$372	
Percent Change from Prior Year		-5%	-8%	-6%	8%	9%	8%	12%	9%	14%	18%	19%	27%	31%

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

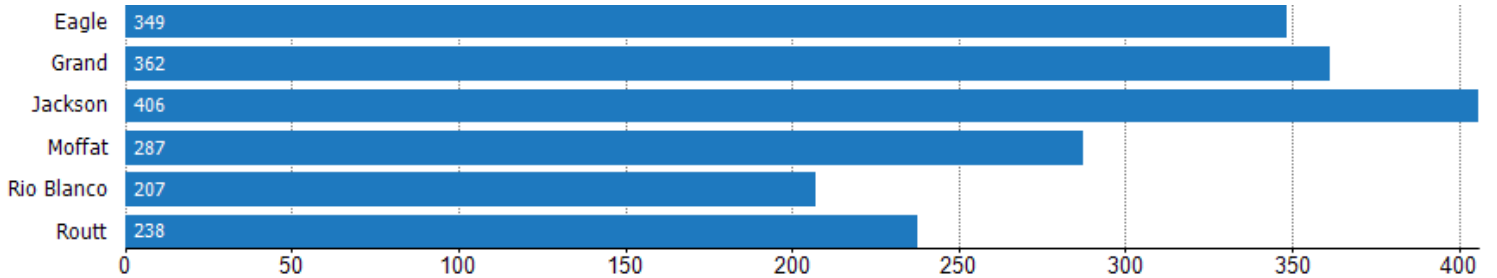


Avg Est Value	\$807K	\$787K	\$777K	\$764K	\$743K	\$783K	\$822K	\$822K	\$888K	\$949K	\$984K	\$1.03M	\$1.08M
Avg Listing Price	\$1.09M	\$1.04M	\$1.07M	\$1.12M	\$1.09M	\$1.14M	\$1.16M	\$1.18M	\$1.27M	\$1.42M	\$1.47M	\$1.56M	\$1.62M
Avg Listing Price as a % of Avg Est Value	135%	133%	138%	147%	147%	145%	141%	144%	143%	149%	150%	151%	150%

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



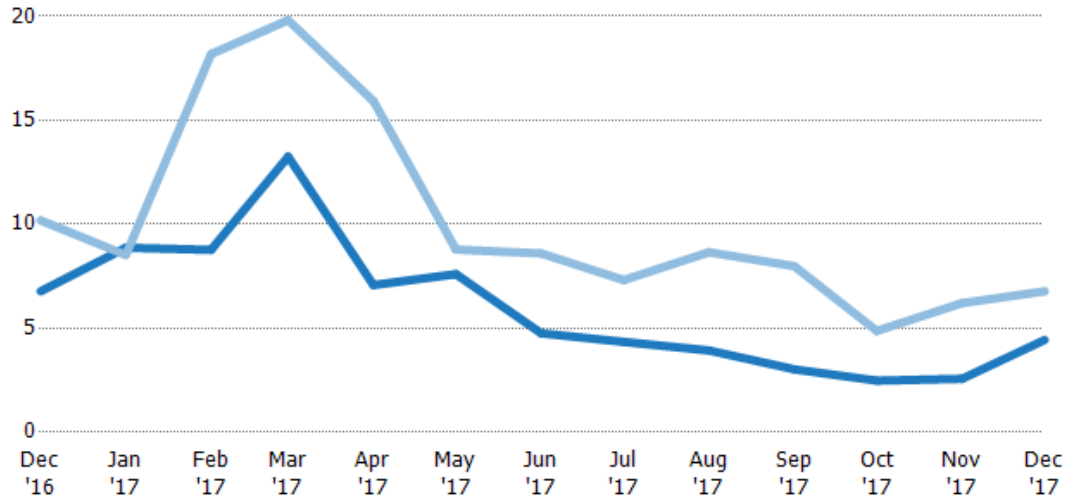
Months of Inventory

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.
Dec '17	4.44	-34.5%
Dec '16	6.78	-33.5%
Dec '15	10.2	9.9%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	6.78	8.87	8.77	13.3	7.08	7.6	4.76	4.35	3.93	3.03	2.48	2.57	4.44
Prior Year	10.2	8.52	18.2	19.8	15.9	8.79	8.6	7.32	8.65	7.99	4.87	6.21	6.78
Percent Change from Prior Year	-33%	4%	-52%	-33%	-56%	-13%	-45%	-41%	-55%	-62%	-49%	-59%	-35%

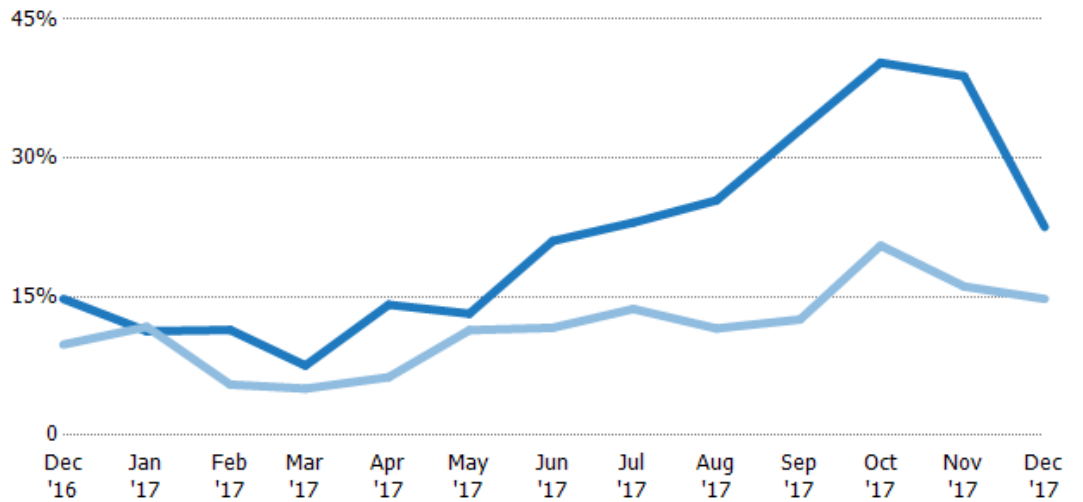
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Dec '17	23%	-7.8%
Dec '16	15%	-4.9%
Dec '15	10%	-9%

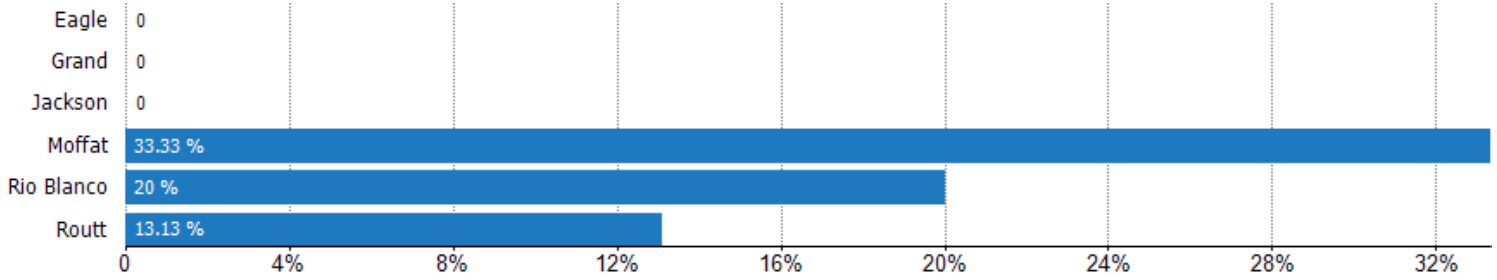


	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	15%	11%	11%	8%	14%	13%	21%	23%	25%	33%	40%	39%	23%
Prior Year	10%	12%	5%	5%	6%	11%	12%	14%	12%	13%	21%	16%	15%
Change from Prior Year	-5%	0%	-6%	-3%	-8%	-2%	-9%	-9%	-14%	-21%	-20%	-23%	-8%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



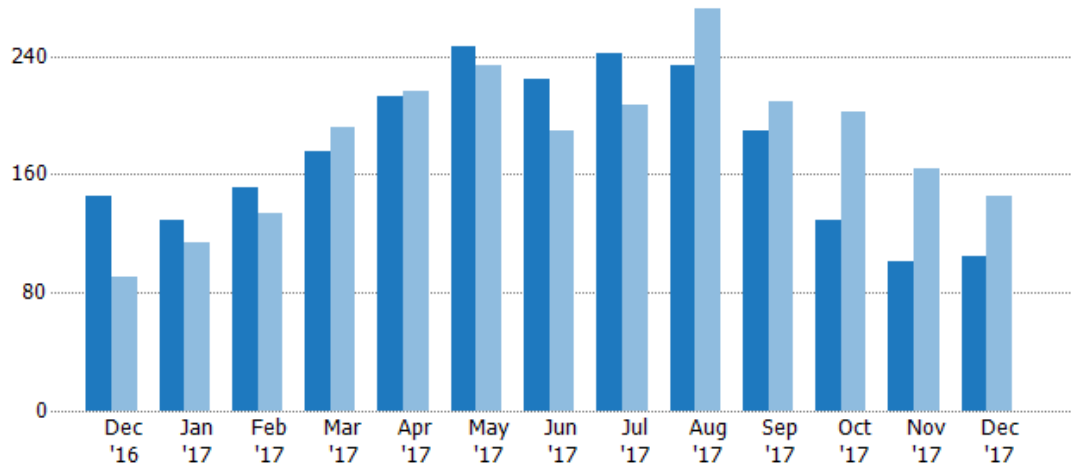
Pending Sales

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.
Dec '17	105	-27.6%
Dec '16	145	61.1%
Dec '15	90	-12.2%



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Current Year	145	129	151	175	213	247	224	242	234	190	129	101	105
Prior Year	90	114	134	192	216	234	190	207	272	209	202	164	145
Percent Change from Prior Year	61%	13%	13%	-9%	-1%	6%	18%	17%	-14%	-9%	-36%	-38%	-28%

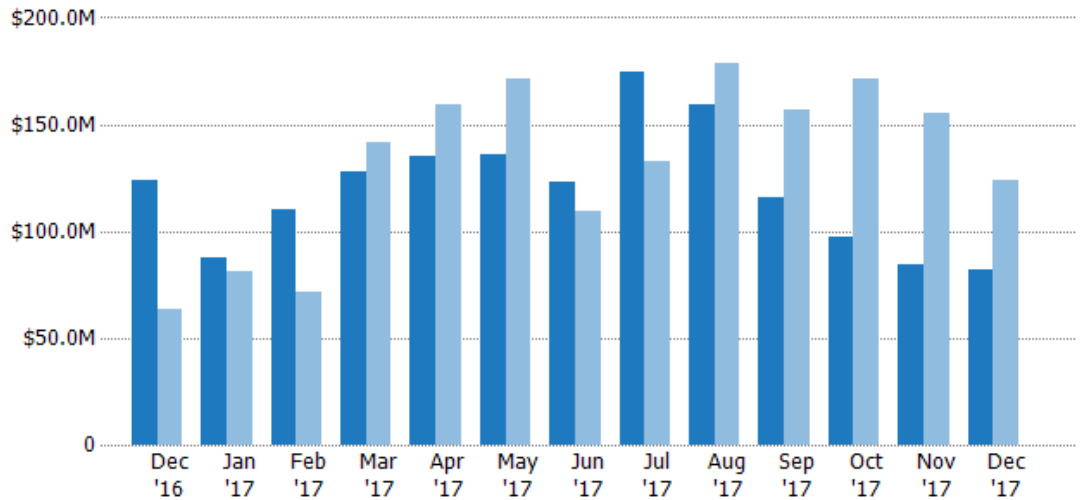
Pending Sales Volume

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.
Dec '17	\$81.7M	-34.1%
Dec '16	\$124M	96.5%
Dec '15	\$63.1M	-23%



Current Year	\$124M	\$87.5M	\$110M	\$128M	\$135M	\$136M	\$123M	\$175M	\$159M	\$116M	\$97.5M	\$84M	\$81.7M
Prior Year	\$63.1M	\$81.2M	\$71.3M	\$142M	\$159M	\$171M	\$109M	\$133M	\$178M	\$157M	\$171M	\$155M	\$124M
Percent Change from Prior Year	97%	8%	54%	-10%	-15%	-21%	13%	31%	-11%	-26%	-43%	-46%	-34%

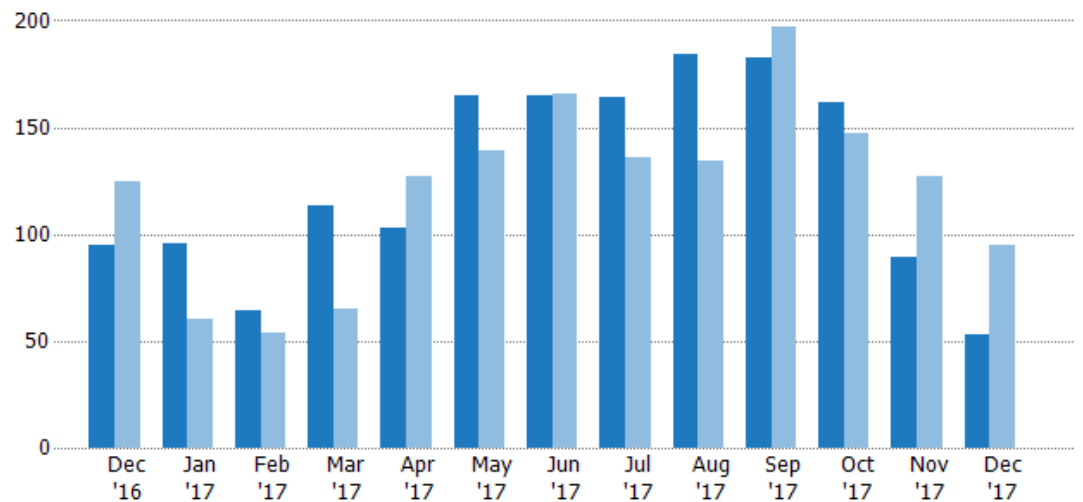
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Dec '17	53	-44.2%
Dec '16	95	-24%
Dec '15	125	-4.8%



Current Year	95	96	64	113	103	165	165	164	184	183	162	89	53
Prior Year	125	60	54	65	127	139	166	136	134	197	147	127	95
Percent Change from Prior Year	-24%	60%	19%	74%	-19%	19%	-1%	21%	37%	-7%	10%	-30%	-44%

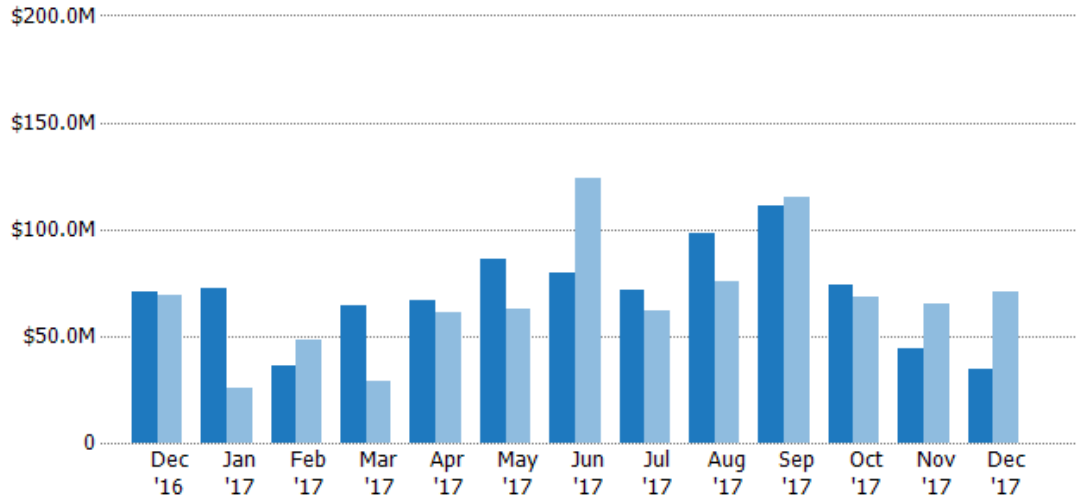
Closed Sales Volume

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.
Dec '17	\$34.4M	-51.4%
Dec '16	\$70.9M	2.4%
Dec '15	\$69.2M	-13.1%

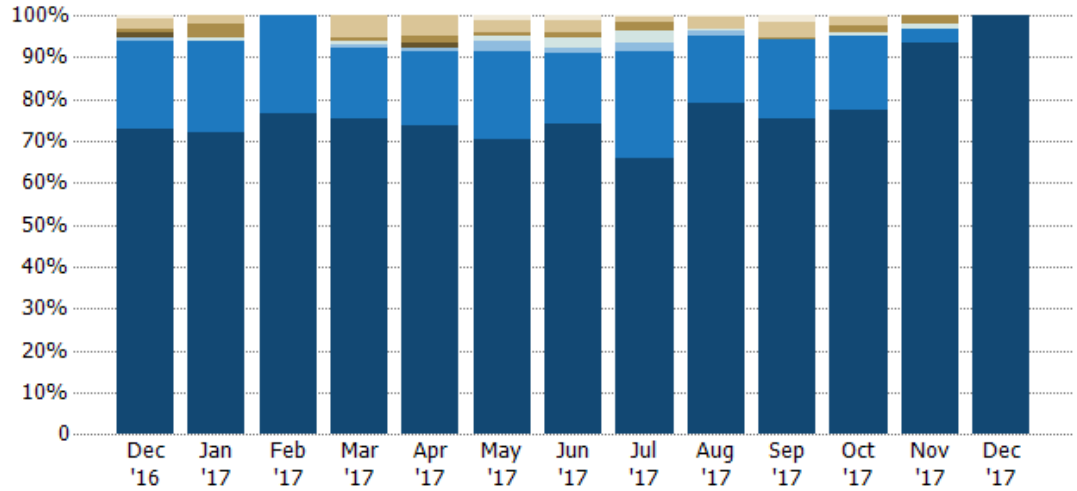


Current Year	\$70.9M	\$72.2M	\$36.1M	\$63.9M	\$66.9M	\$86M	\$79.5M	\$71.6M	\$98M	\$111M	\$73.7M	\$43.9M	\$34.4M
Prior Year	\$69.2M	\$26M	\$47.9M	\$29.1M	\$61.3M	\$62.5M	\$124M	\$61.6M	\$75.5M	\$115M	\$68.2M	\$64.7M	\$70.9M
Percent Change from Prior Year	2%	178%	-25%	119%	9%	38%	-36%	16%	30%	-3%	8%	-32%	-51%

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

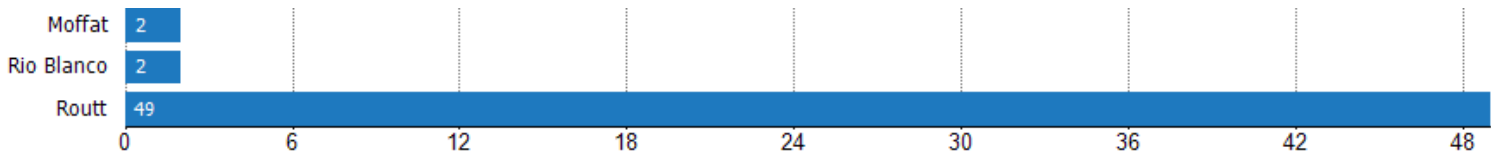


Property Type	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Other	1%	-	-	-	-	1%	1%	1%	1%	2%	1%	-	-
Coop	2%	2%	-	5%	5%	3%	3%	1%	3%	4%	2%	-	-
Farm/Ranch	1%	3%	-	1%	2%	1%	1%	2%	-	1%	2%	2%	-
Lot/Land	1%	-	-	-	1%	-	-	-	-	-	-	-	-
Multifamily/Multiplex	-	1%	-	1%	-	1%	2%	3%	1%	-	1%	1%	-
Mobile/Manufactured	1%	-	-	1%	1%	2%	1%	2%	1%	-	-	-	-
Condo/Townhouse	21%	22%	23%	17%	17%	21%	17%	26%	16%	19%	18%	3%	-
Single Family Residence	73%	72%	77%	75%	74%	70%	74%	66%	79%	75%	77%	93%	100%

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

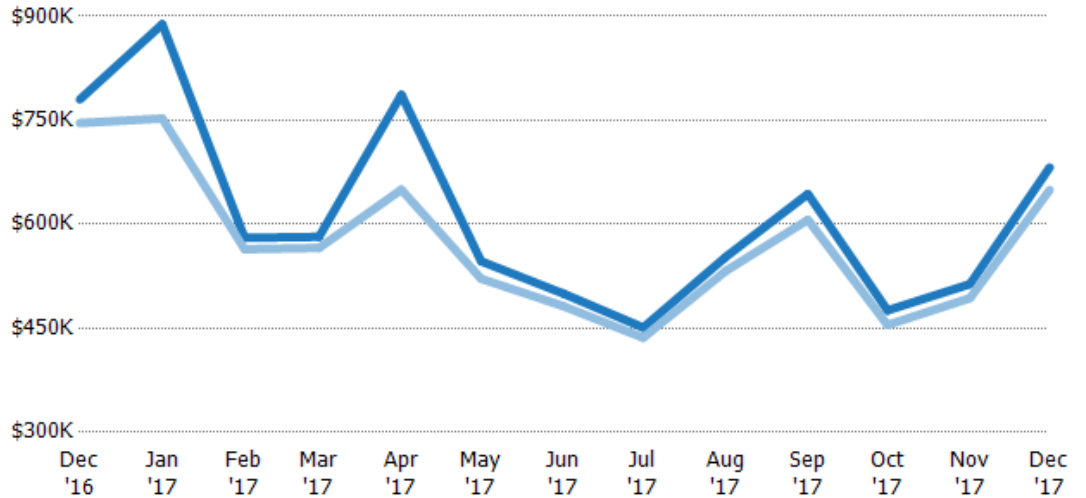


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



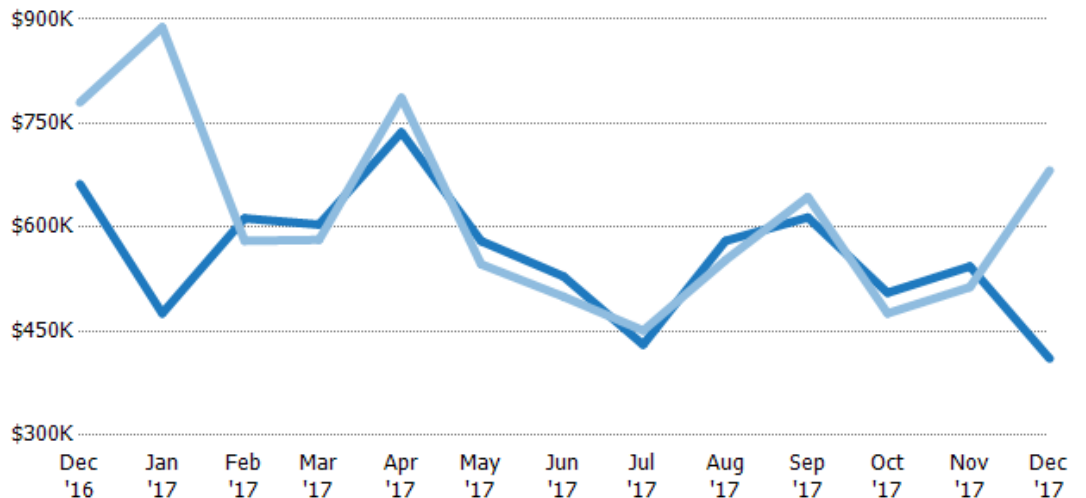
	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Avg List Price	\$780K	\$889K	\$580K	\$582K	\$787K	\$547K	\$500K	\$451K	\$553K	\$644K	\$476K	\$514K	\$682K
Avg Sales Price	\$746K	\$753K	\$564K	\$566K	\$650K	\$521K	\$482K	\$436K	\$532K	\$606K	\$455K	\$494K	\$649K
Avg Sales Price as a % of Avg List Price	96%	85%	97%	97%	83%	95%	96%	97%	96%	94%	96%	96%	95%

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



	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17
Avg Est Value	\$662K	\$476K	\$613K	\$604K	\$737K	\$580K	\$529K	\$431K	\$580K	\$614K	\$505K	\$544K	\$411K
Avg Sales Price	\$780K	\$889K	\$580K	\$582K	\$787K	\$547K	\$500K	\$451K	\$553K	\$644K	\$476K	\$514K	\$682K
Avg Sales Price as a % of Avg Est Value	118%	187%	95%	96%	107%	94%	94%	105%	95%	105%	94%	95%	166%

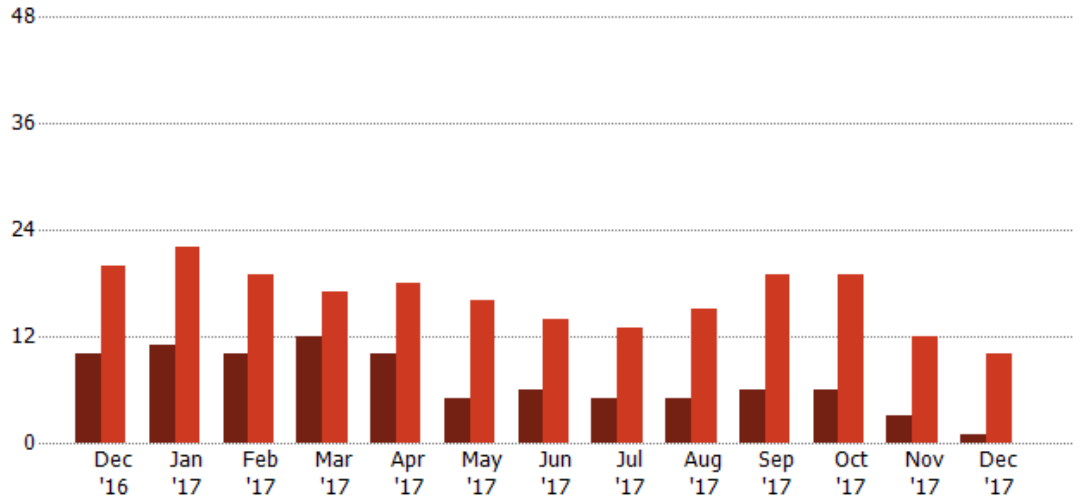
Distressed Listings

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.
Dec '17	1	-90%
Dec '16	10	-50%
Dec '15	20	140%

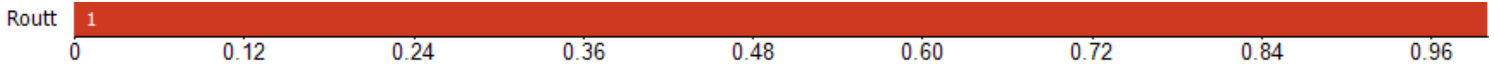


Current Year	10	11	10	12	10	5	6	5	5	6	6	3	1
Prior Year	20	22	19	17	18	16	14	13	15	19	19	12	10
Percent Change from Prior Year	-50%	-50%	-47%	-29%	-44%	-69%	-57%	-62%	-67%	-68%	-68%	-75%	-90%

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: 01/07/2018

Scheduled: Yes

Report Date Range: From 12/2016 To: 12/2017

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 12/2017 data

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