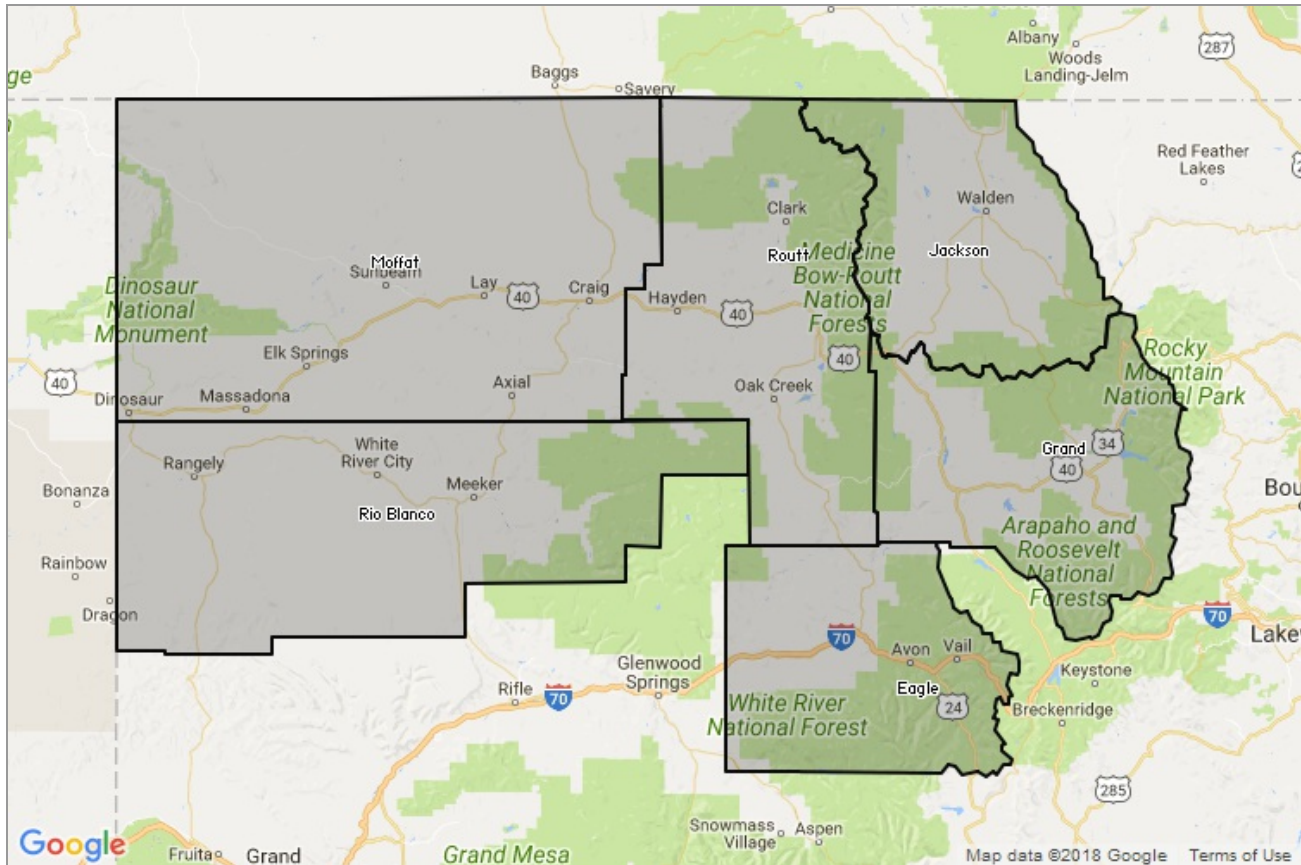




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
1/2017 – 1/2018

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 02/07/2018

Scheduled: Yes

Presented by

Steamboat Springs Board of
REALTORS®

REALTOR® | Colorado Real Estate License: 40043155

(970) 879-4663

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

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

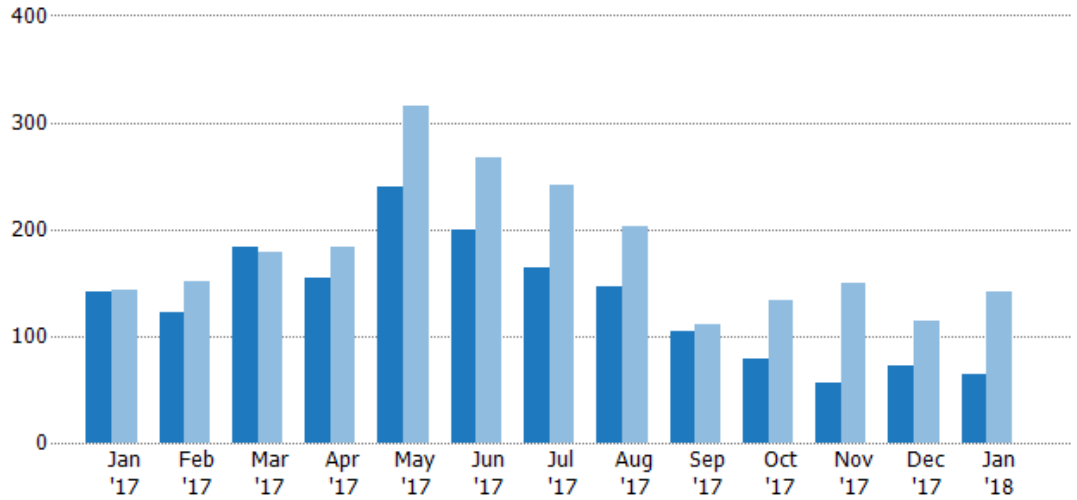
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jan '18	64	-54.6%
Jan '17	141	-1.4%
Jan '16	143	-15.4%



Current Year	141	122	184	154	240	199	164	147	105	78	56	72	64
Prior Year	143	151	178	183	316	267	241	202	111	133	150	114	141
Percent Change from Prior Year	-1%	-19%	3%	-16%	-24%	-25%	-32%	-27%	-5%	-41%	-63%	-37%	-55%

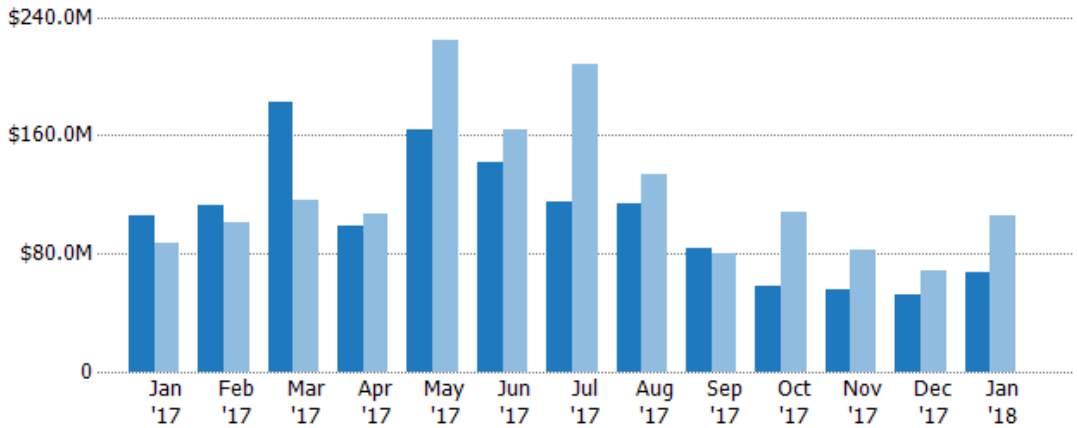
New Listing Volume

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.
Jan '18	\$67.1M	-36.3%
Jan '17	\$105M	20.9%
Jan '16	\$87.1M	-2.6%



Current Year	\$105M	\$112M	\$183M	\$98.4M	\$164M	\$142M	\$115M	\$114M	\$83.1M	\$57.7M	\$55.8M	\$52.6M	\$67.1M
Prior Year	\$87.1M	\$101M	\$116M	\$107M	\$224M	\$164M	\$208M	\$134M	\$79.6M	\$108M	\$82.5M	\$68.1M	\$105M
Percent Change from Prior Year	21%	11%	58%	-8%	-27%	-14%	-45%	-15%	4%	-46%	-32%	-23%	-36%

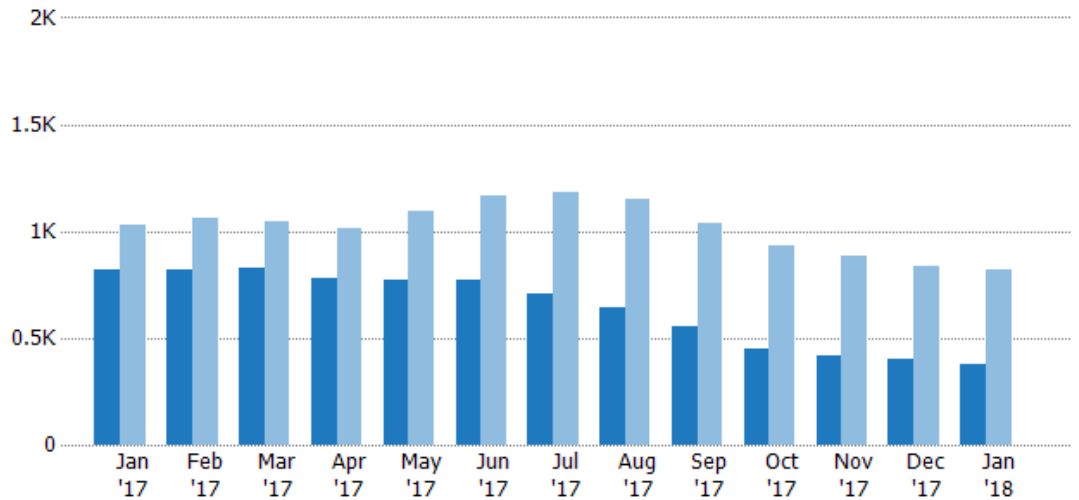
Active Listings

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.
Jan '18	376	-54.3%
Jan '17	823	-20.2%
Jan '16	1.03K	8%



Current Year	823	823	828	783	769	773	705	639	552	453	419	401	376
Prior Year	1.03K	1.07K	1.05K	1.01K	1.09K	1.17K	1.19K	1.15K	1.04K	929	884	840	823
Percent Change from Prior Year	-20%	-23%	-21%	-23%	-30%	-34%	-41%	-44%	-47%	-51%	-53%	-52%	-54%

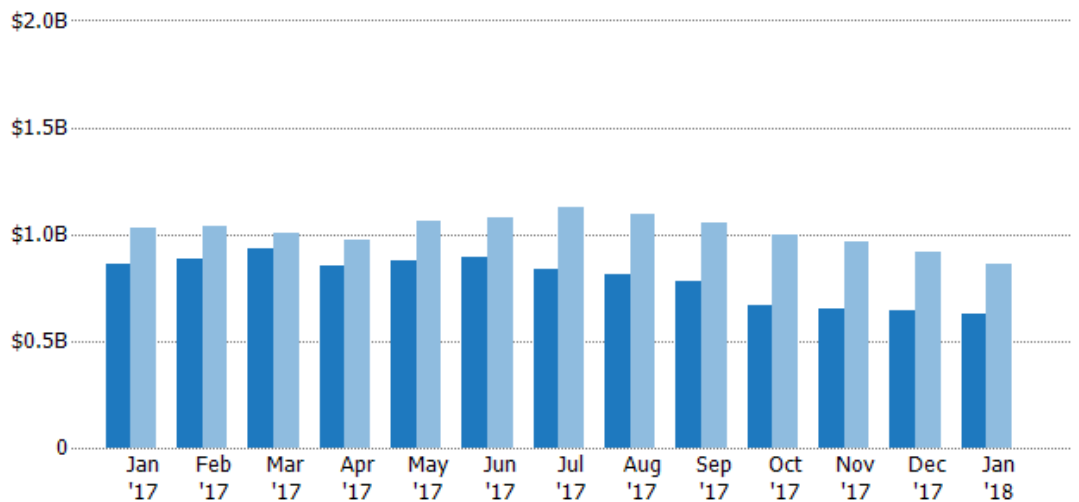
Active Listing Volume

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.
Jan '18	\$625M	-27.6%
Jan '17	\$863M	-16.2%
Jan '16	\$1.03B	0.5%



Current Year	\$863M	\$884M	\$933M	\$856M	\$880M	\$892M	\$832M	\$812M	\$781M	\$666M	\$650M	\$646M	\$625M
Prior Year	\$1.03B	\$1.04B	\$1.01B	\$970M	\$1.06B	\$1.08B	\$1.13B	\$1.1B	\$1.05B	\$997M	\$966M	\$919M	\$863M
Percent Change from Prior Year	-16%	-15%	-7%	-12%	-17%	-17%	-26%	-26%	-26%	-33%	-33%	-30%	-28%

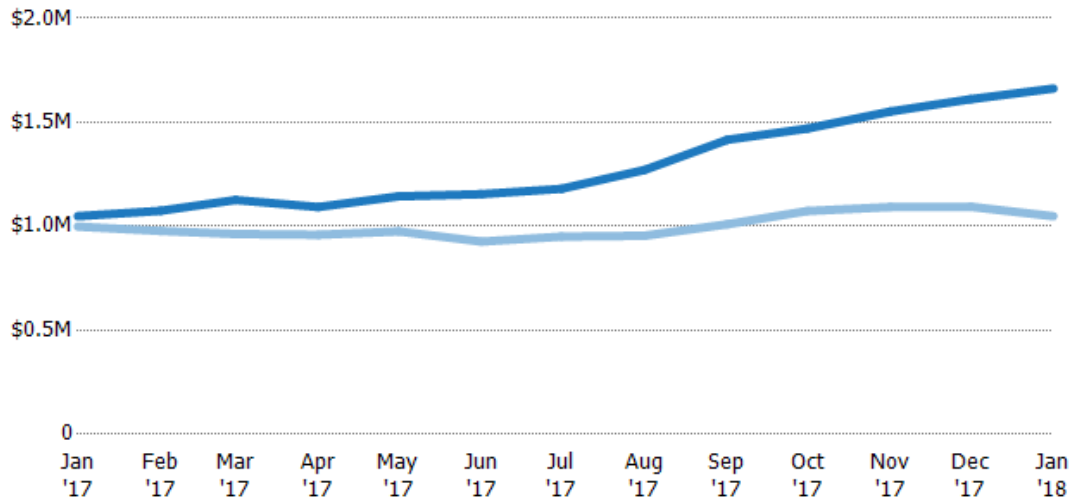
Average Listing Price

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.
Jan '18	\$1.66M	58.5%
Jan '17	\$1.05M	5%
Jan '16	\$998K	-6.9%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$1.05M	\$1.07M	\$1.13M	\$1.09M	\$1.14M	\$1.15M	\$1.18M	\$1.27M	\$1.42M	\$1.47M	\$1.55M	\$1.61M	\$1.66M
Prior Year	\$998K	\$978K	\$963K	\$959K	\$975K	\$926K	\$950K	\$954K	\$1.01M	\$1.07M	\$1.09M	\$1.09M	\$1.05M
Percent Change from Prior Year	5%	10%	17%	14%	17%	25%	24%	33%	40%	37%	42%	47%	59%

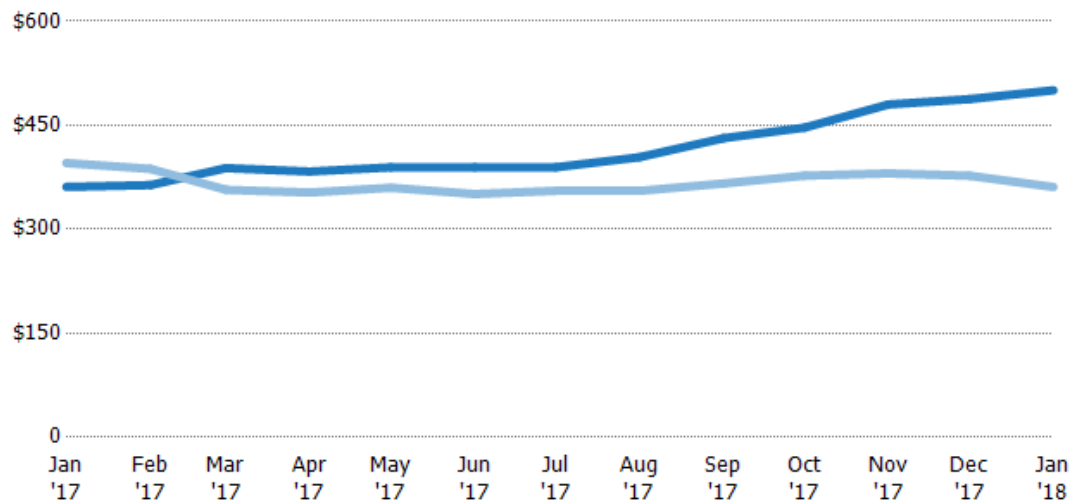
Average Listing Price per Sq Ft

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.
Jan '18	\$500	38.6%
Jan '17	\$361	-8.7%
Jan '16	\$395	-7.9%



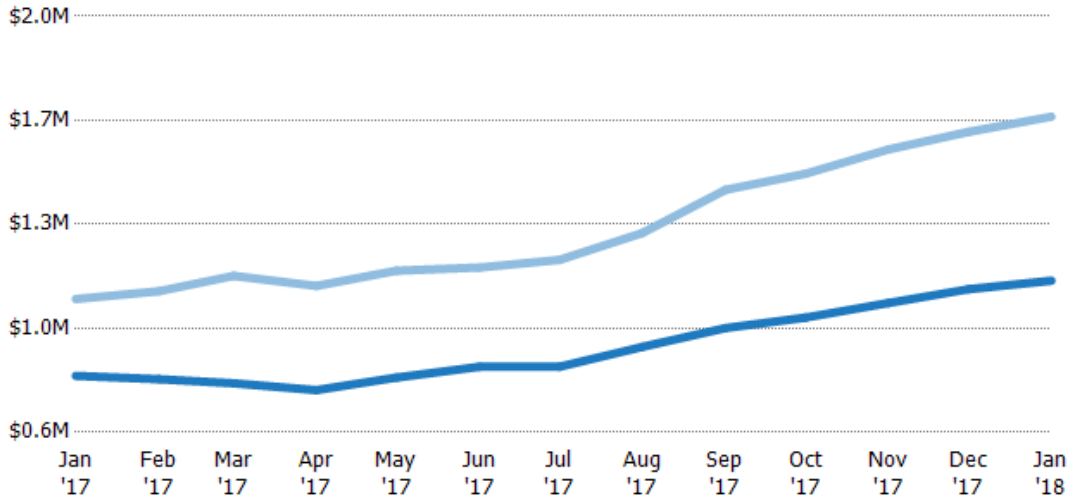
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$361	\$364	\$388	\$383	\$389	\$389	\$389	\$404	\$431	\$447	\$480	\$488	\$500
Prior Year	\$395	\$387	\$357	\$353	\$360	\$351	\$356	\$355	\$366	\$377	\$381	\$377	\$361
Percent Change from Prior Year	-9%	-6%	9%	9%	8%	11%	10%	14%	18%	18%	26%	29%	39%

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

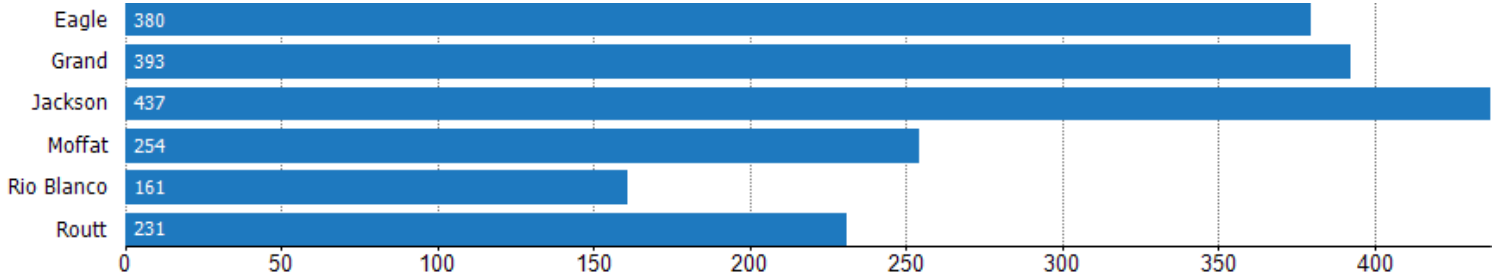


Avg Est Value	\$790K	\$779K	\$765K	\$742K	\$784K	\$820K	\$820K	\$887K	\$951K	\$986K	\$1.03M	\$1.08M	\$1.11M
Avg Listing Price	\$1.05M	\$1.07M	\$1.13M	\$1.09M	\$1.14M	\$1.15M	\$1.18M	\$1.27M	\$1.42M	\$1.47M	\$1.55M	\$1.61M	\$1.66M
Avg Listing Price as a % of Avg Est Value	133%	138%	147%	147%	146%	141%	144%	143%	149%	149%	150%	149%	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



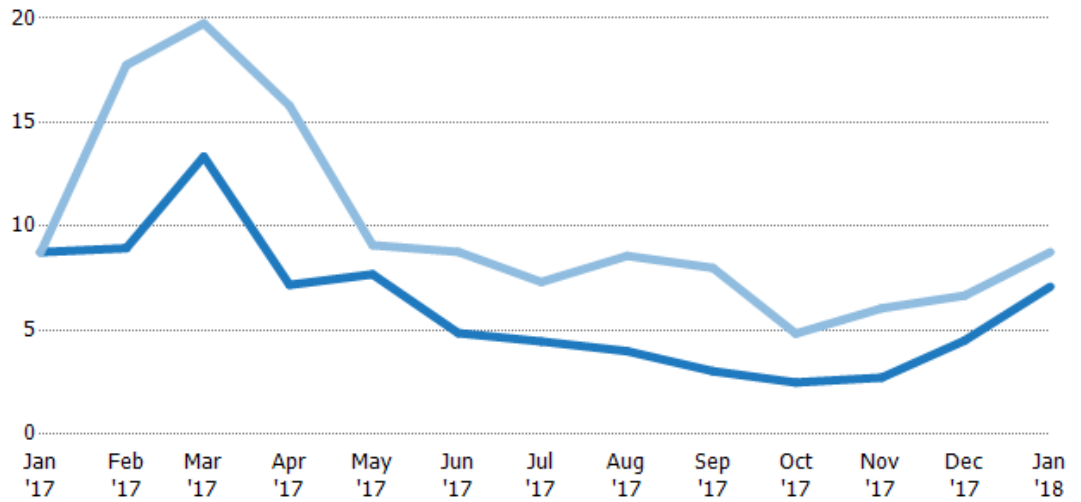
Months of Inventory

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.
Jan '18	7.09	-19%
Jan '17	8.76	0.2%
Jan '16	8.74	10.8%



Current Year	8.76	8.95	13.4	7.18	7.69	4.86	4.46	3.99	3.03	2.49	2.72	4.51	7.09
Prior Year	8.74	17.8	19.8	15.8	9.09	8.77	7.32	8.57	8	4.84	6.05	6.67	8.76
Percent Change from Prior Year	0%	-50%	-32%	-55%	-15%	-45%	-39%	-53%	-62%	-49%	-55%	-32%	-19%

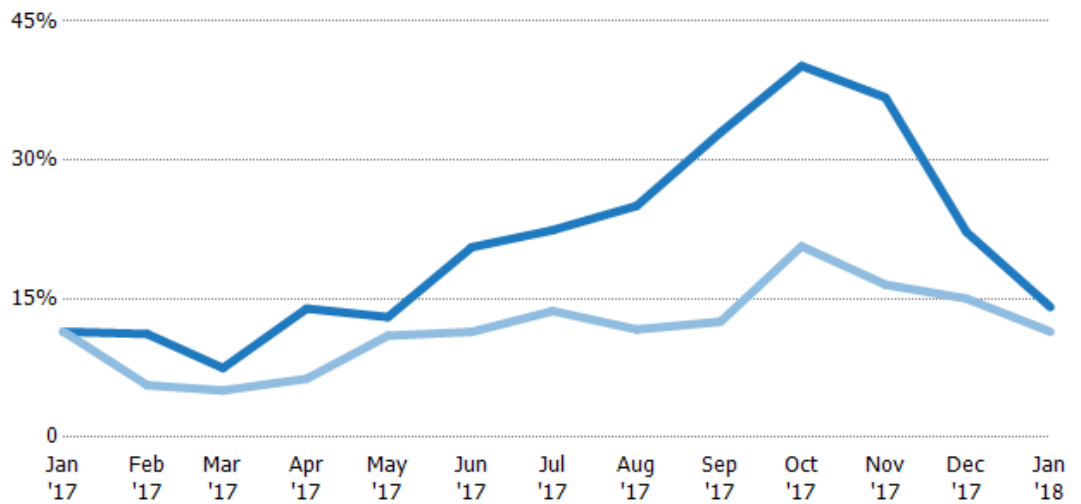
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jan '18	14%	-2.7%
Jan '17	11%	0%
Jan '16	11%	-9.7%

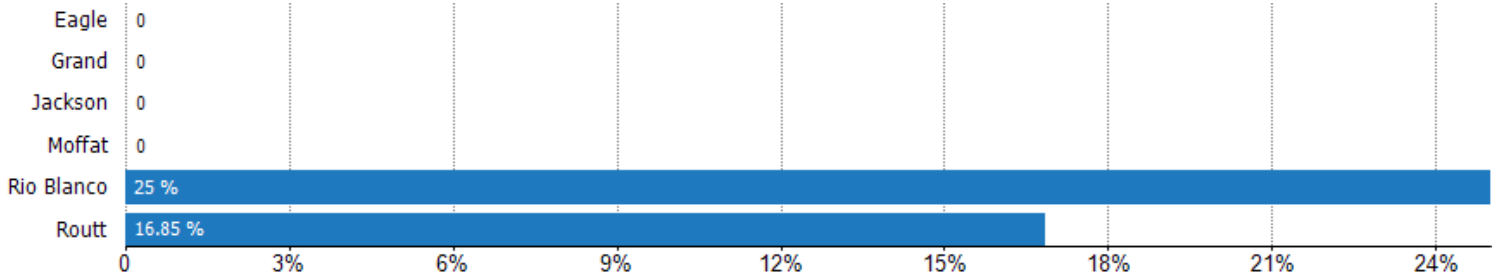


Current Year	11%	11%	7%	14%	13%	21%	22%	25%	33%	40%	37%	22%	14%
Prior Year	11%	6%	5%	6%	11%	11%	14%	12%	13%	21%	17%	15%	11%
Change from Prior Year	0%	-6%	-2%	-8%	-2%	-9%	-9%	-13%	-20%	-20%	-20%	-7%	-3%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



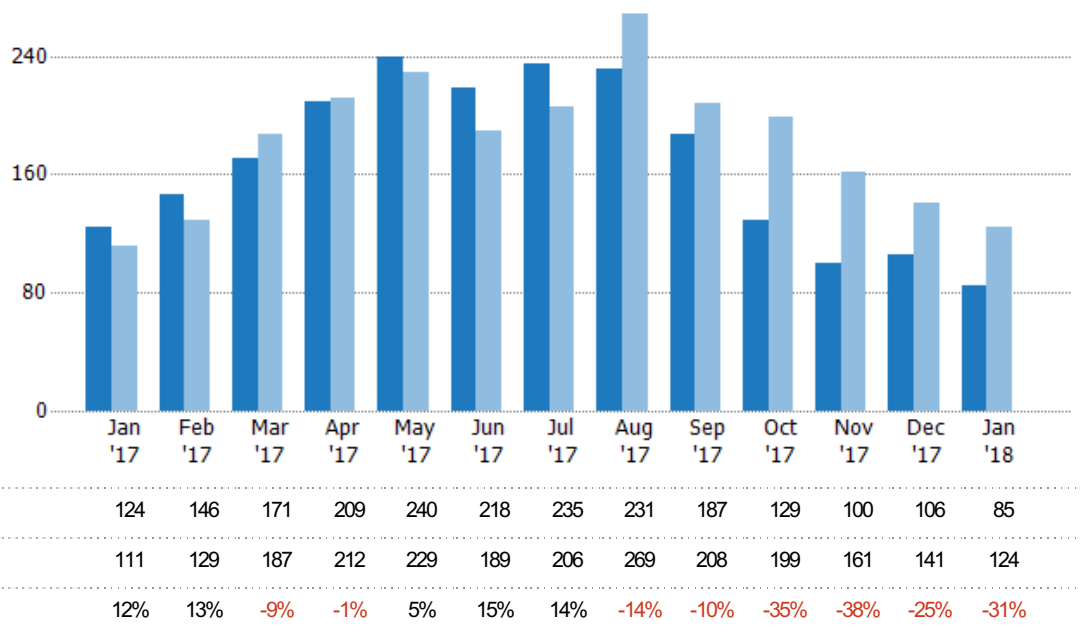
Pending Sales

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.
Jan '18	85	-31.5%
Jan '17	124	11.7%
Jan '16	111	-1.8%



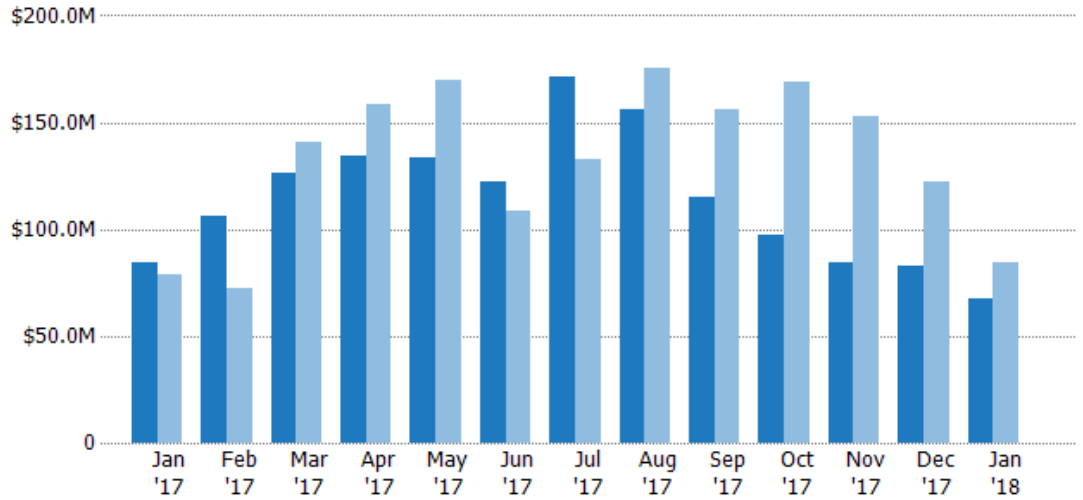
Pending Sales Volume

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.
Jan '18	\$67.5M	-19.9%
Jan '17	\$84.3M	6.9%
Jan '16	\$78.8M	-20.5%



Current Year	\$84.3M	\$106M	\$127M	\$134M	\$134M	\$122M	\$172M	\$156M	\$115M	\$97.3M	\$84M	\$82.7M	\$67.5M
Prior Year	\$78.8M	\$72M	\$141M	\$158M	\$169M	\$109M	\$132M	\$175M	\$156M	\$169M	\$153M	\$122M	\$84.3M
Percent Change from Prior Year	7%	48%	-10%	-15%	-21%	12%	30%	-11%	-26%	-43%	-45%	-32%	-20%

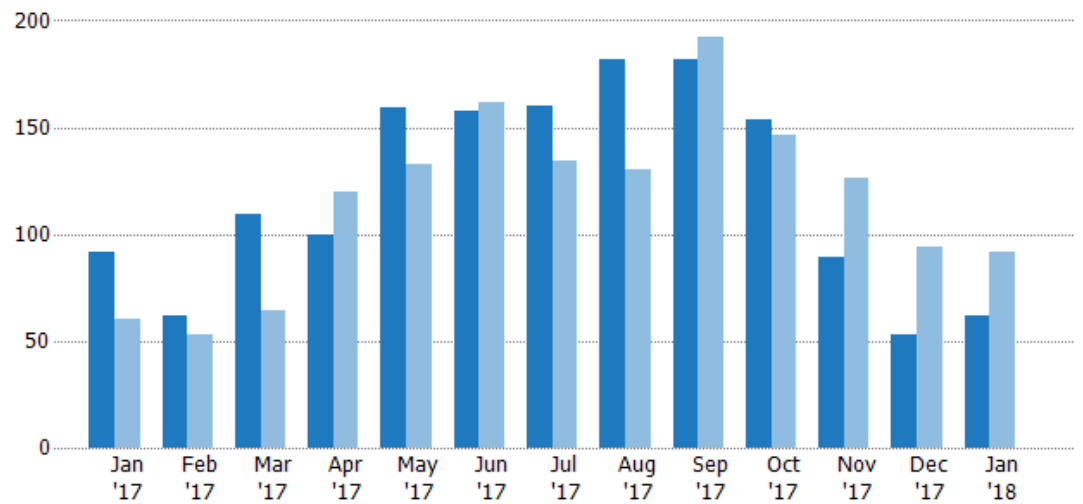
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jan '18	62	-32.6%
Jan '17	92	53.3%
Jan '16	60	-11.7%



Current Year	92	62	109	100	159	158	160	182	182	154	89	53	62
Prior Year	60	53	64	120	133	162	134	130	192	146	126	94	92
Percent Change from Prior Year	53%	17%	70%	-17%	20%	-2%	19%	40%	-5%	5%	-29%	-44%	-33%

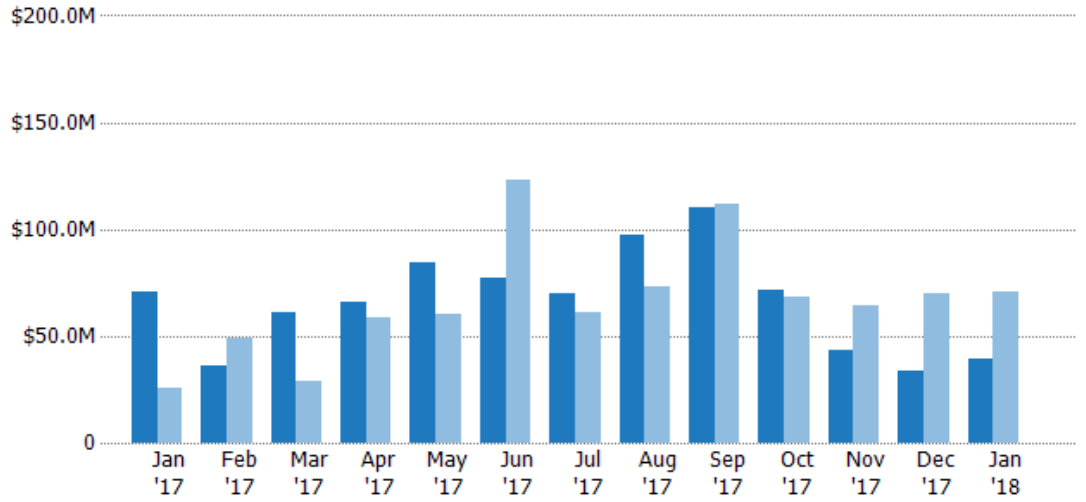
Closed Sales Volume

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.
Jan '18	\$39.5M	-44.1%
Jan '17	\$70.7M	171.7%
Jan '16	\$26M	-15.5%

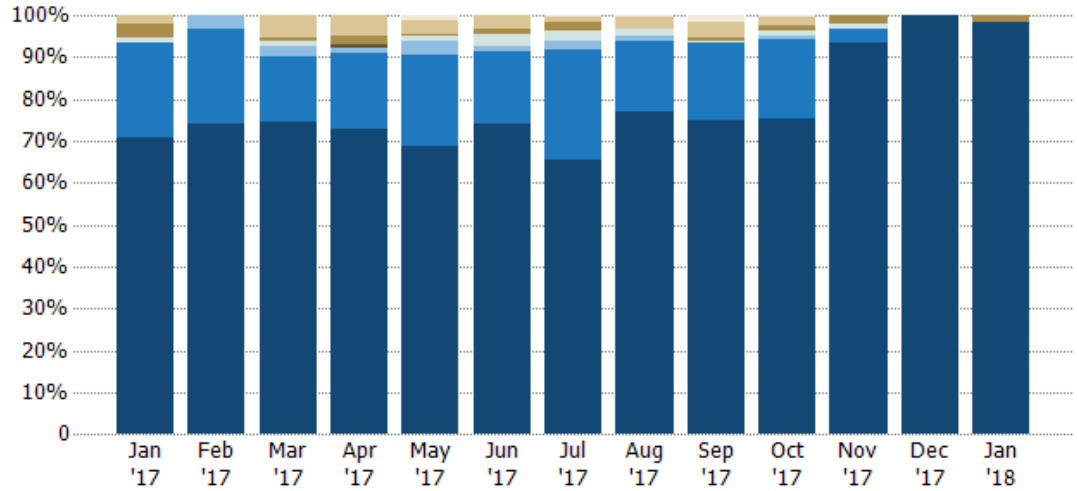


Current Year	\$70.7M	\$35.8M	\$61.3M	\$65.6M	\$84.4M	\$77.2M	\$69.8M	\$97.2M	\$110M	\$71.5M	\$43.5M	\$33.9M	\$39.5M
Prior Year	\$26M	\$49.1M	\$29.1M	\$58.3M	\$60M	\$123M	\$61.1M	\$73.3M	\$112M	\$68M	\$64.2M	\$69.7M	\$70.7M
Percent Change from Prior Year	172%	-27%	111%	13%	41%	-37%	14%	33%	-1%	5%	-32%	-51%	-44%

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	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Other	-	-	-	-	1%	-	1%	1%	2%	1%	-	-	-
Coop	2%	-	6%	5%	3%	3%	1%	3%	4%	2%	-	-	-
Farm/Ranch	3%	-	1%	2%	1%	1%	2%	-	1%	1%	2%	-	2%
Lot/Land	-	-	-	1%	-	-	-	-	-	-	-	-	-
Multifamily/Multiplex	1%	-	1%	-	1%	3%	3%	2%	1%	1%	1%	-	-
Mobile/Manufactured	-	3%	3%	1%	3%	1%	2%	1%	-	1%	-	-	-
Condo/Townhouse	23%	23%	16%	18%	22%	17%	26%	17%	19%	19%	3%	-	-
Single Family Residence	71%	74%	74%	73%	69%	74%	66%	77%	75%	75%	93%	100%	98%

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

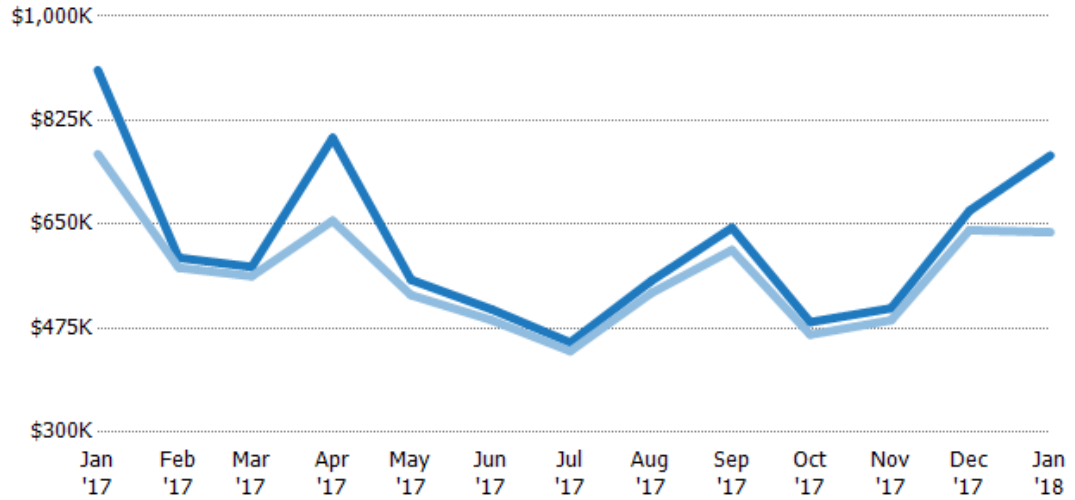


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



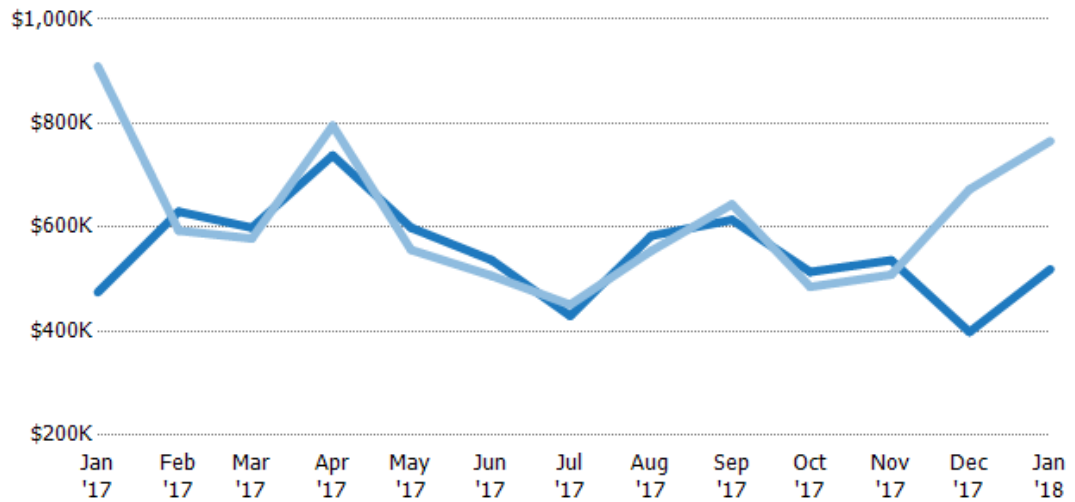
Avg List Price	\$909K	\$594K	\$578K	\$795K	\$557K	\$507K	\$451K	\$554K	\$644K	\$485K	\$509K	\$673K	\$766K
Avg Sales Price	\$768K	\$577K	\$563K	\$656K	\$531K	\$488K	\$437K	\$534K	\$607K	\$464K	\$489K	\$640K	\$637K
Avg Sales Price as a % of Avg List Price	84%	97%	97%	82%	95%	96%	97%	96%	94%	96%	96%	95%	83%

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



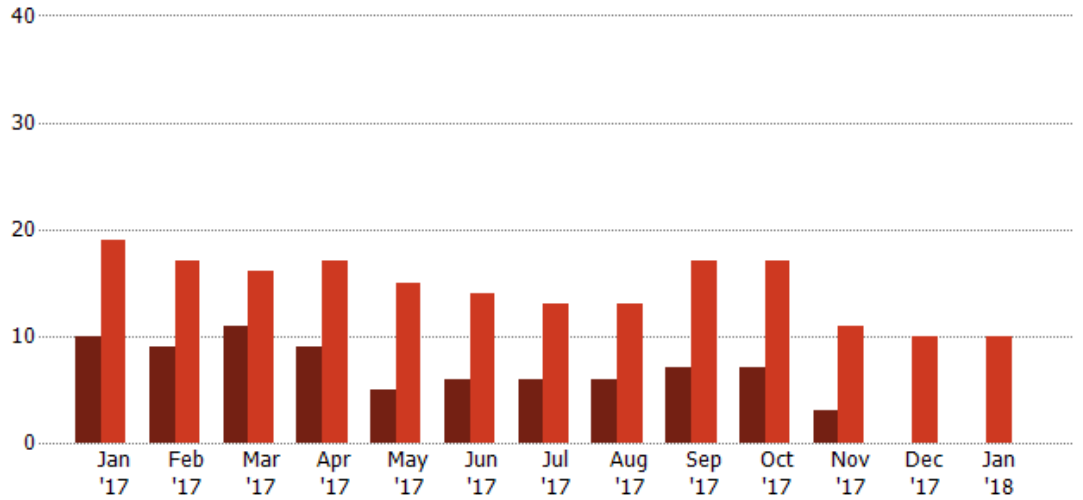
Avg Est Value	\$475K	\$630K	\$599K	\$738K	\$599K	\$537K	\$429K	\$583K	\$614K	\$514K	\$537K	\$398K	\$519K
Avg Sales Price	\$909K	\$594K	\$578K	\$795K	\$557K	\$507K	\$451K	\$554K	\$644K	\$485K	\$509K	\$673K	\$766K
Avg Sales Price as a % of Avg Est Value	191%	94%	97%	108%	93%	94%	105%	95%	105%	94%	95%	169%	147%

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



Current Year	10	9	11	9	5	6	6	6	7	7	3	-	-
Prior Year	19	17	16	17	15	14	13	13	17	17	11	10	10
Percent Change from Prior Year	-47%	-47%	-31%	-47%	-67%	-57%	-54%	-54%	-59%	-59%	-73%	-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: 02/07/2018

Scheduled: Yes

Report Date Range: From 1/2017 To: 1/2018

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 1/2018 data

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