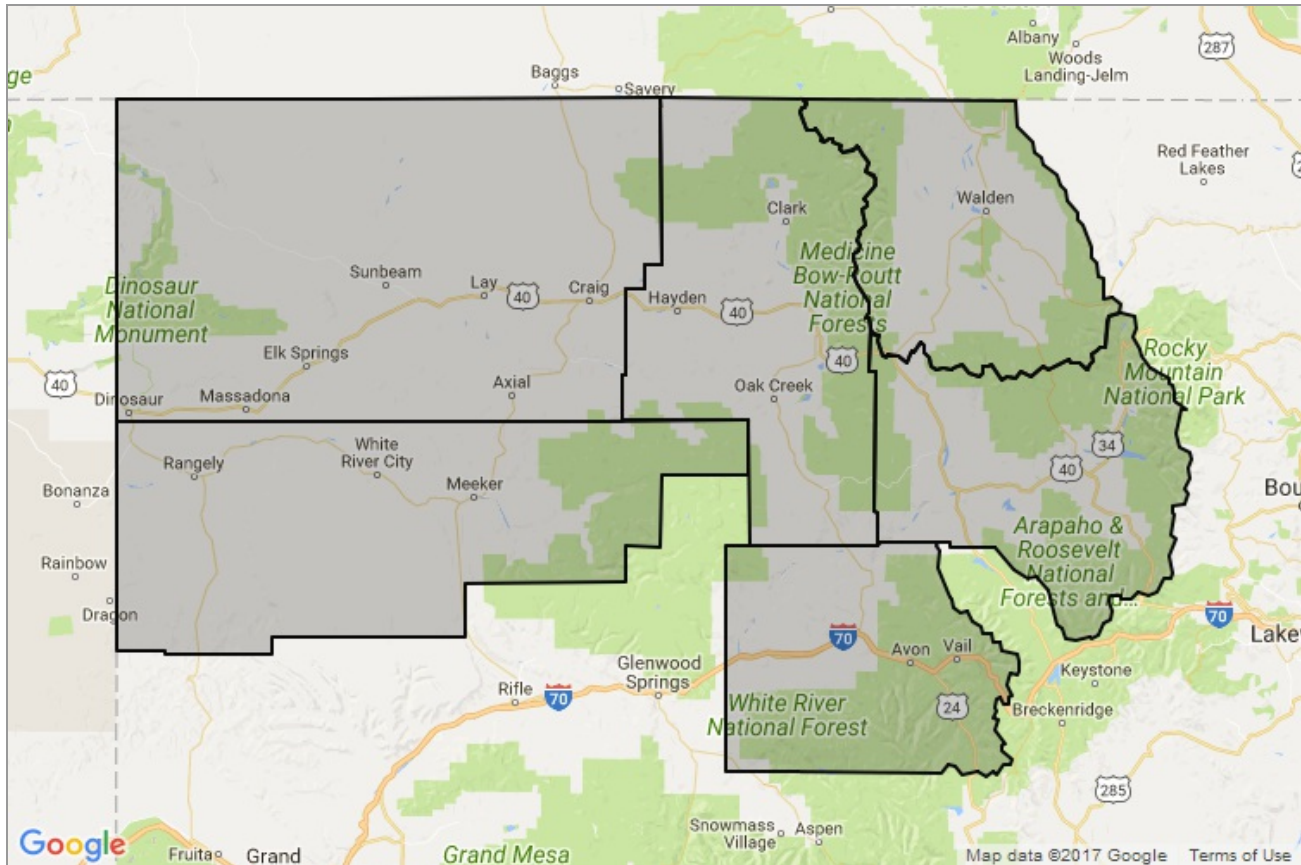




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
7/2016 – 7/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 08/07/2017

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

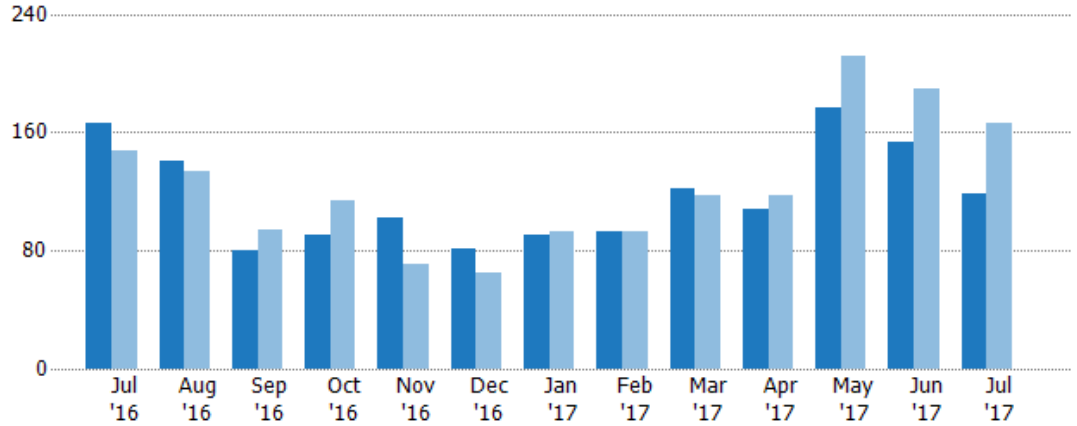
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '17	118	-28.9%
Jul '16	166	12.9%
Jul '15	147	-2%



Current Year	166	141	80	91	102	81	90	93	122	108	177	153	118
Prior Year	147	134	94	114	71	65	93	93	117	117	212	190	166
Percent Change from Prior Year	13%	5%	-15%	-20%	44%	25%	-3%	0%	4%	-8%	-17%	-19%	-29%

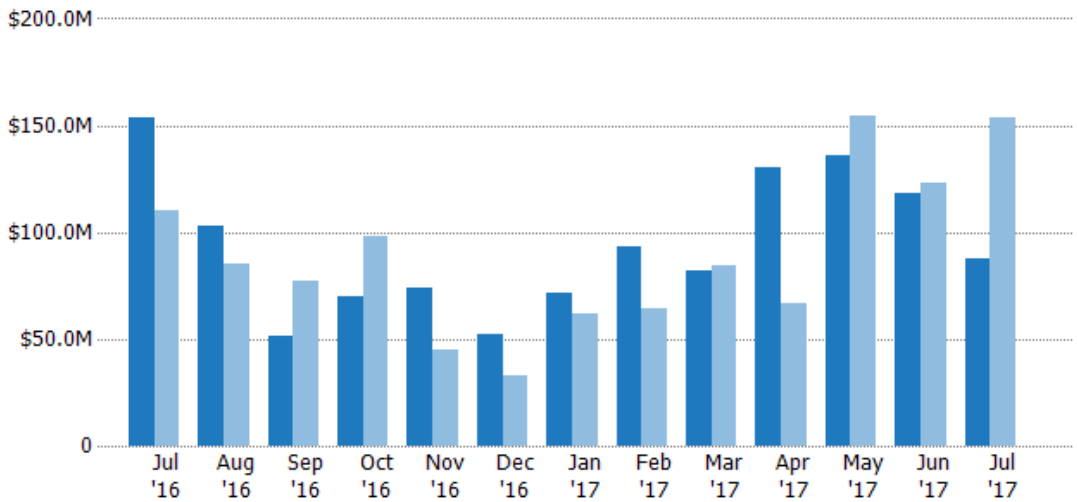
New Listing Volume

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.
Jul '17	\$88M	-42.9%
Jul '16	\$154M	39.6%
Jul '15	\$110M	1.2%



Current Year	\$154M	\$103M	\$51.1M	\$70M	\$73.7M	\$52.3M	\$71.6M	\$93.5M	\$82.2M	\$130M	\$136M	\$118M	\$88M
Prior Year	\$110M	\$85.1M	\$77.1M	\$98.2M	\$45M	\$33.2M	\$62M	\$64.6M	\$84.2M	\$66.9M	\$155M	\$123M	\$154M
Percent Change from Prior Year	40%	21%	-34%	-29%	64%	58%	15%	45%	-2%	95%	-12%	-4%	-43%

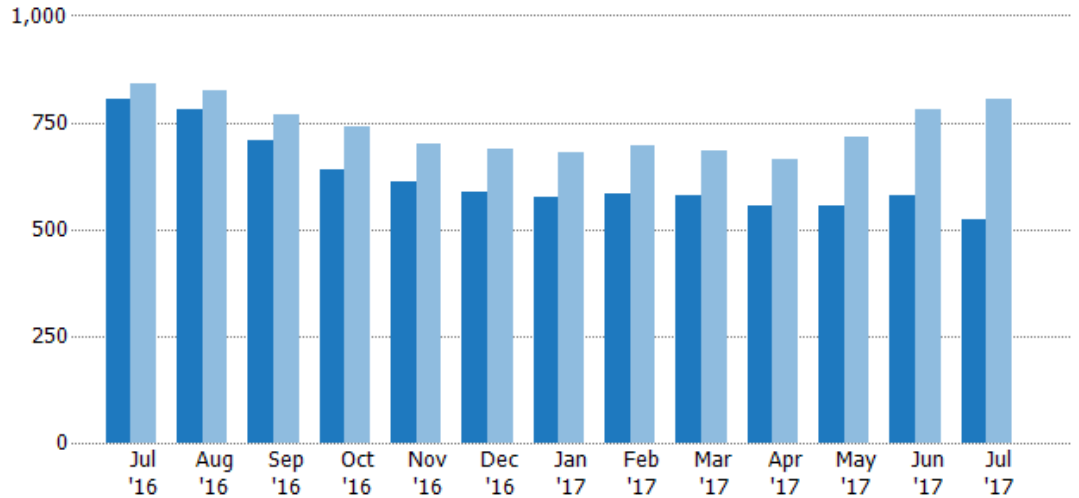
Active Listings

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.
Jul '17	521	-35.4%
Jul '16	806	-4.3%
Jul '15	842	15.9%



Current Year	806	779	707	640	611	586	574	584	580	554	555	577	521
Prior Year	842	825	768	741	699	686	678	694	684	662	715	781	806
Percent Change from Prior Year	-4%	-6%	-8%	-14%	-13%	-15%	-15%	-16%	-15%	-16%	-22%	-26%	-35%

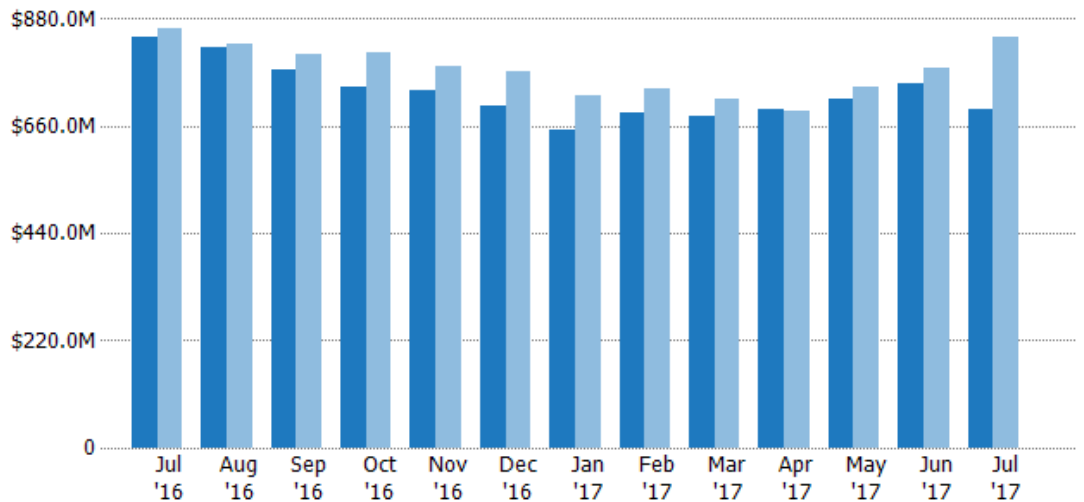
Active Listing Volume

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.
Jul '17	\$696M	-17.5%
Jul '16	\$844M	-1.8%
Jul '15	\$859M	-4.4%



Current Year	\$844M	\$821M	\$774M	\$739M	\$732M	\$702M	\$654M	\$689M	\$682M	\$693M	\$714M	\$747M	\$696M
Prior Year	\$859M	\$829M	\$809M	\$811M	\$782M	\$774M	\$722M	\$735M	\$716M	\$691M	\$742M	\$780M	\$844M
Percent Change from Prior Year	-2%	-1%	-4%	-9%	-6%	-9%	-10%	-6%	-5%	0%	-4%	-4%	-17%

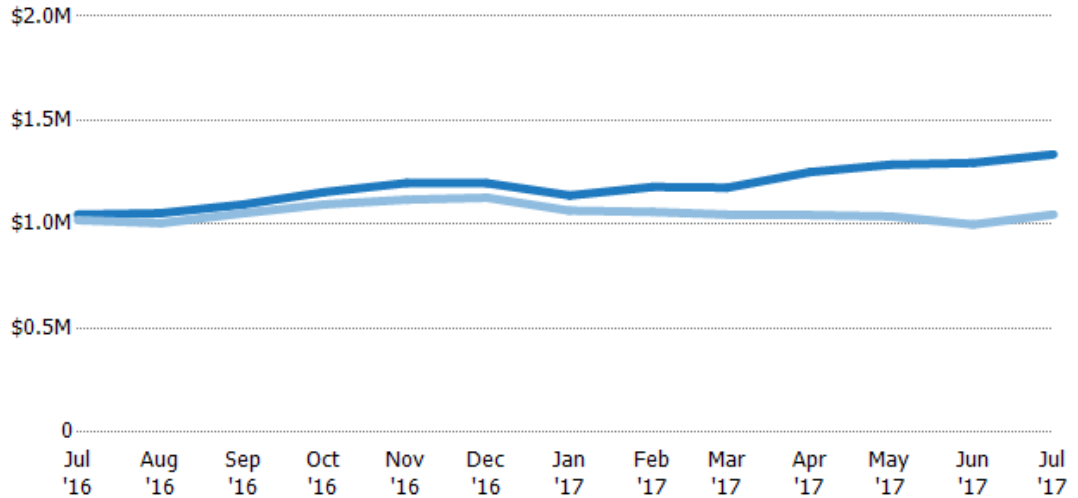
Average Listing Price

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.
Jul '17	\$1.34M	27.6%
Jul '16	\$1.05M	2.6%
Jul '15	\$1.02M	-17.6%



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	
Current Year	\$1.05M	\$1.05M	\$1.1M	\$1.15M	\$1.2M	\$1.2M	\$1.14M	\$1.18M	\$1.18M	\$1.25M	\$1.29M	\$1.29M	\$1.34M	
Prior Year	\$1.02M	\$1.01M	\$1.05M	\$1.09M	\$1.12M	\$1.13M	\$1.07M	\$1.06M	\$1.05M	\$1.04M	\$1.04M	\$999K	\$1.05M	
Percent Change from Prior Year		3%	5%	4%	5%	7%	6%	7%	11%	12%	20%	24%	30%	28%

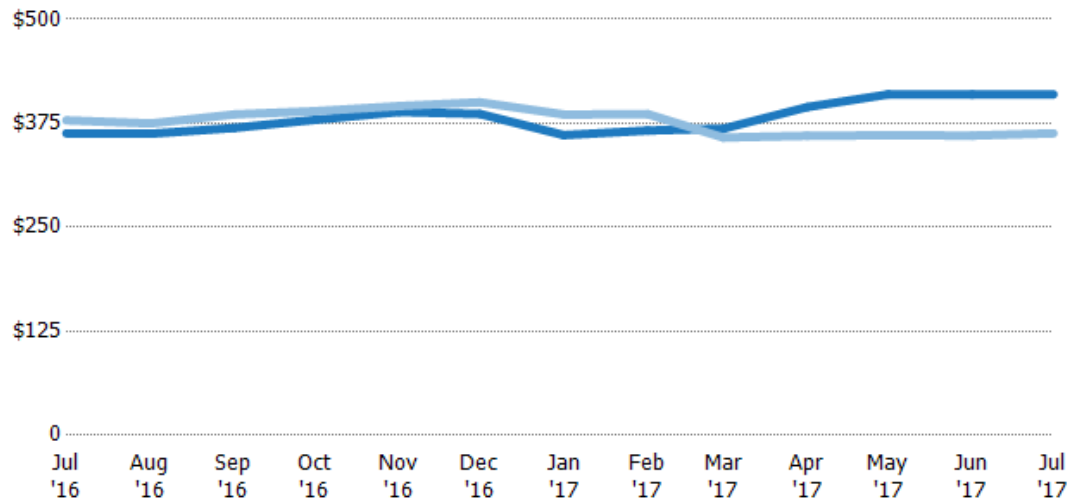
Average Listing Price per Sq Ft

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.
Jul '17	\$410	12.9%
Jul '16	\$363	-4.1%
Jul '15	\$379	-14.8%



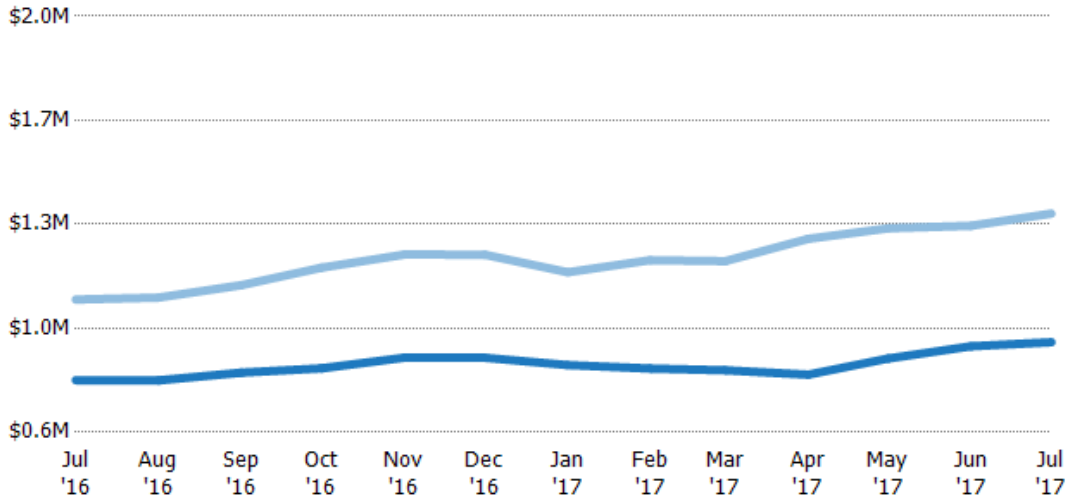
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	
Current Year	\$363	\$362	\$369	\$379	\$389	\$386	\$361	\$366	\$369	\$394	\$410	\$410	\$410	
Prior Year	\$379	\$375	\$386	\$390	\$396	\$400	\$386	\$386	\$358	\$360	\$361	\$360	\$363	
Percent Change from Prior Year		-4%	-3%	-4%	-3%	-2%	-4%	-6%	-5%	3%	10%	14%	14%	13%

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

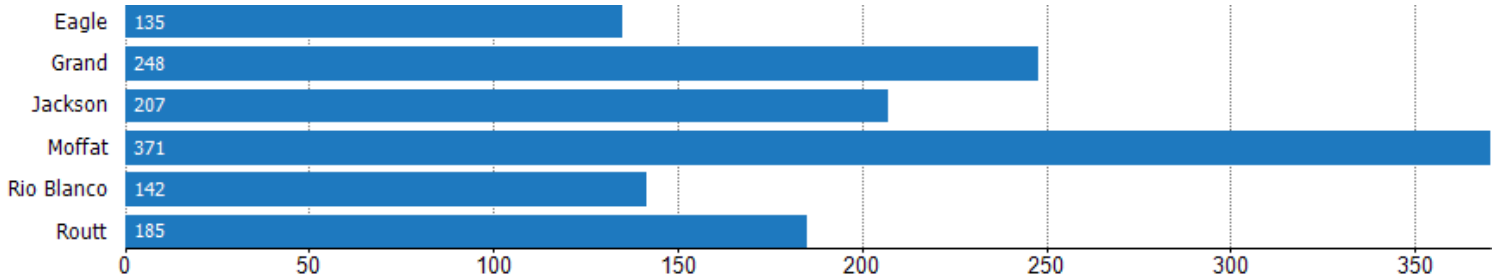


Avg Est Value	\$775K	\$775K	\$801K	\$815K	\$851K	\$851K	\$826K	\$814K	\$809K	\$794K	\$848K	\$889K	\$903K
Avg Listing Price	\$1.05M	\$1.05M	\$1.1M	\$1.15M	\$1.2M	\$1.2M	\$1.14M	\$1.18M	\$1.18M	\$1.25M	\$1.29M	\$1.29M	\$1.34M
Avg Listing Price as a % of Avg Est Value	135%	136%	137%	142%	141%	141%	138%	145%	145%	158%	152%	146%	148%

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



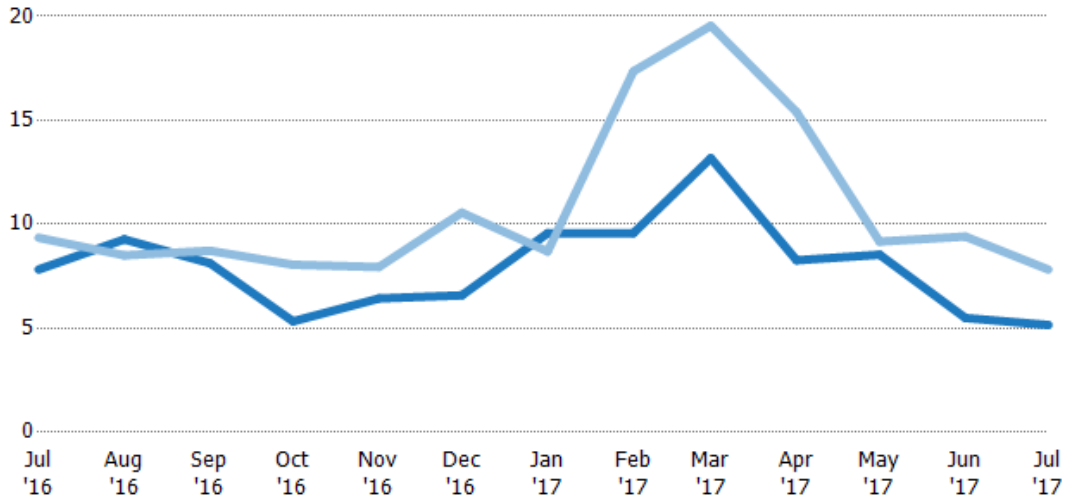
Months of Inventory

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.
Jul '17	5.16	-34.1%
Jul '16	7.83	-16.4%
Jul '15	9.36	32.1%



Current Year	7.83	9.27	8.13	5.33	6.43	6.58	9.57	9.57	13.2	8.27	8.54	5.5	5.16
Prior Year	9.36	8.51	8.73	8.05	7.94	10.6	8.69	17.4	19.5	15.4	9.17	9.41	7.83
Percent Change from Prior Year	-16%	9%	-7%	-34%	-19%	-38%	10%	-45%	-33%	-46%	-7%	-42%	-34%

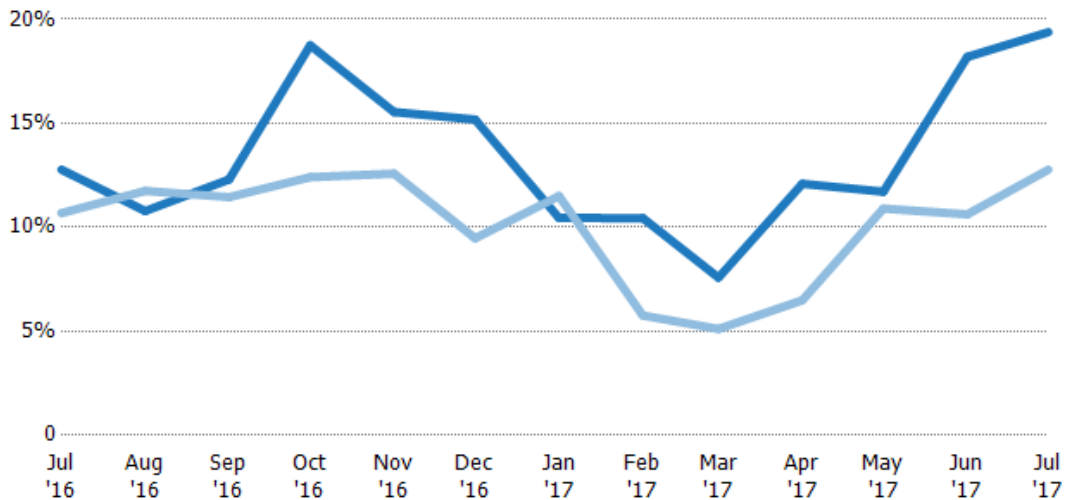
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jul '17	19%	-6.6%
Jul '16	13%	-2.1%
Jul '15	11%	-24.3%

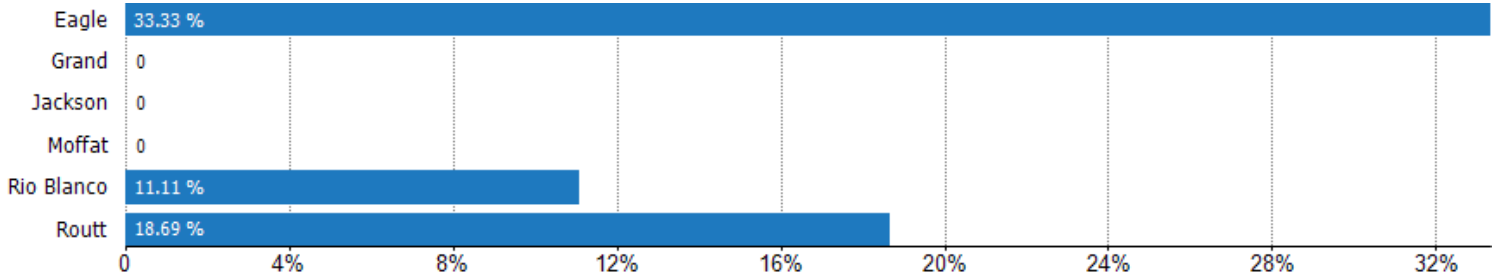


Current Year	13%	11%	12%	19%	16%	15%	10%	10%	8%	12%	12%	18%	19%
Prior Year	11%	12%	11%	12%	13%	9%	12%	6%	5%	6%	11%	11%	13%
Change from Prior Year	-2%	1%	-1%	-6%	-3%	-6%	1%	-5%	-2%	-6%	-1%	-8%	-7%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



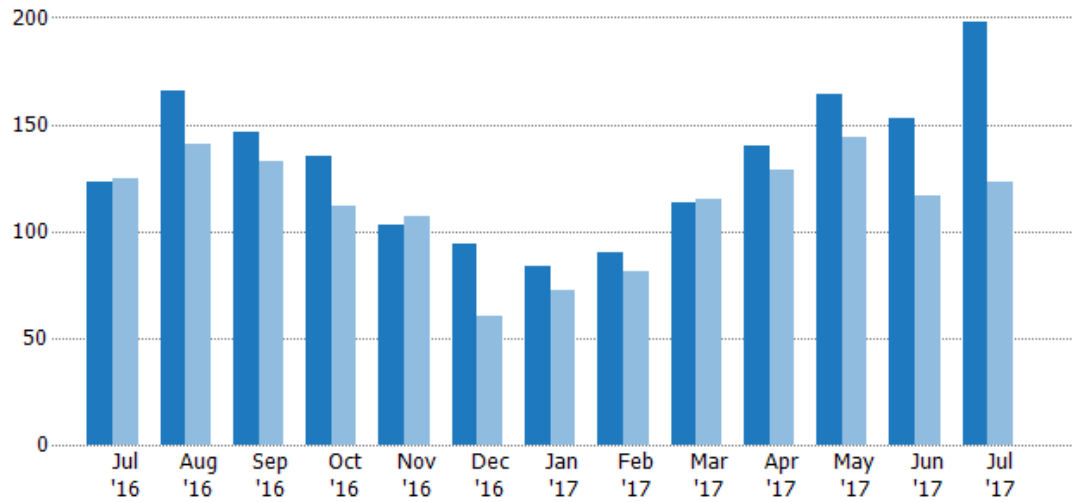
Pending Sales

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.
Jul '17	198	61%
Jul '16	123	-1.6%
Jul '15	125	-15.2%



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Current Year	123	166	146	135	103	94	84	90	113	140	164	153	198
Prior Year	125	141	133	112	107	60	72	81	115	129	144	117	123
Percent Change from Prior Year	-2%	18%	10%	21%	-4%	57%	17%	11%	-2%	9%	14%	31%	61%

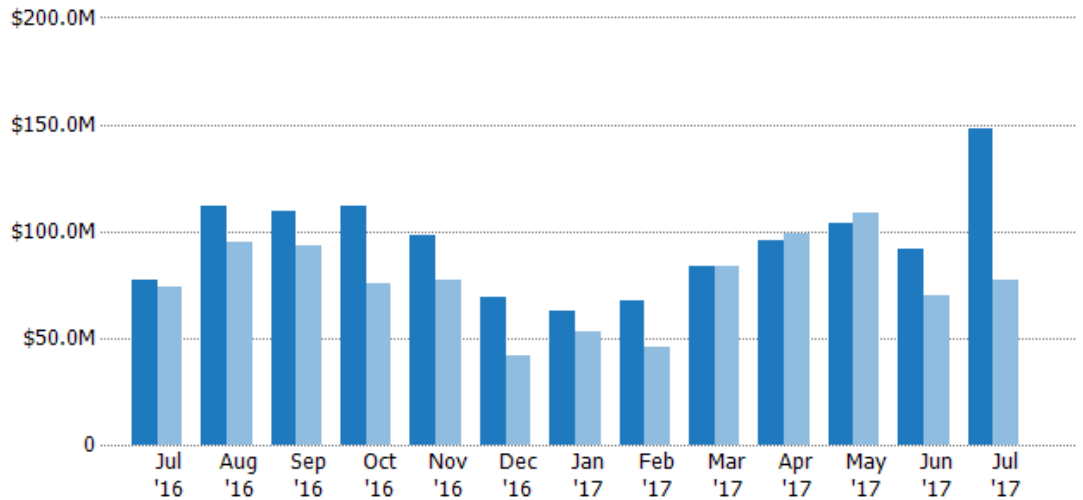
Pending Sales Volume

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.
Jul '17	\$148M	91.9%
Jul '16	\$77.3M	4.7%
Jul '15	\$73.8M	-5.2%



Current Year	\$77.3M	\$112M	\$110M	\$112M	\$98.2M	\$68.9M	\$62.5M	\$67.1M	\$83.9M	\$95.9M	\$103M	\$91.3M	\$148M
Prior Year	\$73.8M	\$94.6M	\$93.6M	\$75.9M	\$77.1M	\$42M	\$52.9M	\$46.1M	\$83.7M	\$98.8M	\$108M	\$69.6M	\$77.3M
Percent Change from Prior Year	5%	18%	17%	47%	27%	64%	18%	45%	0%	-3%	-5%	31%	92%

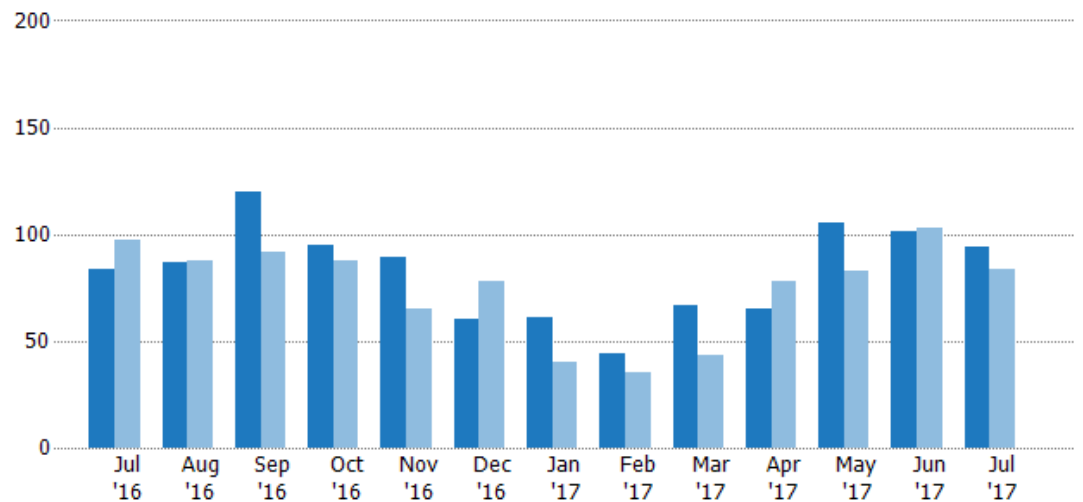
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '17	94	11.9%
Jul '16	84	-13.4%
Jul '15	97	-25.8%



Current Year	84	87	120	95	89	60	61	44	67	65	105	101	94
Prior Year	97	88	92	88	65	78	40	35	43	78	83	103	84
Percent Change from Prior Year	-13%	-1%	30%	8%	37%	-23%	53%	26%	56%	-17%	27%	-2%	12%

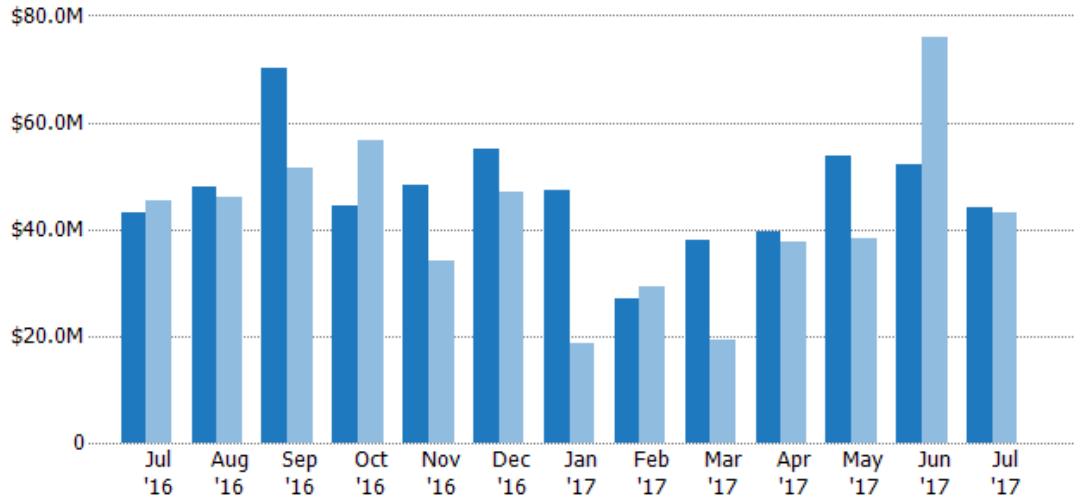
Closed Sales Volume

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.
Jul '17	\$43.9M	1.9%
Jul '16	\$43.1M	-5.1%
Jul '15	\$45.4M	-26.5%

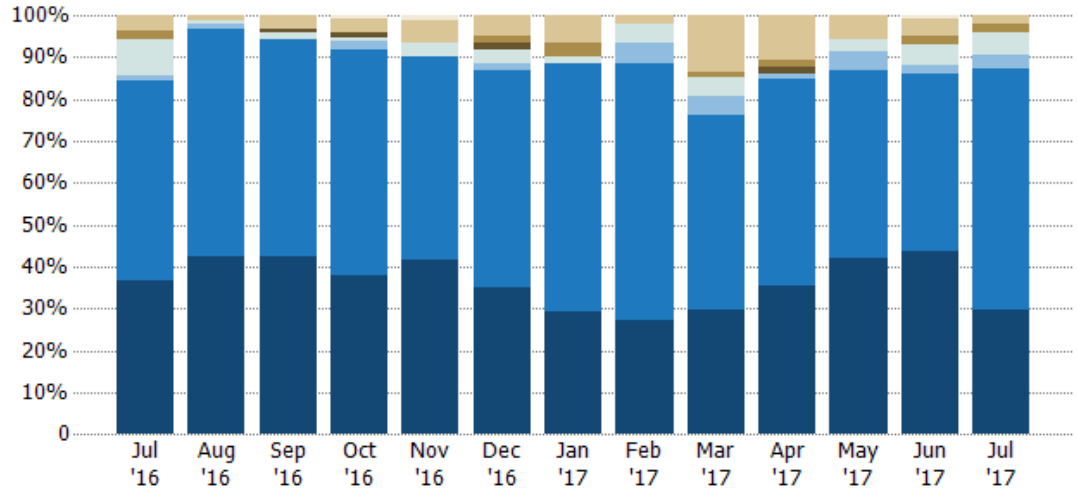


Current Year	\$43.1M	\$47.8M	\$70.1M	\$44.5M	\$48.2M	\$55.1M	\$47.2M	\$26.9M	\$38M	\$39.6M	\$53.6M	\$52.2M	\$43.9M
Prior Year	\$45.4M	\$45.9M	\$51.5M	\$56.6M	\$34M	\$47M	\$18.5M	\$29.4M	\$19.1M	\$37.6M	\$38.1M	\$76M	\$43.1M
Percent Change from Prior Year	-5%	4%	36%	-21%	42%	17%	155%	-9%	99%	5%	41%	-31%	2%

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

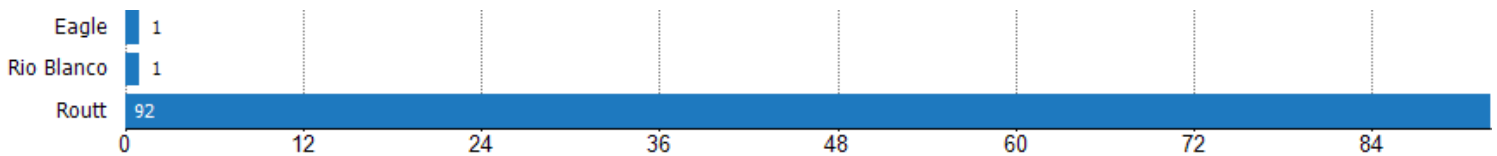


Other	-	-	-	1%	1%	-	-	-	-	-	-	1%	-
Coop	4%	1%	3%	3%	6%	5%	7%	2%	13%	11%	6%	4%	2%
Farm/Ranch	2%	-	-	-	-	2%	3%	-	1%	2%	-	2%	2%
Lot/Land	-	-	1%	1%	-	2%	-	-	-	2%	-	-	-
Multifamily/Multiplex	8%	1%	2%	1%	3%	3%	2%	5%	4%	-	3%	5%	5%
Mobile/Manufactured	1%	1%	-	2%	-	2%	-	5%	4%	2%	5%	2%	3%
Condo/Townhouse	48%	54%	52%	54%	48%	52%	59%	61%	46%	49%	45%	43%	57%
Single Family Residence	37%	43%	43%	38%	42%	35%	30%	27%	30%	35%	42%	44%	30%

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

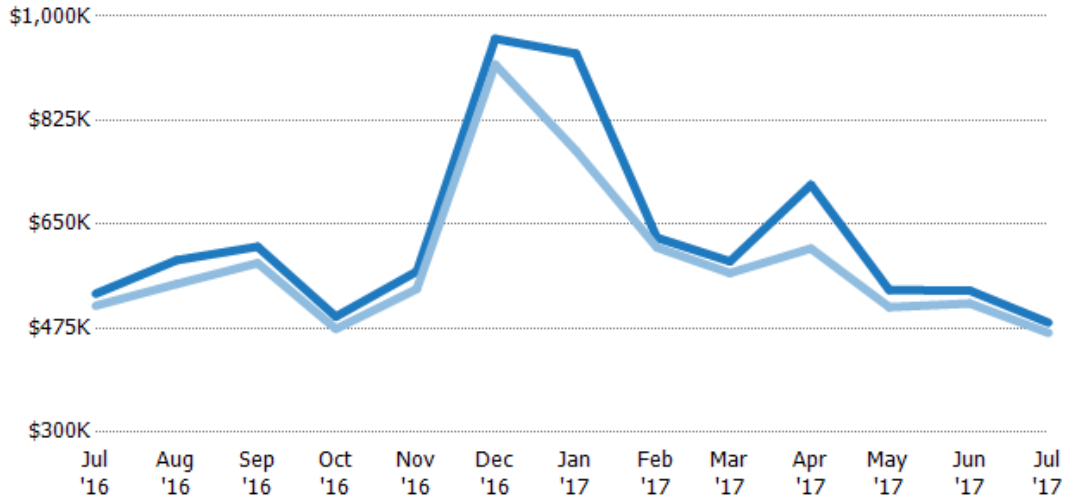


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



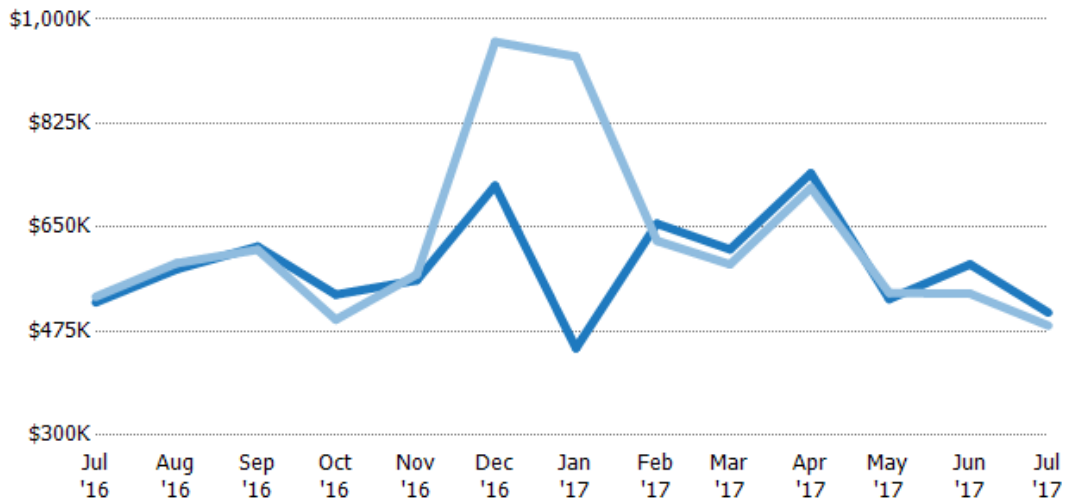
	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg List Price	\$533K	\$590K	\$612K	\$495K	\$571K	\$962K	\$937K	\$627K	\$588K	\$716K	\$539K	\$538K	\$484K
Avg Sales Price	\$513K	\$549K	\$585K	\$474K	\$541K	\$919K	\$774K	\$611K	\$568K	\$609K	\$510K	\$517K	\$467K
Avg Sales Price as a % of Avg List Price	96%	93%	95%	96%	95%	96%	83%	97%	97%	85%	95%	96%	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



	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17
Avg Est Value	\$524K	\$579K	\$618K	\$537K	\$561K	\$720K	\$446K	\$656K	\$613K	\$741K	\$529K	\$588K	\$506K
Avg Sales Price	\$533K	\$590K	\$612K	\$495K	\$571K	\$962K	\$937K	\$627K	\$588K	\$716K	\$539K	\$538K	\$484K
Avg Sales Price as a % of Avg Est Value	102%	102%	99%	92%	102%	134%	210%	96%	96%	97%	102%	92%	96%

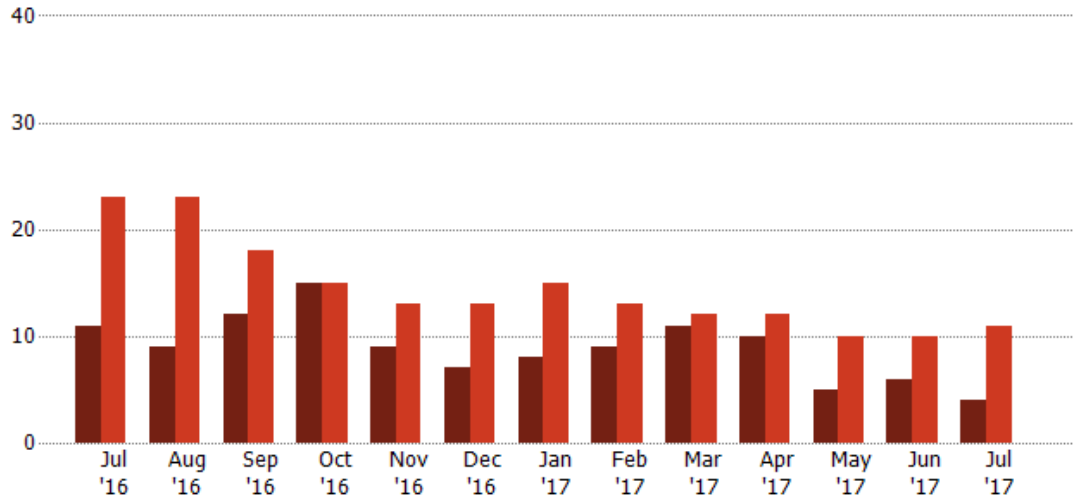
Distressed Listings

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.
Jul '17	4	-63.6%
Jul '16	11	-52.2%
Jul '15	23	56.5%



Current Year	11	9	12	15	9	7	8	9	11	10	5	6	4
Prior Year	23	23	18	15	13	13	15	13	12	12	10	10	11
Percent Change from Prior Year	-52%	-61%	-33%	0%	-31%	-46%	-47%	-31%	-8%	-17%	-50%	-40%	-64%

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: 08/07/2017

Scheduled: Yes

Report Date Range: From 7/2016 To: 7/2017

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 7/2017 data

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