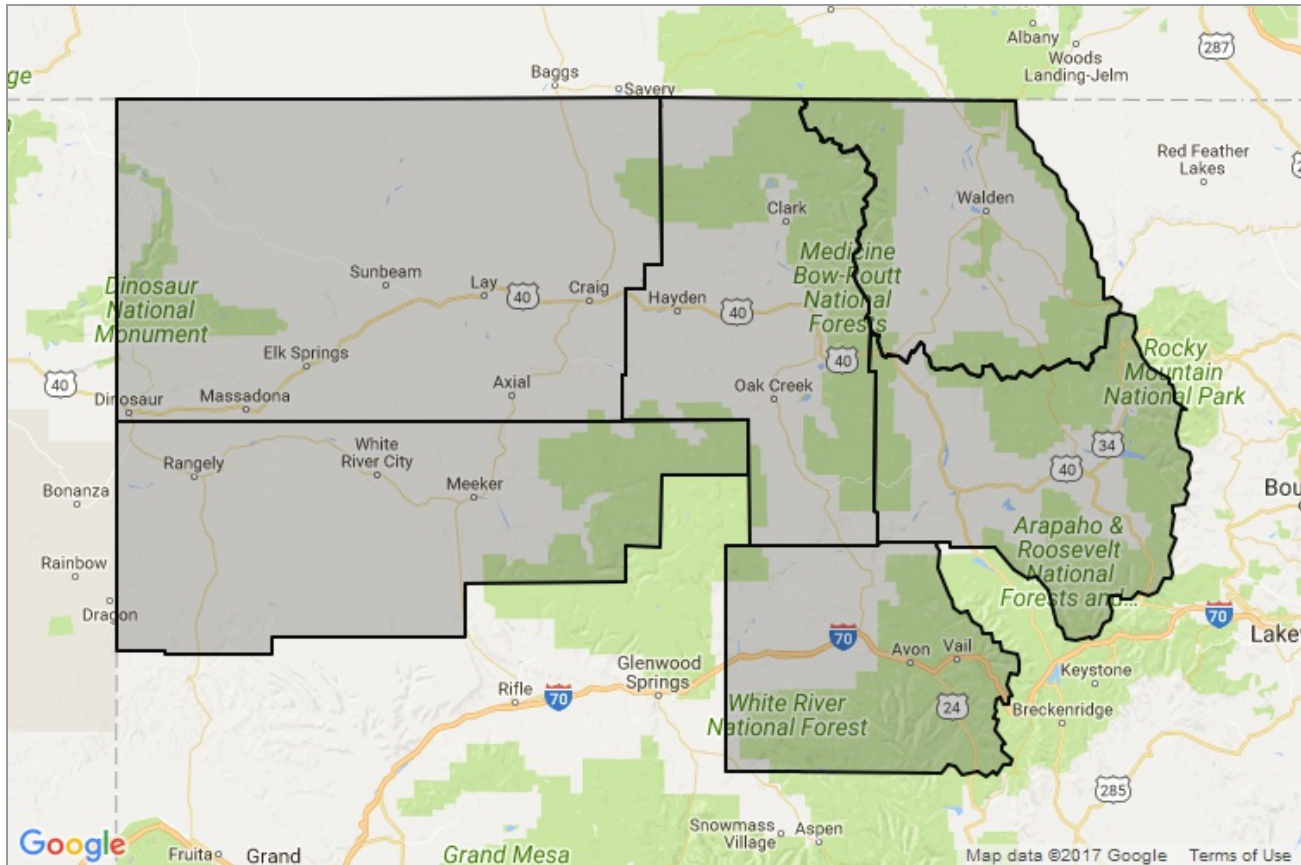




MARKET DATA REPORT

# Monthly Market Data Report



## Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
6/2016 – 6/2017

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 07/06/2017

**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

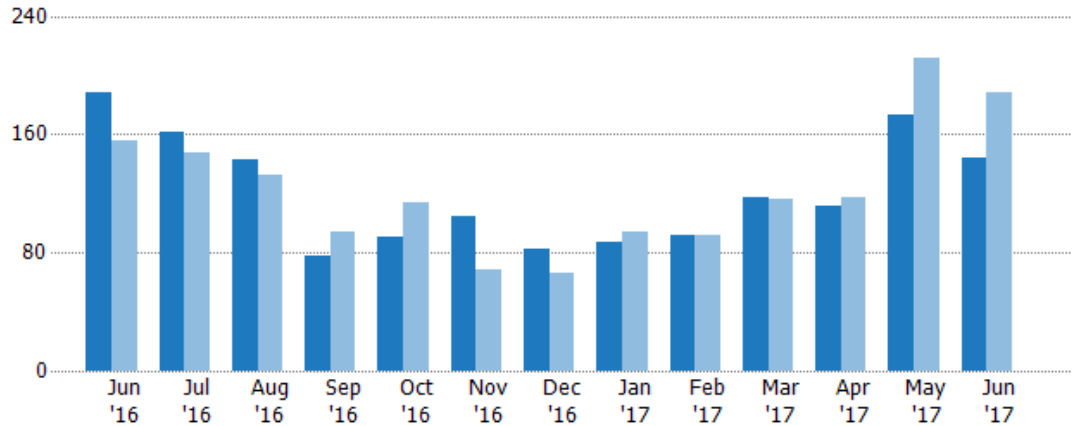
## New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '17	144	-23.4%
Jun '16	188	20.5%
Jun '15	156	27.6%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	188	162	143	78	91	104	82	87	92	117	112	173	144
Prior Year	156	148	133	94	114	69	66	94	92	116	117	211	188
Percent Change from Prior Year	21%	9%	8%	-17%	-20%	51%	24%	-7%	0%	1%	-4%	-18%	-23%

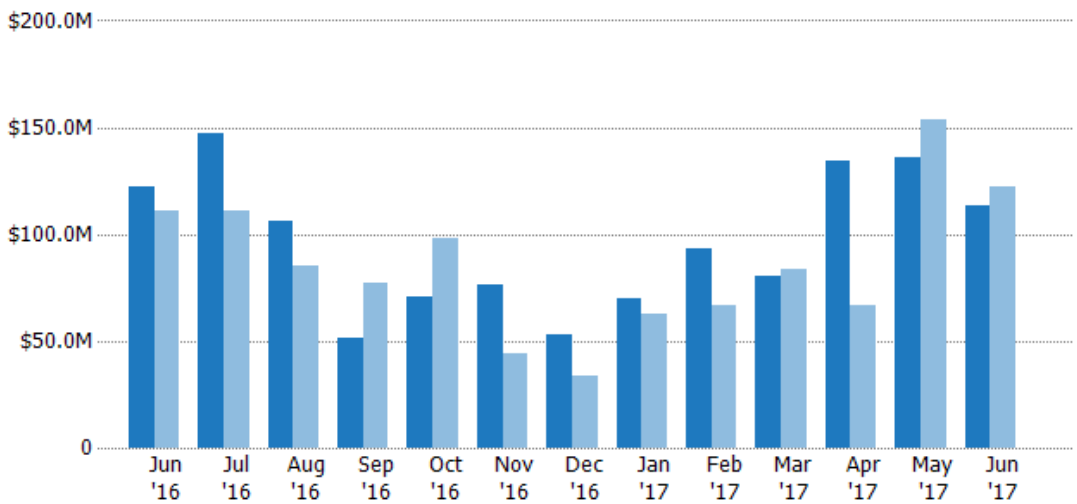
## New Listing Volume

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.
Jun '17	\$113M	-7.1%
Jun '16	\$122M	9.6%
Jun '15	\$111M	25.3%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	\$122M	\$147M	\$106M	\$51M	\$70.4M	\$76.7M	\$53.3M	\$70.1M	\$93.2M	\$80.4M	\$134M	\$136M	\$113M
Prior Year	\$111M	\$111M	\$85M	\$77.1M	\$98.2M	\$43.8M	\$33.6M	\$62.7M	\$66.8M	\$84M	\$67M	\$154M	\$122M
Percent Change from Prior Year	10%	33%	25%	-34%	-28%	75%	59%	12%	39%	-4%	100%	-11%	-7%

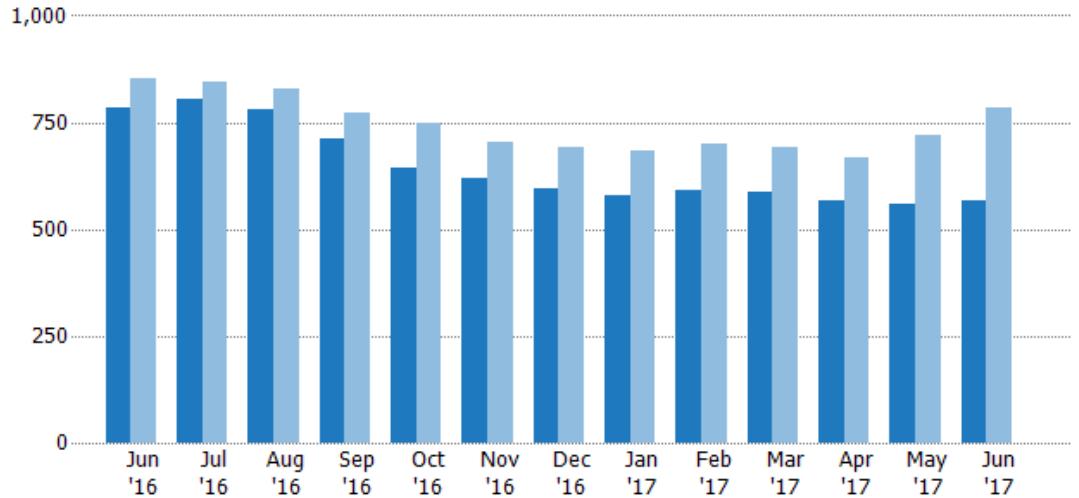
## Active Listings

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.
Jun '17	568	-27.5%
Jun '16	783	-8.3%
Jun '15	854	16%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	783	805	782	711	643	618	594	579	591	587	566	560	568
Prior Year	854	846	829	774	748	703	692	684	700	691	667	719	783
Percent Change from Prior Year	-8%	-5%	-6%	-8%	-14%	-12%	-14%	-15%	-16%	-15%	-15%	-22%	-27%

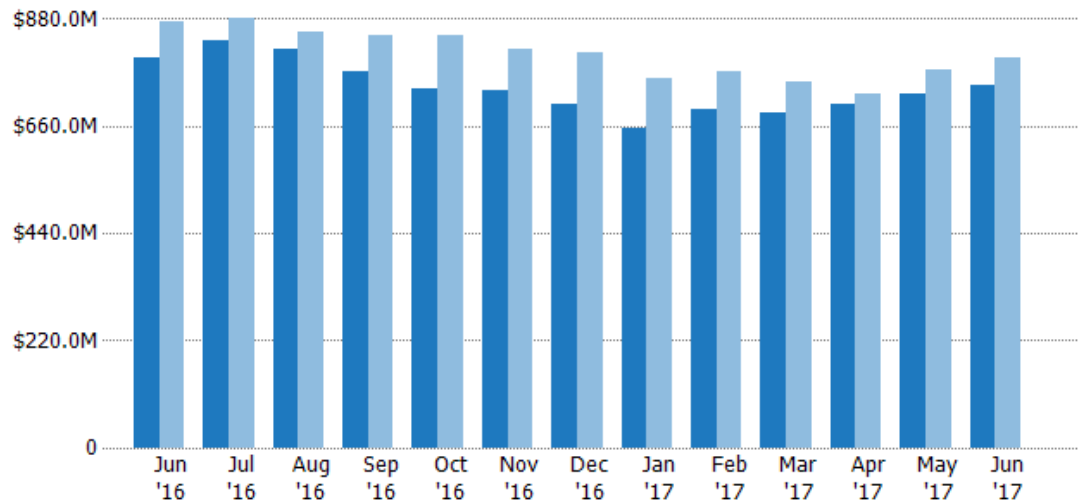
## Active Listing Volume

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.
Jun '17	\$745M	-6.9%
Jun '16	\$801M	-8.6%
Jun '15	\$876M	-1.7%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	\$801M	\$836M	\$817M	\$772M	\$736M	\$733M	\$704M	\$657M	\$694M	\$689M	\$705M	\$725M	\$745M
Prior Year	\$876M	\$881M	\$853M	\$845M	\$848M	\$818M	\$810M	\$758M	\$771M	\$752M	\$726M	\$776M	\$801M
Percent Change from Prior Year	-9%	-5%	-4%	-9%	-13%	-10%	-13%	-13%	-10%	-8%	-3%	-7%	-7%

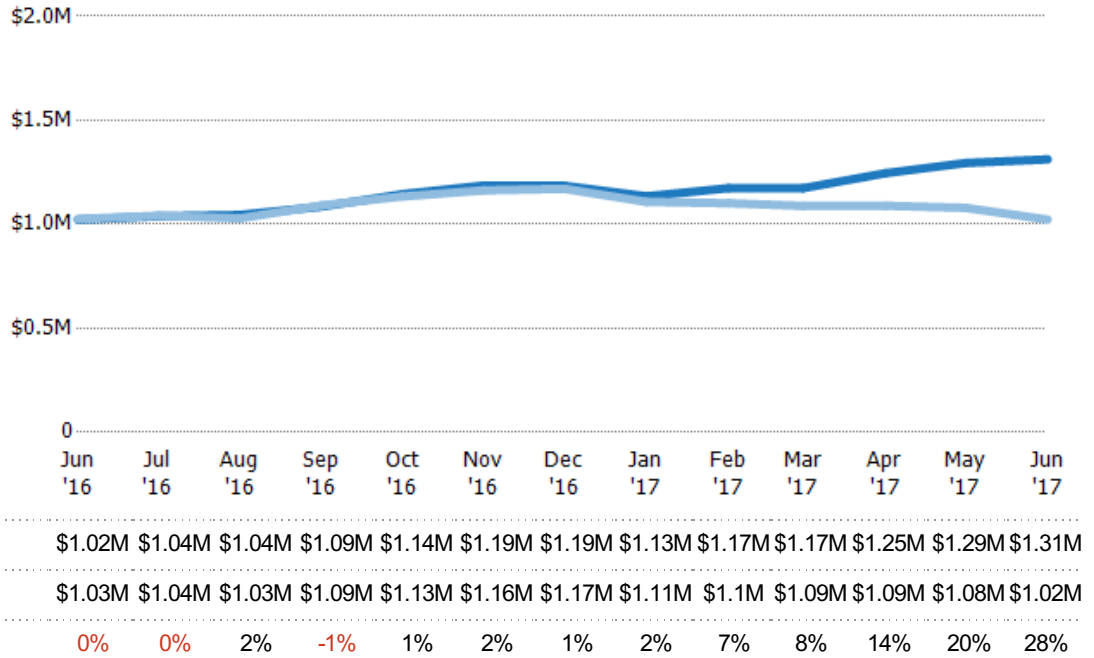
## Average Listing Price

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.
Jun '17	\$1.31M	28.3%
Jun '16	\$1.02M	-0.3%
Jun '15	\$1.03M	-15.3%



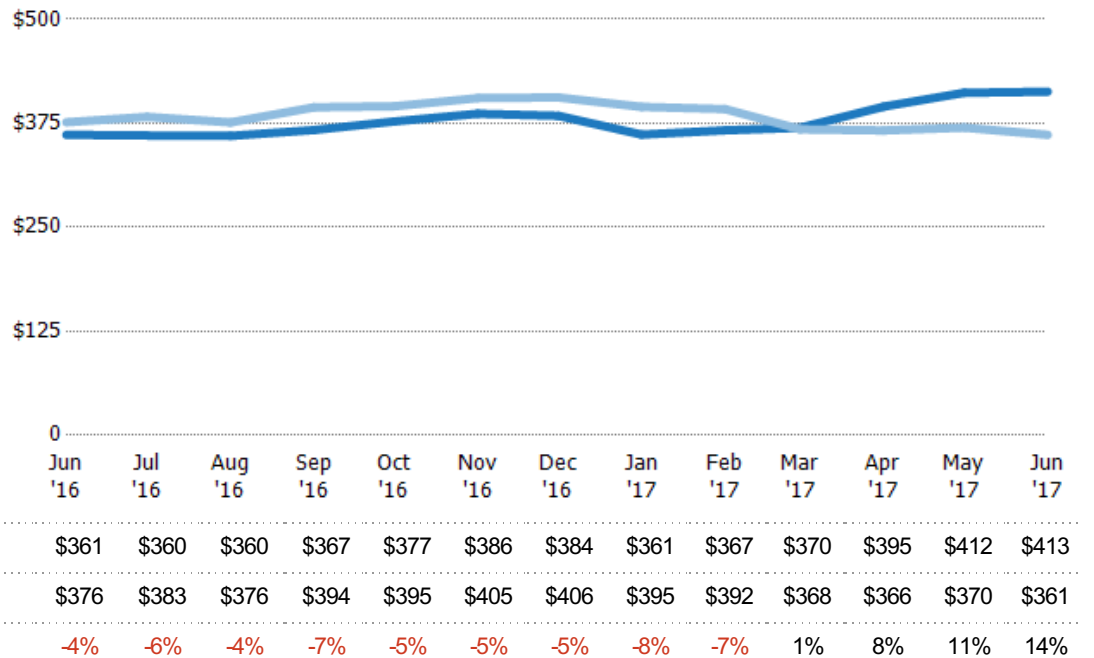
## Average Listing Price per Sq Ft

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

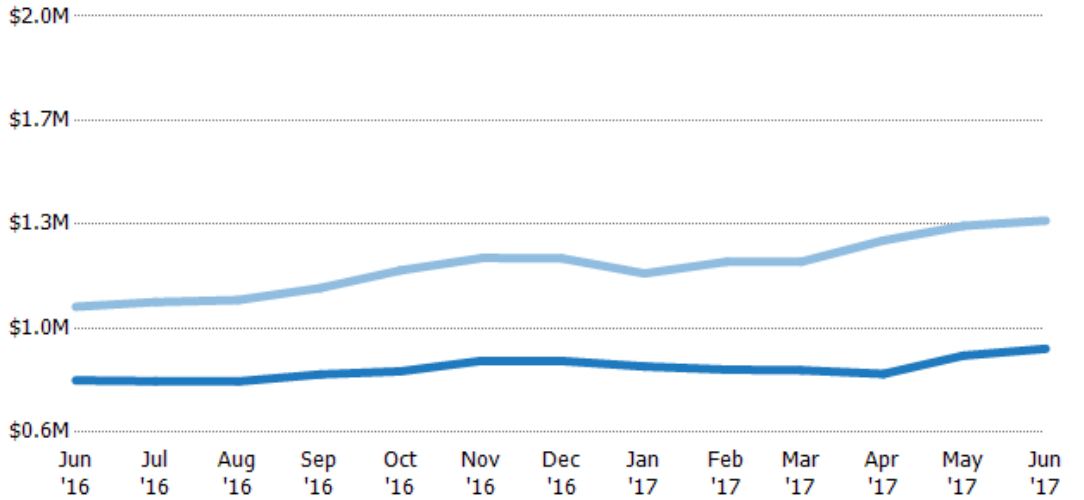
Month/Year	Price/sq ft	% Chg.
Jun '17	\$413	14.4%
Jun '16	\$361	-4%
Jun '15	\$376	-13.4%



## 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

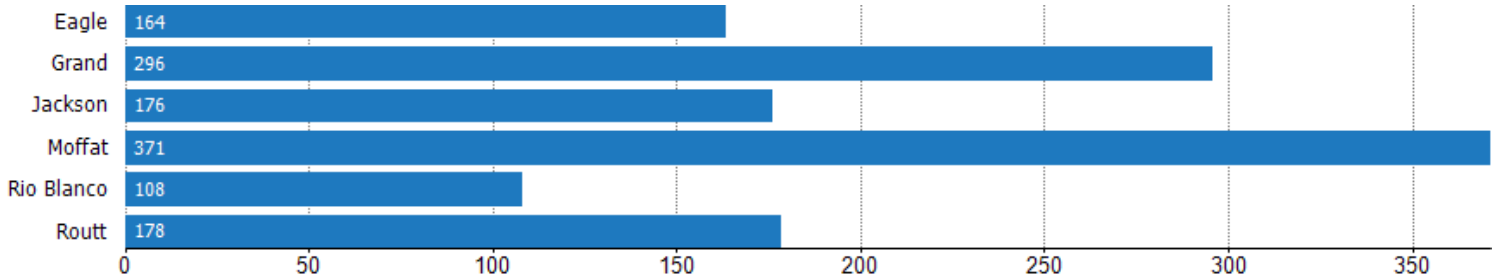


Avg Est Value	\$775K	\$772K	\$771K	\$795K	\$805K	\$841K	\$840K	\$821K	\$811K	\$809K	\$797K	\$858K	\$881K
Avg Listing Price	\$1.02M	\$1.04M	\$1.04M	\$1.09M	\$1.14M	\$1.19M	\$1.19M	\$1.13M	\$1.17M	\$1.17M	\$1.25M	\$1.29M	\$1.31M
Avg Listing Price as a % of Avg Est Value	132%	135%	136%	137%	142%	141%	141%	138%	145%	145%	156%	151%	149%

## 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



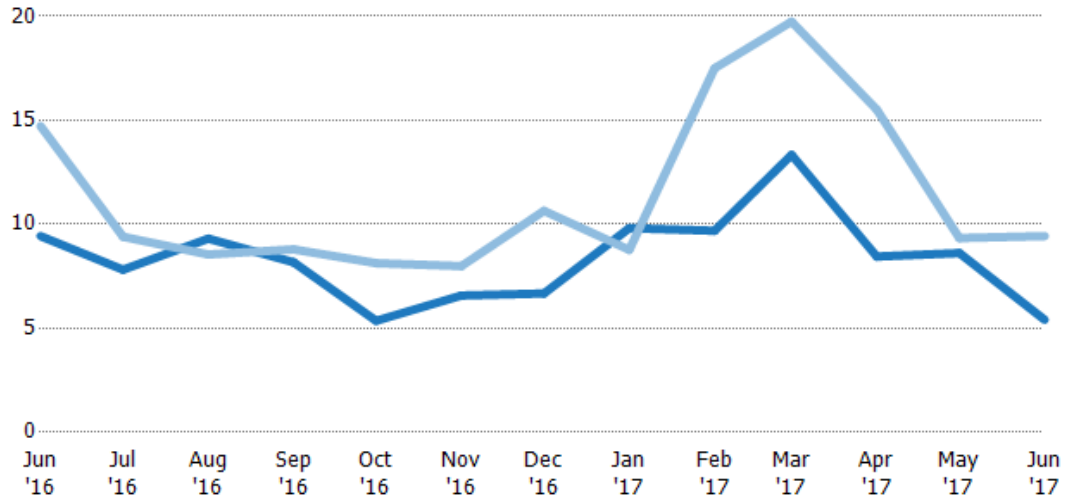
## Months of Inventory

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.
Jun '17	5.41	-42.7%
Jun '16	9.43	-35.9%
Jun '15	14.7	-5.2%



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	9.43	7.82	9.31	8.17	5.36	6.57	6.67	9.81	9.69	13.3	8.45	8.62	5.41
Prior Year	14.7	9.4	8.55	8.8	8.13	7.99	10.6	8.77	17.5	19.7	15.5	9.34	9.43
Percent Change from Prior Year	-36%	-17%	9%	-7%	-34%	-18%	-37%	12%	-45%	-32%	-46%	-8%	-43%

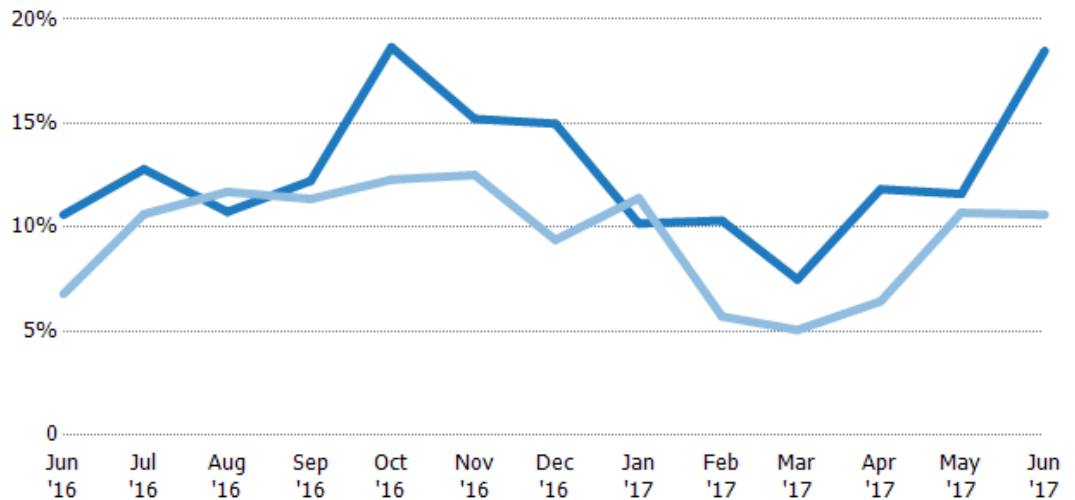
## Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jun '17	18%	-7.9%
Jun '16	11%	-3.8%
Jun '15	7%	5.4%

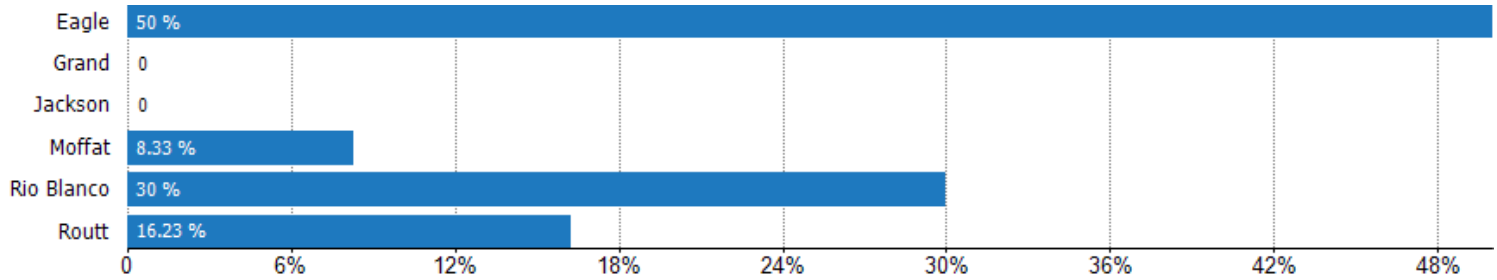


	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Current Year	11%	13%	11%	12%	19%	15%	15%	10%	10%	7%	12%	12%	18%
Prior Year	7%	11%	12%	11%	12%	13%	9%	11%	6%	5%	6%	11%	11%
Change from Prior Year	-4%	-2%	1%	-1%	-6%	-3%	-6%	1%	-5%	-2%	-5%	-1%	-8%

## Absorption Rate (By County)

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

Filters Used: County: 6 Selected



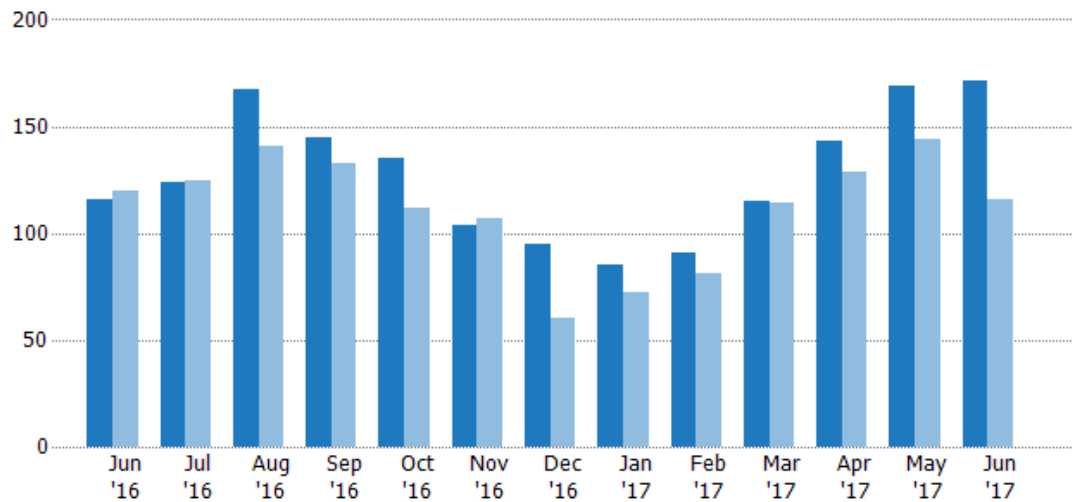
## Pending Sales

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.
Jun '17	171	47.4%
Jun '16	116	-3.3%
Jun '15	120	-23.3%



Current Year	116	124	167	145	135	104	95	85	91	115	143	169	171
Prior Year	120	125	141	133	112	107	60	72	81	114	129	144	116
Percent Change from Prior Year	-3%	-1%	18%	9%	21%	-3%	58%	18%	12%	1%	11%	17%	47%

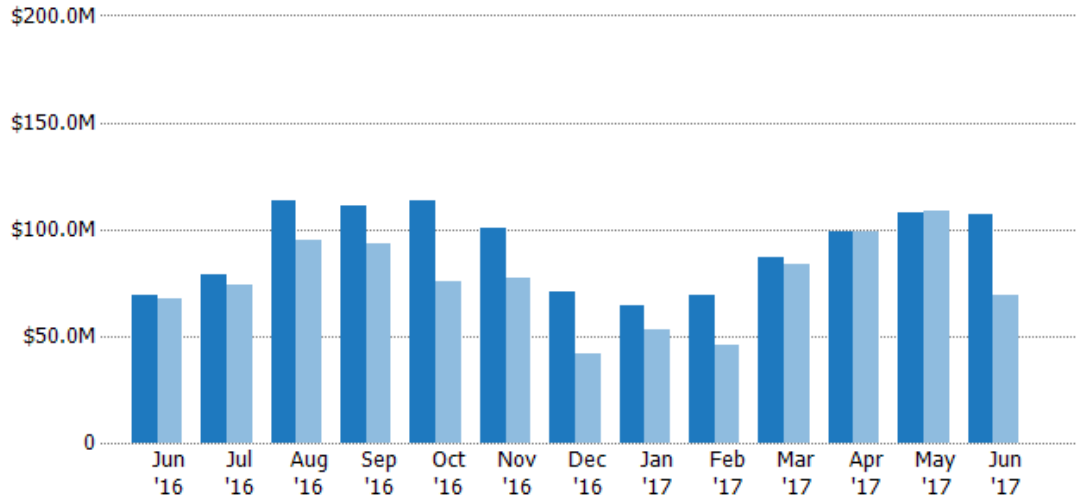
## Pending Sales Volume

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.
Jun '17	\$107M	54.4%
Jun '16	\$69.4M	2.3%
Jun '15	\$67.8M	-29.1%



Current Year	\$69.4M	\$79M	\$114M	\$111M	\$113M	\$100M	\$70.7M	\$64.3M	\$68.9M	\$86.6M	\$99.2M	\$108M	\$107M
Prior Year	\$67.8M	\$73.8M	\$94.6M	\$93.6M	\$75.9M	\$77.1M	\$42M	\$52.9M	\$46.1M	\$83.5M	\$98.8M	\$108M	\$69.4M
Percent Change from Prior Year	2%	7%	20%	19%	49%	30%	68%	22%	49%	4%	0%	-1%	54%

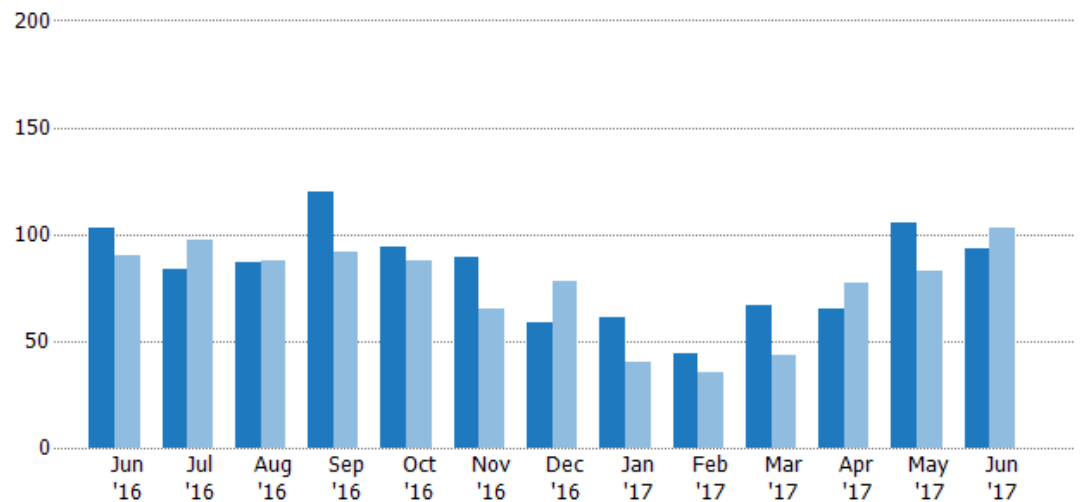
## Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jun '17	93	-9.7%
Jun '16	103	14.4%
Jun '15	90	-12.2%



Current Year	103	84	87	120	94	89	59	61	44	67	65	105	93
Prior Year	90	97	88	92	88	65	78	40	35	43	77	83	103
Percent Change from Prior Year	14%	-13%	-1%	30%	7%	37%	-24%	53%	26%	56%	-16%	27%	-10%



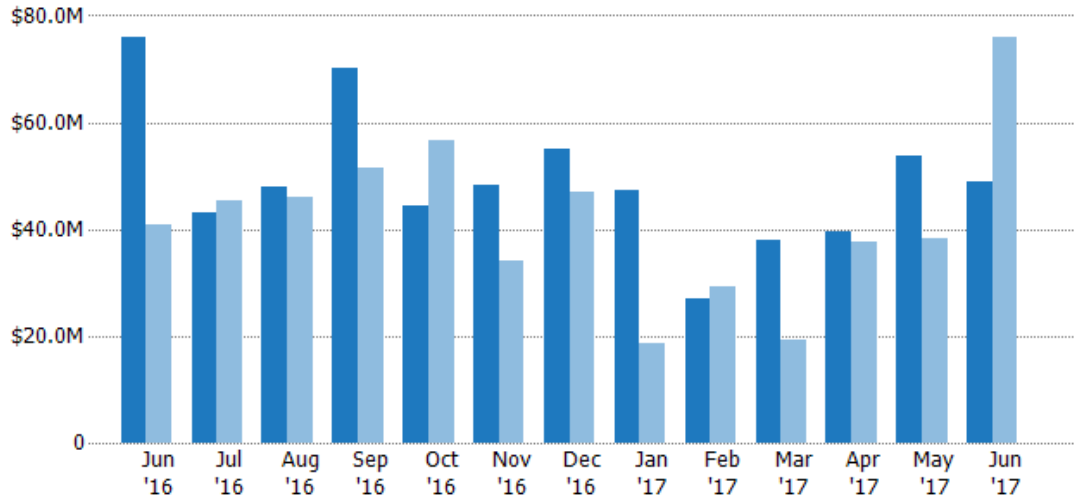
## Closed Sales Volume

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.
Jun '17	\$48.9M	-35.7%
Jun '16	\$76M	85.8%
Jun '15	\$40.9M	-17.7%

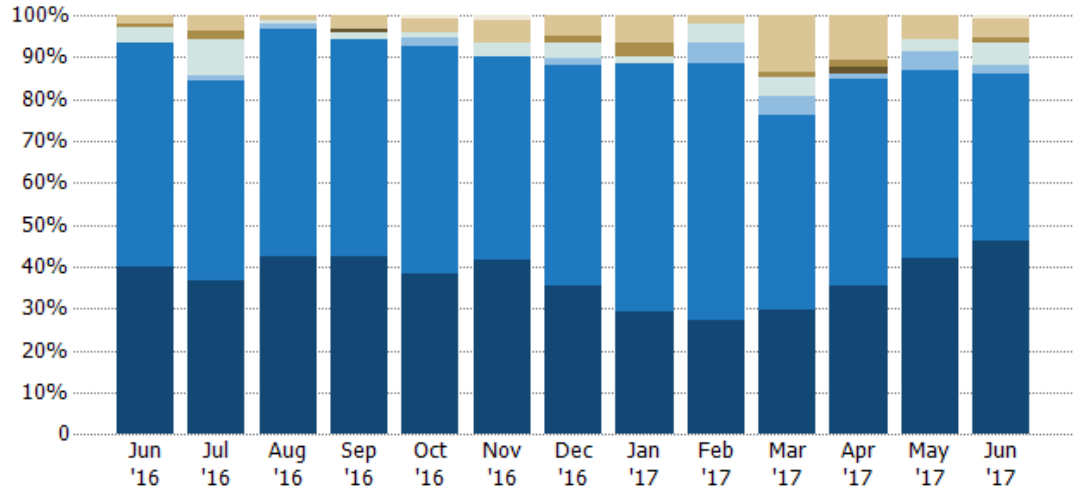


Current Year	\$76M	\$43.1M	\$47.8M	\$70.1M	\$44.3M	\$48.2M	\$54.9M	\$47.2M	\$26.9M	\$38M	\$39.6M	\$53.6M	\$48.9M
Prior Year	\$40.9M	\$45.4M	\$45.9M	\$51.5M	\$56.6M	\$34M	\$47M	\$18.5M	\$29.4M	\$19.1M	\$37.5M	\$38.1M	\$76M
Percent Change from Prior Year	86%	-5%	4%	36%	-22%	42%	17%	155%	-9%	99%	6%	41%	-36%

## 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

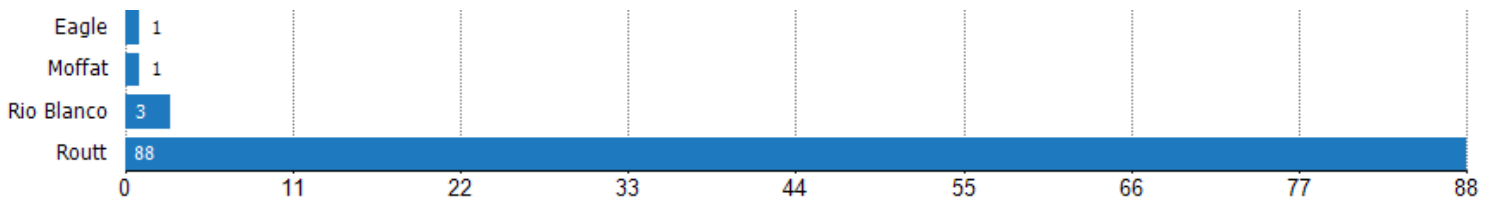


Other	-	-	-	-	1%	1%	-	-	-	-	-	-	1%
Coop	2%	4%	1%	3%	3%	6%	5%	7%	2%	13%	11%	6%	4%
Farm/Ranch	1%	2%	-	-	-	-	2%	3%	-	1%	2%	-	1%
Lot/Land	-	-	-	1%	-	-	-	-	-	-	2%	-	-
Multifamily/Multiplex	4%	8%	1%	2%	1%	3%	3%	2%	5%	4%	-	3%	5%
Mobile/Manufactured	-	1%	1%	-	2%	-	2%	-	5%	4%	2%	5%	2%
Condo/Townhouse	53%	48%	54%	52%	54%	48%	53%	59%	61%	46%	49%	45%	40%
Single Family Residence	40%	37%	43%	43%	38%	42%	36%	30%	27%	30%	35%	42%	46%

## 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

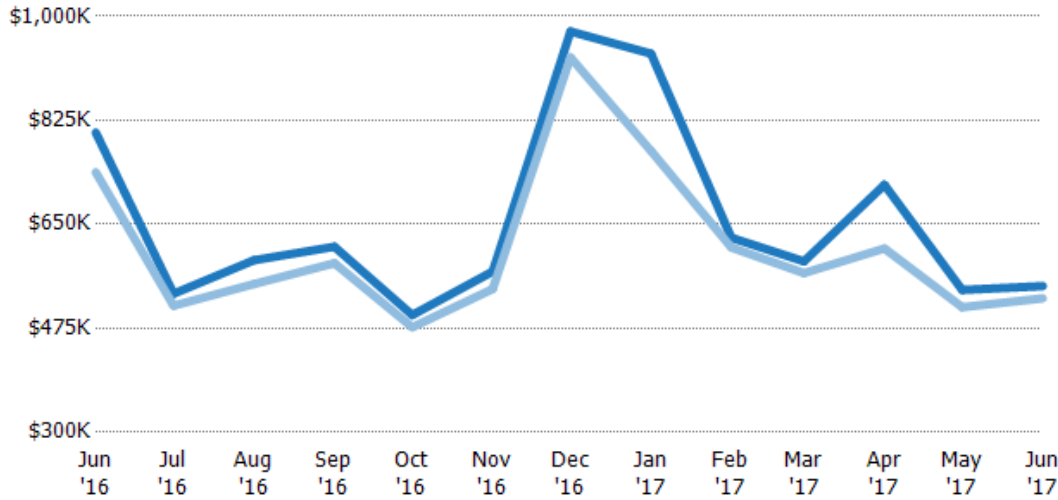


### Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



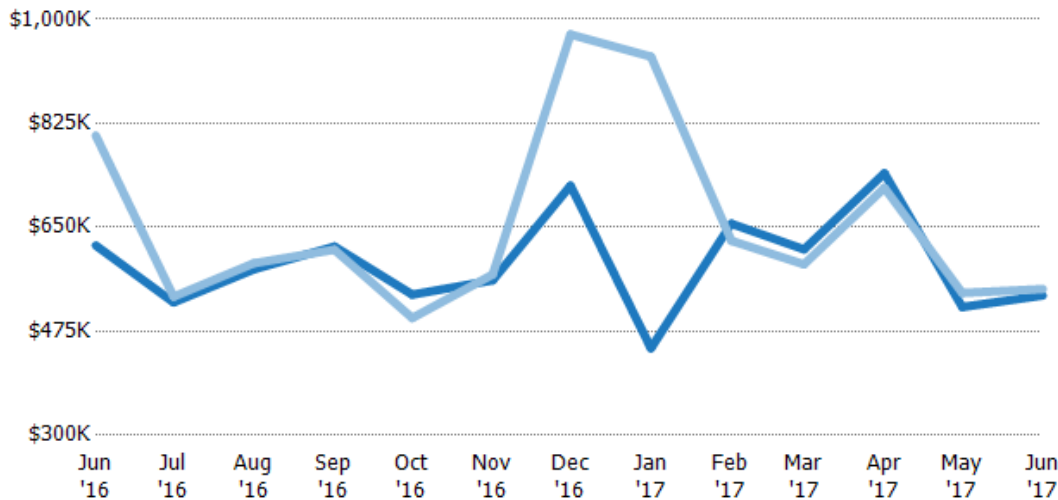
	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Avg List Price	\$804K	\$533K	\$590K	\$612K	\$497K	\$571K	\$974K	\$937K	\$627K	\$588K	\$716K	\$539K	\$546K
Avg Sales Price	\$737K	\$513K	\$549K	\$585K	\$477K	\$541K	\$931K	\$774K	\$611K	\$568K	\$609K	\$510K	\$525K
Avg Sales Price as a % of Avg List Price	92%	96%	93%	95%	96%	95%	96%	83%	97%	97%	85%	95%	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



	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17
Avg Est Value	\$619K	\$524K	\$579K	\$618K	\$537K	\$561K	\$720K	\$446K	\$656K	\$613K	\$741K	\$516K	\$535K
Avg Sales Price	\$804K	\$513K	\$549K	\$585K	\$477K	\$541K	\$931K	\$774K	\$611K	\$568K	\$609K	\$510K	\$525K
Avg Sales Price as a % of Avg Est Value	130%	102%	102%	99%	93%	102%	135%	210%	96%	96%	97%	105%	102%

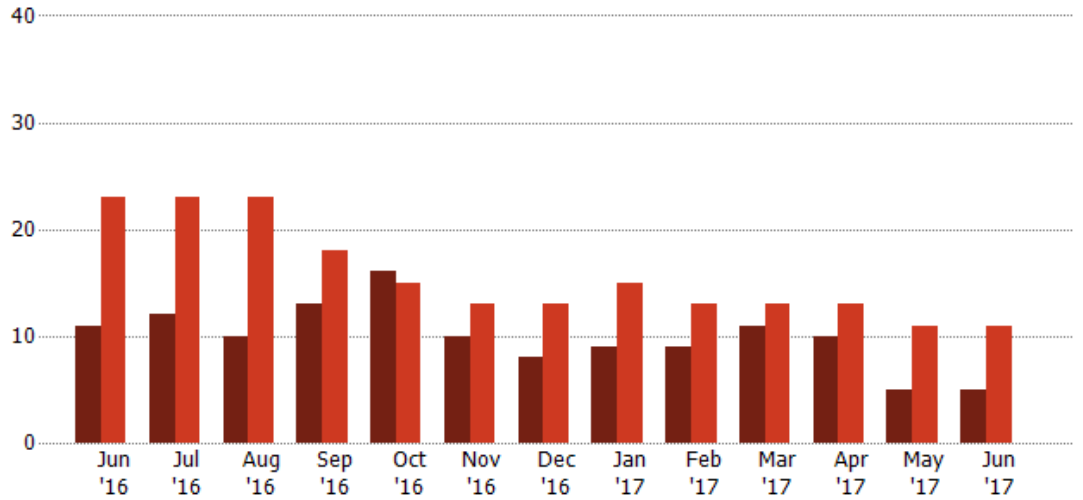
## Distressed Listings

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.
Jun '17	5	-54.5%
Jun '16	11	-52.2%
Jun '15	23	43.5%

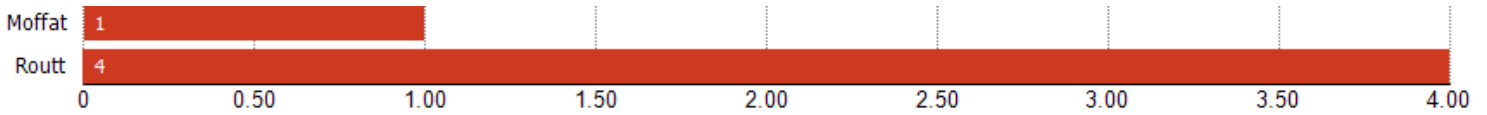


Current Year	11	12	10	13	16	10	8	9	9	11	10	5	5
Prior Year	23	23	23	18	15	13	13	15	13	13	13	11	11
Percent Change from Prior Year	-52%	-48%	-57%	-28%	7%	-23%	-38%	-40%	-31%	-15%	-23%	-55%	-55%

## 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:** 07/06/2017

**Scheduled:** Yes

**Report Date Range:** From 6/2016 To: 6/2017

### 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 6/2017 data

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