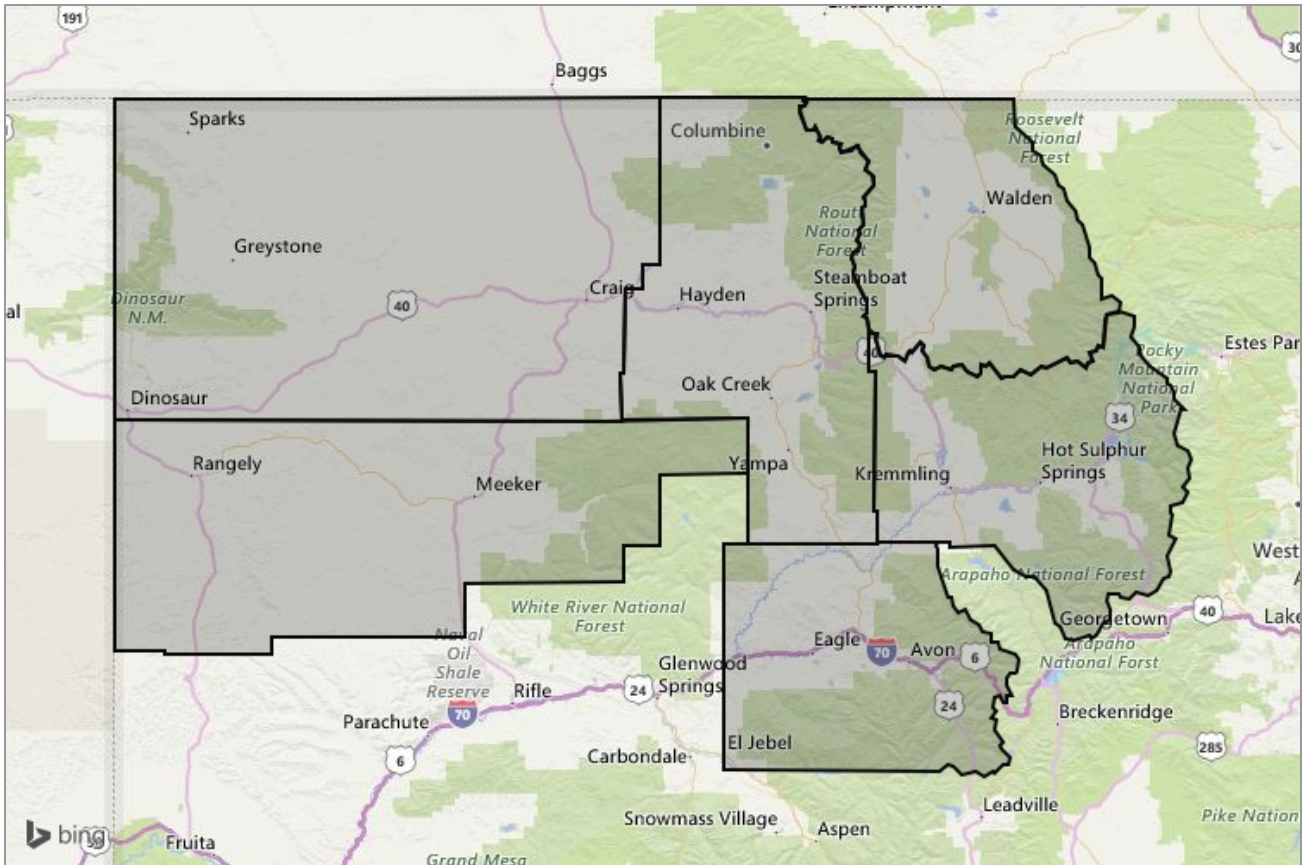




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2016 – 5/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/05/2017

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

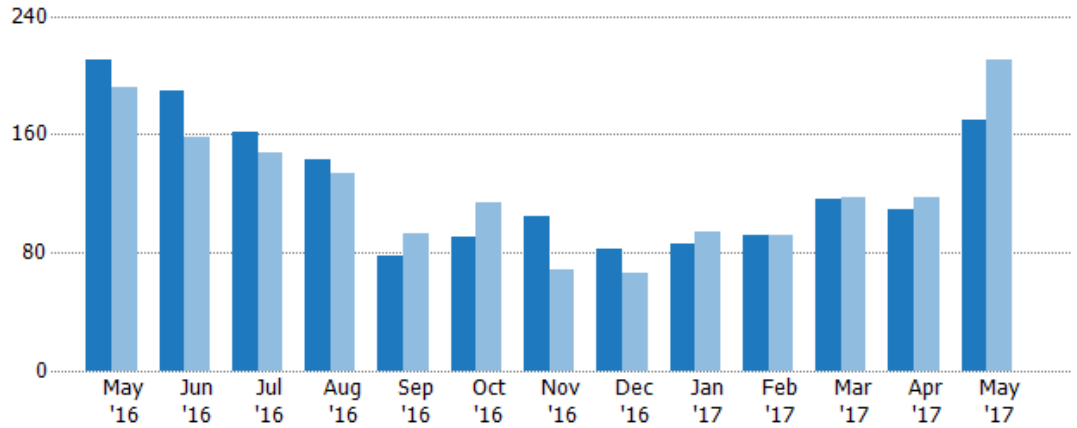
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '17	170	-19%
May '16	210	9.4%
May '15	192	9.4%



Current Year	210	189	161	143	78	91	104	82	86	92	116	109	170
Prior Year	192	158	147	134	93	114	68	66	94	92	117	117	210
Percent Change from Prior Year	9%	20%	10%	7%	-16%	-20%	53%	24%	-9%	0%	-1%	-7%	-19%

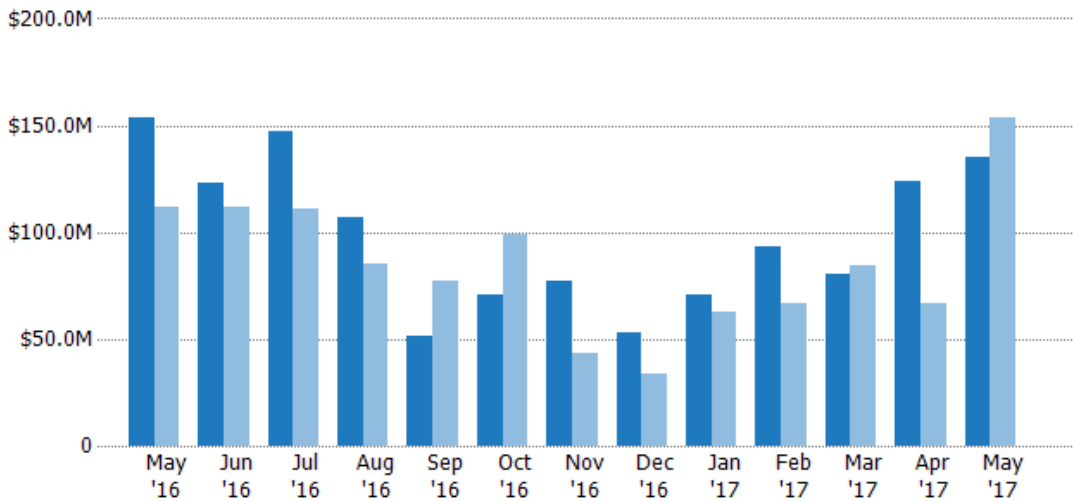
New Listing Volume

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.
May '17	\$135M	-12%
May '16	\$153M	37.4%
May '15	\$112M	23.9%



Current Year	\$153M	\$123M	\$147M	\$107M	\$51M	\$70.8M	\$77M	\$53.3M	\$70.3M	\$93.4M	\$80.3M	\$124M	\$135M
Prior Year	\$112M	\$112M	\$111M	\$85.2M	\$76.8M	\$98.7M	\$43.5M	\$33.6M	\$62.7M	\$66.8M	\$84.2M	\$67M	\$153M
Percent Change from Prior Year	37%	10%	33%	25%	-34%	-28%	77%	59%	12%	40%	-5%	85%	-12%

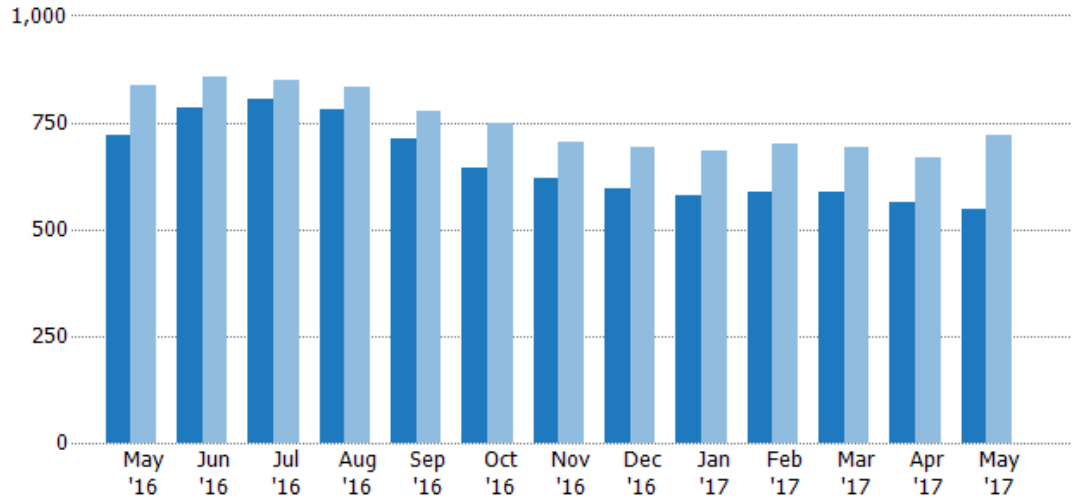
Active Listings

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.
May '17	547	-23.9%
May '16	719	-14%
May '15	836	9.8%



	May '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
Current Year	719	783	805	782	711	643	618	594	578	589	587	561	547
Prior Year	836	856	848	831	775	749	703	692	684	700	691	667	719
Percent Change from Prior Year	-14%	-9%	-5%	-6%	-8%	-14%	-12%	-14%	-15%	-16%	-15%	-16%	-24%

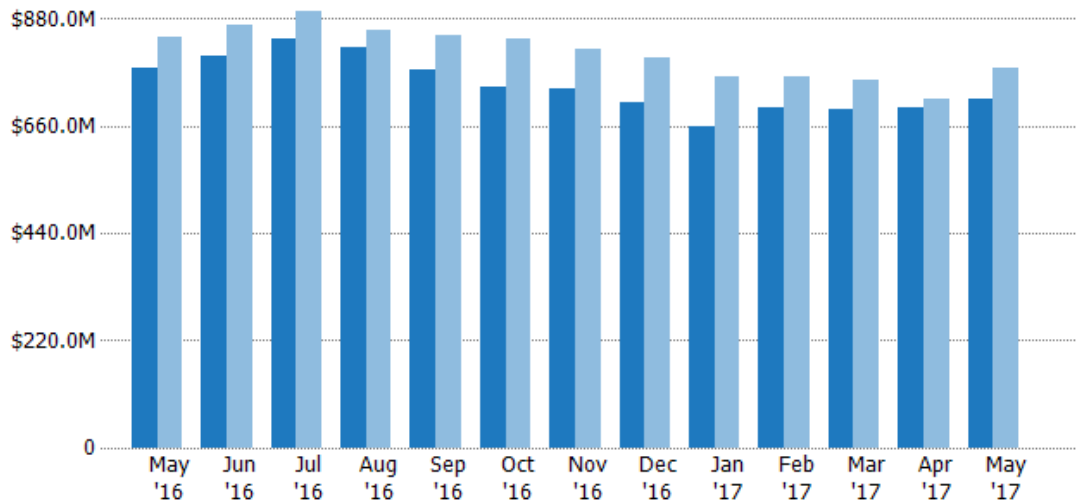
Active Listing Volume

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.
May '17	\$715M	-8.1%
May '16	\$778M	-7.6%
May '15	\$842M	-6.9%



	May '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
Current Year	\$778M	\$803M	\$838M	\$820M	\$774M	\$739M	\$737M	\$707M	\$660M	\$697M	\$693M	\$698M	\$715M
Prior Year	\$842M	\$866M	\$896M	\$855M	\$847M	\$839M	\$820M	\$800M	\$760M	\$761M	\$754M	\$716M	\$778M
Percent Change from Prior Year	-8%	-7%	-6%	-4%	-9%	-12%	-10%	-12%	-13%	-8%	-8%	-2%	-8%

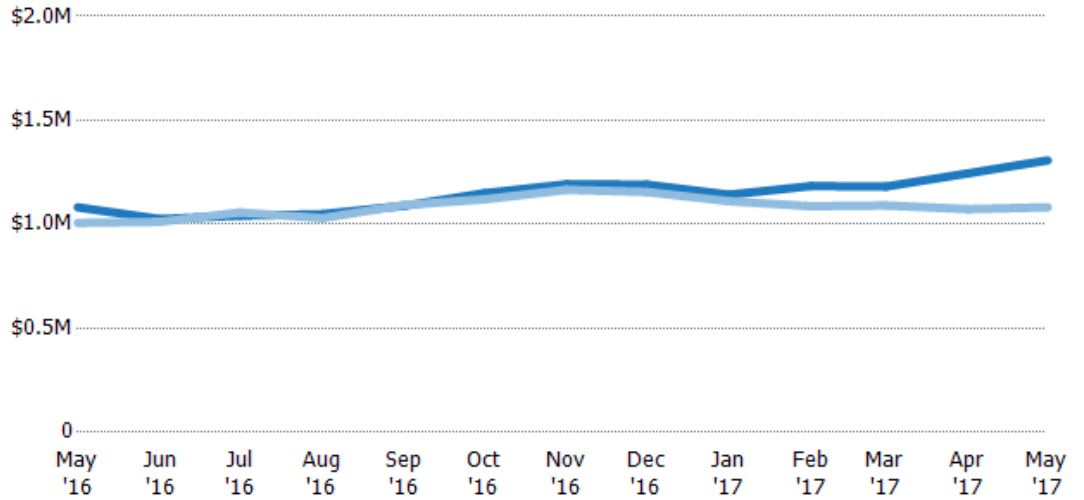
Average Listing Price

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.
May '17	\$1.31M	20.9%
May '16	\$1.08M	7.4%
May '15	\$1.01M	-15.2%



	May '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
Current Year	\$1.08M	\$1.03M	\$1.04M	\$1.05M	\$1.09M	\$1.15M	\$1.19M	\$1.19M	\$1.14M	\$1.18M	\$1.18M	\$1.24M	\$1.31M
Prior Year	\$1.01M	\$1.01M	\$1.06M	\$1.03M	\$1.09M	\$1.12M	\$1.17M	\$1.16M	\$1.11M	\$1.09M	\$1.09M	\$1.07M	\$1.08M
Percent Change from Prior Year	7%	1%	-1%	2%	0%	3%	2%	3%	3%	9%	8%	16%	21%

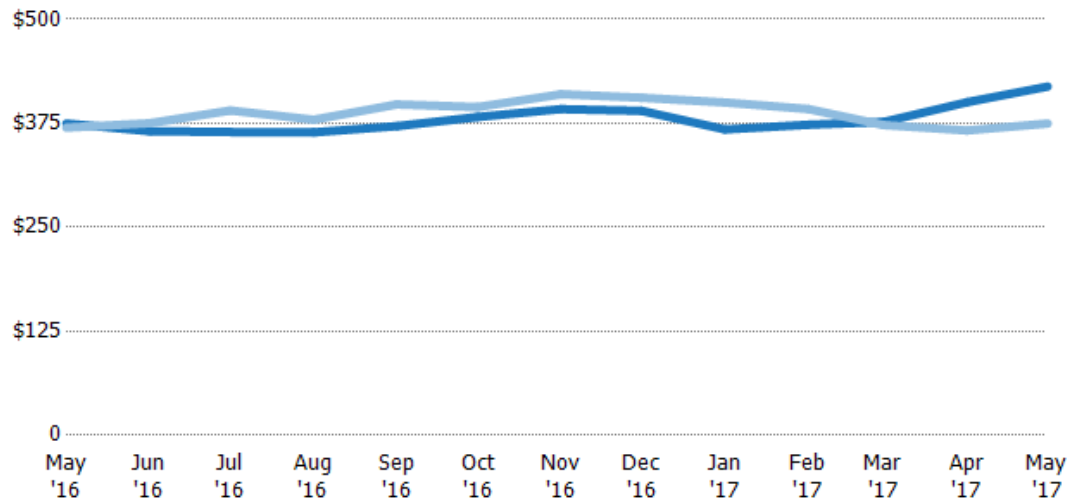
Average Listing Price per Sq Ft

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.
May '17	\$419	11.9%
May '16	\$375	1.3%
May '15	\$370	-4.8%

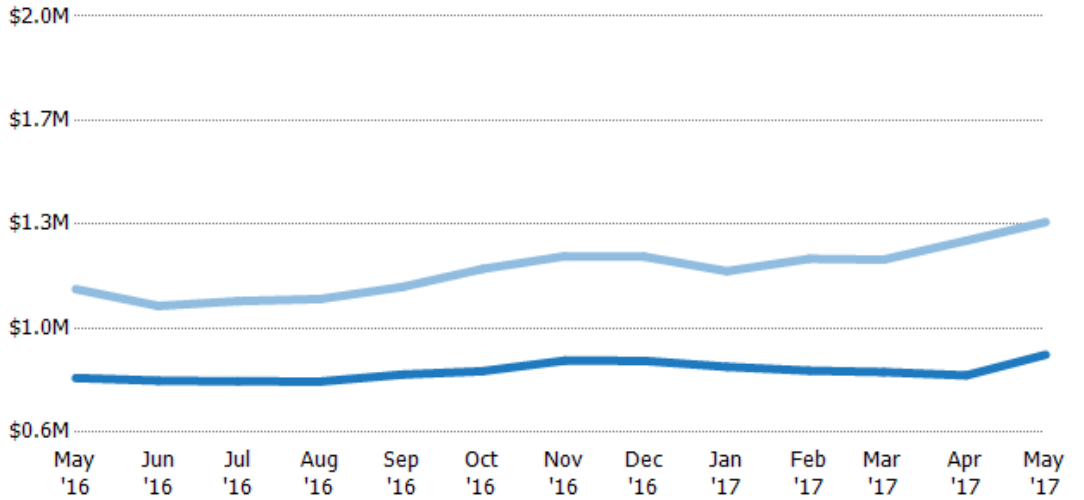


	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Current Year	\$375	\$366	\$364	\$364	\$372	\$383	\$392	\$390	\$368	\$373	\$377	\$400	\$419
Prior Year	\$370	\$375	\$390	\$379	\$398	\$395	\$410	\$406	\$400	\$392	\$373	\$366	\$375
Percent Change from Prior Year	1%	-3%	-7%	-4%	-7%	-3%	-4%	-4%	-8%	-5%	1%	9%	12%

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

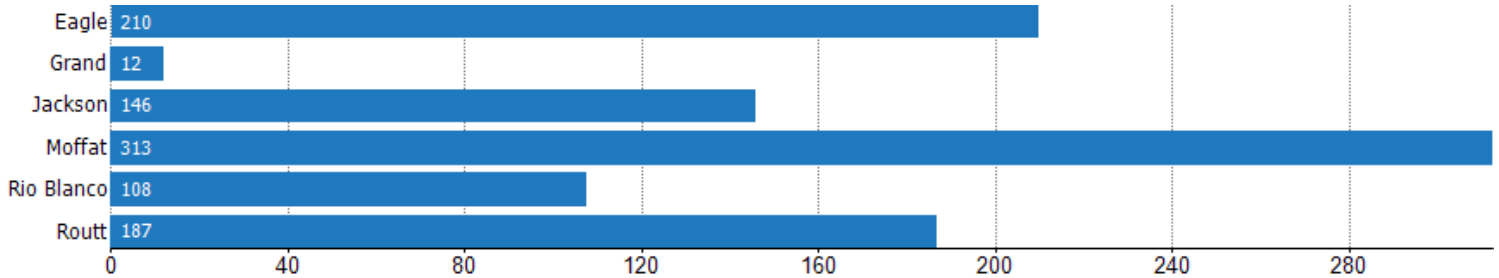


Avg Est Value	\$782K	\$774K	\$771K	\$771K	\$794K	\$806K	\$841K	\$840K	\$820K	\$807K	\$803K	\$791K	\$861K
Avg Listing Price	\$1.08M	\$1.03M	\$1.04M	\$1.05M	\$1.09M	\$1.15M	\$1.19M	\$1.19M	\$1.14M	\$1.18M	\$1.18M	\$1.24M	\$1.31M
Avg Listing Price as a % of Avg Est Value	138%	133%	135%	136%	137%	143%	142%	142%	139%	147%	147%	157%	152%

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



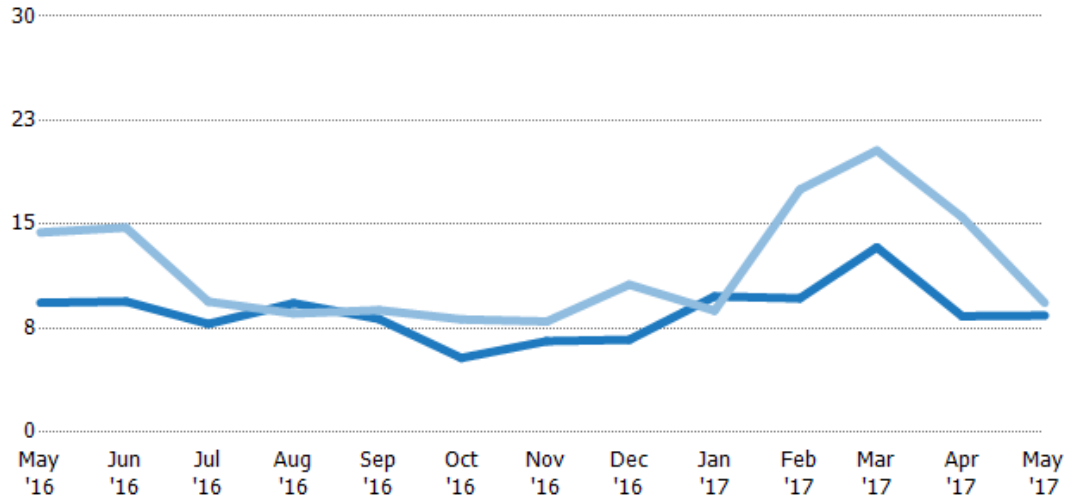
Months of Inventory

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.
May '17	8.42	-9.9%
May '16	9.34	-35.2%
May '15	14.4	7.9%



Current Year	9.34	9.43	7.82	9.31	8.17	5.36	6.57	6.67	9.8	9.66	13.3	8.37	8.42
Prior Year	14.4	14.8	9.42	8.57	8.81	8.14	7.99	10.6	8.77	17.5	20.3	15.5	9.34
Percent Change from Prior Year	-35%	-36%	-17%	9%	-7%	-34%	-18%	-37%	12%	-45%	-34%	-46%	-10%

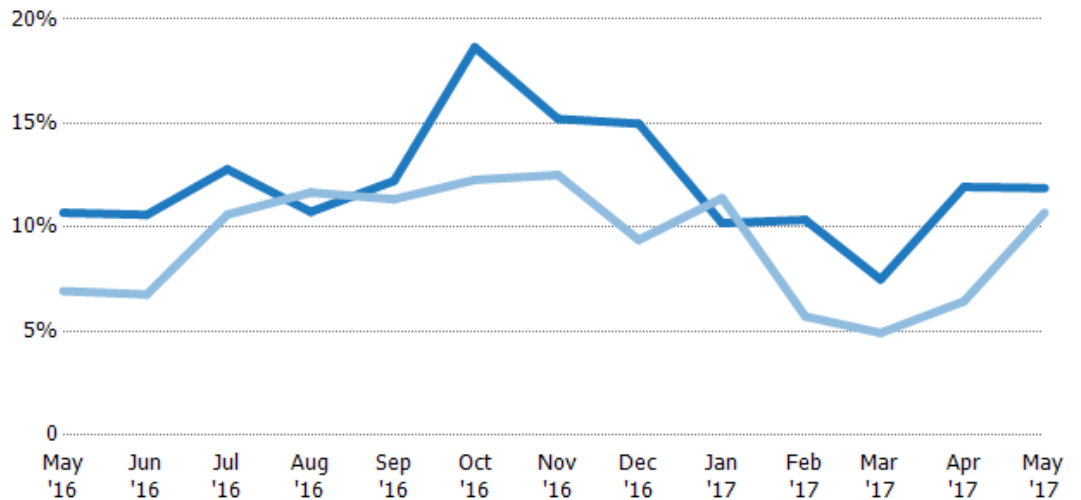
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
May '17	12%	-1.2%
May '16	11%	-3.8%
May '15	7%	-7.4%

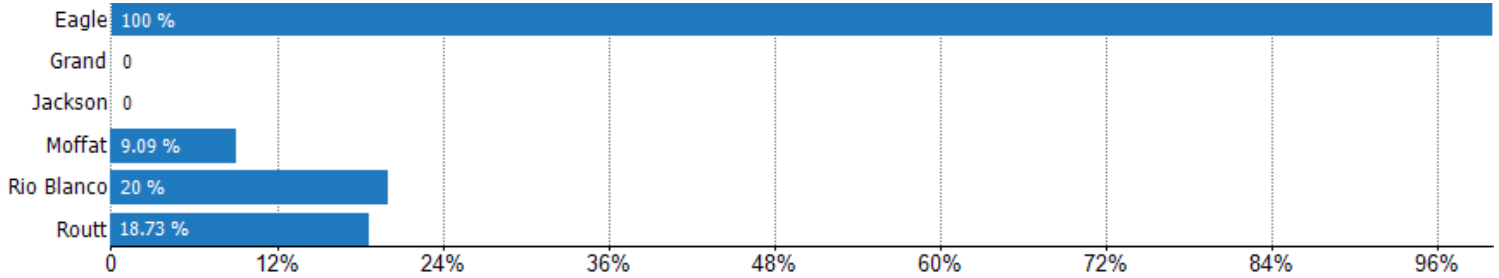


Current Year	11%	11%	13%	11%	12%	19%	15%	15%	10%	10%	7%	12%	12%
Prior Year	7%	7%	11%	12%	11%	12%	13%	9%	11%	6%	5%	6%	11%
Change from Prior Year	-4%	-4%	-2%	1%	-1%	-6%	-3%	-6%	1%	-5%	-3%	-6%	-1%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



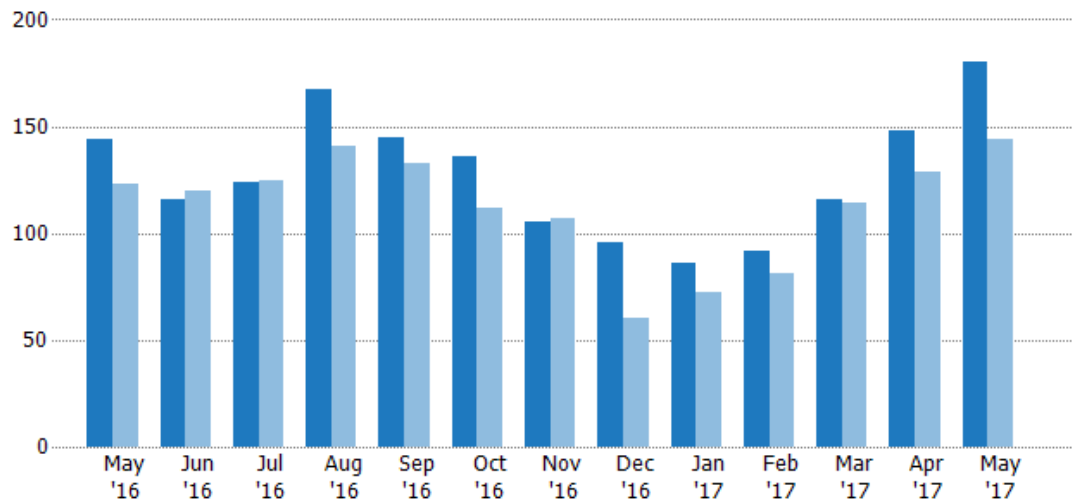
Pending Sales

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.
May '17	180	25%
May '16	144	17.1%
May '15	123	-17.1%



	May '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
Current Year	144	116	124	167	145	136	105	96	86	92	116	148	180
Prior Year	123	120	125	141	133	112	107	60	72	81	114	129	144
Percent Change from Prior Year	17%	-3%	-1%	18%	9%	21%	-2%	60%	19%	14%	2%	15%	25%

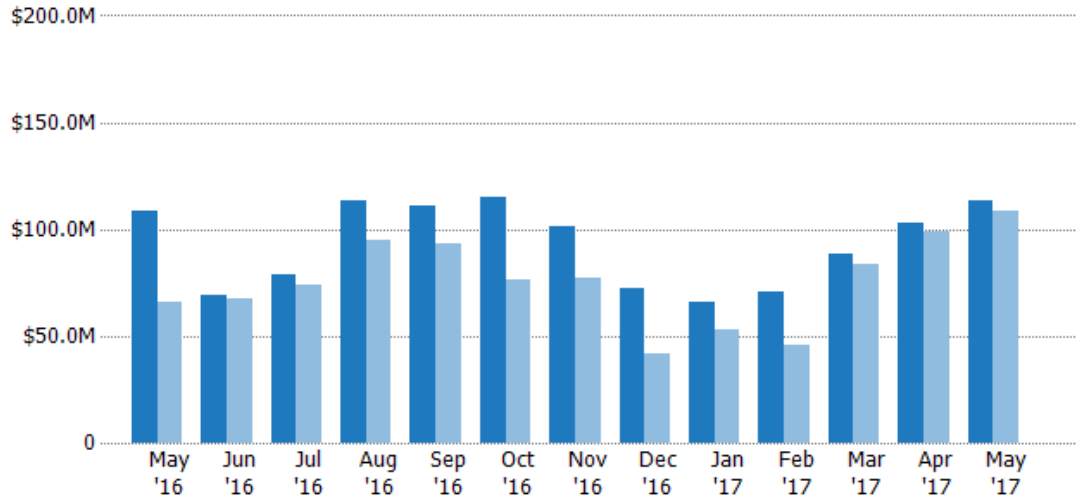
Pending Sales Volume

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.
May '17	\$113M	4.5%
May '16	\$108M	63.8%
May '15	\$66.2M	-20.6%



Current Year	\$108M	\$69.4M	\$79M	\$114M	\$111M	\$115M	\$102M	\$72.2M	\$65.7M	\$70.3M	\$88.1M	\$103M	\$113M
Prior Year	\$66.2M	\$67.8M	\$73.8M	\$94.6M	\$93.6M	\$76M	\$77.1M	\$42M	\$52.9M	\$46.1M	\$83.5M	\$98.8M	\$108M
Percent Change from Prior Year	64%	2%	7%	20%	19%	51%	32%	72%	24%	52%	6%	4%	5%

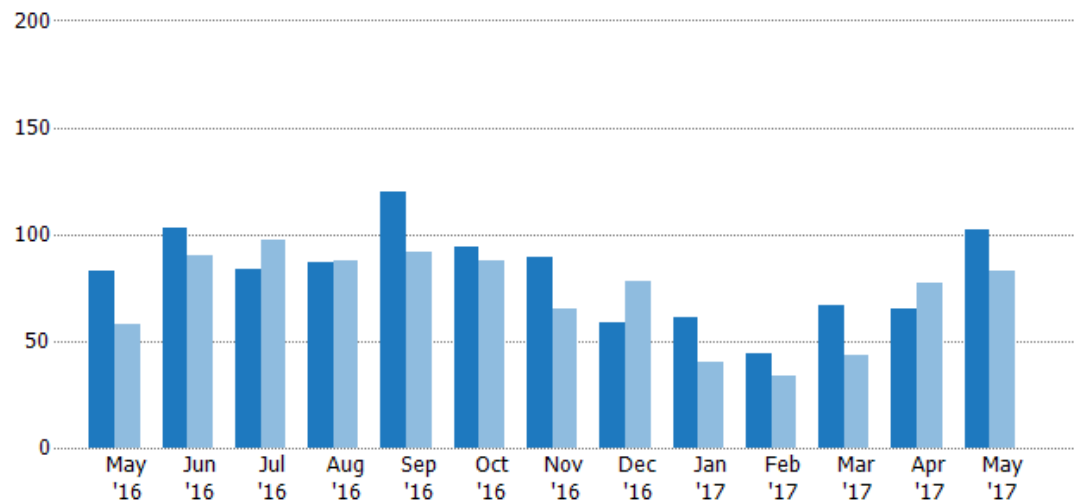
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '17	102	22.9%
May '16	83	43.1%
May '15	58	22.4%



Current Year	83	103	84	87	120	94	89	59	61	44	67	65	102
Prior Year	58	90	97	88	92	88	65	78	40	34	43	77	83
Percent Change from Prior Year	43%	14%	-13%	-1%	30%	7%	37%	-24%	53%	29%	56%	-16%	23%

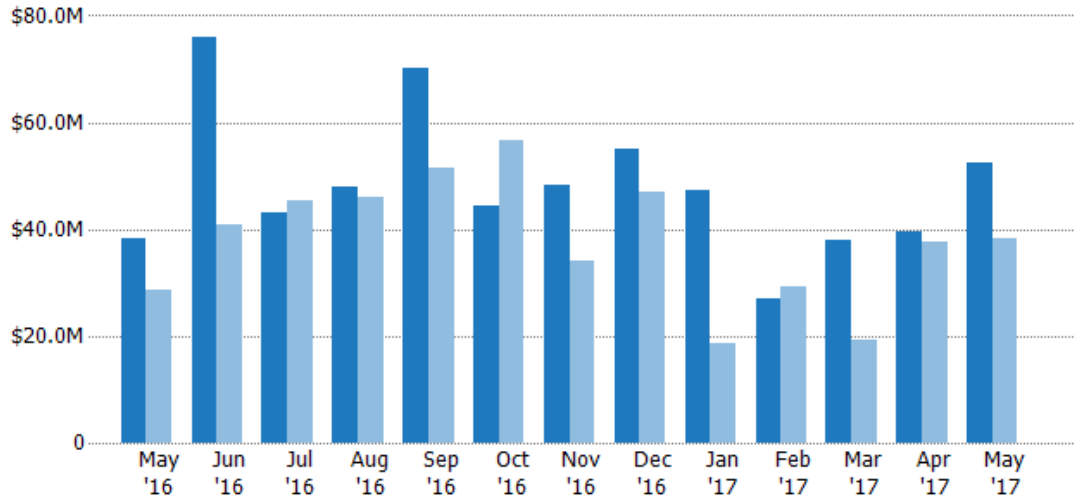
Closed Sales Volume

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.
May '17	\$52.4M	37.5%
May '16	\$38.1M	33.2%
May '15	\$28.6M	51.8%

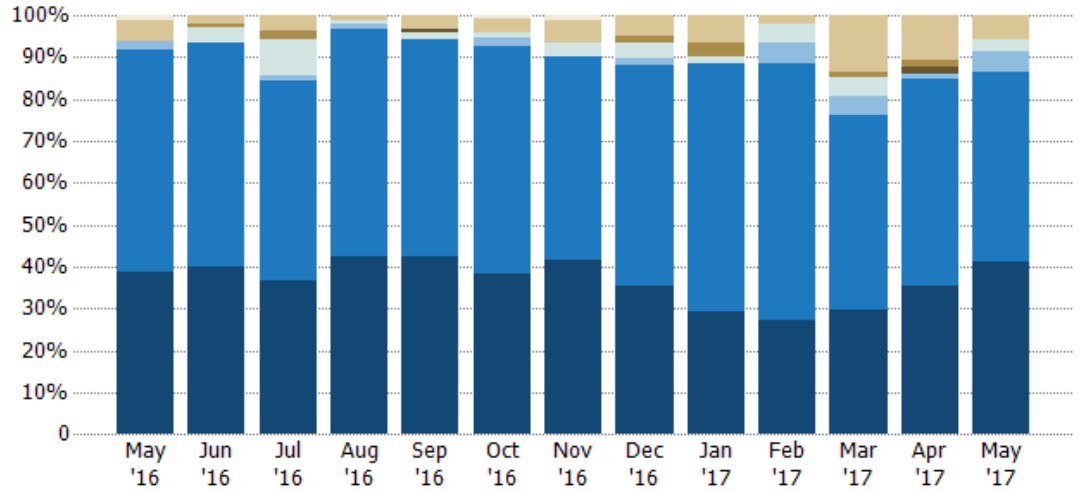


Current Year	\$38.1M	\$76M	\$43.1M	\$47.8M	\$70.1M	\$44.3M	\$48.2M	\$54.9M	\$47.2M	\$26.9M	\$38M	\$39.6M	\$52.4M
Prior Year	\$28.6M	\$40.9M	\$45.4M	\$45.9M	\$51.5M	\$56.6M	\$34M	\$47M	\$18.5M	\$29.4M	\$19.1M	\$37.5M	\$38.1M
Percent Change from Prior Year	33%	86%	-5%	4%	36%	-22%	42%	17%	155%	-8%	99%	6%	37%

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

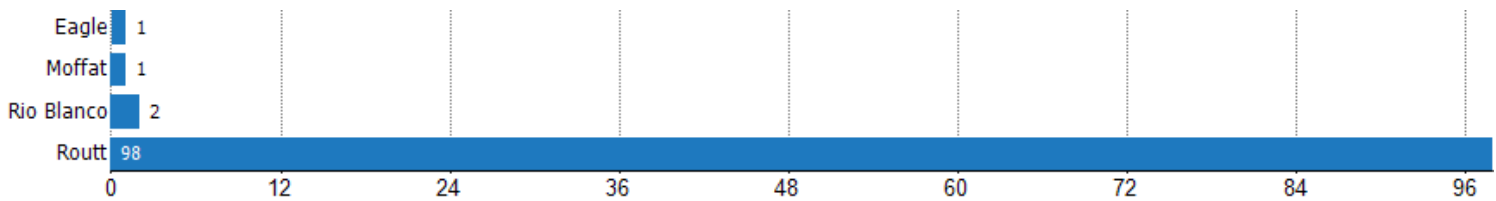


Other	1%	-	-	-	-	1%	1%	-	-	-	-	-	-
Coop	5%	2%	4%	1%	3%	3%	6%	5%	7%	2%	13%	11%	6%
Farm/Ranch	-	1%	2%	-	-	-	-	2%	3%	-	1%	2%	-
Lot/Land	-	-	-	-	1%	-	-	-	-	-	-	2%	-
Multifamily/Multiplex	-	4%	8%	1%	2%	1%	3%	3%	2%	5%	4%	-	3%
Mobile/Manufactured	2%	-	1%	1%	-	2%	-	2%	-	5%	4%	2%	5%
Condo/Townhouse	53%	53%	48%	54%	52%	54%	48%	53%	59%	61%	46%	49%	45%
Single Family Residence	39%	40%	37%	43%	43%	38%	42%	36%	30%	27%	30%	35%	41%

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

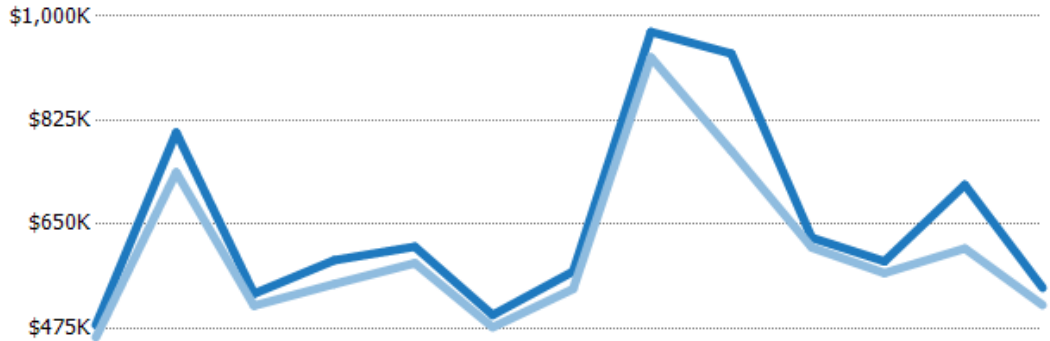


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



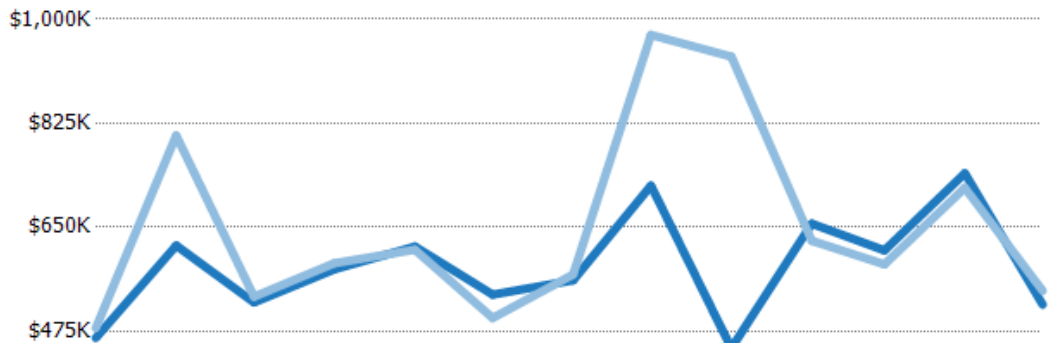
	May '16	Jun '16	Jul '16	Aug '16	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17
Avg List Price	\$480K	\$804K	\$533K	\$590K	\$612K	\$497K	\$571K	\$974K	\$937K	\$627K	\$588K	\$716K	\$543K
Avg Sales Price	\$460K	\$737K	\$513K	\$549K	\$585K	\$477K	\$541K	\$931K	\$774K	\$611K	\$568K	\$609K	\$514K
Avg Sales Price as a % of Avg List Price	96%	92%	96%	93%	95%	96%	95%	96%	83%	97%	97%	85%	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



	May '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
Avg Est Value	\$464K	\$619K	\$524K	\$579K	\$618K	\$537K	\$561K	\$720K	\$446K	\$656K	\$611K	\$741K	\$520K
Avg Sales Price	\$480K	\$804K	\$533K	\$590K	\$612K	\$497K	\$571K	\$974K	\$937K	\$627K	\$588K	\$716K	\$543K
Avg Sales Price as a % of Avg Est Value	104%	130%	102%	102%	99%	93%	102%	135%	210%	96%	96%	97%	104%

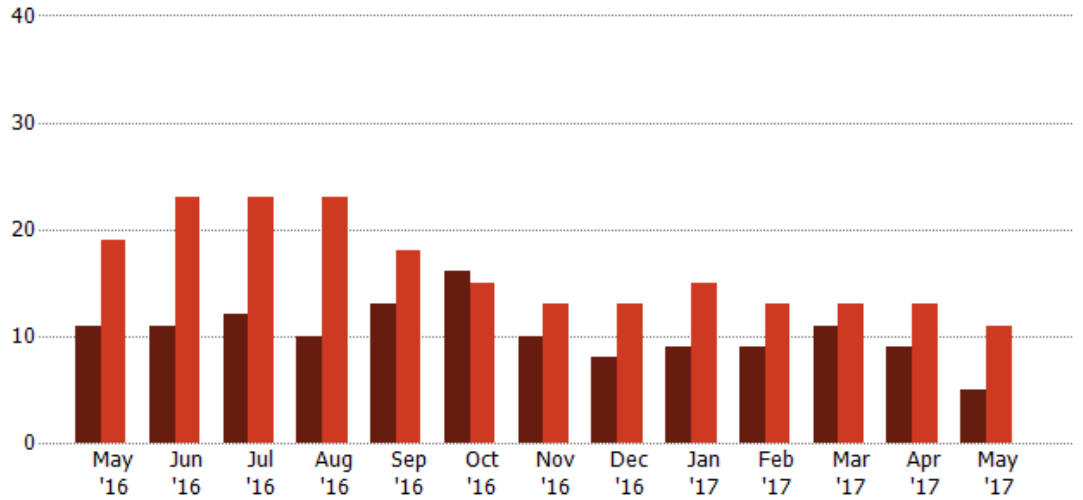
Distressed Listings

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.
May '17	5	-54.5%
May '16	11	-42.1%
May '15	19	84.2%

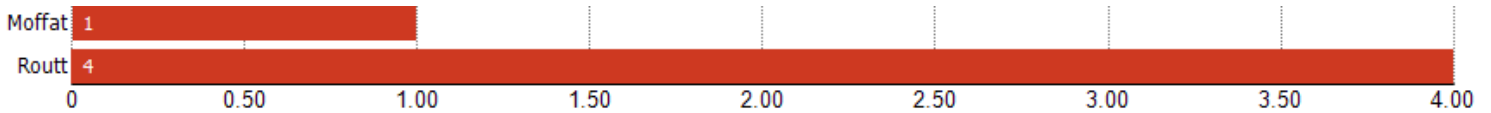


Current Year	11	11	12	10	13	16	10	8	9	9	11	9	5
Prior Year	19	23	23	23	18	15	13	13	15	13	13	13	11
Percent Change from Prior Year	-42%	-52%	-48%	-57%	-28%	7%	-23%	-38%	-40%	-31%	-15%	-31%	-55%

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: 06/05/2017

Scheduled: Yes

Report Date Range: From 5/2016 To: 5/2017

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 5/2017 data

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