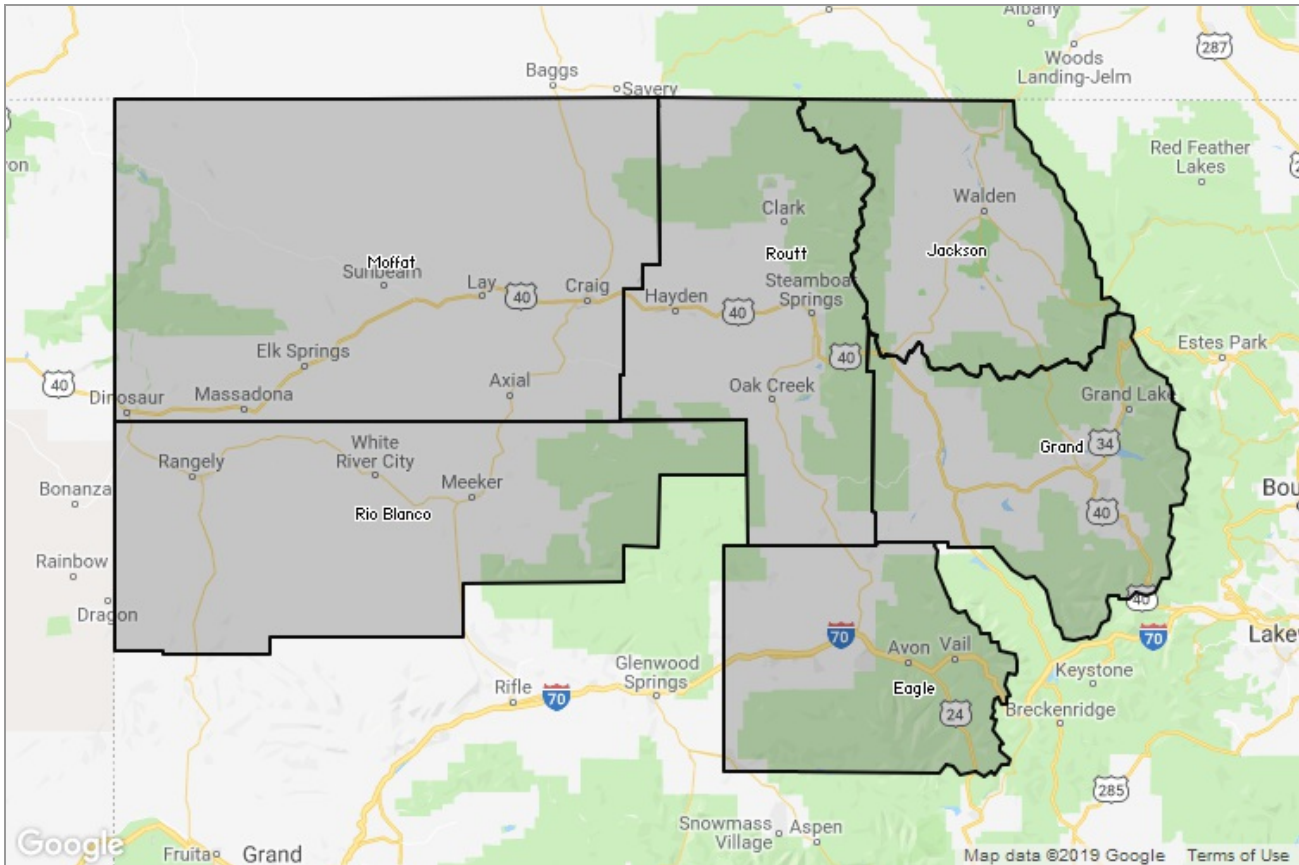




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2018 – 5/2019

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/06/2019

Scheduled: Yes

Presented by

**Steamboat Springs Board of
REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

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

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

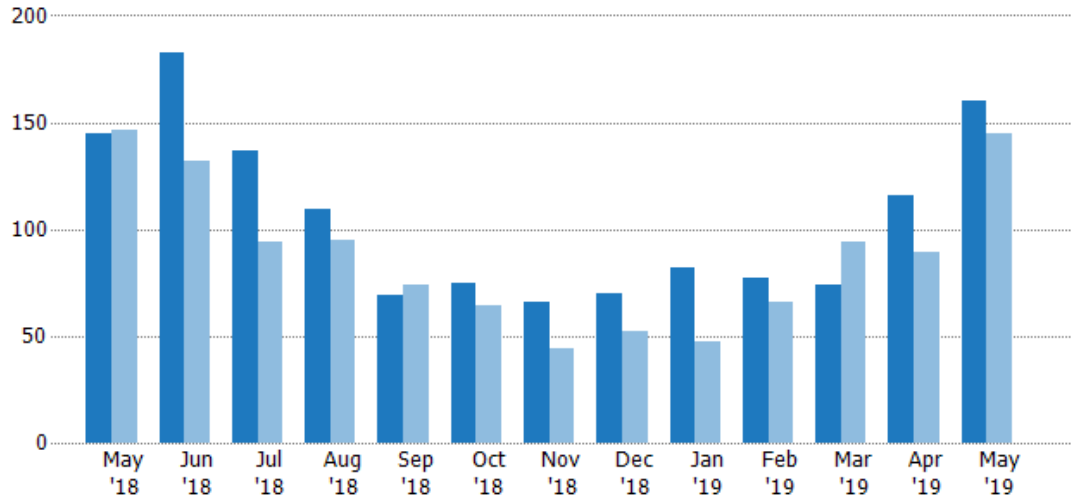
New Listings

The number of new residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '19	160	10.3%
May '18	145	-0.7%
May '17	146	19.2%



Current Year	145	183	137	109	69	75	66	70	82	77	74	116	160
Prior Year	146	132	94	95	74	64	44	52	47	66	94	89	145
Percent Change from Prior Year	-1%	39%	46%	15%	-7%	17%	50%	35%	74%	17%	-21%	30%	10%

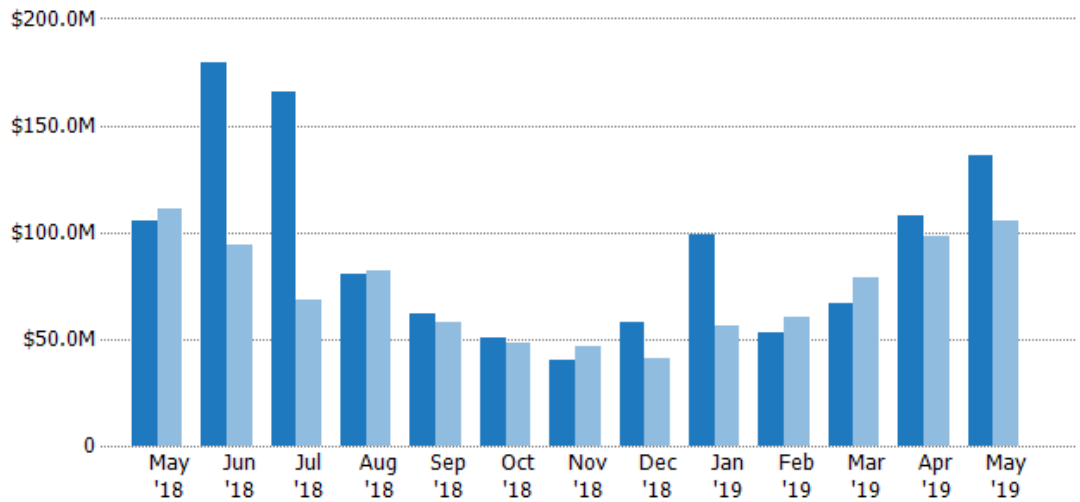
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '19	\$136M	29.2%
May '18	\$105M	-5%
May '17	\$111M	17.7%



Current Year	\$105M	\$179M	\$165M	\$80.6M	\$62M	\$50.5M	\$40.3M	\$57.8M	\$98.5M	\$53M	\$66.3M	\$108M	\$136M
Prior Year	\$111M	\$93.9M	\$68.7M	\$81.8M	\$58.1M	\$48.4M	\$46.4M	\$40.8M	\$56.5M	\$60.3M	\$78.7M	\$98.5M	\$105M
Percent Change from Prior Year	-5%	91%	141%	-1%	7%	4%	-13%	42%	74%	-12%	-16%	9%	29%

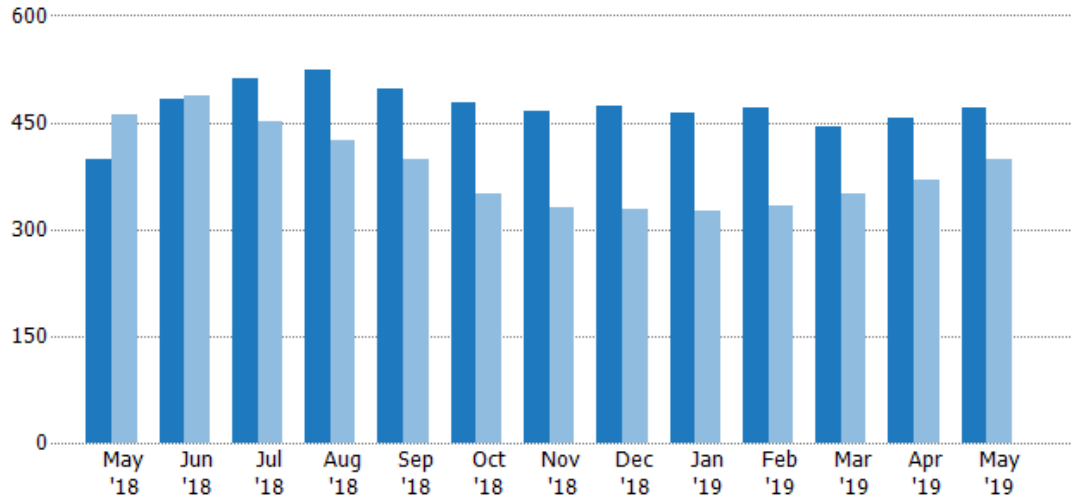
Active Listings

The number of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '19	470	18.1%
May '18	398	-13.7%
May '17	461	9.1%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	398	482	511	524	496	479	465	474	464	470	445	455	470
Prior Year	461	488	452	425	398	350	331	329	326	332	349	369	398
Percent Change from Prior Year	-14%	-1%	13%	23%	25%	37%	40%	44%	42%	42%	28%	23%	18%

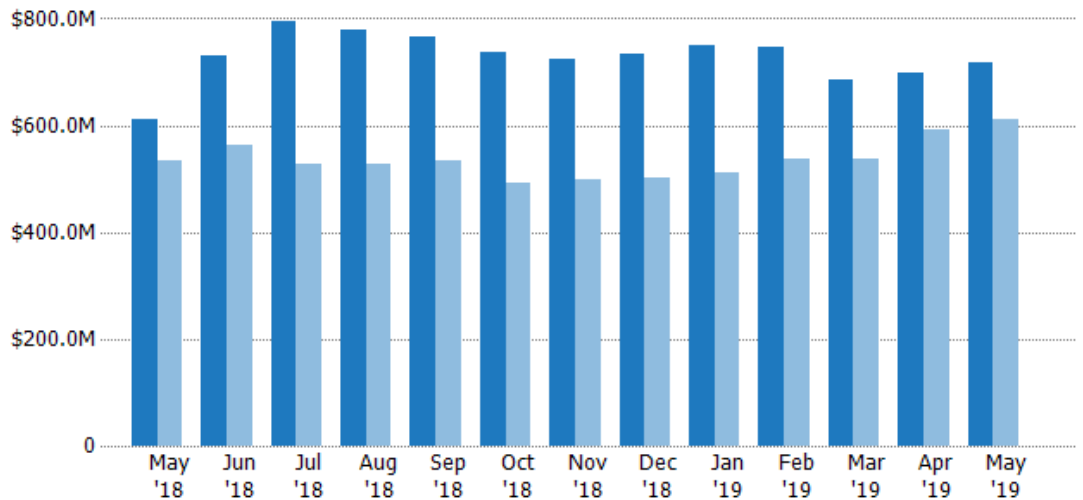
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '19	\$719M	17.5%
May '18	\$612M	14.6%
May '17	\$534M	-17.4%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$612M	\$731M	\$796M	\$779M	\$765M	\$737M	\$723M	\$732M	\$750M	\$748M	\$687M	\$699M	\$719M
Prior Year	\$534M	\$564M	\$529M	\$528M	\$534M	\$493M	\$498M	\$501M	\$511M	\$537M	\$538M	\$592M	\$612M
Percent Change from Prior Year	15%	30%	51%	48%	43%	49%	45%	46%	47%	39%	28%	18%	17%

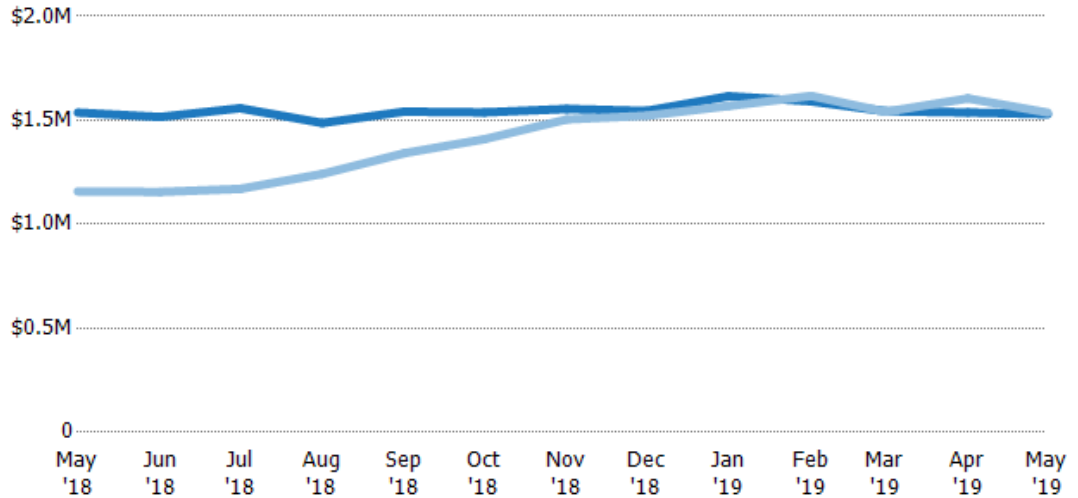
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
May '19	\$1.53M	-0.5%
May '18	\$1.54M	32.7%
May '17	\$1.16M	-24.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$1.54M	\$1.52M	\$1.56M	\$1.49M	\$1.54M	\$1.54M	\$1.55M	\$1.54M	\$1.62M	\$1.59M	\$1.54M	\$1.54M	\$1.53M
Prior Year	\$1.16M	\$1.16M	\$1.17M	\$1.24M	\$1.34M	\$1.41M	\$1.5M	\$1.52M	\$1.57M	\$1.62M	\$1.54M	\$1.61M	\$1.54M
Percent Change from Prior Year	33%	31%	33%	20%	15%	9%	3%	2%	3%	-2%	0%	-4%	-1%

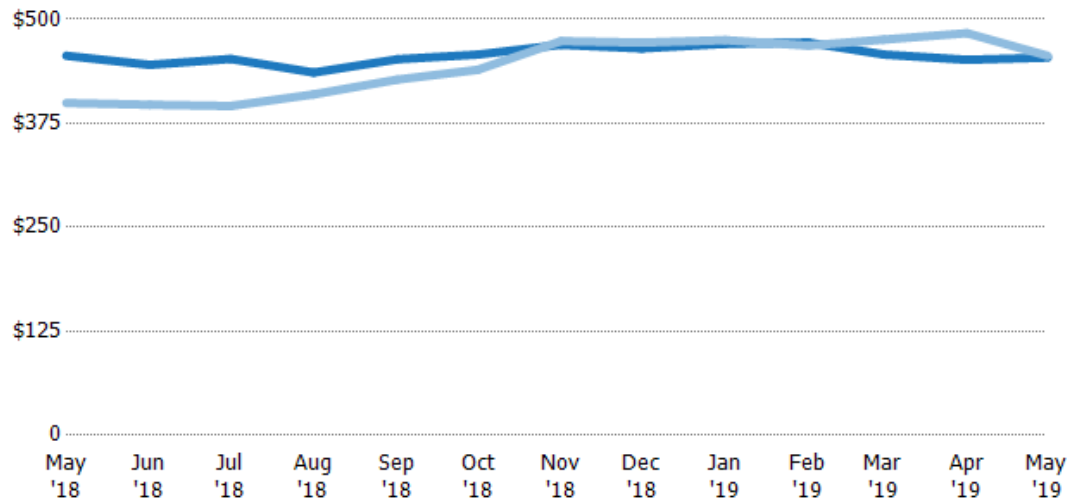
Average Listing Price per Sq Ft

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 '19	\$454	-0.5%
May '18	\$456	14.2%
May '17	\$399	-15.9%



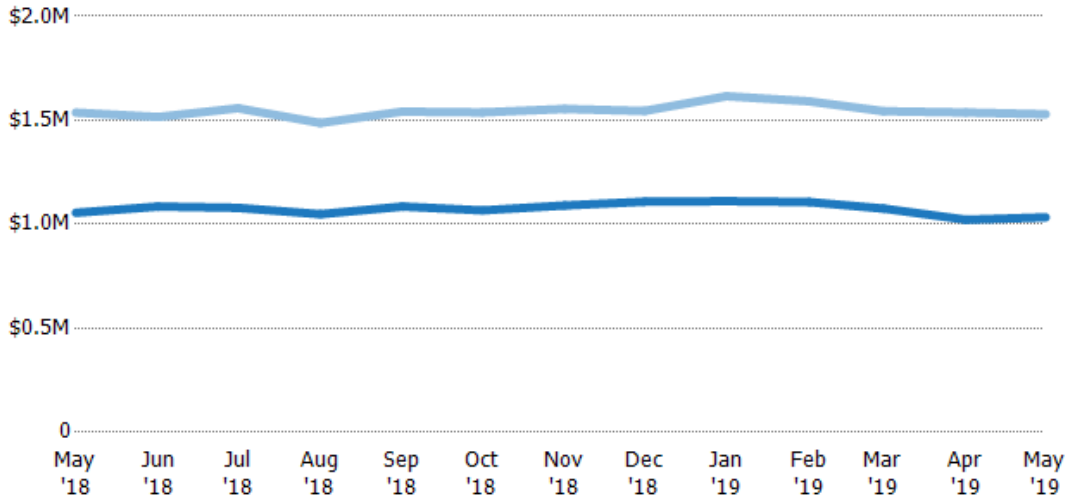
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$456	\$445	\$452	\$436	\$452	\$458	\$469	\$465	\$471	\$472	\$458	\$451	\$454
Prior Year	\$399	\$397	\$396	\$410	\$427	\$439	\$474	\$472	\$475	\$468	\$476	\$483	\$456
Percent Change from Prior Year	14%	12%	14%	6%	6%	4%	-1%	-1%	-1%	1%	-4%	-7%	0%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$1.06M	\$1.09M	\$1.08M	\$1.05M	\$1.09M	\$1.07M	\$1.09M	\$1.11M	\$1.11M	\$1.11M	\$1.08M	\$1.02M	\$1.03M
Avg Listing Price	\$1.54M	\$1.52M	\$1.56M	\$1.49M	\$1.54M	\$1.54M	\$1.55M	\$1.54M	\$1.62M	\$1.59M	\$1.54M	\$1.54M	\$1.53M
Avg Listing Price as a % of Avg Est Value	146%	140%	144%	142%	142%	144%	143%	139%	145%	144%	144%	150%	148%

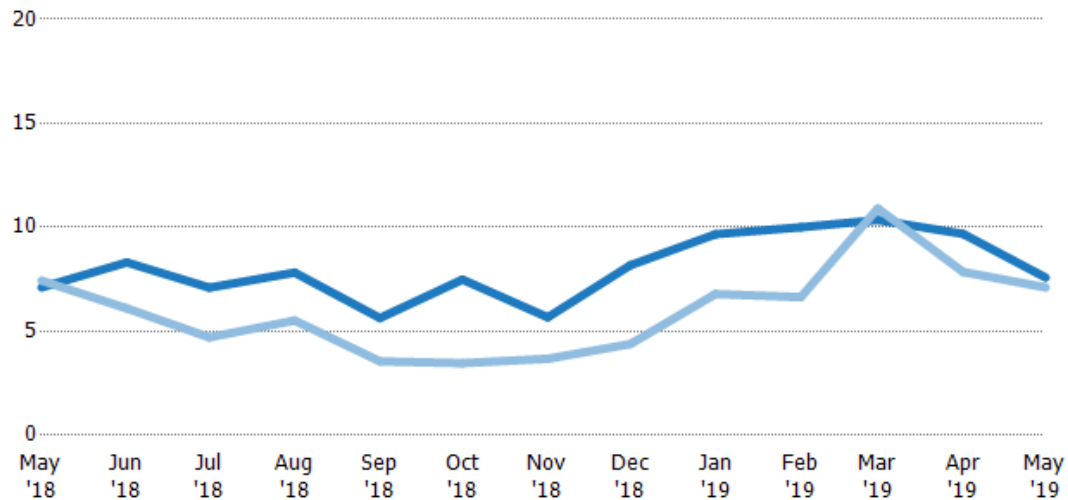
Months of Inventory

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 '19	7.58	6.7%
May '18	7.11	-4.4%
May '17	7.44	18.7%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	7.11	8.31	7.1	7.82	5.64	7.48	5.67	8.17	9.67	10	10.3	9.68	7.58
Prior Year	7.44	6.1	4.71	5.52	3.55	3.47	3.68	4.39	6.79	6.64	10.9	7.85	7.11
Percent Change from Prior Year	-4%	36%	51%	42%	59%	116%	54%	86%	42%	51%	-5%	23%	7%

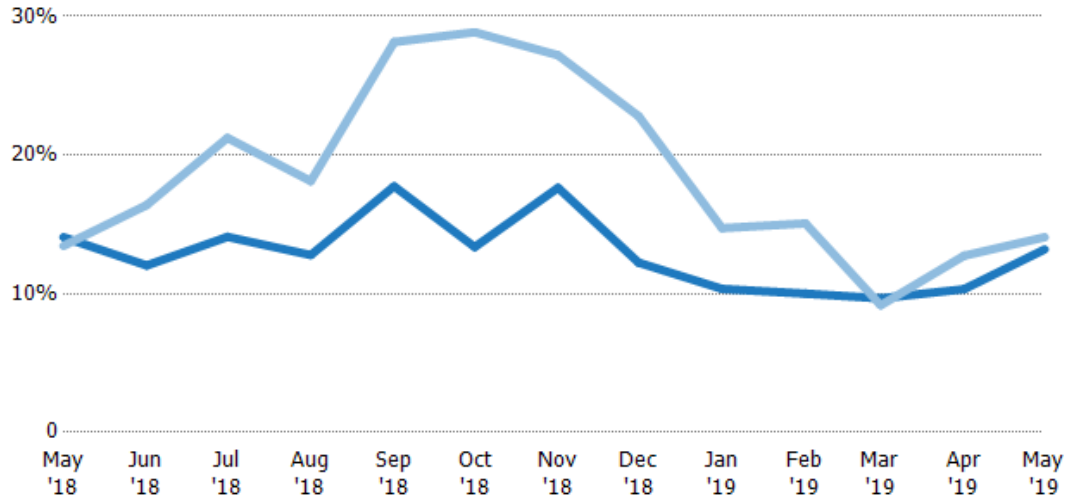
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
May '19	13%	0.9%
May '18	14%	-0.6%
May '17	13%	-15.7%

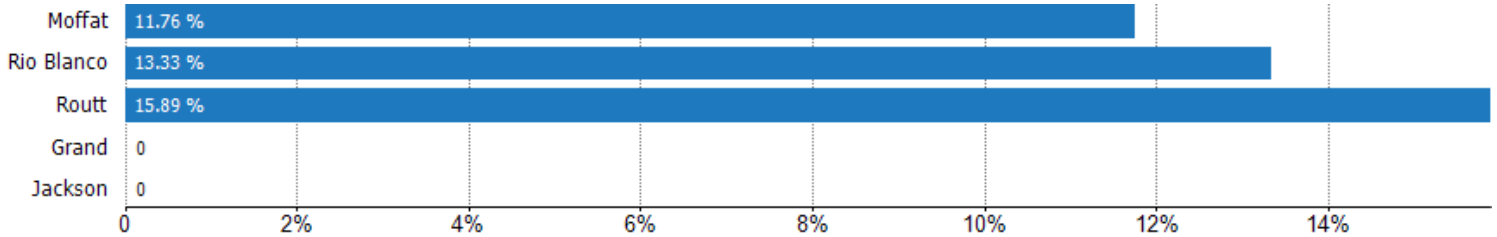


	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	14%	12%	14%	13%	18%	13%	18%	12%	10%	10%	10%	10%	13%
Prior Year	13%	16%	21%	18%	28%	29%	27%	23%	15%	15%	9%	13%	14%
Change from Prior Year	-1%	4%	7%	5%	10%	15%	10%	11%	4%	5%	-1%	2%	1%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



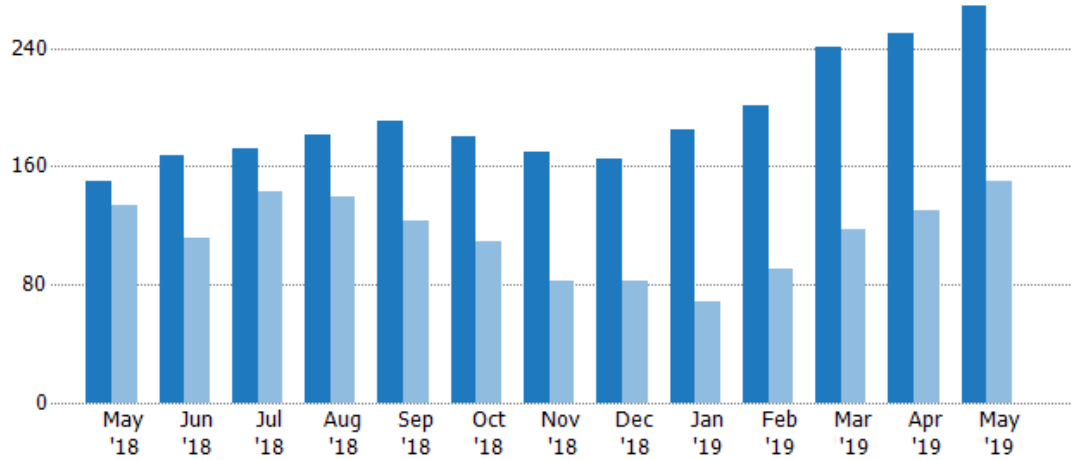
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '19	269	79.3%
May '18	150	11.9%
May '17	134	-13.4%



Current Year	150	167	172	181	191	180	170	165	185	201	241	250	269
Prior Year	134	112	143	139	123	109	82	82	68	90	117	130	150
Percent Change from Prior Year	12%	49%	20%	30%	55%	65%	107%	101%	172%	123%	106%	92%	79%

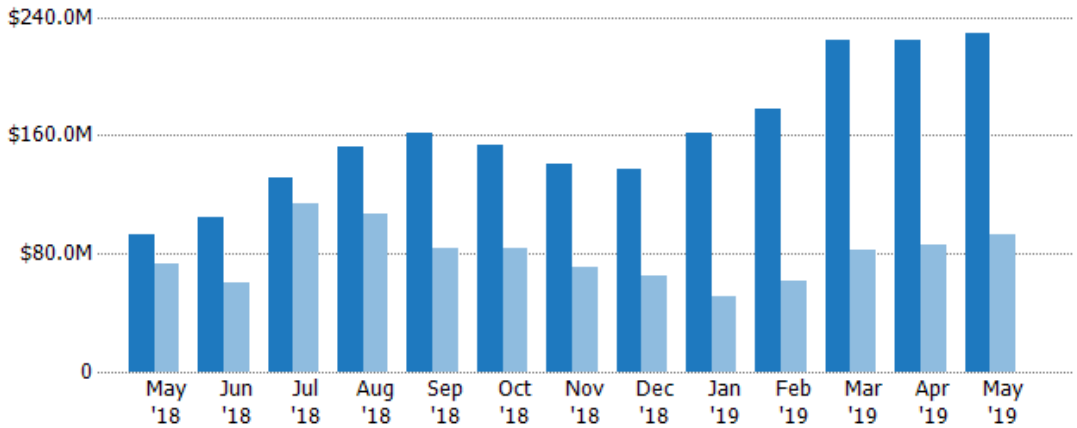
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '19	\$230M	148.1%
May '18	\$92.5M	26.7%
May '17	\$73M	-11.4%



Current Year	\$92.5M	\$104M	\$131M	\$153M	\$162M	\$153M	\$141M	\$137M	\$162M	\$177M	\$225M	\$224M	\$230M
Prior Year	\$73M	\$60.3M	\$113M	\$107M	\$84M	\$83.9M	\$71M	\$65.1M	\$50.8M	\$61.9M	\$82.3M	\$86.2M	\$92.5M
Percent Change from Prior Year	27%	73%	15%	43%	93%	82%	99%	111%	219%	186%	173%	160%	148%

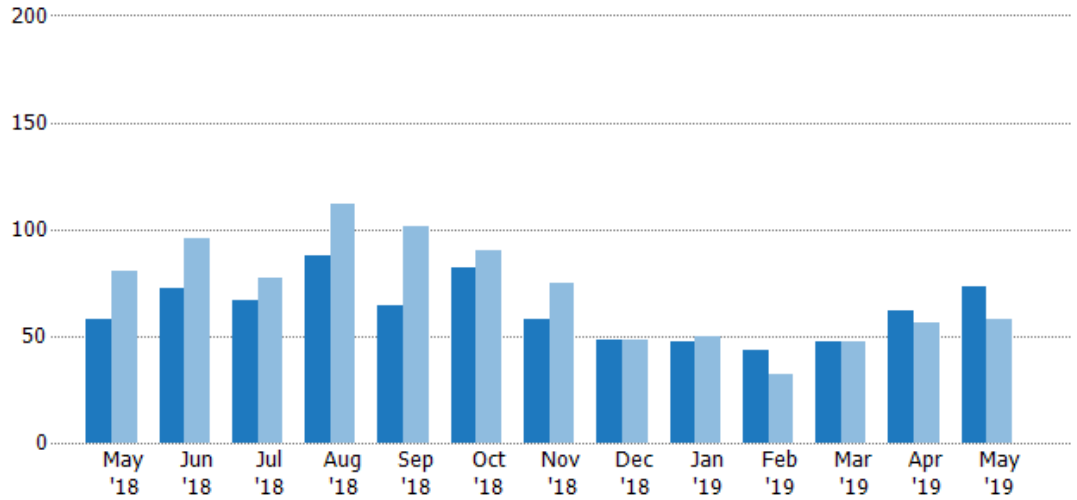
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '19	73	25.9%
May '18	58	-27.5%
May '17	80	-16.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	58	72	67	88	64	82	58	48	47	43	47	62	73
Prior Year	80	96	77	112	101	90	75	48	50	32	47	56	58
Percent Change from Prior Year	-28%	-25%	-13%	-21%	-37%	-9%	-23%	0%	-6%	34%	0%	11%	26%

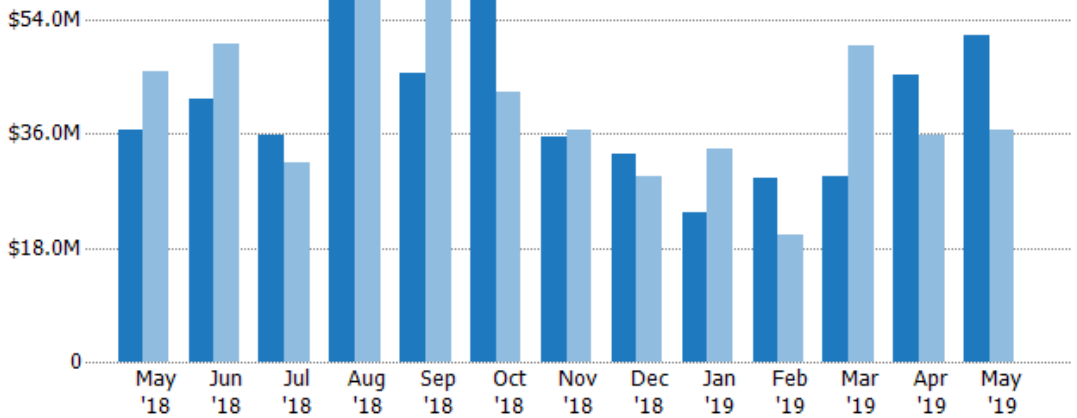
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

County: 6 Selected

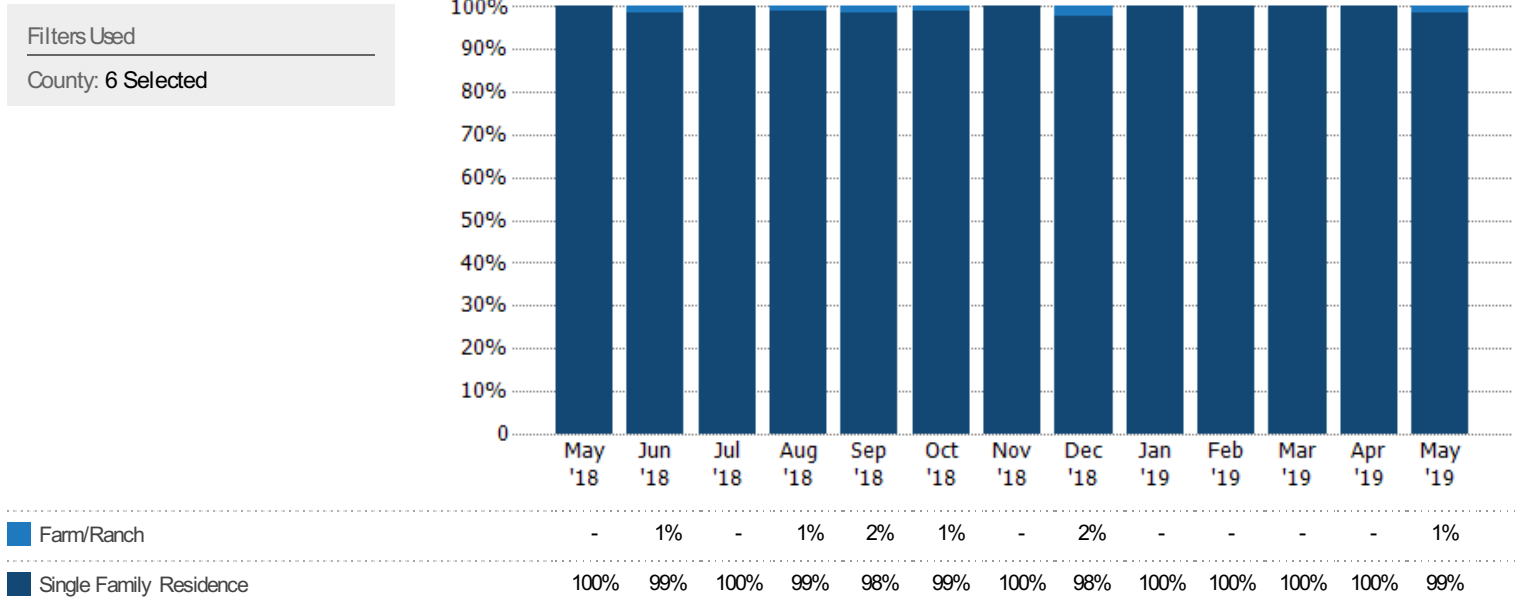
Month/Year	Volume	% Chg.
May '19	\$51.6M	41.2%
May '18	\$36.5M	-20.2%
May '17	\$45.8M	-41.1%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$36.5M	\$41.5M	\$35.9M	\$63M	\$45.5M	\$66.1M	\$35.5M	\$32.8M	\$23.4M	\$29M	\$29.3M	\$45.4M	\$51.6M
Prior Year	\$45.8M	\$50.1M	\$31.4M	\$60.1M	\$64M	\$42.5M	\$36.5M	\$29.4M	\$33.7M	\$20M	\$49.9M	\$35.7M	\$36.5M
Percent Change from Prior Year	-20%	-17%	14%	5%	-29%	55%	-3%	11%	-30%	45%	-41%	27%	41%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.



Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: County: 6 Selected

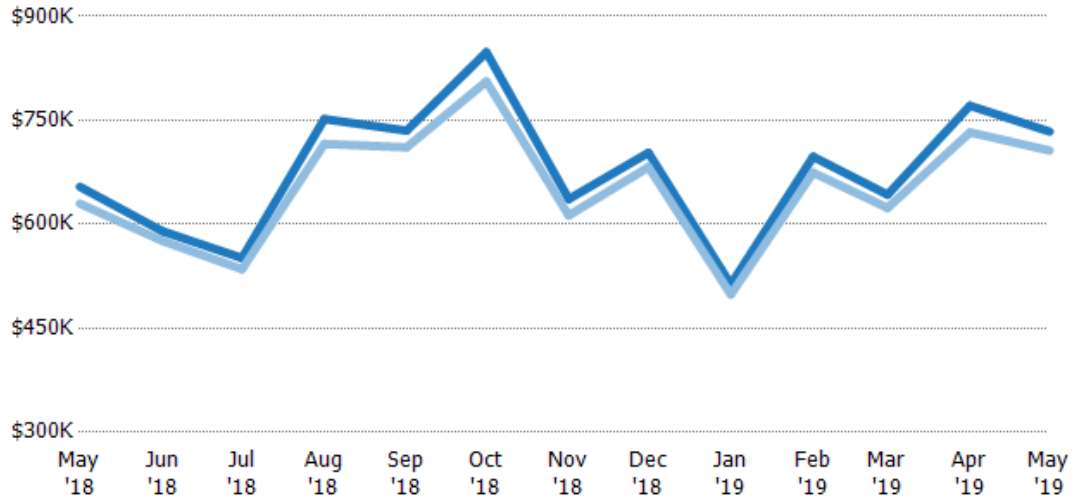


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



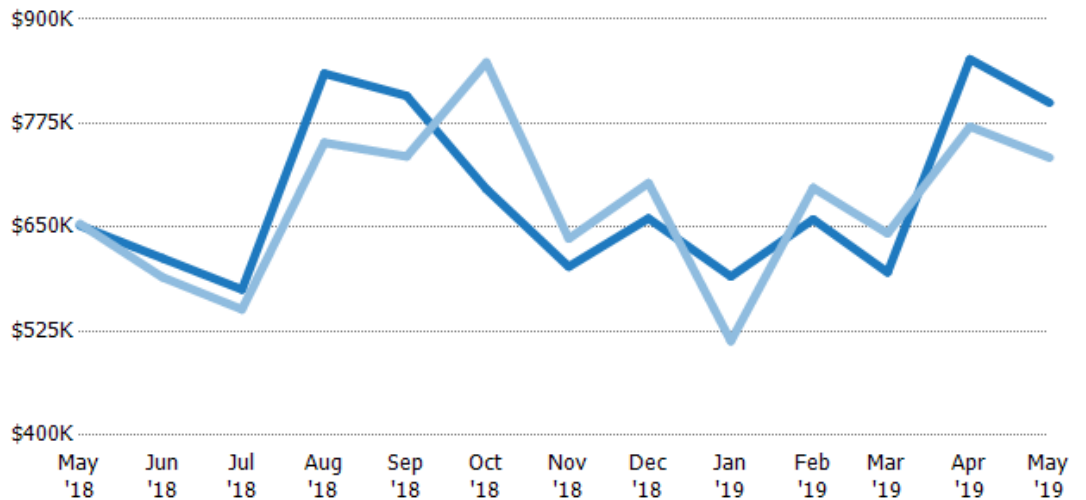
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg List Price	\$654K	\$590K	\$551K	\$752K	\$735K	\$848K	\$636K	\$703K	\$513K	\$697K	\$643K	\$771K	\$734K
Avg Sales Price	\$630K	\$576K	\$535K	\$716K	\$711K	\$806K	\$613K	\$682K	\$499K	\$674K	\$624K	\$733K	\$706K
Avg Sales Price as a % of Avg List Price	96%	98%	97%	95%	97%	95%	96%	97%	97%	97%	97%	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



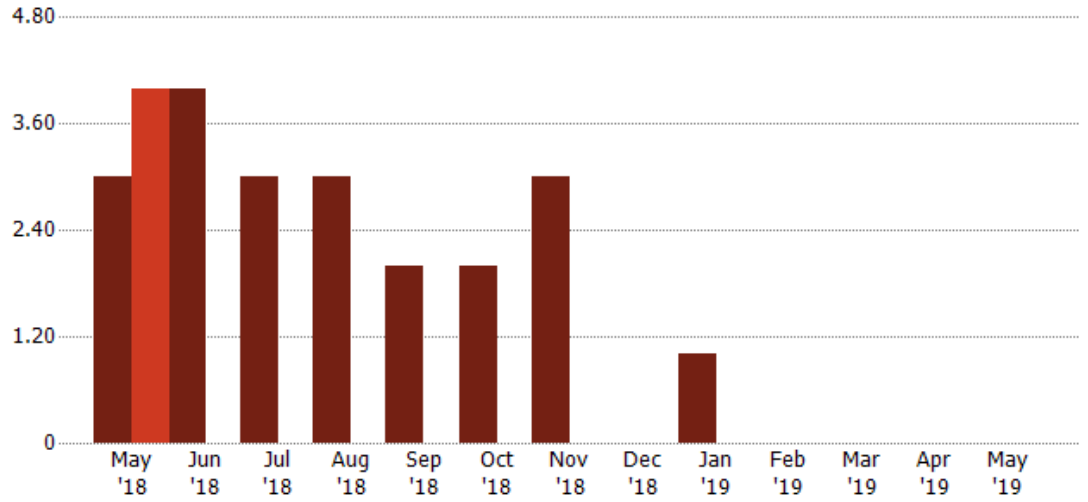
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$652K	\$613K	\$575K	\$835K	\$808K	\$696K	\$603K	\$661K	\$591K	\$659K	\$596K	\$852K	\$800K
Avg Sales Price	\$654K	\$590K	\$551K	\$752K	\$735K	\$848K	\$636K	\$703K	\$513K	\$697K	\$643K	\$771K	\$734K
Avg Sales Price as a % of Avg Est Value	100%	96%	96%	90%	91%	122%	106%	106%	87%	106%	108%	91%	92%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

County: 6 Selected



Current Year	3	4	3	3	2	2	3	-	1	-	-	-	-
Prior Year	4	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-25%	100%	100%	100%	100%	100%	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: 06/06/2019

Scheduled: Yes

Report Date Range: From 5/2018 To: 5/2019

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 5/2019 data

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