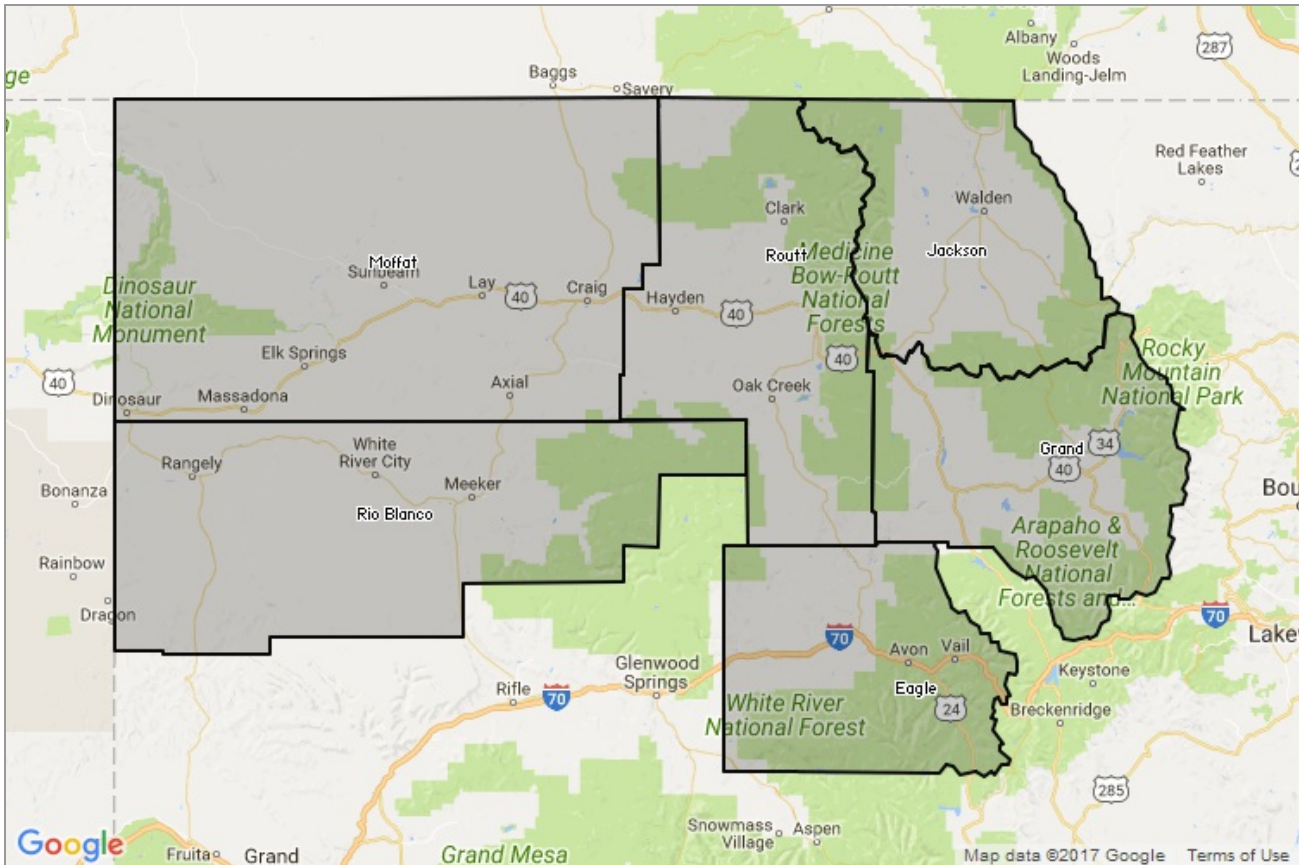




MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
10/2016 – 10/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 11/07/2017

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

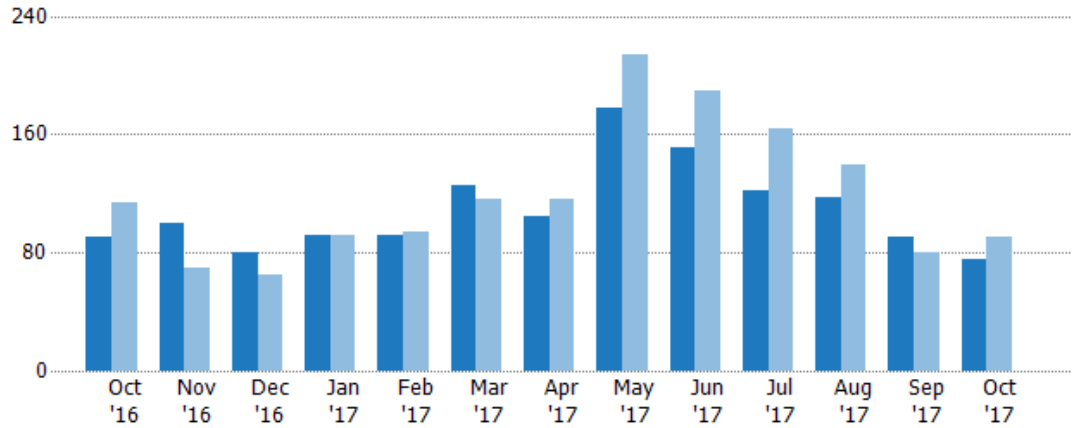
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Oct '17	75	-17.6%
Oct '16	91	-20.2%
Oct '15	114	-28.9%



	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	91	100	80	92	92	126	105	178	151	122	117	90	75
Prior Year	114	70	65	92	94	116	116	214	189	164	139	80	91
Percent Change from Prior Year	-20%	43%	23%	0%	-2%	9%	-9%	-17%	-20%	-26%	-16%	13%	-18%

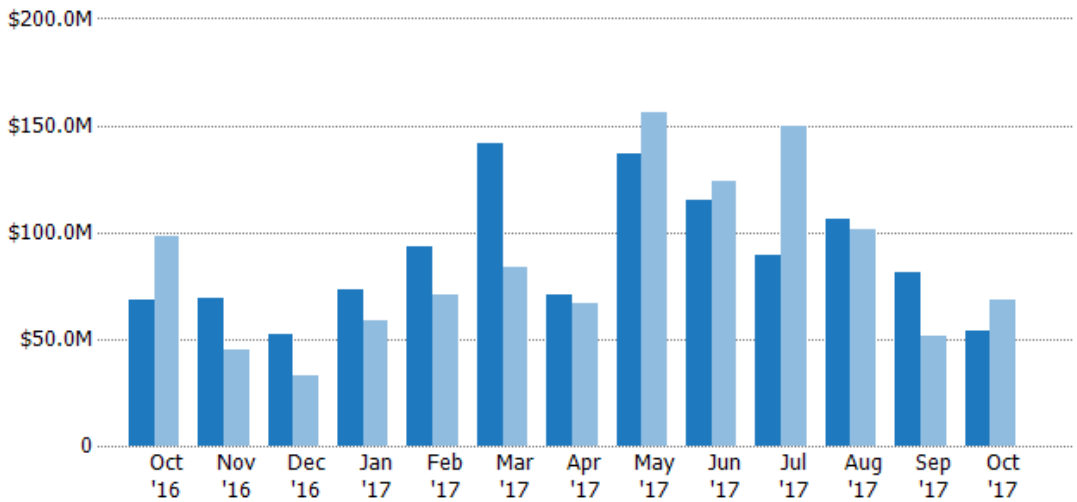
New Listing Volume

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.
Oct '17	\$53.9M	-21.4%
Oct '16	\$68.6M	-30.2%
Oct '15	\$98.2M	-50.1%



	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$68.6M	\$69.2M	\$52.4M	\$73M	\$93.2M	\$142M	\$70.5M	\$136M	\$115M	\$89.1M	\$106M	\$80.9M	\$53.9M
Prior Year	\$98.2M	\$44.7M	\$33.2M	\$58.5M	\$71.1M	\$83.5M	\$66.8M	\$156M	\$124M	\$150M	\$102M	\$51.1M	\$68.6M
Percent Change from Prior Year	-30%	55%	58%	25%	31%	69%	6%	-13%	-7%	-41%	4%	58%	-21%

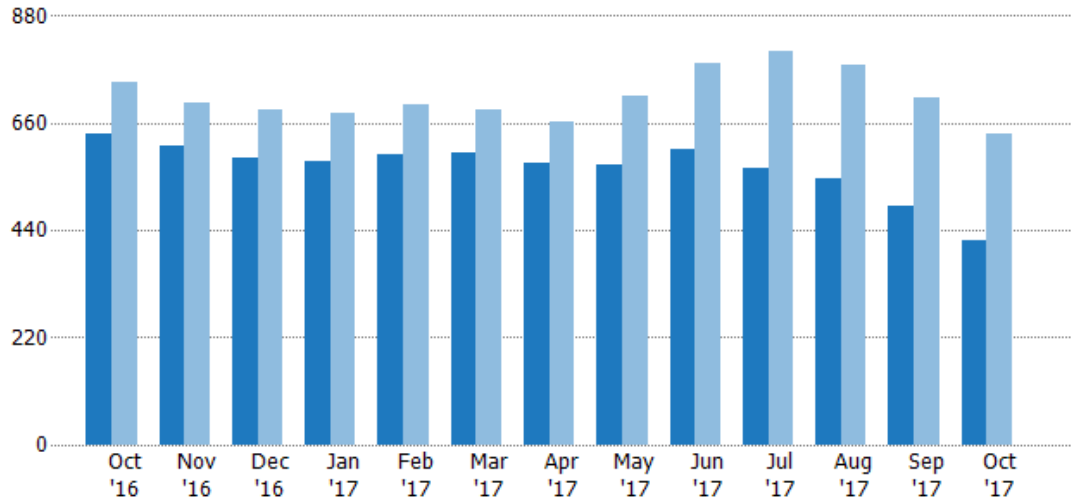
Active Listings

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.
Oct '17	418	-34.5%
Oct '16	638	-14.2%
Oct '15	744	12%



Current Year	638	612	587	581	596	600	578	575	605	569	545	489	418
Prior Year	744	702	689	680	699	686	664	717	781	808	779	711	638
Percent Change from Prior Year	-14%	-13%	-15%	-15%	-15%	-13%	-13%	-20%	-23%	-30%	-30%	-31%	-34%

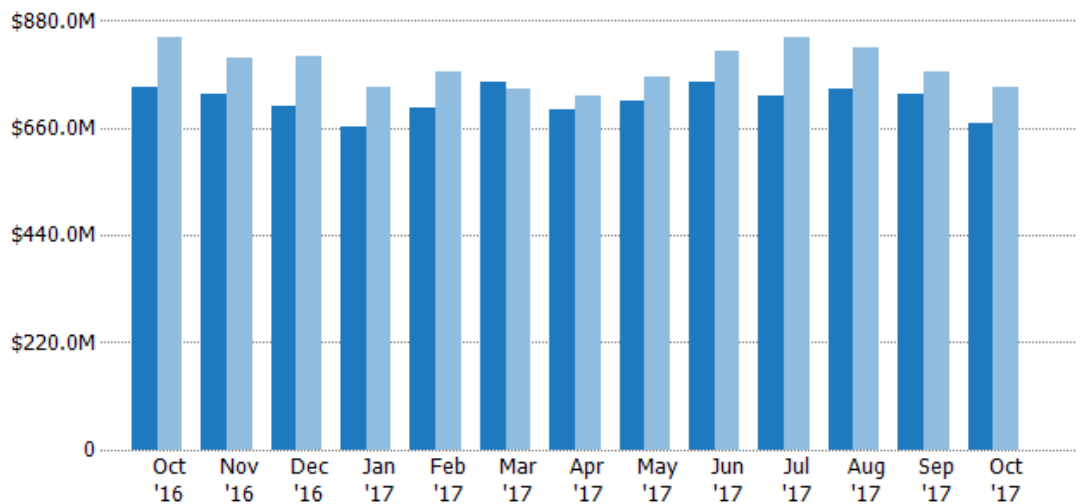
Active Listing Volume

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.
Oct '17	\$670M	-9.9%
Oct '16	\$743M	-12.1%
Oct '15	\$845M	-6.3%



Current Year	\$743M	\$731M	\$705M	\$662M	\$703M	\$756M	\$700M	\$714M	\$753M	\$726M	\$742M	\$728M	\$670M
Prior Year	\$845M	\$802M	\$807M	\$745M	\$775M	\$739M	\$728M	\$767M	\$817M	\$845M	\$824M	\$776M	\$743M
Percent Change from Prior Year	-12%	-9%	-13%	-11%	-9%	2%	-4%	-7%	-8%	-14%	-10%	-6%	-10%

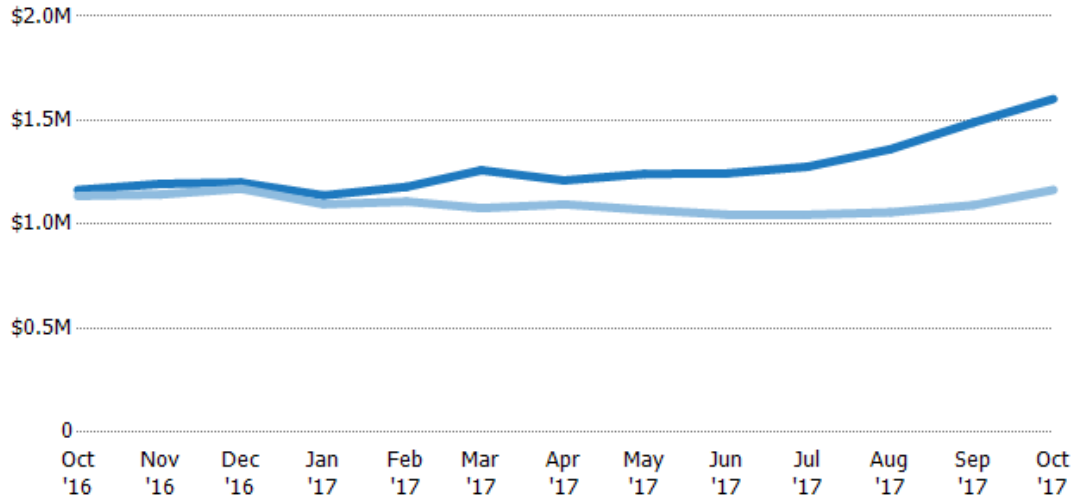
Average Listing Price

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.
Oct '17	\$1.6M	37.5%
Oct '16	\$1.17M	2.5%
Oct '15	\$1.14M	-16.3%



	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$1.17M	\$1.19M	\$1.2M	\$1.14M	\$1.18M	\$1.26M	\$1.21M	\$1.24M	\$1.25M	\$1.28M	\$1.36M	\$1.49M	\$1.6M
Prior Year	\$1.14M	\$1.14M	\$1.17M	\$1.1M	\$1.11M	\$1.08M	\$1.1M	\$1.07M	\$1.05M	\$1.05M	\$1.06M	\$1.09M	\$1.17M
Percent Change from Prior Year	3%	4%	3%	4%	6%	17%	10%	16%	19%	22%	29%	36%	38%

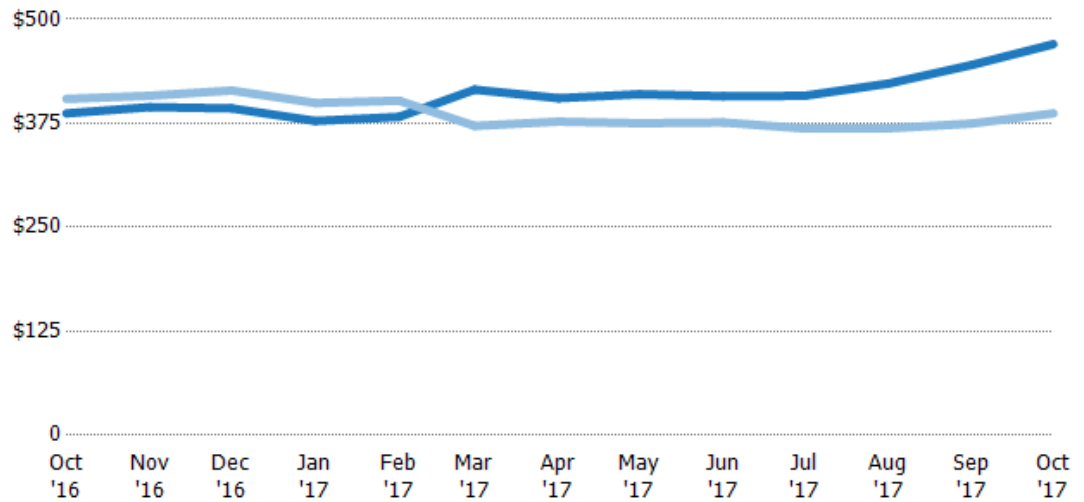
Average Listing Price per Sq Ft

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.
Oct '17	\$470	21.5%
Oct '16	\$387	-4.3%
Oct '15	\$404	-12.7%

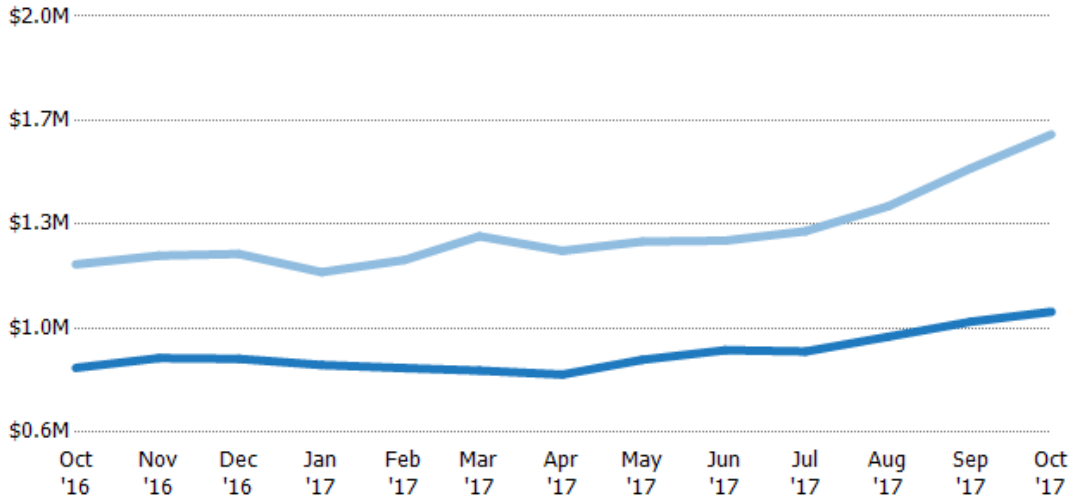


	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Current Year	\$387	\$395	\$393	\$378	\$383	\$415	\$405	\$410	\$407	\$408	\$423	\$445	\$470
Prior Year	\$404	\$408	\$414	\$399	\$402	\$372	\$377	\$375	\$376	\$369	\$369	\$375	\$387
Percent Change from Prior Year	-4%	-3%	-5%	-5%	-5%	12%	7%	9%	8%	11%	15%	19%	21%

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

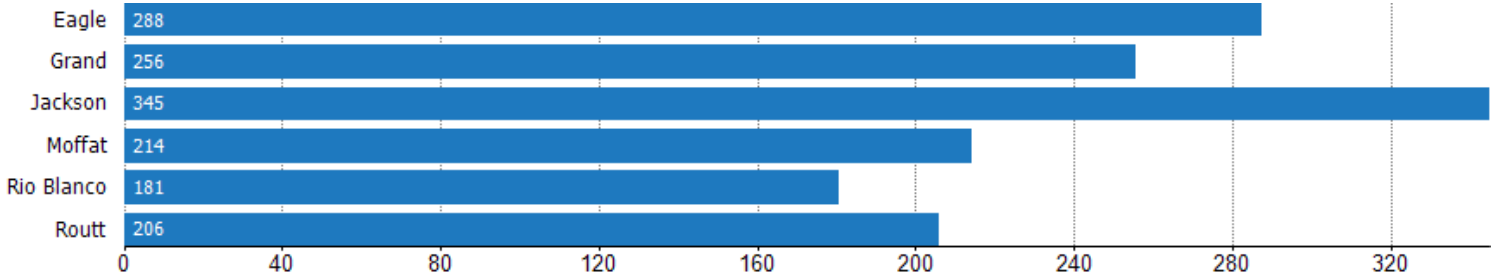


Avg Est Value	\$817K	\$849K	\$847K	\$827K	\$816K	\$808K	\$794K	\$844K	\$876K	\$872K	\$922K	\$972K	\$1.01M
Avg Listing Price	\$1.17M	\$1.19M	\$1.2M	\$1.14M	\$1.18M	\$1.26M	\$1.21M	\$1.24M	\$1.25M	\$1.28M	\$1.36M	\$1.49M	\$1.6M
Avg Listing Price as a % of Avg Est Value	143%	141%	142%	138%	145%	156%	152%	147%	142%	146%	148%	153%	159%

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



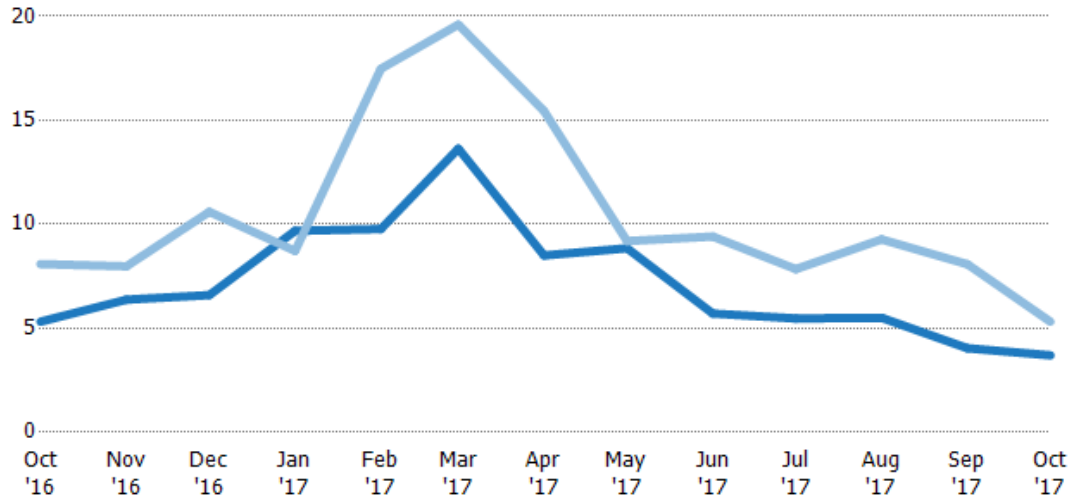
Months of Inventory

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.
Oct '17	3.7	-30.4%
Oct '16	5.32	-34.3%
Oct '15	8.09	24.1%



Current Year	5.32	6.38	6.6	9.68	9.77	13.6	8.5	8.85	5.71	5.47	5.51	4.04	3.7
Prior Year	8.09	7.98	10.6	8.72	17.5	19.6	15.4	9.19	9.41	7.84	9.27	8.08	5.32
Percent Change from Prior Year	-34%	-20%	-38%	11%	-44%	-30%	-45%	-4%	-39%	-30%	-41%	-50%	-30%

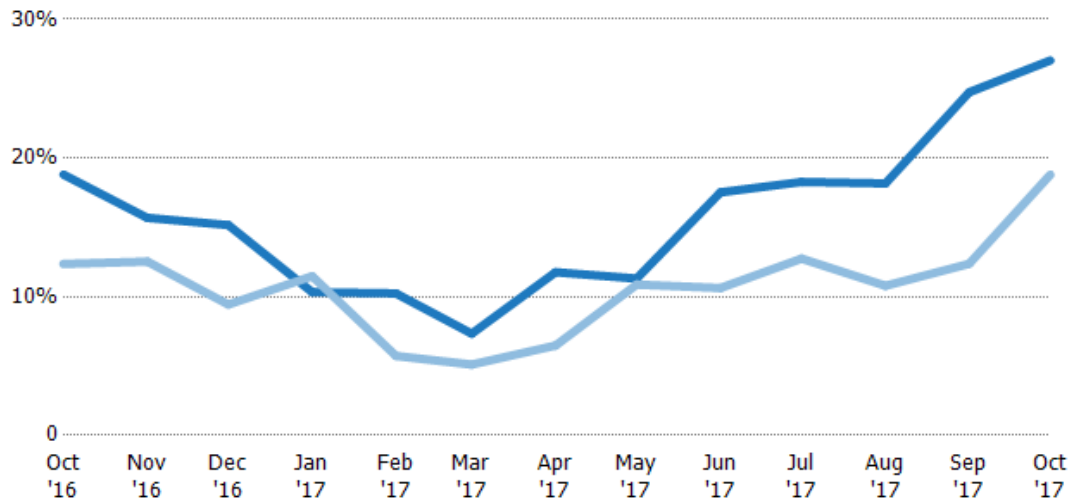
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Oct '17	27%	-8.2%
Oct '16	19%	-6.4%
Oct '15	12%	-19.4%

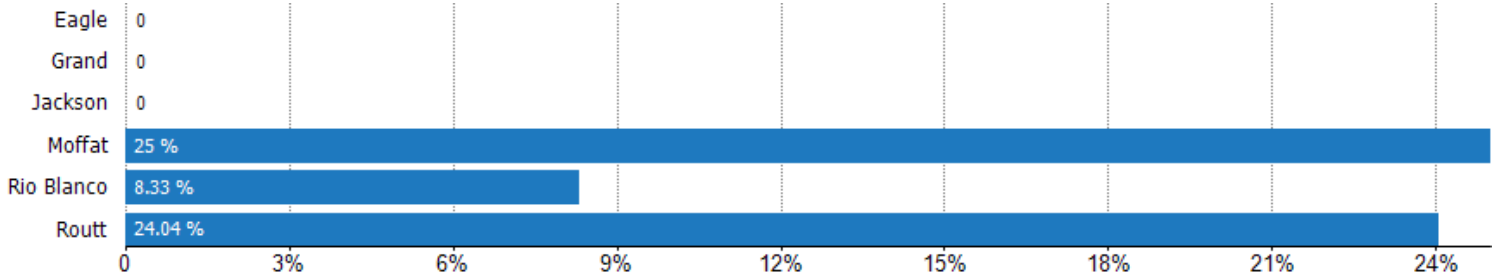


Current Year	19%	16%	15%	10%	10%	7%	12%	11%	18%	18%	18%	25%	27%
Prior Year	12%	13%	9%	11%	6%	5%	6%	11%	11%	13%	11%	12%	19%
Change from Prior Year	-6%	-3%	-6%	1%	-5%	-2%	-5%	0%	-7%	-6%	-7%	-12%	-8%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



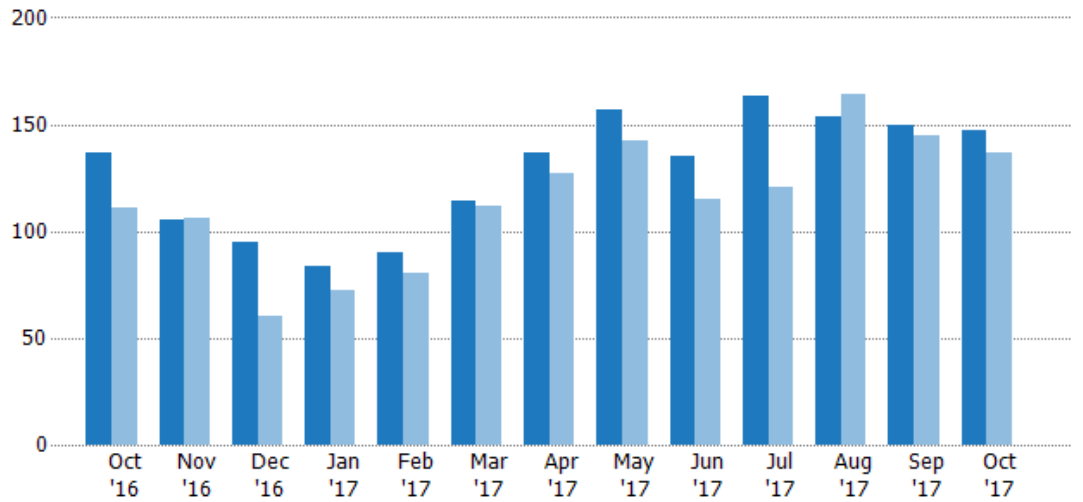
Pending Sales

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.
Oct '17	147	7.3%
Oct '16	137	23.4%
Oct '15	111	9.9%



Current Year	137	105	95	84	90	114	137	157	135	163	154	150	147
Prior Year	111	106	60	72	80	112	127	142	115	121	164	145	137
Percent Change from Prior Year	23%	-1%	58%	17%	13%	2%	8%	11%	17%	35%	-6%	3%	7%

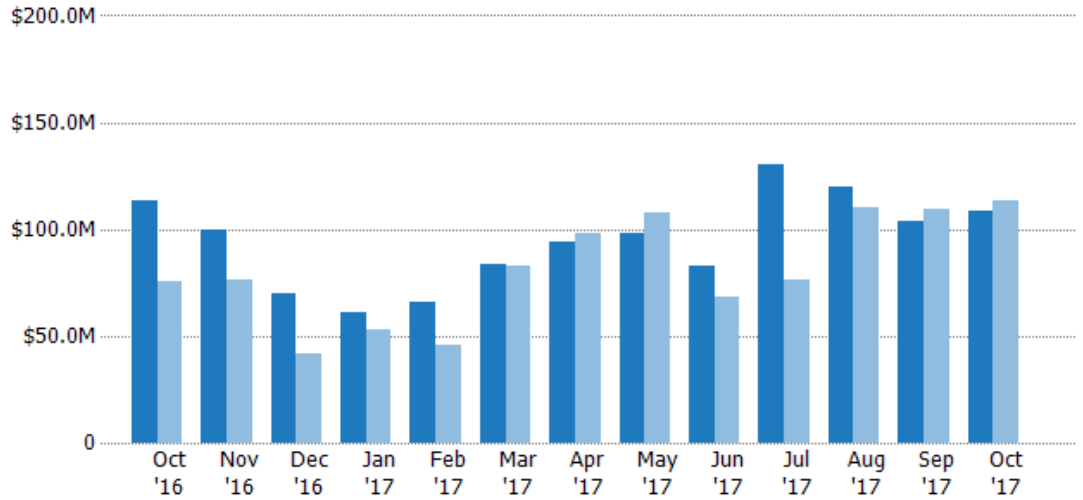
Pending Sales Volume

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.
Oct '17	\$109M	-3.9%
Oct '16	\$113M	49.8%
Oct '15	\$75.6M	-11%



Current Year	\$113M	\$100M	\$70.1M	\$61.4M	\$66.2M	\$83.2M	\$93.7M	\$98.2M	\$82.7M	\$130M	\$120M	\$104M	\$109M
Prior Year	\$75.6M	\$76.7M	\$42M	\$52.9M	\$46M	\$82.6M	\$97.9M	\$108M	\$68.7M	\$76.3M	\$110M	\$110M	\$113M
Percent Change from Prior Year	50%	30%	67%	16%	44%	1%	-4%	-9%	20%	71%	9%	-5%	-4%

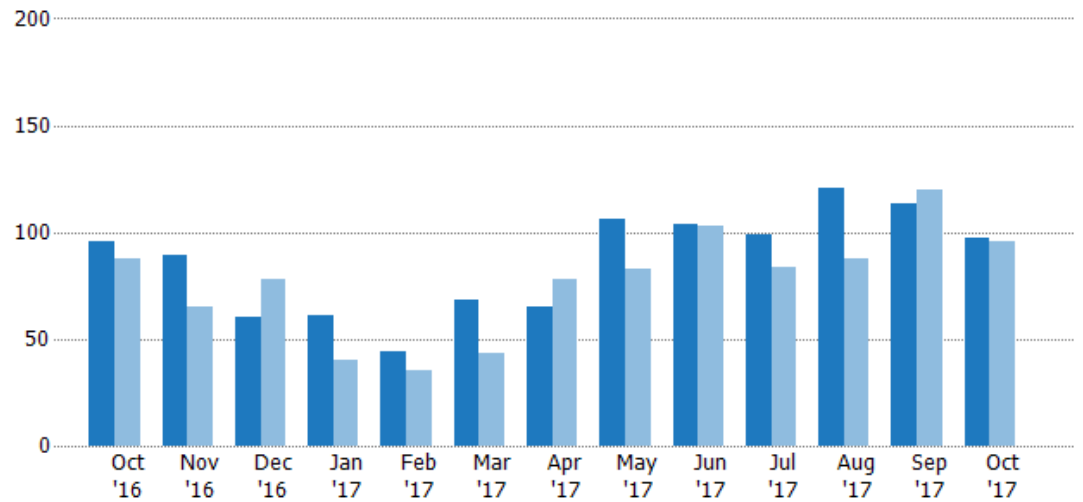
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Oct '17	97	1%
Oct '16	96	9.1%
Oct '15	88	1.1%



Current Year	96	89	60	61	44	68	65	106	104	99	121	113	97
Prior Year	88	65	78	40	35	43	78	83	103	84	88	120	96
Percent Change from Prior Year	9%	37%	-23%	53%	26%	58%	-17%	28%	1%	18%	38%	-6%	1%

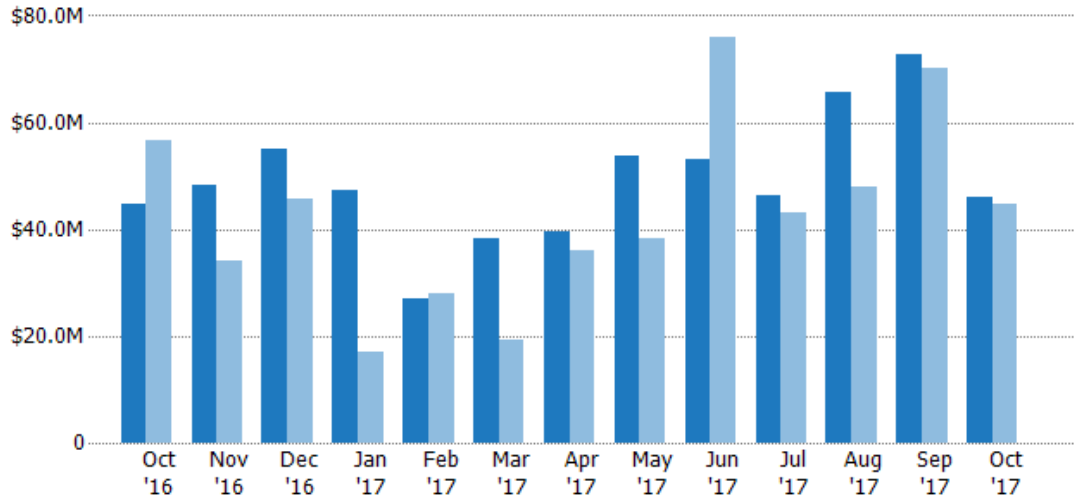
Closed Sales Volume

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.
Oct '17	\$46M	2.5%
Oct '16	\$44.9M	-20.8%
Oct '15	\$56.6M	-8.1%

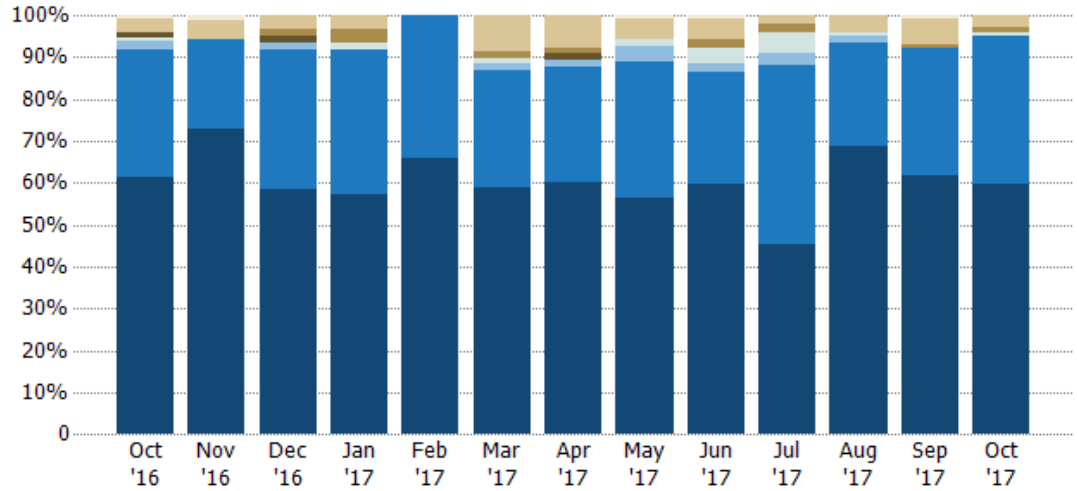


Current Year	\$44.9M	\$48.2M	\$55.1M	\$47.2M	\$26.9M	\$38.4M	\$39.6M	\$53.8M	\$53.2M	\$46.3M	\$65.8M	\$72.6M	\$46M
Prior Year	\$56.6M	\$34M	\$45.6M	\$17.1M	\$28M	\$19.1M	\$36.2M	\$38.1M	\$76M	\$43.1M	\$48M	\$70.1M	\$44.9M
Percent Change from Prior Year	-21%	42%	21%	176%	-4%	100%	9%	41%	-30%	7%	37%	4%	3%

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

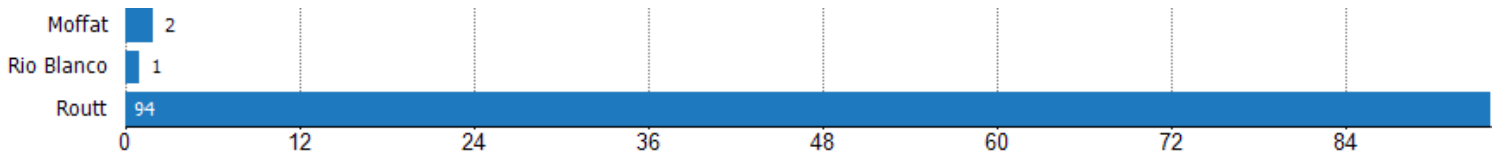


Other	1%	1%	-	-	-	-	-	1%	1%	-	-	1%	-
Coop	3%	4%	3%	3%	-	9%	8%	5%	5%	2%	4%	6%	3%
Farm/Ranch	-	-	2%	3%	-	1%	2%	-	2%	2%	-	1%	1%
Lot/Land	1%	-	2%	-	-	-	2%	-	-	-	-	-	-
Multifamily/Multiplex	1%	-	-	2%	-	1%	-	2%	4%	5%	1%	-	1%
Mobile/Manufactured	2%	-	2%	-	-	1%	2%	4%	2%	3%	2%	-	-
Condo/Townhouse	30%	21%	33%	34%	34%	28%	28%	32%	27%	42%	25%	30%	35%
Single Family Residence	61%	73%	58%	57%	66%	59%	60%	57%	60%	45%	69%	62%	60%

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

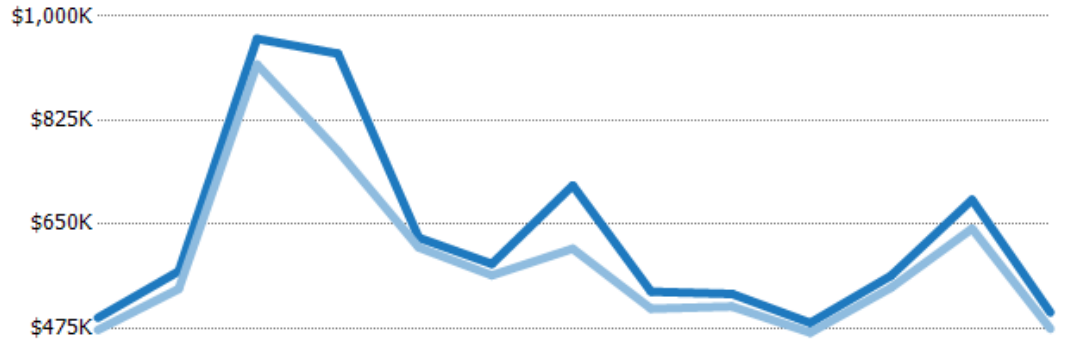


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



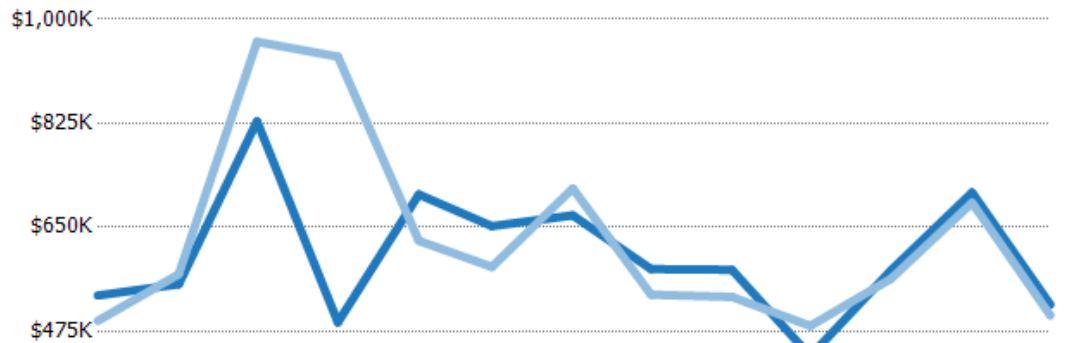
	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Avg List Price	\$493K	\$571K	\$962K	\$937K	\$627K	\$583K	\$715K	\$537K	\$533K	\$484K	\$564K	\$691K	\$502K
Avg Sales Price	\$472K	\$541K	\$919K	\$774K	\$611K	\$564K	\$609K	\$508K	\$512K	\$468K	\$543K	\$643K	\$474K
Avg Sales Price as a % of Avg List Price	96%	95%	96%	83%	97%	97%	85%	95%	96%	97%	96%	93%	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



	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17
Avg Est Value	\$535K	\$554K	\$828K	\$490K	\$705K	\$652K	\$670K	\$580K	\$578K	\$433K	\$578K	\$709K	\$520K
Avg Sales Price	\$493K	\$571K	\$962K	\$937K	\$627K	\$583K	\$715K	\$537K	\$533K	\$484K	\$564K	\$691K	\$502K
Avg Sales Price as a % of Avg Est Value	92%	103%	116%	191%	89%	89%	107%	93%	92%	112%	98%	98%	97%

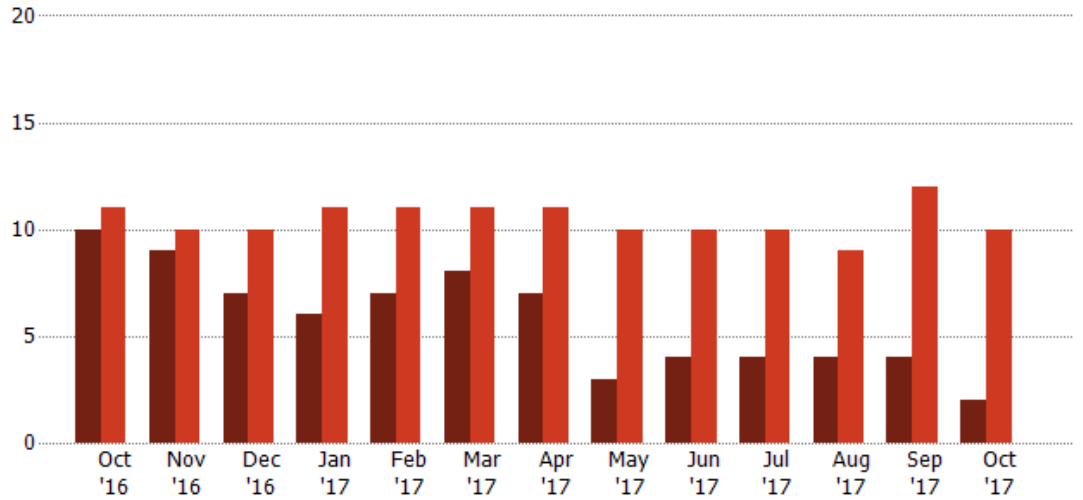
Distressed Listings

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.
Oct '17	2	-80%
Oct '16	10	-9.1%
Oct '15	11	72.7%

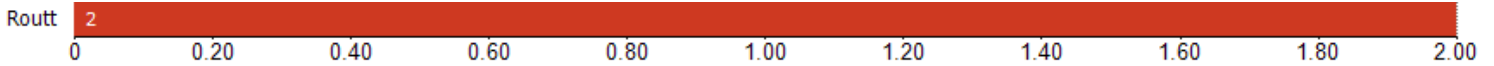


Current Year	10	9	7	6	7	8	7	3	4	4	4	4	2
Prior Year	11	10	10	11	11	11	11	10	10	10	9	12	10
Percent Change from Prior Year	-9%	-10%	-30%	-45%	-36%	-27%	-36%	-70%	-60%	-60%	-56%	-67%	-80%

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: 11/07/2017

Scheduled: Yes

Report Date Range: From 10/2016 To: 10/2017

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 10/2017 data

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