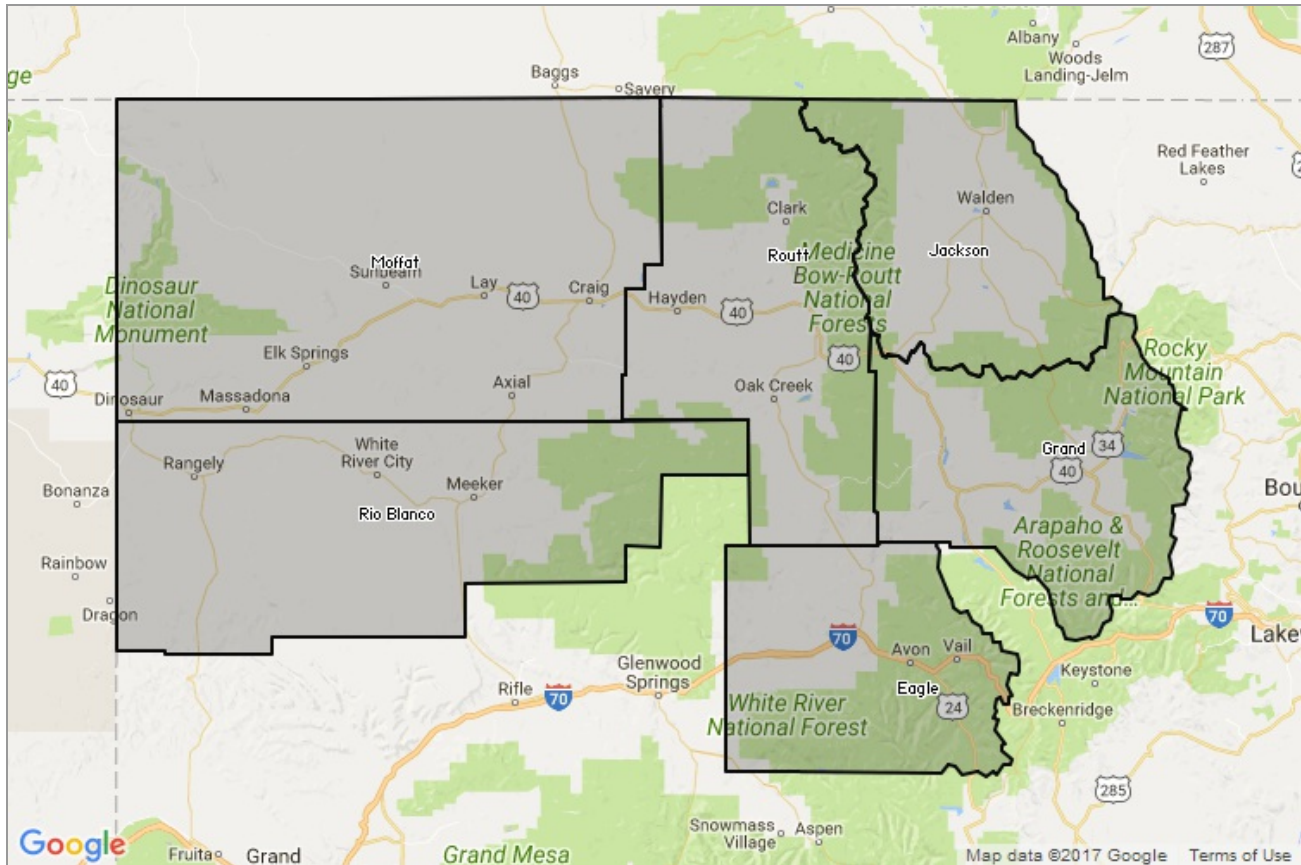




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
9/2016 – 9/2017

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 10/06/2017

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

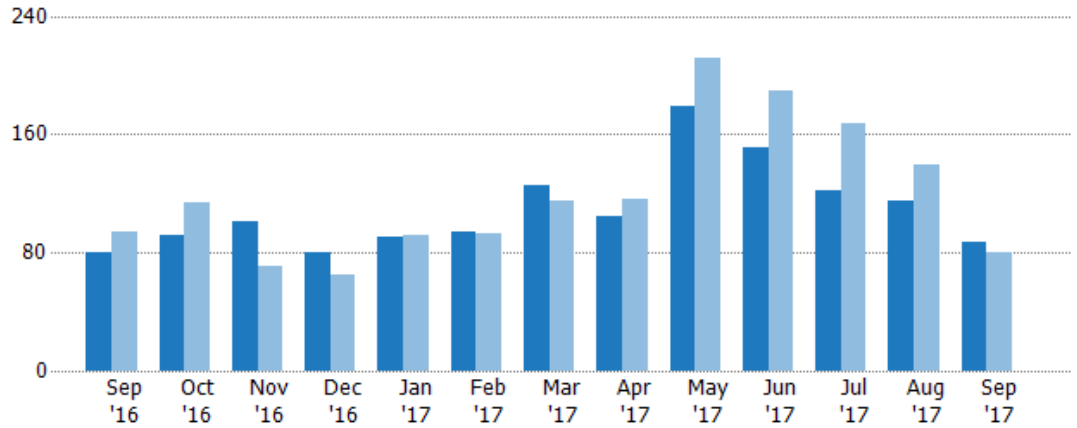
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Sep '17	87	8.8%
Sep '16	80	-14.9%
Sep '15	94	20.2%



Current Year	80	92	101	80	90	94	126	105	179	151	122	115	87
Prior Year	94	114	71	65	92	93	115	116	212	189	167	139	80
Percent Change from Prior Year	-15%	-19%	42%	23%	-2%	1%	10%	-9%	-16%	-20%	-27%	-17%	9%

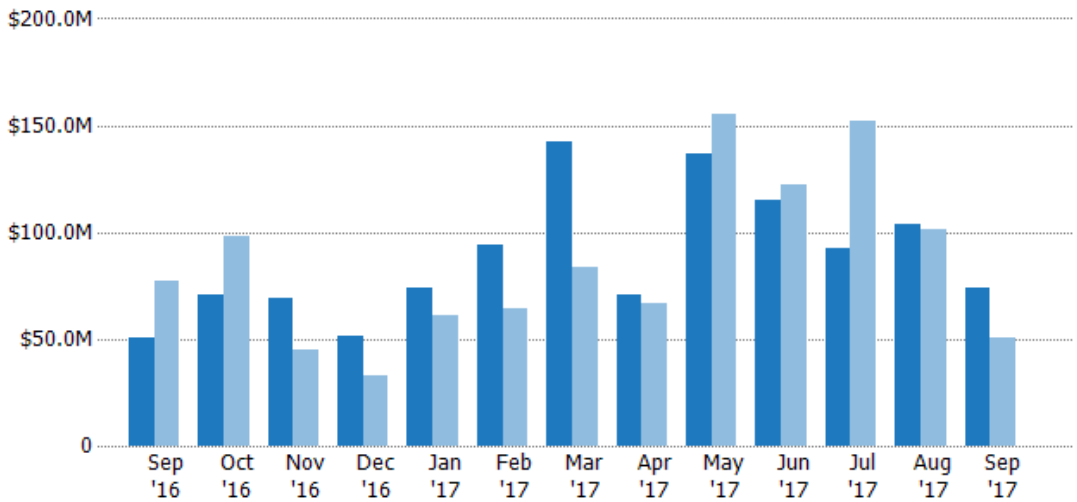
New Listing Volume

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.
Sep '17	\$73.6M	44.5%
Sep '16	\$51M	-33.7%
Sep '15	\$76.9M	24.4%



Current Year	\$51M	\$70.4M	\$69.4M	\$51.6M	\$74.3M	\$94.1M	\$142M	\$70.7M	\$137M	\$115M	\$92.4M	\$104M	\$73.6M
Prior Year	\$76.9M	\$98.2M	\$45M	\$33.2M	\$61.2M	\$64.6M	\$83.6M	\$66.7M	\$155M	\$122M	\$152M	\$101M	\$51M
Percent Change from Prior Year	-34%	-28%	54%	55%	21%	46%	70%	6%	-12%	-6%	-39%	3%	44%

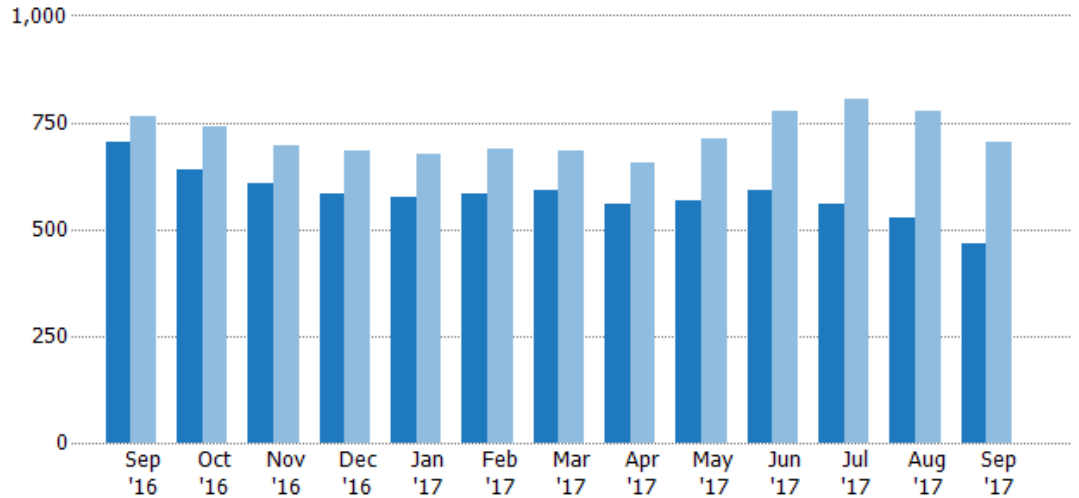
Active Listings

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.
Sep '17	465	-33.9%
Sep '16	703	-8.1%
Sep '15	765	19.7%



	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Current Year	703	639	606	582	574	585	592	559	566	593	558	526	465
Prior Year	765	741	694	684	674	689	682	657	713	777	806	776	703
Percent Change from Prior Year	-8%	-14%	-13%	-15%	-15%	-15%	-13%	-15%	-21%	-24%	-31%	-32%	-34%

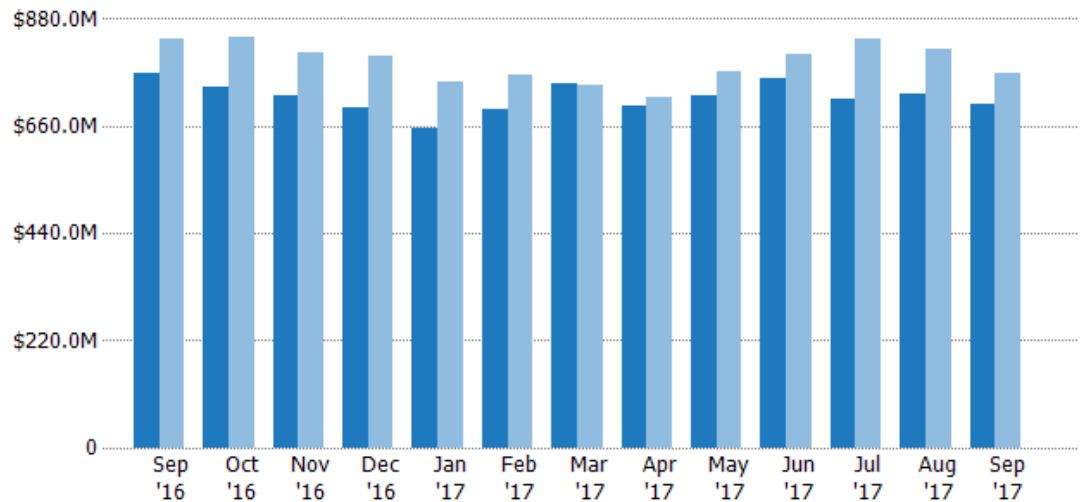
Active Listing Volume

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.
Sep '17	\$704M	-8.4%
Sep '16	\$768M	-8.5%
Sep '15	\$839M	-0.4%



	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Current Year	\$768M	\$739M	\$723M	\$697M	\$655M	\$694M	\$748M	\$700M	\$723M	\$760M	\$715M	\$728M	\$704M
Prior Year	\$839M	\$842M	\$811M	\$803M	\$751M	\$763M	\$745M	\$720M	\$771M	\$809M	\$838M	\$819M	\$768M
Percent Change from Prior Year	-9%	-12%	-11%	-13%	-13%	-9%	0%	-3%	-6%	-6%	-15%	-11%	-8%

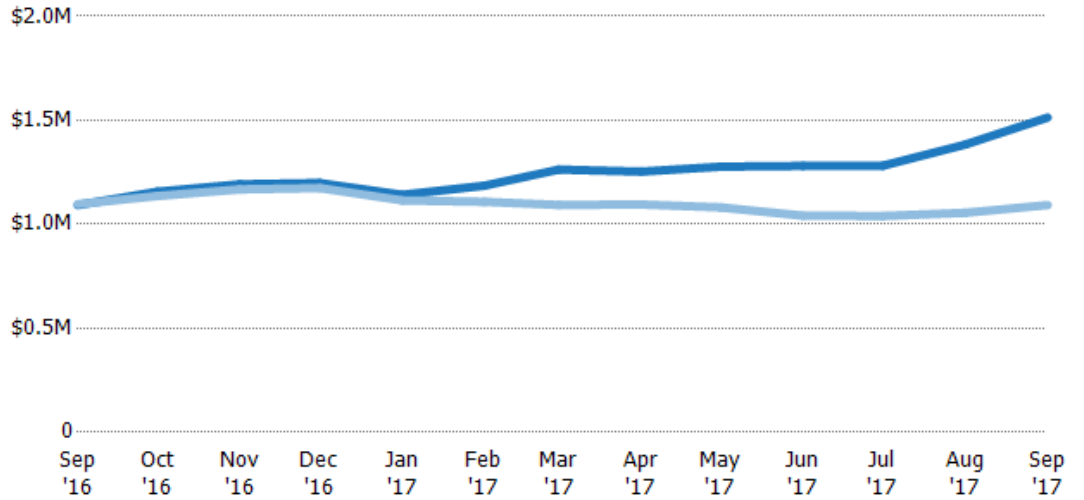
Average Listing Price

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.
Sep '17	\$1.51M	38.5%
Sep '16	\$1.09M	-0.4%
Sep '15	\$1.1M	-16.8%



	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Current Year	\$1.09M	\$1.16M	\$1.19M	\$1.2M	\$1.14M	\$1.19M	\$1.26M	\$1.25M	\$1.28M	\$1.28M	\$1.28M	\$1.38M	\$1.51M
Prior Year	\$1.1M	\$1.14M	\$1.17M	\$1.17M	\$1.11M	\$1.11M	\$1.09M	\$1.1M	\$1.08M	\$1.04M	\$1.04M	\$1.06M	\$1.09M
Percent Change from Prior Year	0%	2%	2%	2%	2%	7%	16%	14%	18%	23%	23%	31%	39%

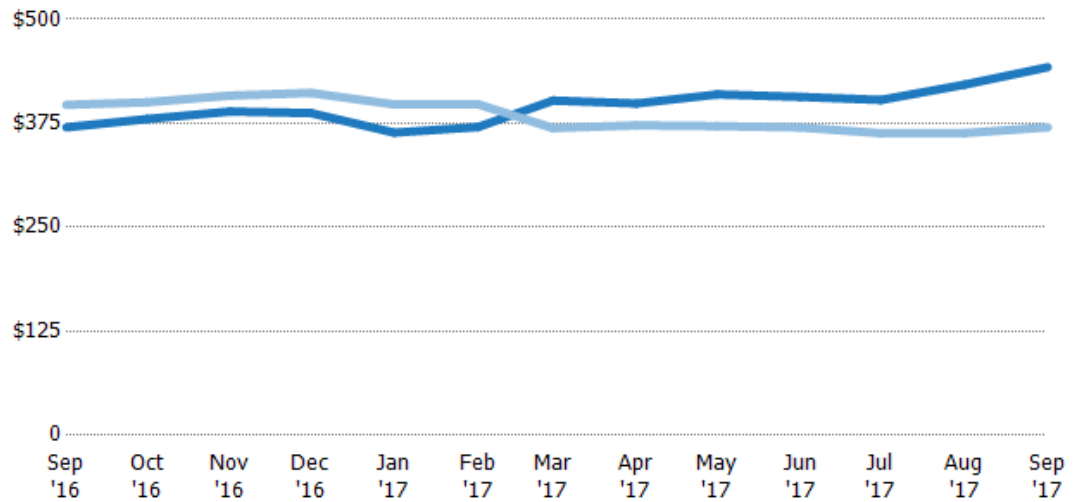
Average Listing Price per Sq Ft

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.
Sep '17	\$442	19.5%
Sep '16	\$370	-6.8%
Sep '15	\$397	-14.2%



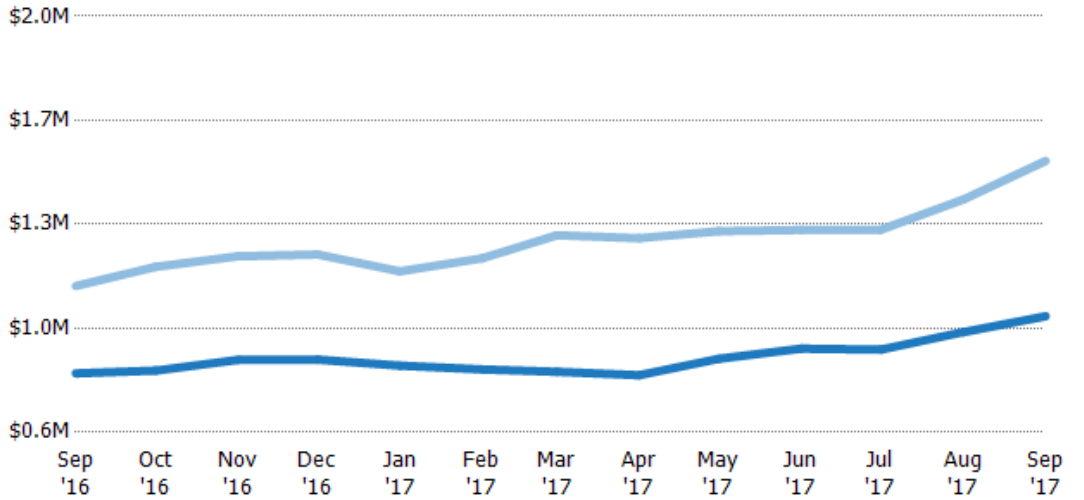
	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Current Year	\$370	\$380	\$389	\$387	\$364	\$370	\$402	\$399	\$410	\$407	\$403	\$421	\$442
Prior Year	\$397	\$400	\$408	\$411	\$398	\$398	\$369	\$372	\$372	\$370	\$363	\$363	\$370
Percent Change from Prior Year	-7%	-5%	-5%	-6%	-9%	-7%	9%	7%	10%	10%	11%	16%	20%

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

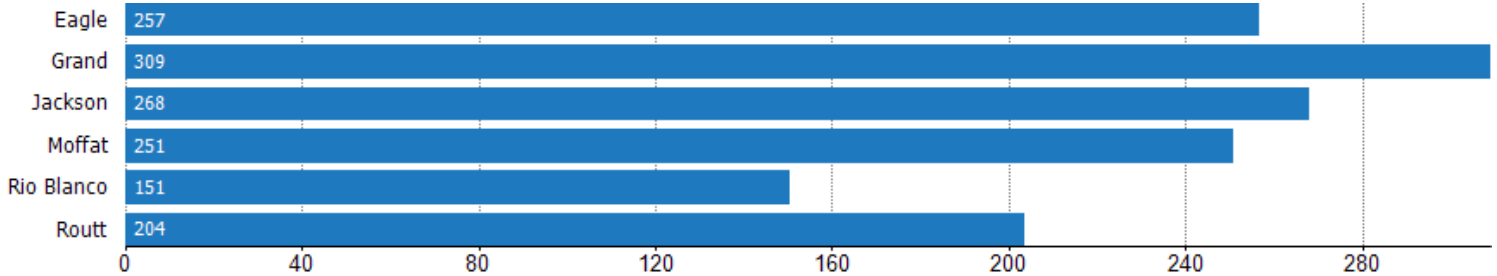


Avg Est Value	\$798K	\$808K	\$844K	\$844K	\$824K	\$812K	\$804K	\$792K	\$847K	\$882K	\$878K	\$937K	\$990K
Avg Listing Price	\$1.09M	\$1.16M	\$1.19M	\$1.2M	\$1.14M	\$1.19M	\$1.26M	\$1.25M	\$1.28M	\$1.28M	\$1.28M	\$1.38M	\$1.51M
Avg Listing Price as a % of Avg Est Value	137%	143%	141%	142%	139%	146%	157%	158%	151%	145%	146%	148%	153%

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



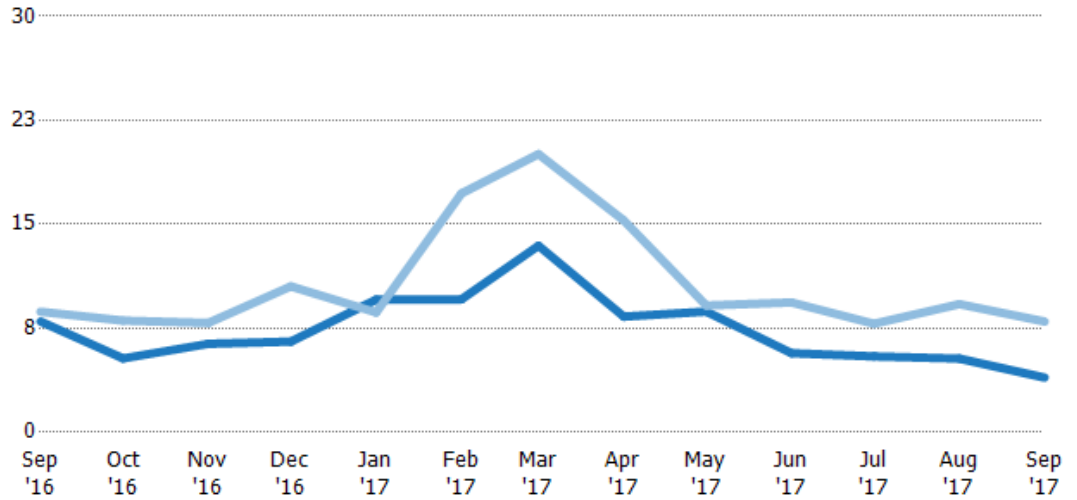
Months of Inventory

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.
Sep '17	3.94	-50.7%
Sep '16	7.99	-8.1%
Sep '15	8.69	28.5%



Current Year	7.99	5.33	6.38	6.54	9.57	9.59	13.5	8.34	8.71	5.7	5.47	5.31	3.94
Prior Year	8.69	8.05	7.89	10.5	8.64	17.2	20.1	15.3	9.14	9.36	7.83	9.24	7.99
Percent Change from Prior Year	-8%	-34%	-19%	-38%	11%	-44%	-33%	-45%	-5%	-39%	-30%	-42%	-51%

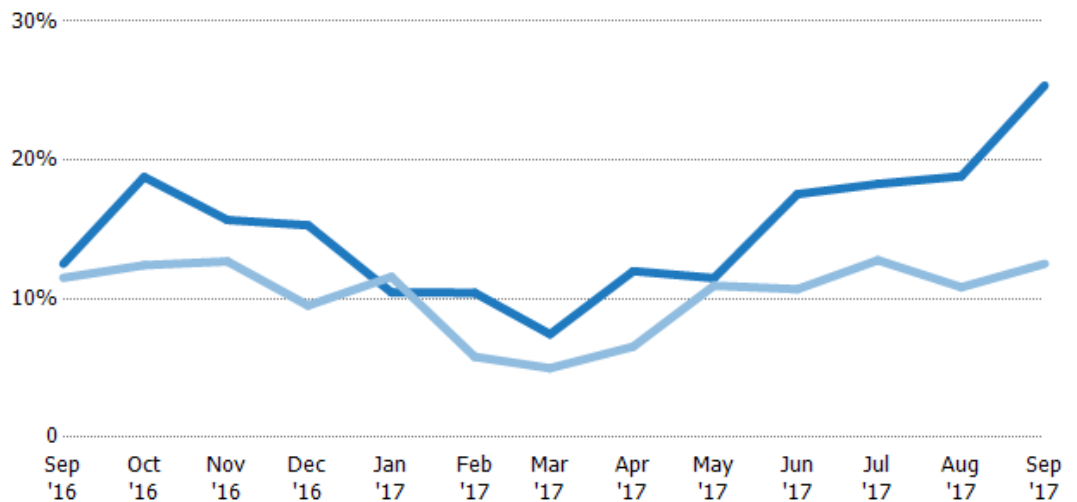
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Sep '17	25%	-12.9%
Sep '16	13%	-1%
Sep '15	12%	-22.2%

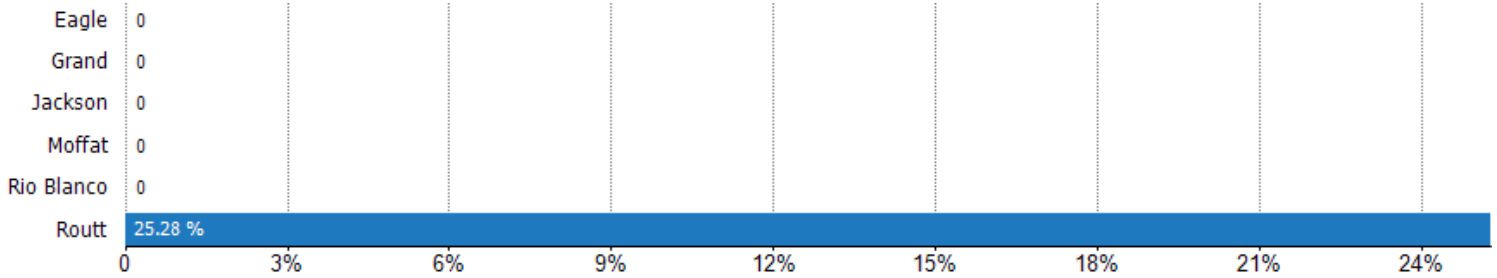


Current Year	13%	19%	16%	15%	10%	10%	7%	12%	11%	18%	18%	19%	25%
Prior Year	12%	12%	13%	10%	12%	6%	5%	7%	11%	11%	13%	11%	13%
Change from Prior Year	-1%	-6%	-3%	-6%	1%	-5%	-2%	-5%	-1%	-7%	-6%	-8%	-13%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



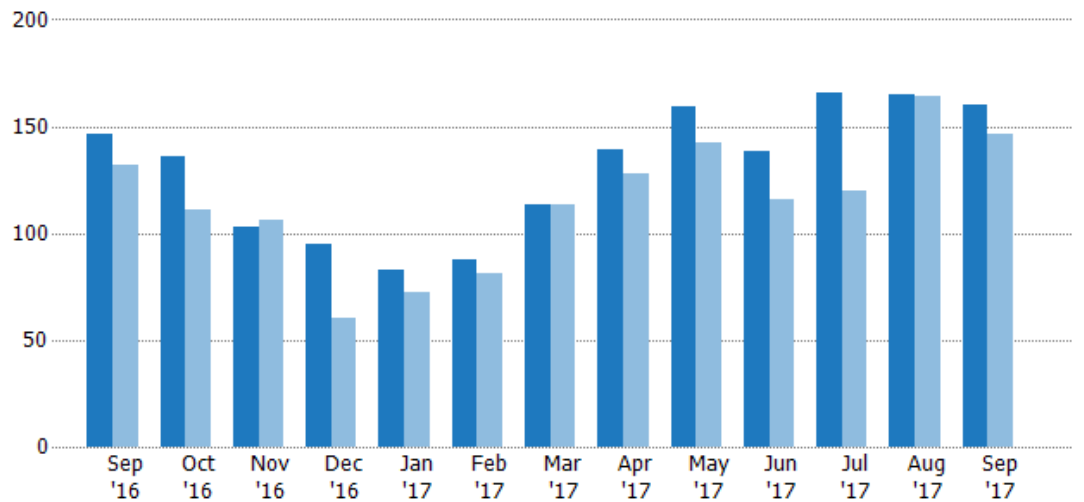
Pending Sales

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.
Sep '17	160	9.6%
Sep '16	146	10.6%
Sep '15	132	-16.7%



	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Current Year	146	136	103	95	83	88	113	139	159	138	166	165	160
Prior Year	132	111	106	60	72	81	113	128	142	116	120	164	146
Percent Change from Prior Year	11%	23%	-3%	58%	15%	9%	0%	9%	12%	19%	38%	1%	10%

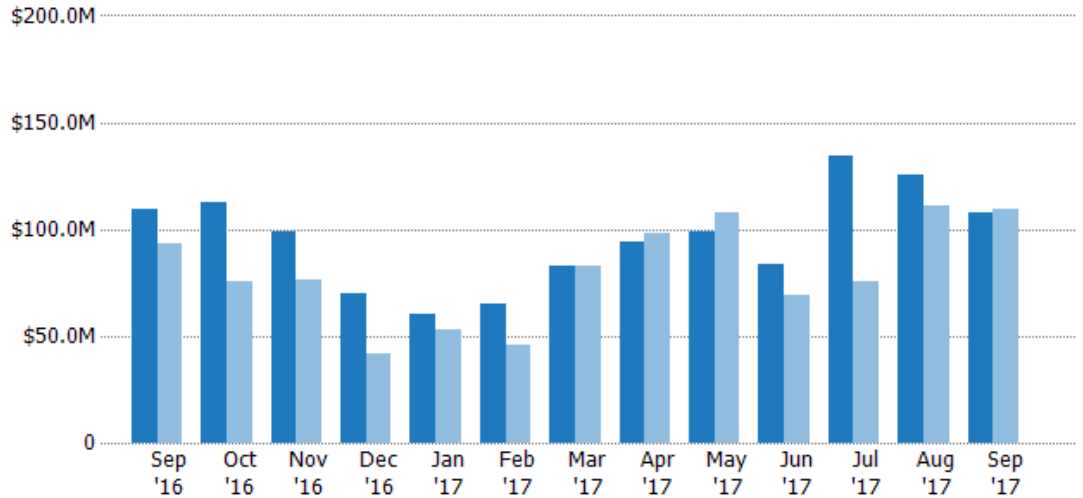
Pending Sales Volume

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.
Sep '17	\$108M	-1.5%
Sep '16	\$110M	17.4%
Sep '15	\$93.4M	-14.9%



Current Year	\$110M	\$113M	\$98.6M	\$69.7M	\$60.6M	\$65.1M	\$82.6M	\$94.2M	\$99M	\$83.8M	\$134M	\$126M	\$108M
Prior Year	\$93.4M	\$75.6M	\$76.7M	\$42M	\$52.9M	\$46.1M	\$82.6M	\$98.1M	\$108M	\$68.9M	\$75.6M	\$111M	\$110M
Percent Change from Prior Year	17%	49%	29%	66%	15%	41%	0%	-4%	-8%	22%	77%	13%	-1%

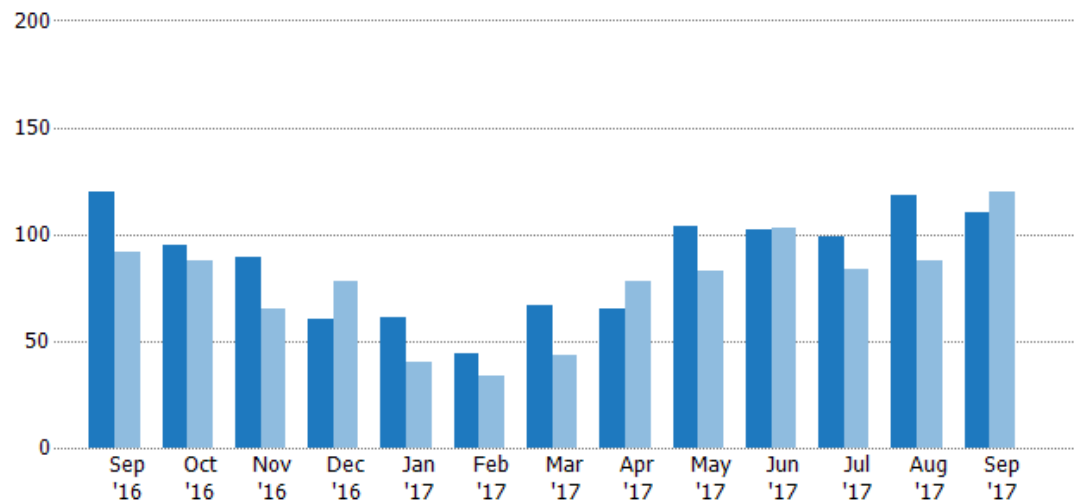
Closed Sales

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Sep '17	110	-8.3%
Sep '16	120	30.4%
Sep '15	92	-9.8%



Current Year	120	95	89	60	61	44	67	65	104	102	99	118	110
Prior Year	92	88	65	78	40	34	43	78	83	103	84	88	120
Percent Change from Prior Year	30%	8%	37%	-23%	53%	29%	56%	-17%	25%	-1%	18%	34%	-8%

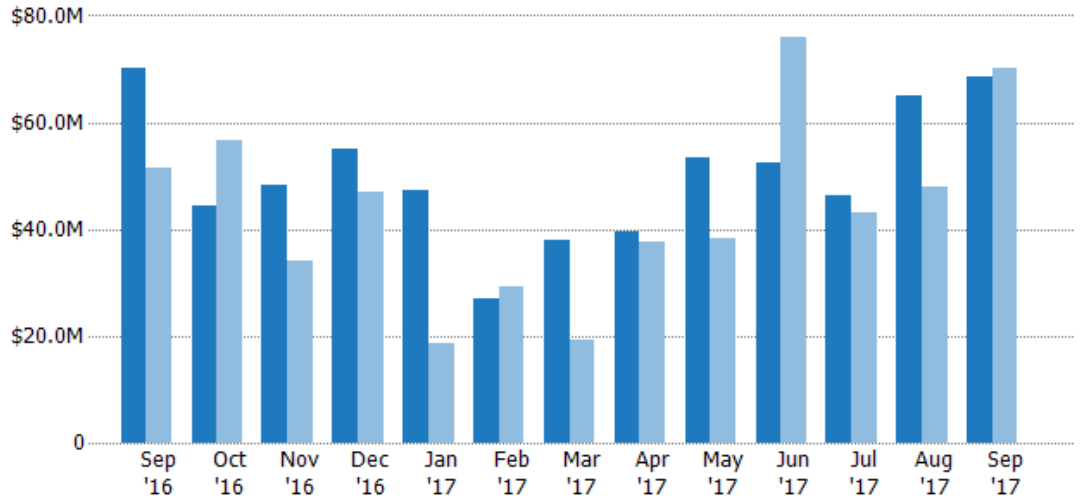
Closed Sales Volume

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.
Sep '17	\$68.6M	-2.2%
Sep '16	\$70.1M	36.2%
Sep '15	\$51.5M	5.8%

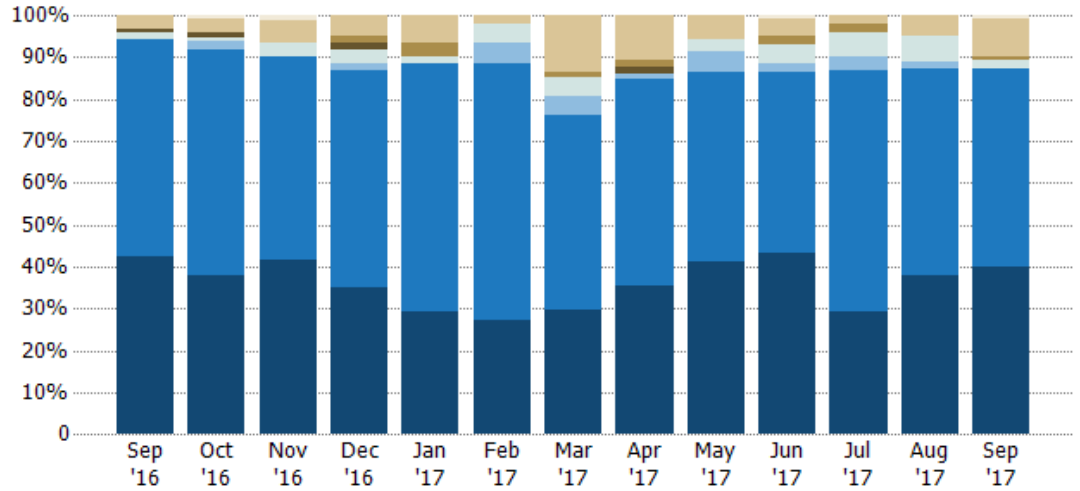


Current Year	\$70.1M	\$44.5M	\$48.2M	\$55.1M	\$47.2M	\$26.9M	\$38M	\$39.6M	\$53.3M	\$52.3M	\$46.3M	\$64.9M	\$68.6M
Prior Year	\$51.5M	\$56.6M	\$34M	\$47M	\$18.5M	\$29.4M	\$19.1M	\$37.6M	\$38.1M	\$76M	\$43.1M	\$48M	\$70.1M
Percent Change from Prior Year	36%	-21%	42%	17%	155%	-8%	99%	5%	40%	-31%	7%	35%	-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

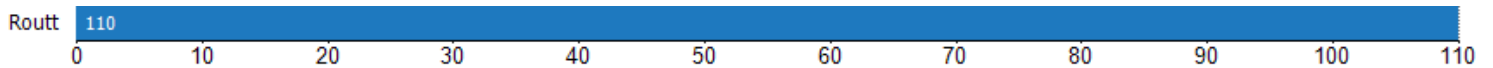


Other	-	1%	1%	-	-	-	-	-	-	1%	-	-	1%
Coop	3%	3%	6%	5%	7%	2%	13%	11%	6%	4%	2%	5%	9%
Farm/Ranch	-	-	-	2%	3%	-	1%	2%	-	2%	2%	-	1%
Lot/Land	1%	1%	-	2%	-	-	-	2%	-	-	-	-	-
Multifamily/Multiplex	2%	1%	3%	3%	2%	5%	4%	-	3%	5%	6%	6%	2%
Mobile/Manufactured	-	2%	-	2%	-	5%	4%	2%	5%	2%	3%	2%	-
Condo/Townhouse	52%	54%	48%	52%	59%	61%	46%	49%	45%	43%	58%	49%	47%
Single Family Residence	43%	38%	42%	35%	30%	27%	30%	35%	41%	43%	29%	38%	40%

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

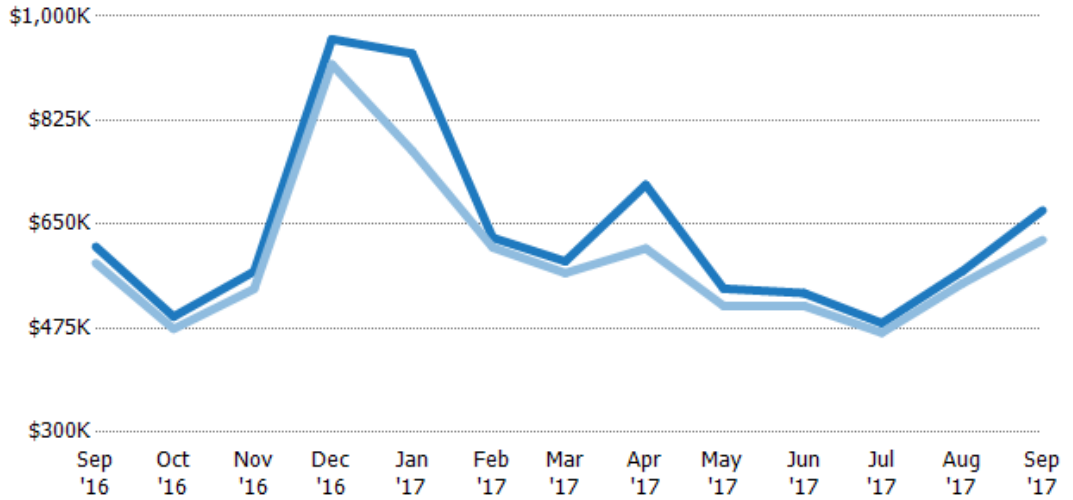


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



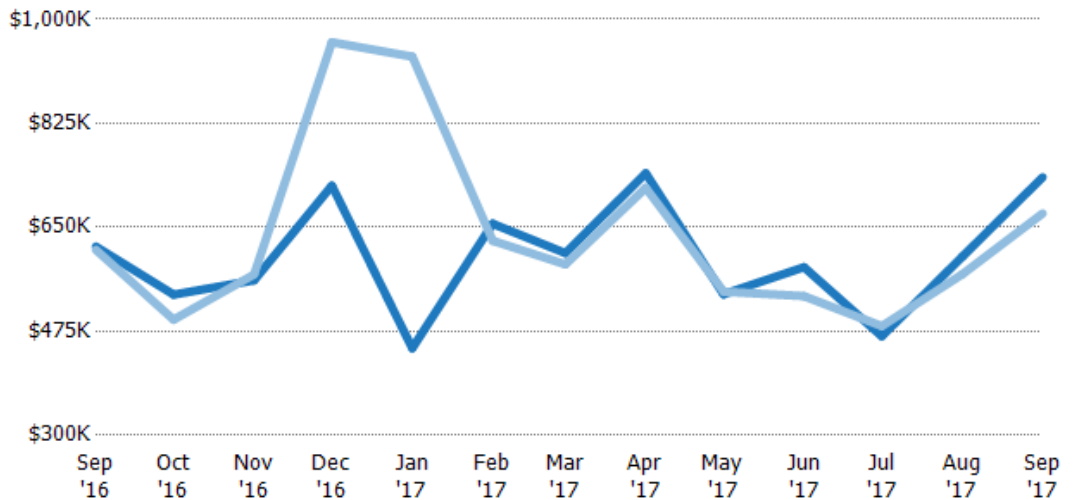
	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Avg List Price	\$612K	\$495K	\$571K	\$961K	\$937K	\$627K	\$588K	\$716K	\$542K	\$534K	\$484K	\$571K	\$673K
Avg Sales Price	\$585K	\$474K	\$541K	\$919K	\$774K	\$611K	\$568K	\$609K	\$513K	\$513K	\$467K	\$550K	\$624K
Avg Sales Price as a % of Avg List Price	95%	96%	95%	96%	83%	97%	97%	85%	95%	96%	97%	96%	93%

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



	Sep '16	Oct '16	Nov '16	Dec '16	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17
Avg Est Value	\$618K	\$537K	\$561K	\$720K	\$446K	\$656K	\$607K	\$741K	\$537K	\$583K	\$467K	\$600K	\$734K
Avg Sales Price	\$612K	\$495K	\$571K	\$919K	\$774K	\$611K	\$568K	\$609K	\$513K	\$513K	\$467K	\$550K	\$624K
Avg Sales Price as a % of Avg Est Value	99%	92%	102%	134%	210%	96%	97%	97%	101%	92%	104%	95%	92%

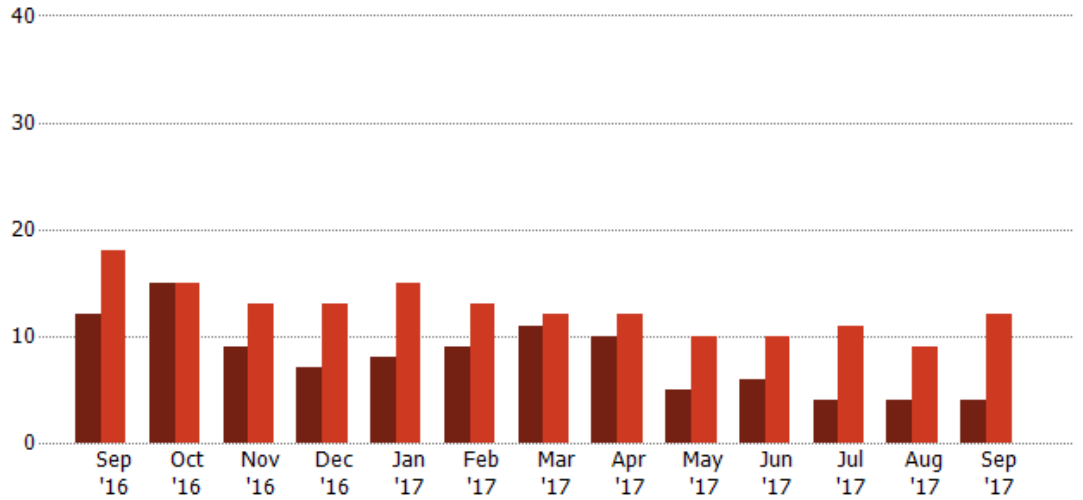
Distressed Listings

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.
Sep '17	4	-66.7%
Sep '16	12	-33.3%
Sep '15	18	83.3%



Current Year	12	15	9	7	8	9	11	10	5	6	4	4	4
Prior Year	18	15	13	13	15	13	12	12	10	10	11	9	12
Percent Change from Prior Year	-33%	0%	-31%	-46%	-47%	-31%	-8%	-17%	-50%	-40%	-64%	-56%	-67%

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: 10/06/2017

Scheduled: Yes

Report Date Range: From 9/2016 To: 9/2017

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
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 9/2017 data

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