

Monthly Indicators



July 2017

Percent changes calculated using year-over-year comparisons.

New Listings were down 46.8 percent for single family homes and 24.2 percent for townhouse-condo properties. Pending Sales increased 20.0 percent for single family homes and 37.8 percent for townhouse-condo properties.

The Median Sales Price was down 10.7 percent to \$535,000 for single family homes but increased 13.8 percent to \$312,900 for townhouse-condo properties. Days on Market decreased 3.9 percent for single family homes and 8.0 percent for condo properties.

Although the unemployment rate remains unchanged at its favorable national 4.3 percent rate, wage growth has not been rising at the steady clip that would be expected in an improving economy. Sales activity manages to keep churning along despite looming shortages in new construction. Lower price ranges are starting to feel the effects of the supply and demand gap, as first-time buyers scramble to get offers in at an increasing pace.

Activity Snapshot

+ 14.5% **- 4.2%** **- 5.3%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
--	---	--

Residential real estate activity in zip codes 80487, 81639 and 80467, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16

Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



STEAMBOAT SPRINGS
BOARD of REALTORS®

Key Metrics	Historical Sparkbars	7-2016	7-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		77	41	- 46.8%	394	349	- 11.4%
Pending Sales		40	48	+ 20.0%	197	232	+ 17.8%
Sold Listings		31	29	- 6.5%	157	186	+ 18.5%
Median Sales Price		\$599,000	\$535,000	- 10.7%	\$595,000	\$615,000	+ 3.4%
Average Sales Price		\$695,832	\$681,255	- 2.1%	\$714,324	\$782,323	+ 9.5%
Pct. of List Price Received		97.4%	95.7%	- 1.7%	96.2%	95.6%	- 0.6%
Days on Market		103	99	- 3.9%	161	144	- 10.6%
Housing Affordability Index		62	67	+ 8.1%	62	59	- 4.8%
Active Listings		299	300	+ 0.3%	--	--	--
Months Supply		12.1	10.3	- 14.9%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

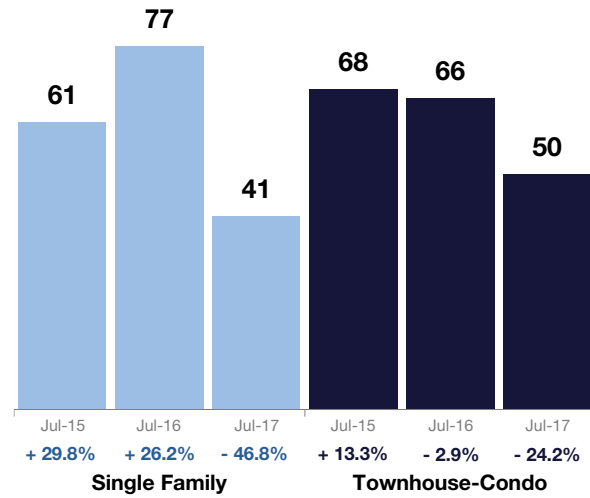


STEAMBOAT SPRINGS
BOARD of REALTORS®

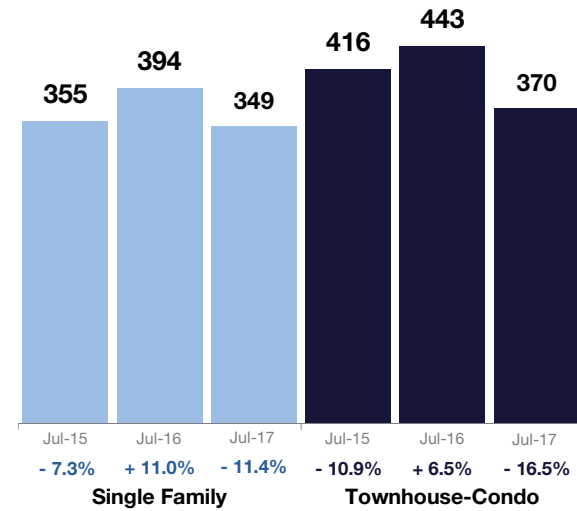
Key Metrics	Historical Sparkbars	7-2016	7-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		66	50	- 24.2%	443	370	- 16.5%
Pending Sales		45	62	+ 37.8%	272	300	+ 10.3%
Sold Listings		39	53	+ 35.9%	236	266	+ 12.7%
Median Sales Price		\$275,000	\$312,900	+ 13.8%	\$339,250	\$379,750	+ 11.9%
Average Sales Price		\$343,163	\$372,532	+ 8.6%	\$426,969	\$494,286	+ 15.8%
Pct. of List Price Received		96.1%	96.9%	+ 0.8%	96.5%	97.1%	+ 0.6%
Days on Market		125	115	- 8.0%	154	142	- 7.8%
Housing Affordability Index		135	115	- 14.8%	110	95	- 13.6%
Active Listings		338	293	- 13.3%	--	--	--
Months Supply		9.0	7.1	- 21.1%	--	--	--

New Listings

July

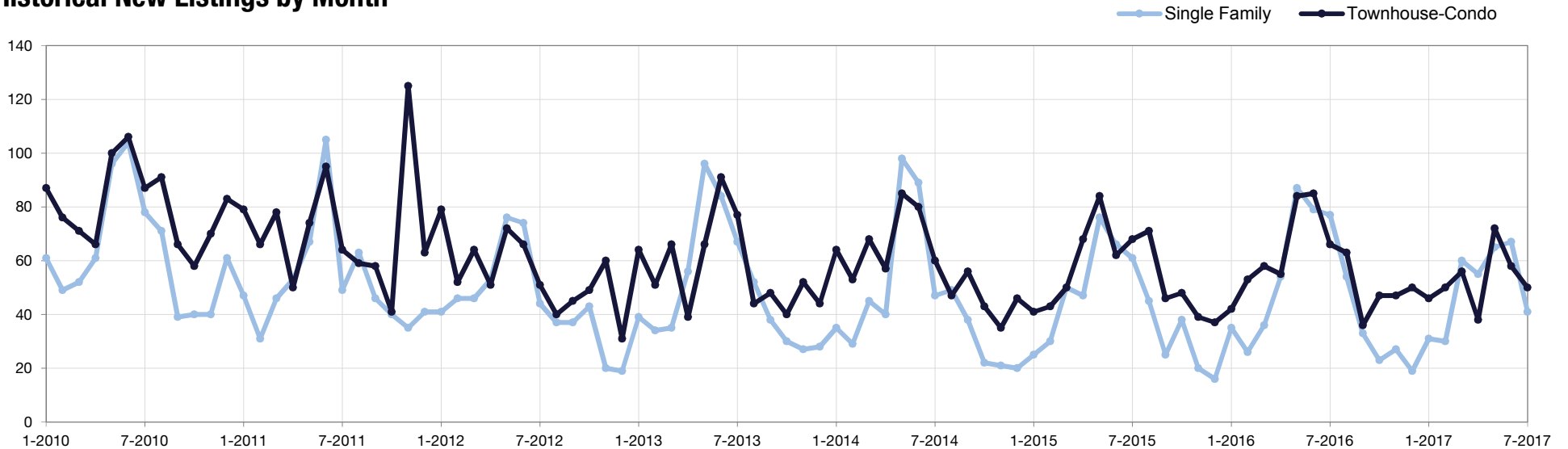


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	54	+20.0%	63	-11.3%
Sep-2016	33	+32.0%	36	-21.7%
Oct-2016	23	-39.5%	47	-2.1%
Nov-2016	27	+35.0%	47	+20.5%
Dec-2016	19	+18.8%	50	+35.1%
Jan-2017	31	-11.4%	46	+9.5%
Feb-2017	30	+15.4%	50	-5.7%
Mar-2017	60	+66.7%	56	-3.4%
Apr-2017	55	+1.9%	38	-30.9%
May-2017	65	-25.3%	72	-14.3%
Jun-2017	67	-15.2%	58	-31.8%
Jul-2017	41	-46.8%	50	-24.2%

Historical New Listings by Month

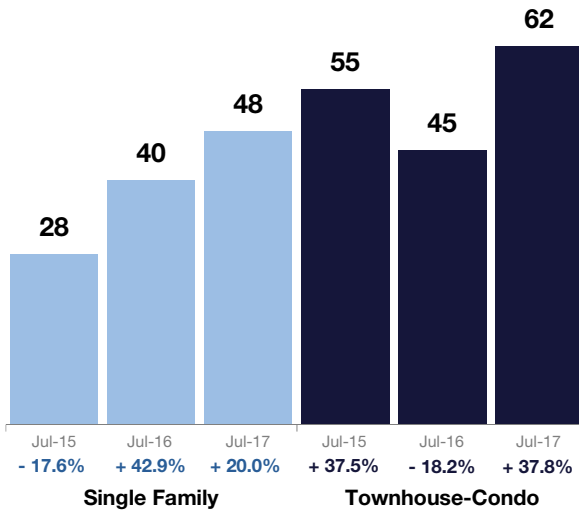


Pending Sales

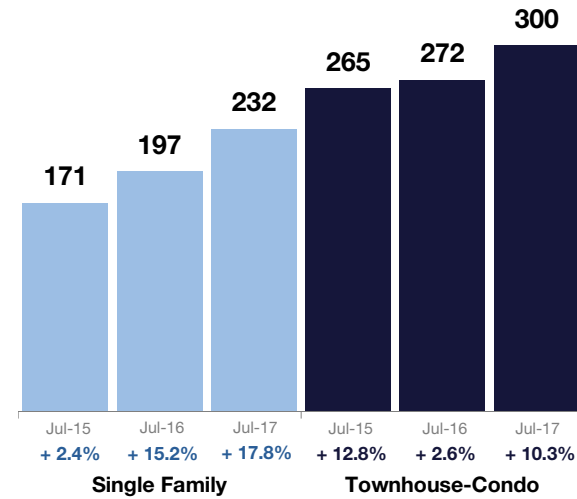


STEAMBOAT SPRINGS
BOARD of REALTORS®

July

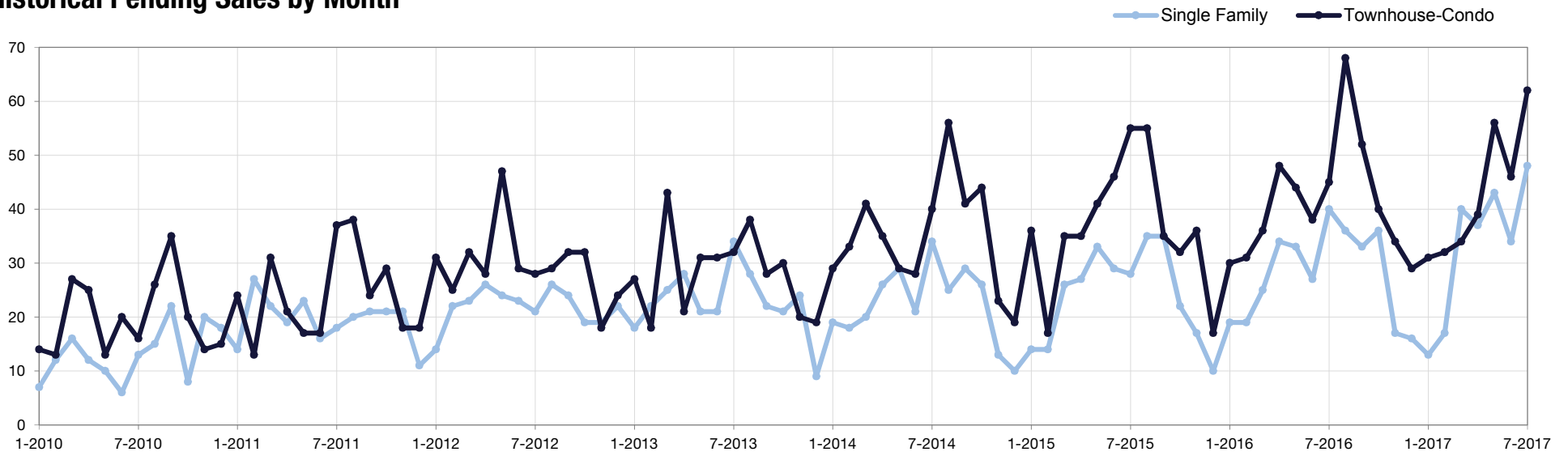


Year to Date



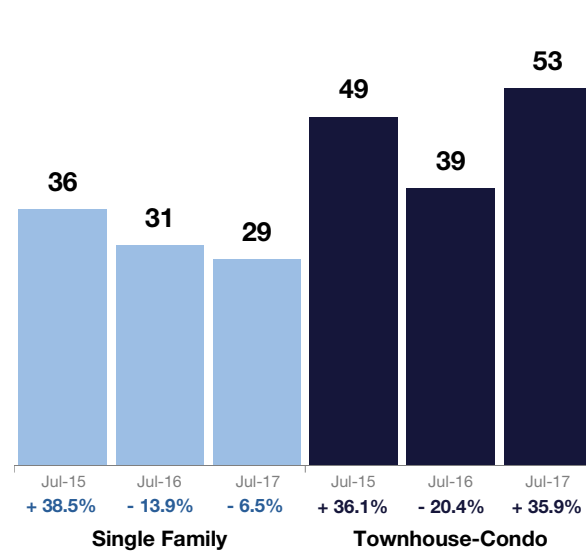
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	36	+2.9%	68	+23.6%
Sep-2016	33	-5.7%	52	+48.6%
Oct-2016	36	+63.6%	40	+25.0%
Nov-2016	17	0.0%	34	-5.6%
Dec-2016	16	+60.0%	29	+70.6%
Jan-2017	13	-31.6%	31	+3.3%
Feb-2017	17	-10.5%	32	+3.2%
Mar-2017	40	+60.0%	34	-5.6%
Apr-2017	37	+8.8%	39	-18.8%
May-2017	43	+30.3%	56	+27.3%
Jun-2017	34	+25.9%	46	+21.1%
Jul-2017	48	+20.0%	62	+37.8%

Historical Pending Sales by Month

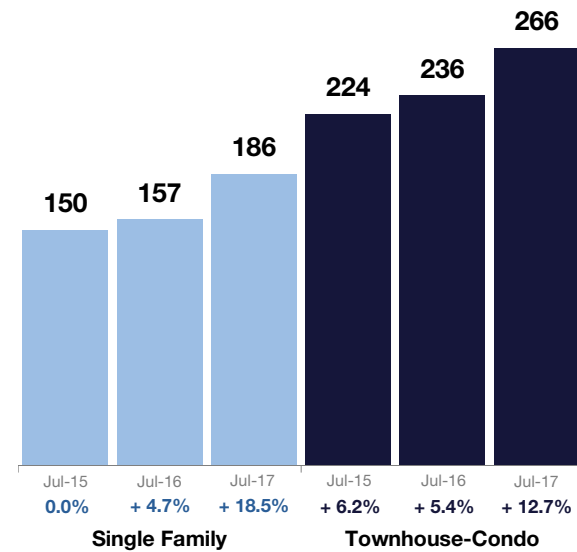


Sold Listings

July

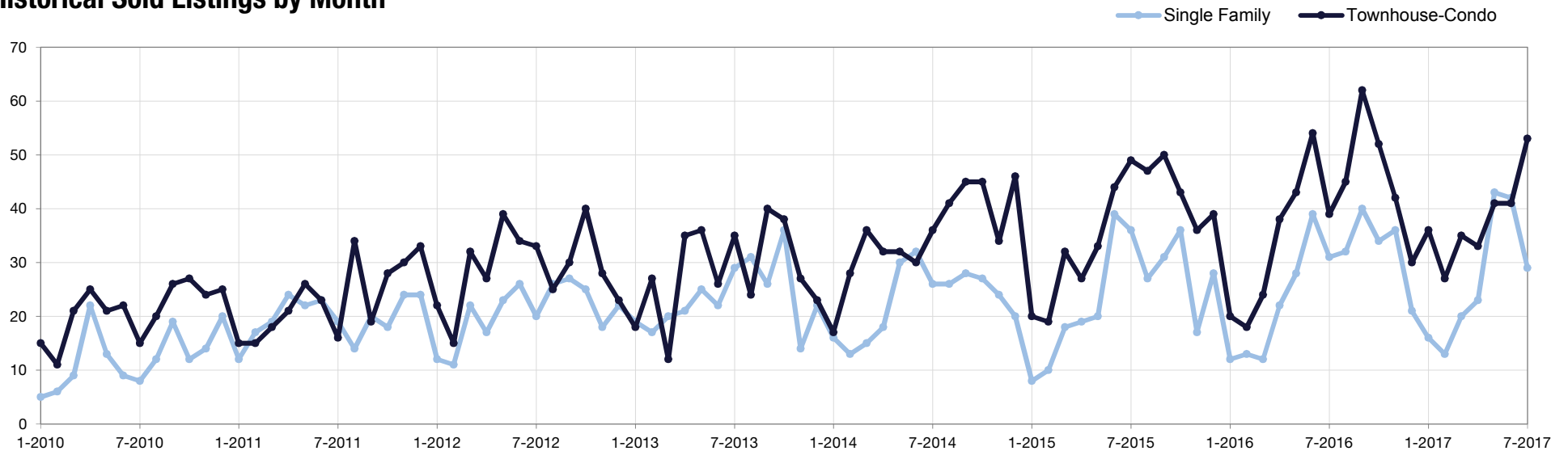


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	32	+18.5%	45	-4.3%
Sep-2016	40	+29.0%	62	+24.0%
Oct-2016	34	-5.6%	52	+20.9%
Nov-2016	36	+111.8%	42	+16.7%
Dec-2016	21	-25.0%	30	-23.1%
Jan-2017	16	+33.3%	36	+80.0%
Feb-2017	13	0.0%	27	+50.0%
Mar-2017	20	+66.7%	35	+45.8%
Apr-2017	23	+4.5%	33	-13.2%
May-2017	43	+53.6%	41	-4.7%
Jun-2017	42	+7.7%	41	-24.1%
Jul-2017	29	-6.5%	53	+35.9%

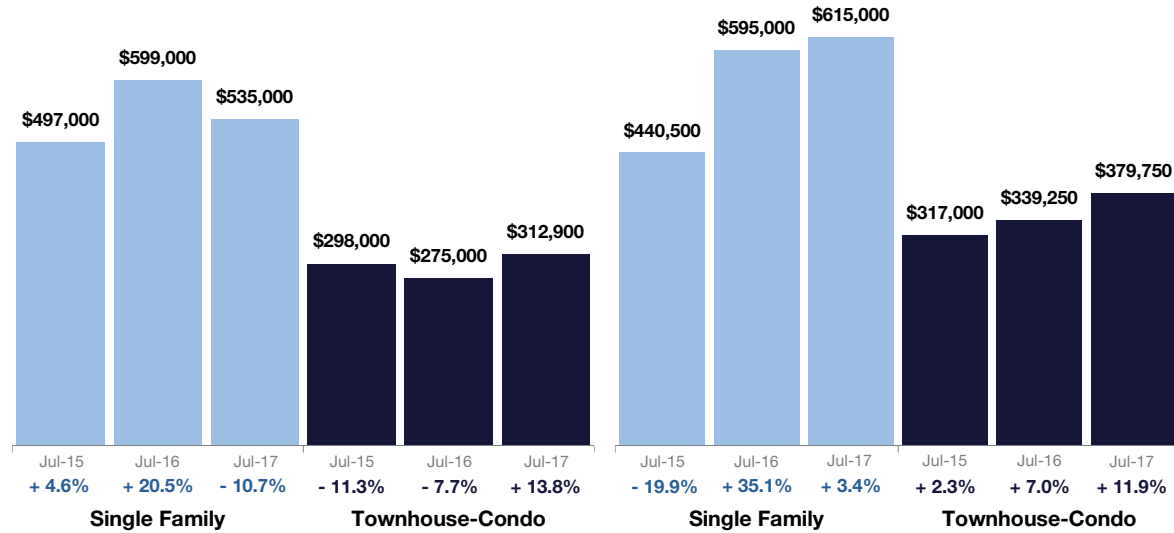
Historical Sold Listings by Month



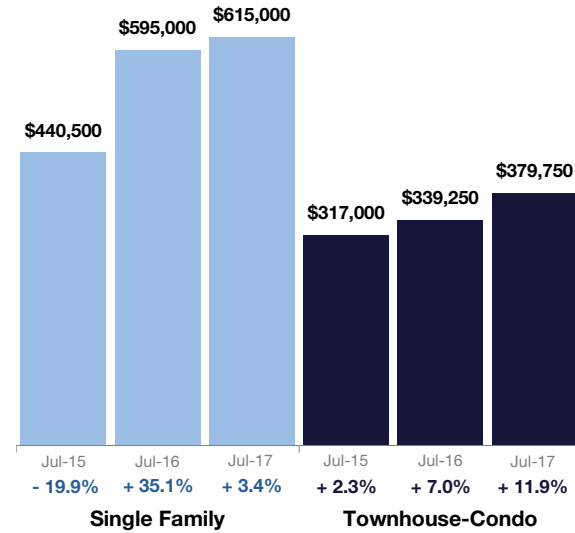
Median Sales Price



July

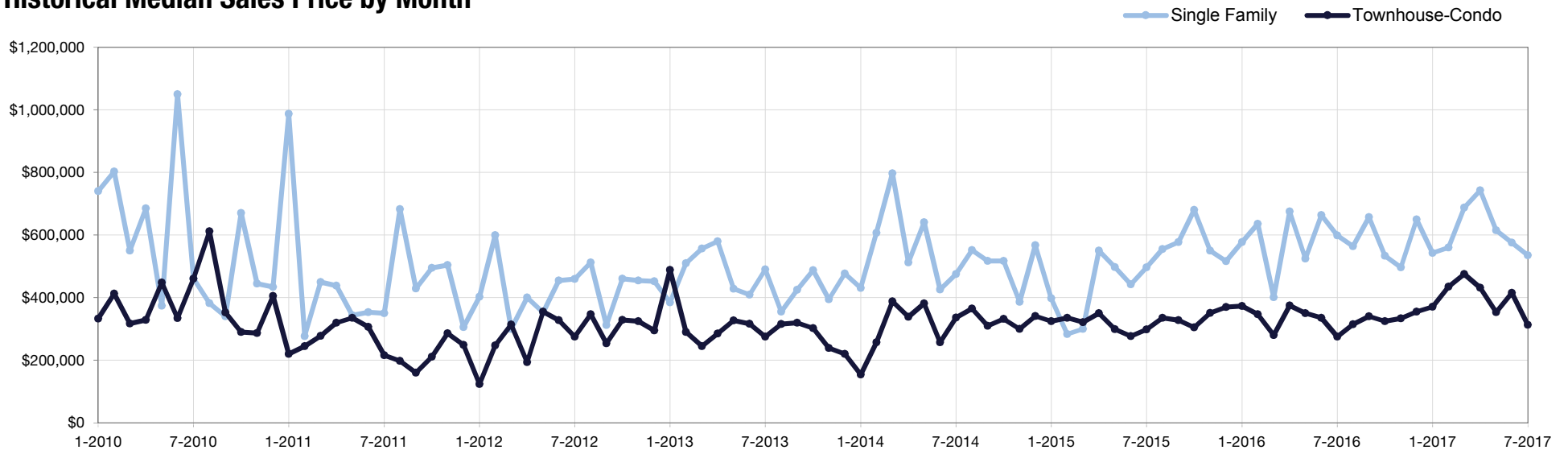


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	\$564,500	+1.7%	\$315,000	-6.0%
Sep-2016	\$657,000	+13.8%	\$340,250	+3.7%
Oct-2016	\$533,500	-21.5%	\$325,000	+6.6%
Nov-2016	\$497,000	-9.6%	\$334,000	-4.8%
Dec-2016	\$650,000	+25.9%	\$355,000	-4.1%
Jan-2017	\$542,500	-6.1%	\$370,500	-0.8%
Feb-2017	\$560,000	-11.9%	\$435,000	+25.5%
Mar-2017	\$687,500	+71.2%	\$475,000	+69.6%
Apr-2017	\$742,500	+10.0%	\$432,000	+15.2%
May-2017	\$615,000	+17.1%	\$353,200	+0.9%
Jun-2017	\$575,500	-13.3%	\$415,000	+23.9%
Jul-2017	\$535,000	-10.7%	\$312,900	+13.8%

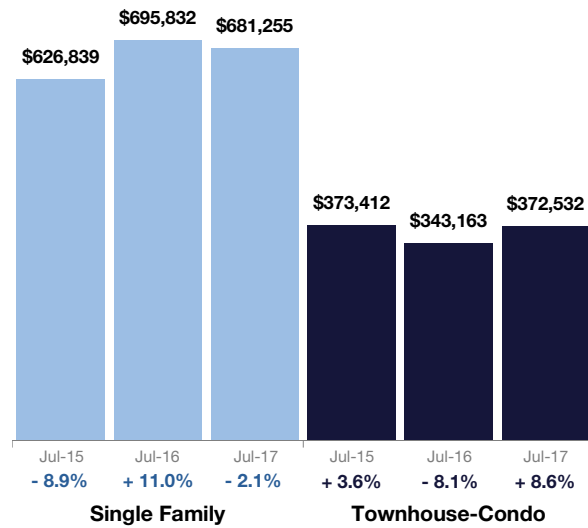
Historical Median Sales Price by Month



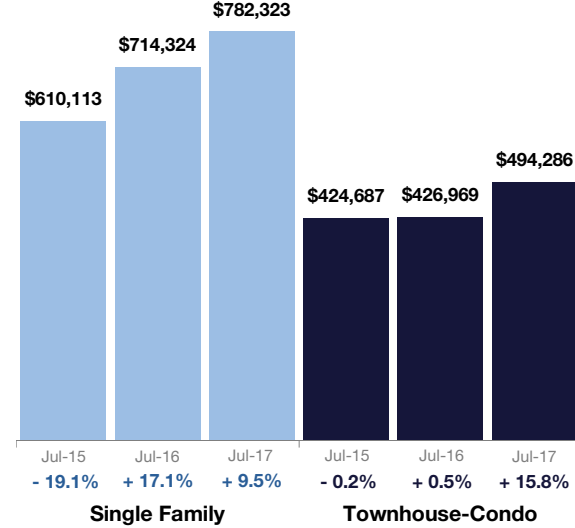
Average Sales Price



July

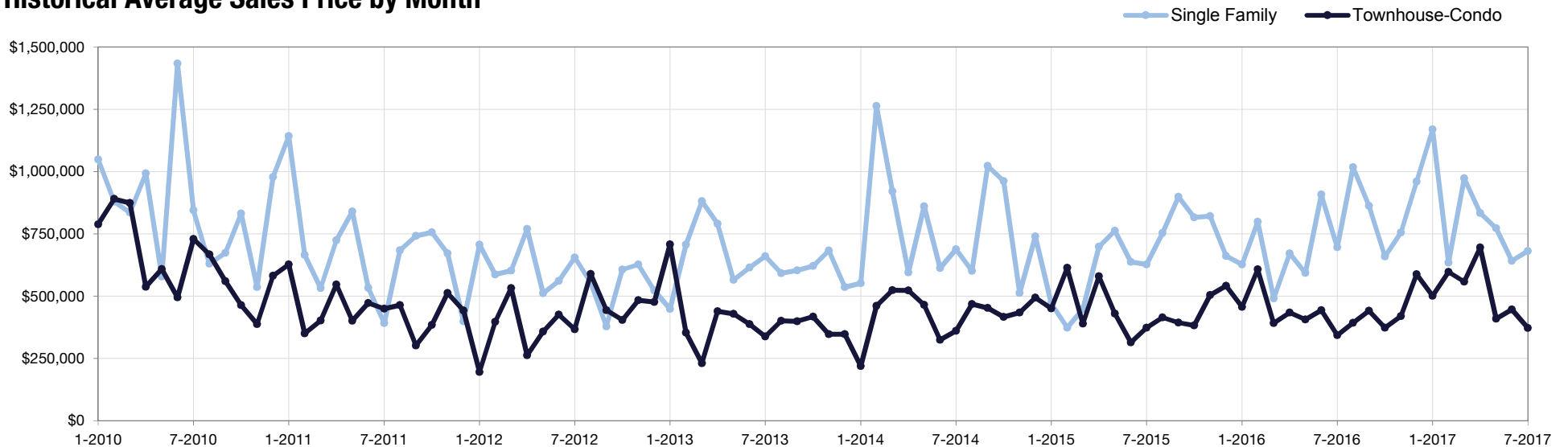


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	\$1,017,742	+35.2%	\$392,811	-5.3%
Sep-2016	\$862,253	-4.1%	\$441,338	+12.1%
Oct-2016	\$658,941	-19.3%	\$373,488	-2.3%
Nov-2016	\$755,391	-8.0%	\$419,482	-16.9%
Dec-2016	\$959,452	+45.2%	\$588,297	+8.6%
Jan-2017	\$1,168,688	+86.4%	\$501,271	+9.7%
Feb-2017	\$634,414	-20.6%	\$597,052	-1.8%
Mar-2017	\$973,093	+98.3%	\$558,157	+42.4%
Apr-2017	\$834,060	+24.2%	\$695,463	+60.2%
May-2017	\$772,717	+30.3%	\$409,295	+0.7%
Jun-2017	\$641,364	-29.3%	\$446,412	+0.7%
Jul-2017	\$681,255	-2.1%	\$372,532	+8.6%

Historical Average Sales Price by Month

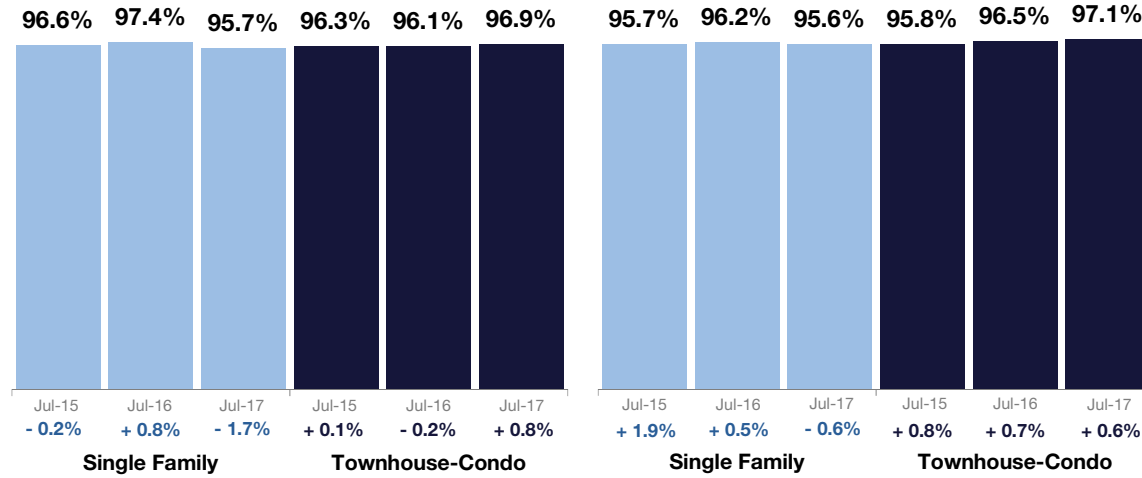


Percent of List Price Received



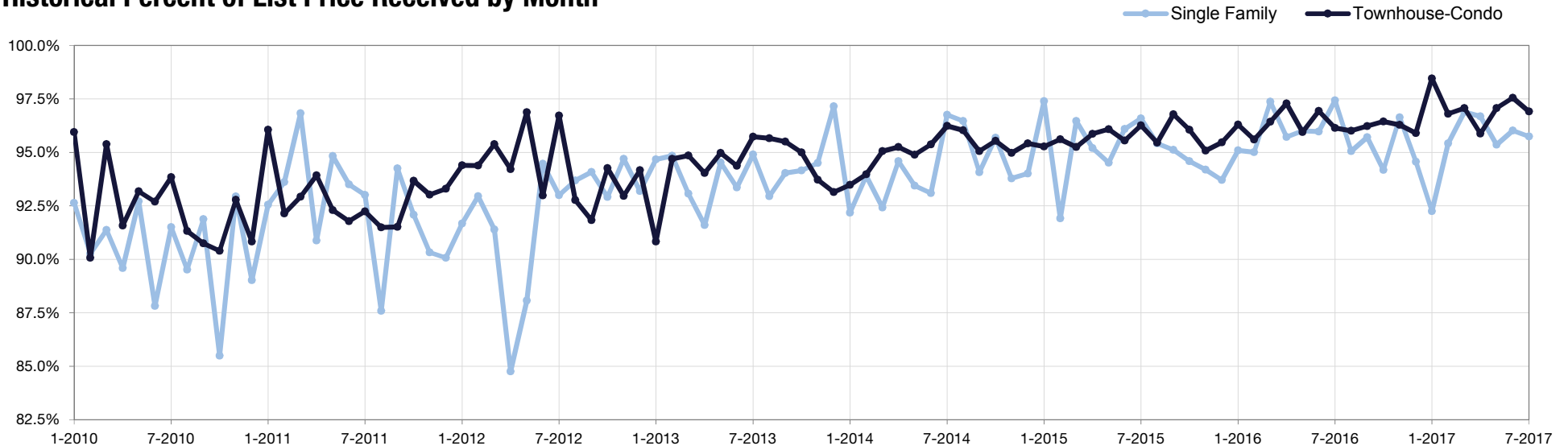
July

Year to Date



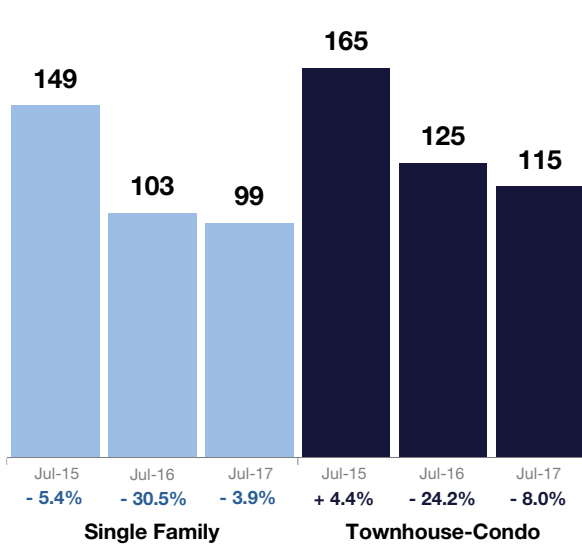
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	95.1%	-0.3%	96.0%	+0.6%
Sep-2016	95.7%	+0.6%	96.2%	-0.6%
Oct-2016	94.2%	-0.4%	96.4%	+0.3%
Nov-2016	96.6%	+2.5%	96.3%	+1.3%
Dec-2016	94.6%	+1.0%	95.9%	+0.4%
Jan-2017	92.3%	-2.9%	98.5%	+2.3%
Feb-2017	95.4%	+0.4%	96.8%	+1.3%
Mar-2017	96.9%	-0.5%	97.1%	+0.7%
Apr-2017	96.7%	+1.0%	95.9%	-1.4%
May-2017	95.4%	-0.6%	97.1%	+1.3%
Jun-2017	96.0%	0.0%	97.5%	+0.6%
Jul-2017	95.7%	-1.7%	96.9%	+0.8%

Historical Percent of List Price Received by Month

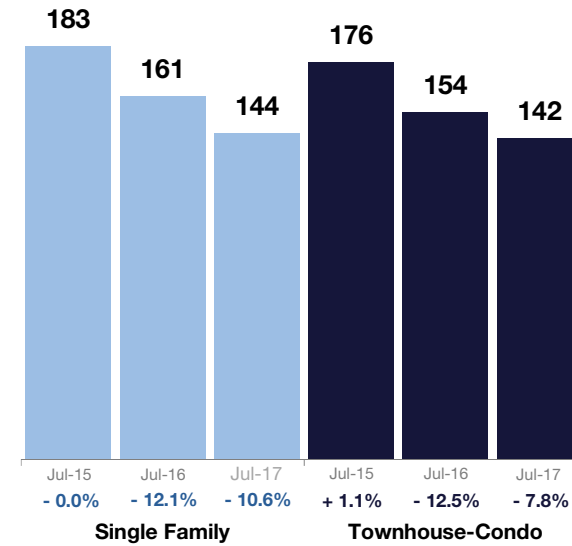


Days on Market Until Sale

July

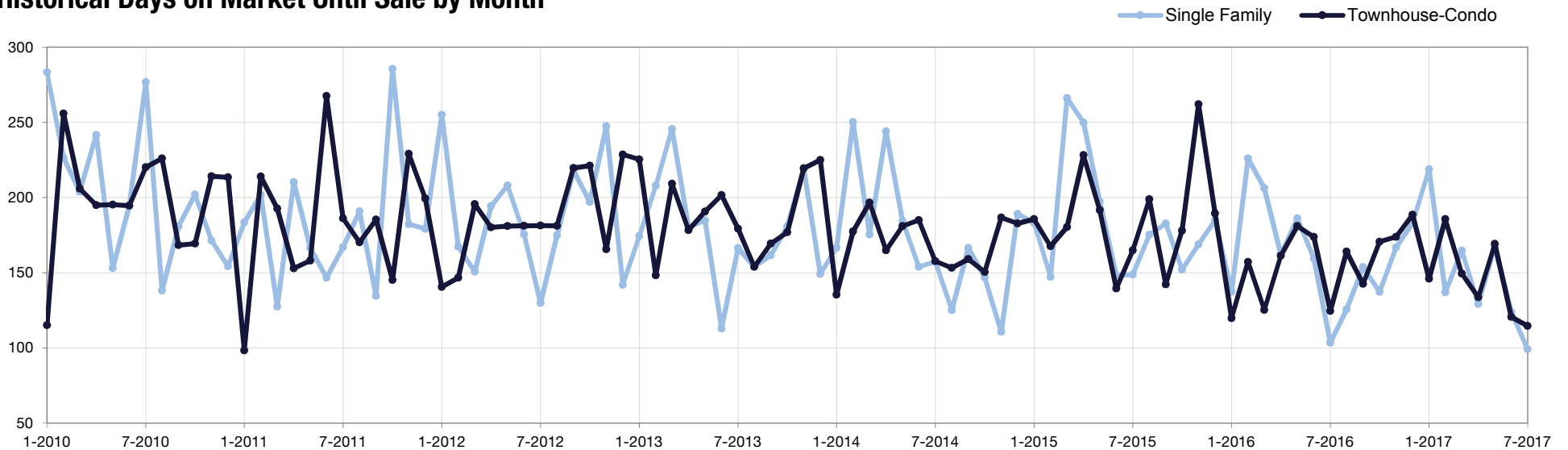


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	126	-28.0%	164	-17.6%
Sep-2016	154	-15.8%	143	+0.7%
Oct-2016	137	-9.9%	170	-4.5%
Nov-2016	167	-1.2%	174	-33.6%
Dec-2016	183	-1.1%	189	0.0%
Jan-2017	219	+59.9%	146	+21.7%
Feb-2017	137	-39.4%	186	+18.5%
Mar-2017	165	-19.9%	149	+19.2%
Apr-2017	129	-20.4%	134	-16.8%
May-2017	167	-10.2%	169	-6.6%
Jun-2017	124	-22.5%	121	-30.5%
Jul-2017	99	-3.9%	115	-8.0%

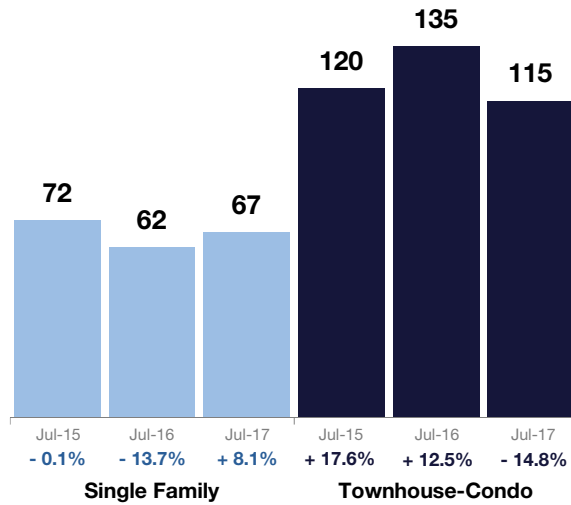
Historical Days on Market Until Sale by Month



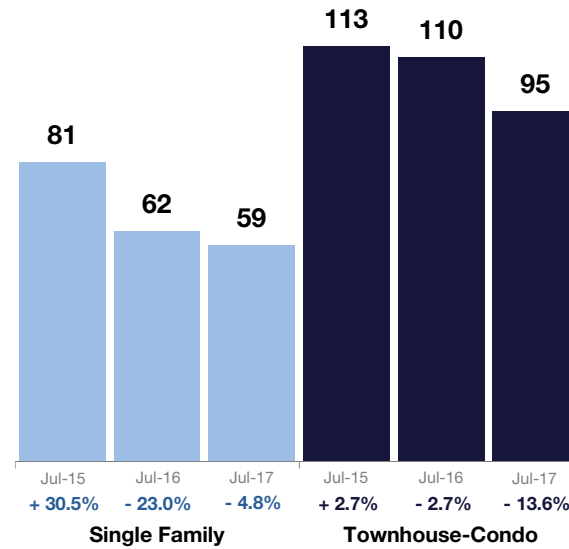
Housing Affordability Index



July

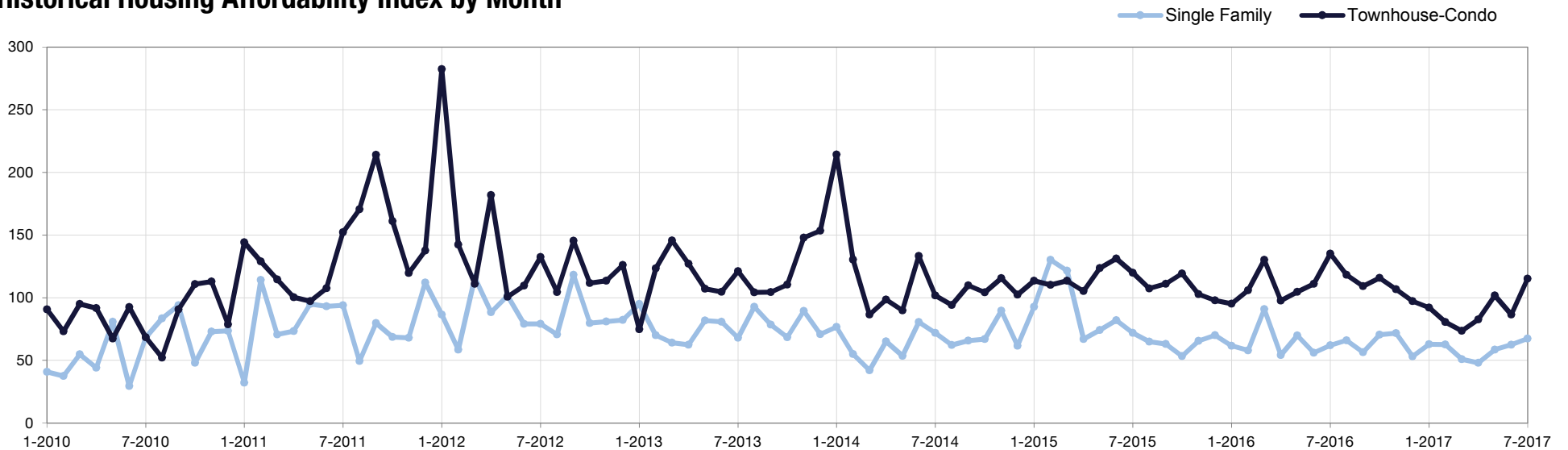


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	66	+1.5%	118	+10.3%
Sep-2016	57	-9.5%	109	-1.8%
Oct-2016	71	+34.0%	116	-2.5%
Nov-2016	72	+9.1%	107	+3.9%
Dec-2016	53	-24.3%	97	-1.0%
Jan-2017	63	+1.6%	92	-3.2%
Feb-2017	63	+8.6%	81	-23.6%
Mar-2017	51	-44.0%	74	-43.1%
Apr-2017	48	-11.1%	83	-15.3%
May-2017	59	-15.7%	102	-2.9%
Jun-2017	62	+10.7%	87	-21.6%
Jul-2017	67	+8.1%	115	-14.8%

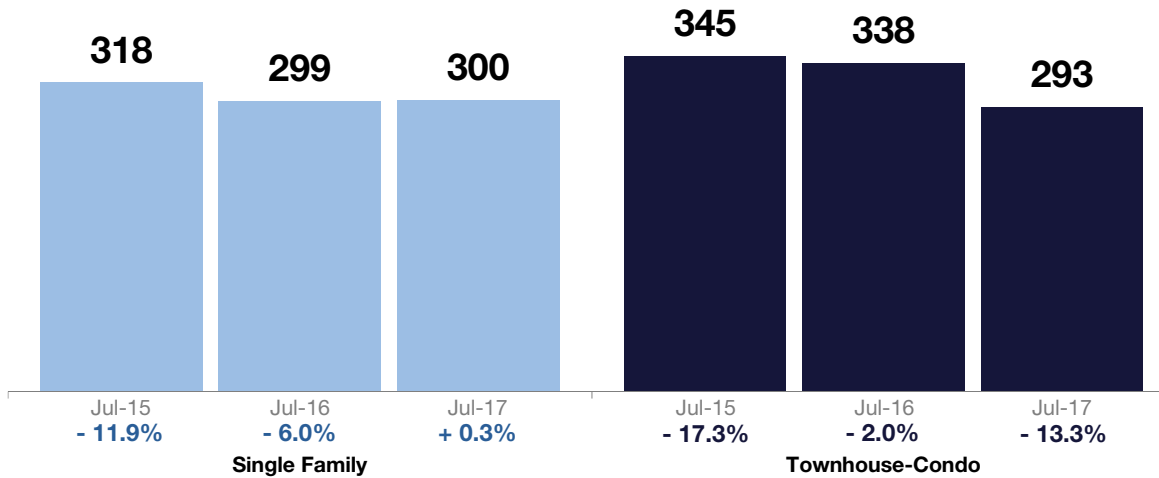
Historical Housing Affordability Index by Month



Inventory of Active Listings

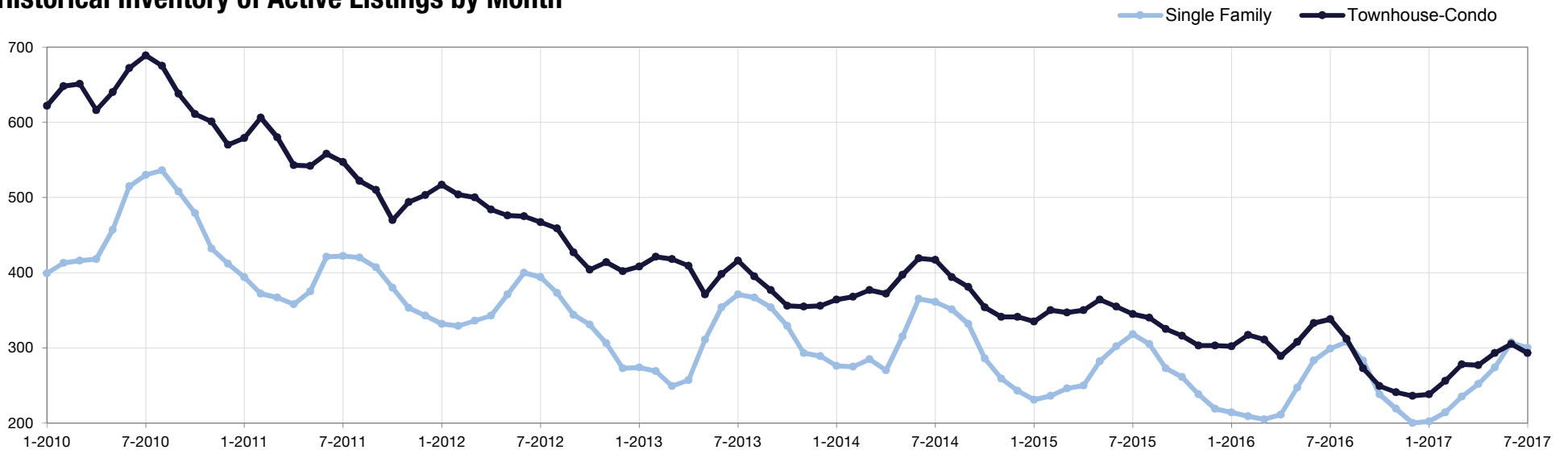


July



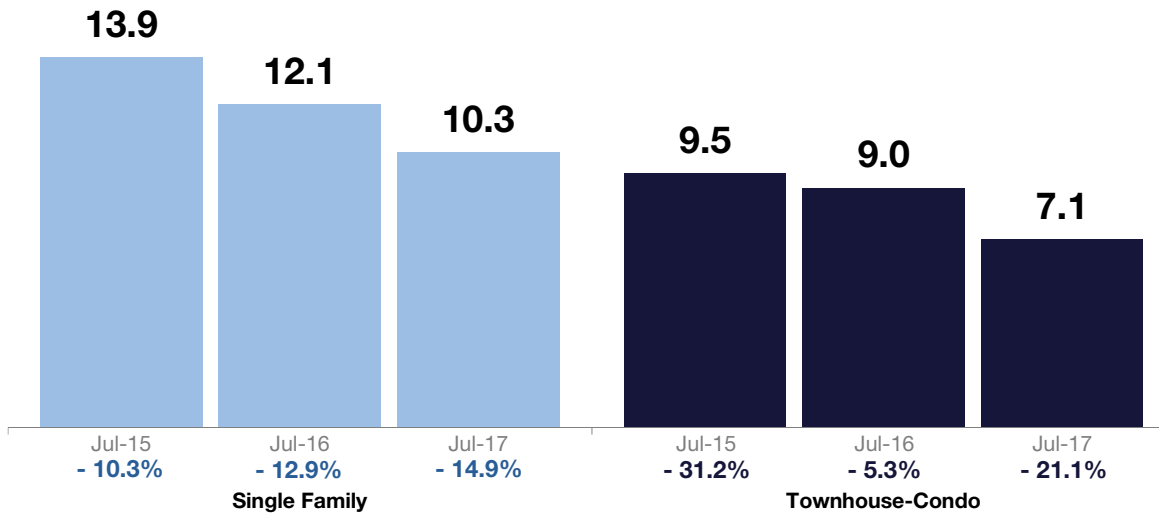
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	308	+1.0%	312	-8.2%
Sep-2016	283	+3.7%	273	-16.0%
Oct-2016	238	-8.8%	249	-21.2%
Nov-2016	219	-8.0%	241	-20.5%
Dec-2016	200	-8.7%	236	-22.1%
Jan-2017	202	-5.6%	238	-21.2%
Feb-2017	214	+2.4%	256	-19.2%
Mar-2017	235	+14.6%	278	-10.6%
Apr-2017	252	+19.4%	277	-4.2%
May-2017	274	+10.9%	293	-4.9%
Jun-2017	307	+8.5%	305	-8.4%
Jul-2017	300	+0.3%	293	-13.3%

Historical Inventory of Active Listings by Month



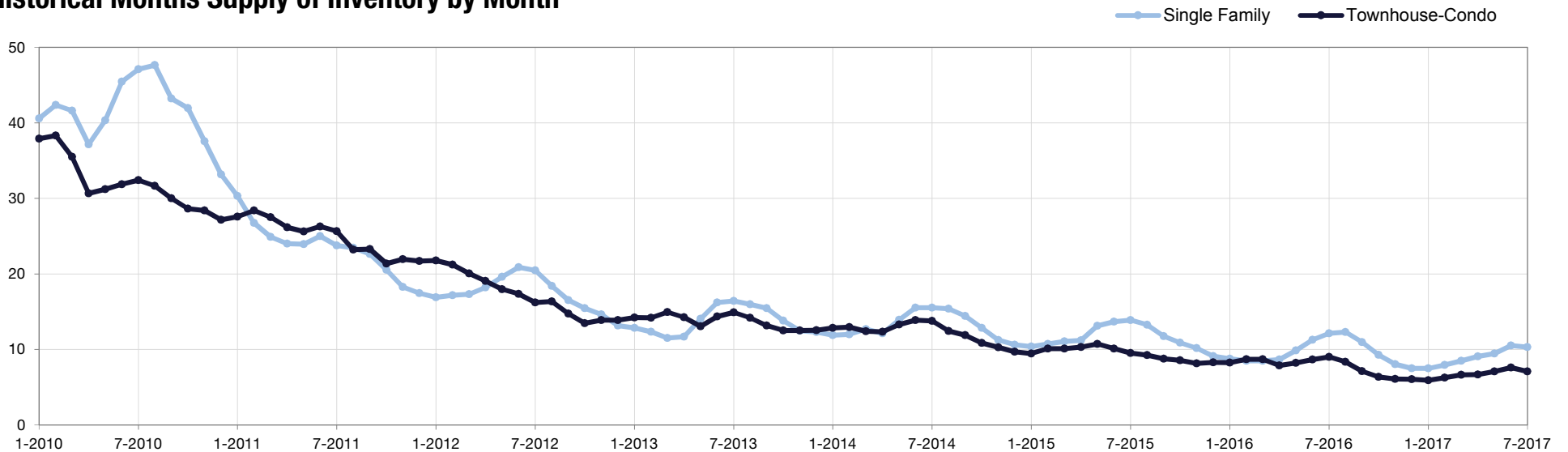
Months Supply of Inventory

July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2016	12.3	-7.5%	8.3	-10.8%
Sep-2016	11.0	-6.0%	7.1	-18.4%
Oct-2016	9.3	-14.7%	6.4	-24.7%
Nov-2016	8.0	-21.6%	6.1	-25.6%
Dec-2016	7.5	-17.6%	6.1	-26.5%
Jan-2017	7.5	-14.8%	5.9	-28.9%
Feb-2017	7.9	-7.1%	6.2	-28.7%
Mar-2017	8.5	0.0%	6.6	-24.1%
Apr-2017	9.1	+5.8%	6.7	-15.2%
May-2017	9.4	-4.1%	7.1	-13.4%
Jun-2017	10.5	-7.1%	7.6	-12.6%
Jul-2017	10.3	-14.9%	7.1	-21.1%

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



STEAMBOAT SPRINGS
BOARD of REALTORS®

Key Metrics	Historical Sparkbars	7-2016	7-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		145	95	- 34.5%	851	739	- 13.2%
Pending Sales		86	114	+ 32.6%	482	550	+ 14.1%
Sold Listings		76	87	+ 14.5%	405	465	+ 14.8%
Median Sales Price		\$375,750	\$360,000	- 4.2%	\$385,000	\$450,000	+ 16.9%
Average Sales Price		\$502,048	\$481,513	- 4.1%	\$544,676	\$615,303	+ 13.0%
Pct. of List Price Received		96.9%	96.6%	- 0.3%	96.4%	96.6%	+ 0.2%
Days on Market		121	110	- 9.1%	155	144	- 7.1%
Housing Affordability Index		99	100	+ 1.0%	97	80	- 17.5%
Active Listings		640	606	- 5.3%	--	--	--
Months Supply		10.1	8.4	- 16.8%	--	--	--

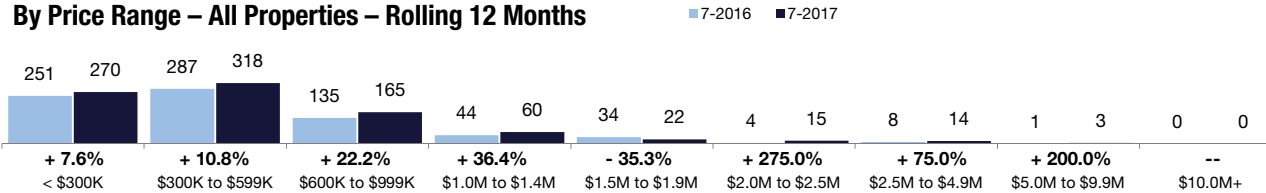
Closed Sales

Actual sales that have closed in a given month.

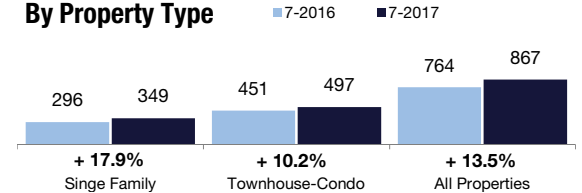


STEAMBOAT SPRINGS
BOARD of REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	7-2016	7-2017	Change	7-2016	7-2017	Change
\$299,999 and Below	63	89	+ 41.3%	187	181	- 3.2%
\$300,000 to \$599,999	91	90	- 1.1%	188	220	+ 17.0%
\$600,000 to \$999,999	84	94	+ 11.9%	46	61	+ 32.6%
\$1,000,000 to \$1,499,999	27	35	+ 29.6%	16	22	+ 37.5%
\$1,500,000 to \$1,999,999	22	15	- 31.8%	10	7	- 30.0%
\$2,000,000 to \$2,499,999	1	12	+1100%	3	3	0.0%
\$2,500,000 to \$4,999,999	7	11	+ 57.1%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	1	3	+ 200.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	296	349	+ 17.9%	451	497	+ 10.2%

Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2017	7-2017	Change	6-2017	7-2017	Change
\$299,999 and Below	12	8	- 33.3%	13	24	+ 84.6%
\$300,000 to \$599,999	11	8	- 27.3%	21	23	+ 9.5%
\$600,000 to \$999,999	14	10	- 28.6%	5	5	0.0%
\$1,000,000 to \$1,499,999	2	2	0.0%	2	0	- 100.0%
\$1,500,000 to \$1,999,999	2	0	- 100.0%	0	1	--
\$2,000,000 to \$2,499,999	0	0	--	0	0	--
\$2,500,000 to \$4,999,999	1	0	- 100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	42	29	- 31.0%	41	53	+ 29.3%

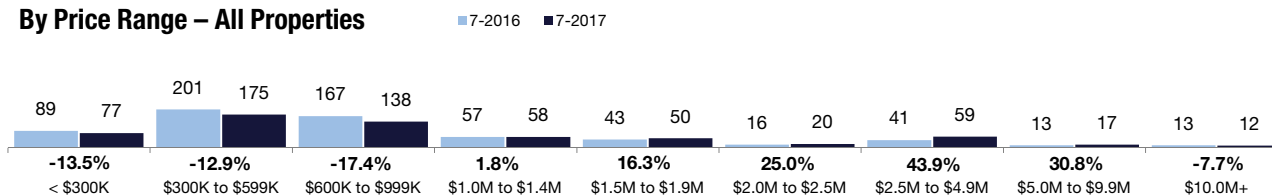
Year to Date

By Price Range	Single Family			Condo		
	7-2016	7-2017	Change	7-2016	7-2017	Change
\$299,999 and Below	39	48	+ 23.1%	102	89	- 12.7%
\$300,000 to \$599,999	41	43	+ 4.9%	98	120	+ 22.4%
\$600,000 to \$999,999	48	53	+ 10.4%	20	40	+ 100.0%
\$1,000,000 to \$1,499,999	14	24	+ 71.4%	8	9	+ 12.5%
\$1,500,000 to \$1,999,999	11	6	- 45.5%	7	3	- 57.1%
\$2,000,000 to \$2,499,999	0	8	--	0	2	--
\$2,500,000 to \$4,999,999	4	2	- 50.0%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	157	186	+ 18.5%	236	266	+ 12.7%

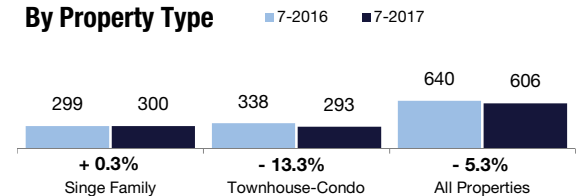
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Condo		
	7-2016	7-2017	Change	7-2016	7-2017	Change
\$299,999 and Below	28	18	- 35.7%	61	59	- 3.3%
\$300,000 to \$599,999	66	58	- 12.1%	134	113	- 15.7%
\$600,000 to \$999,999	62	54	- 12.9%	105	81	- 22.9%
\$1,000,000 to \$1,499,999	37	40	+ 8.1%	18	15	- 16.7%
\$1,500,000 to \$1,999,999	30	35	+ 16.7%	13	13	0.0%
\$2,000,000 to \$2,499,999	15	16	+ 6.7%	1	3	+ 200.0%
\$2,500,000 to \$4,999,999	36	51	+ 41.7%	5	8	+ 60.0%
\$5,000,000 to \$9,999,999	13	17	+ 30.8%	0	0	--
\$10,000,000 and Above	12	11	- 8.3%	1	1	0.0%
All Price Ranges	299	300	+ 0.3%	338	293	- 13.3%

Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2017	7-2017	Change	6-2017	7-2017	Change
\$299,999 and Below	16	18	+ 12.5%	52	59	+ 13.5%
\$300,000 to \$599,999	56	58	+ 3.6%	132	113	- 14.4%
\$600,000 to \$999,999	62	54	- 12.9%	86	81	- 5.8%
\$1,000,000 to \$1,499,999	42	40	- 4.8%	13	15	+ 15.4%
\$1,500,000 to \$1,999,999	38	35	- 7.9%	11	13	+ 18.2%
\$2,000,000 to \$2,499,999	14	16	+ 14.3%	2	3	+ 50.0%
\$2,500,000 to \$4,999,999	50	51	+ 2.0%	8	8	0.0%
\$5,000,000 to \$9,999,999	17	17	0.0%	0	0	--
\$10,000,000 and Above	12	11	- 8.3%	1	1	0.0%
All Price Ranges	307	300	- 2.3%	305	293	- 3.9%

Year to Date

By Price Range	Single Family			Condo		
	7-2016	7-2017	Change	7-2016	7-2017	Change
\$299,999 and Below	39	48	+ 23.1%	102	89	- 12.7%
\$300,000 to \$599,999	41	43	+ 4.9%	98	120	+ 22.4%
\$600,000 to \$999,999	48	53	+ 10.4%	20	40	+ 100.0%
\$1,000,000 to \$1,499,999	14	24	+ 71.4%	8	9	+ 12.5%
\$1,500,000 to \$1,999,999	11	6	- 45.5%	7	3	- 57.1%
\$2,000,000 to \$2,499,999	0	8	--	0	2	--
\$2,500,000 to \$4,999,999	4	2	- 50.0%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	2	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	157	186	+ 18.5%	236	266	+ 12.7%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



STEAMBOAT SPRINGS
BOARD of REALTORS®

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.