

Monthly Indicators



June 2017

Percent changes calculated using year-over-year comparisons.

New Listings were down 17.7 percent for single family homes and 34.1 percent for townhouse-condo properties. Pending Sales increased 25.9 percent for single family homes and 23.7 percent for townhouse-condo properties.

The Median Sales Price was down 13.3 percent to \$576,000 for single family homes but increased 23.9 percent to \$415,000 for townhouse-condo properties. Days on Market decreased 21.3 percent for single family homes and 30.5 percent for condo properties.

With job creation increasing and mortgage rates remaining low, the pull toward homeownership is expected to continue. Yet housing starts have been drifting lower, and some are beginning to worry that a more serious housing shortage could be in the cards if new construction and building permit applications continue to come in lower in year-over-year comparisons while demand remains high. Homebuilder confidence suggests otherwise, so predictions of a gloomy future should be curbed for the time being.

Activity Snapshot

- 18.8% **+ 25.6%** **- 0.2%**

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
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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.

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Single Family Market Overview

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



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Key Metrics	Historical Sparkbars	6-2016	6-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		79	65	- 17.7%	317	305	- 3.8%
Pending Sales		27	34	+ 25.9%	157	183	+ 16.6%
Sold Listings		39	41	+ 5.1%	126	156	+ 23.8%
Median Sales Price		\$664,000	\$576,000	- 13.3%	\$587,500	\$625,000	+ 6.4%
Average Sales Price		\$907,703	\$650,544	- 28.3%	\$718,873	\$804,428	+ 11.9%
Pct. of List Price Received		96.0%	95.9%	- 0.1%	95.9%	95.6%	- 0.3%
Days on Market		160	126	- 21.3%	175	153	- 12.6%
Housing Affordability Index		56	62	+ 10.7%	63	58	- 7.9%
Active Listings		283	305	+ 7.8%	--	--	--
Months Supply		11.3	10.5	- 7.1%	--	--	--

Townhouse-Condo Market Overview

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

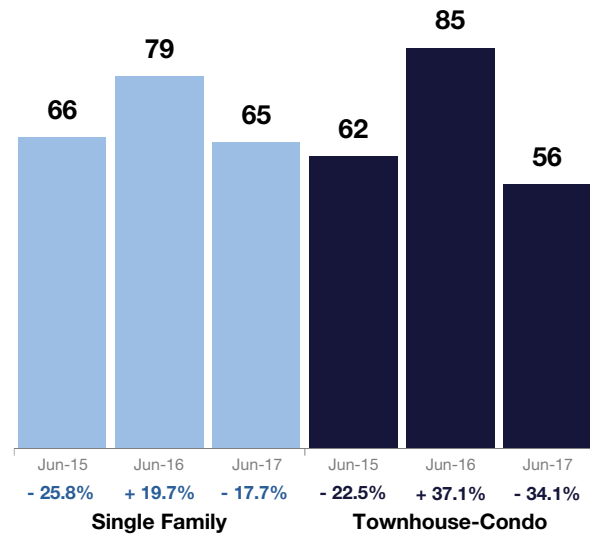


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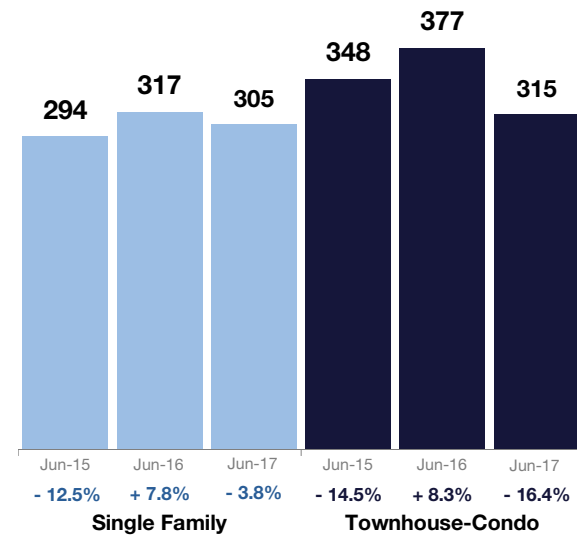
Key Metrics	Historical Sparkbars	6-2016	6-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		85	56	- 34.1%	377	315	- 16.4%
Pending Sales		38	47	+ 23.7%	227	236	+ 4.0%
Sold Listings		54	35	- 35.2%	197	207	+ 5.1%
Median Sales Price		\$334,950	\$415,000	+ 23.9%	\$345,700	\$390,000	+ 12.8%
Average Sales Price		\$443,265	\$459,626	+ 3.7%	\$443,561	\$529,082	+ 19.3%
Pct. of List Price Received		96.9%	97.7%	+ 0.8%	96.5%	97.2%	+ 0.7%
Days on Market		174	121	- 30.5%	160	150	- 6.3%
Housing Affordability Index		111	87	- 21.6%	108	92	- 14.8%
Active Listings		333	301	- 9.6%	--	--	--
Months Supply		8.7	7.6	- 12.6%	--	--	--

New Listings

June

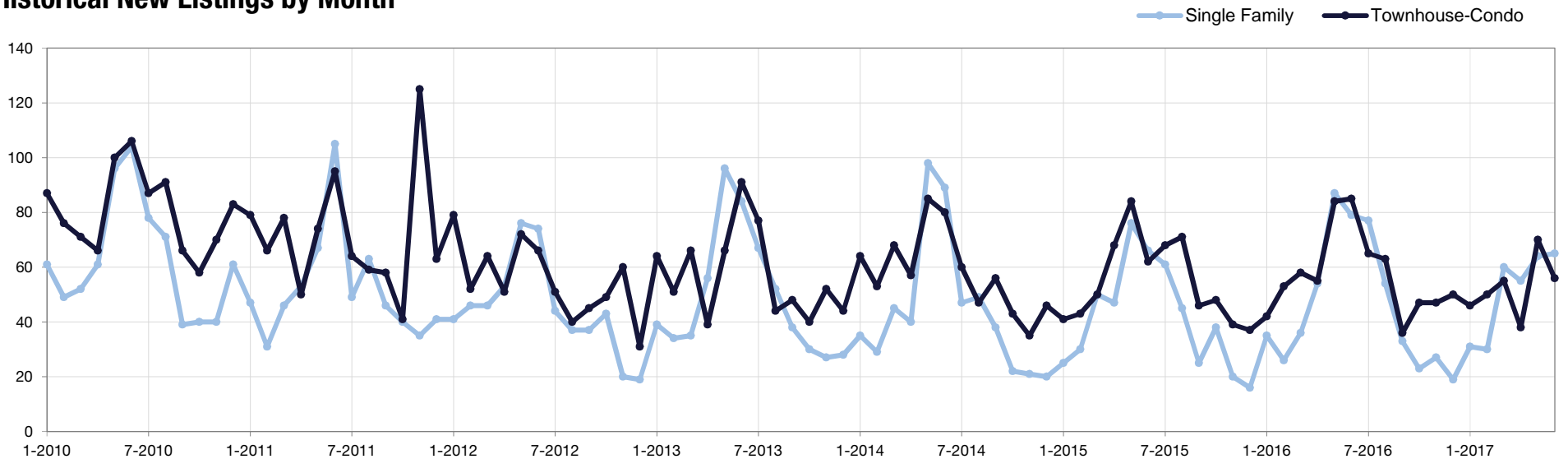


Year to Date



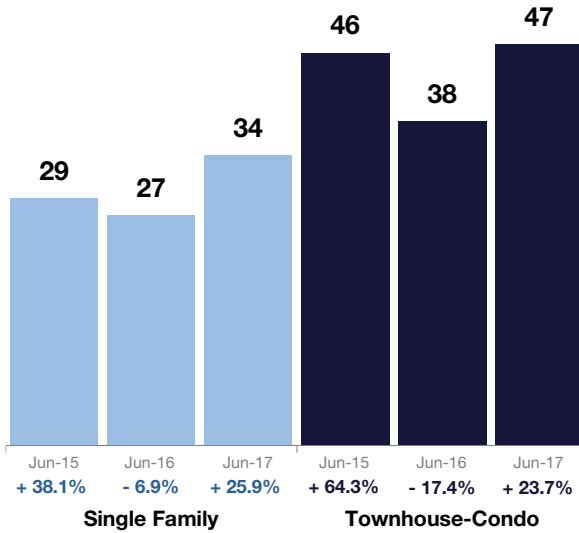
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	77	+26.2%	65	-4.4%
Aug-2016	54	+20.0%	63	-11.3%
Sep-2016	33	+32.0%	36	-21.7%
Oct-2016	23	-39.5%	47	-2.1%
Nov-2016	27	+35.0%	47	+20.5%
Dec-2016	19	+18.8%	50	+35.1%
Jan-2017	31	-11.4%	46	+9.5%
Feb-2017	30	+15.4%	50	-5.7%
Mar-2017	60	+66.7%	55	-5.2%
Apr-2017	55	+1.9%	38	-30.9%
May-2017	64	-26.4%	70	-16.7%
Jun-2017	65	-17.7%	56	-34.1%

Historical New Listings by Month

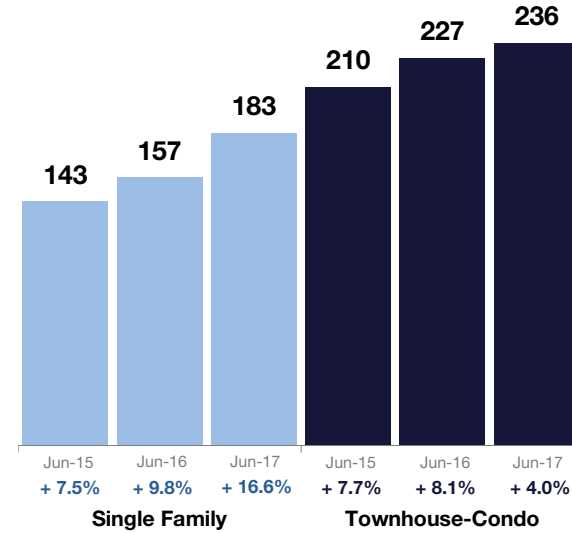


Pending Sales

June

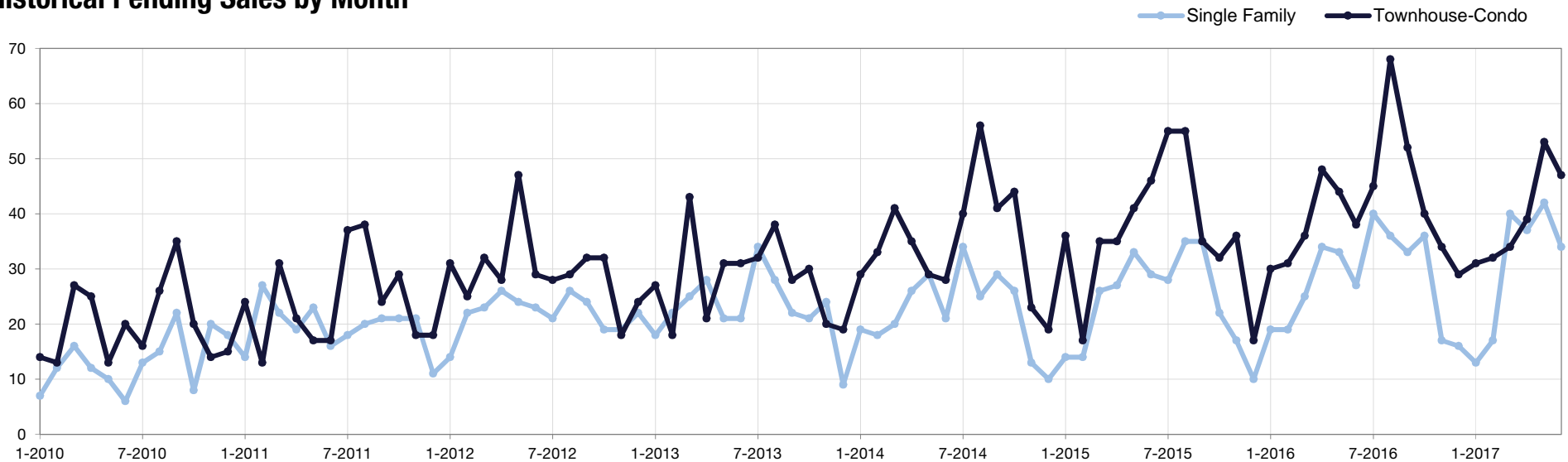


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	40	+42.9%	45	-18.2%
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	42	+27.3%	53	+20.5%
Jun-2017	34	+25.9%	47	+23.7%

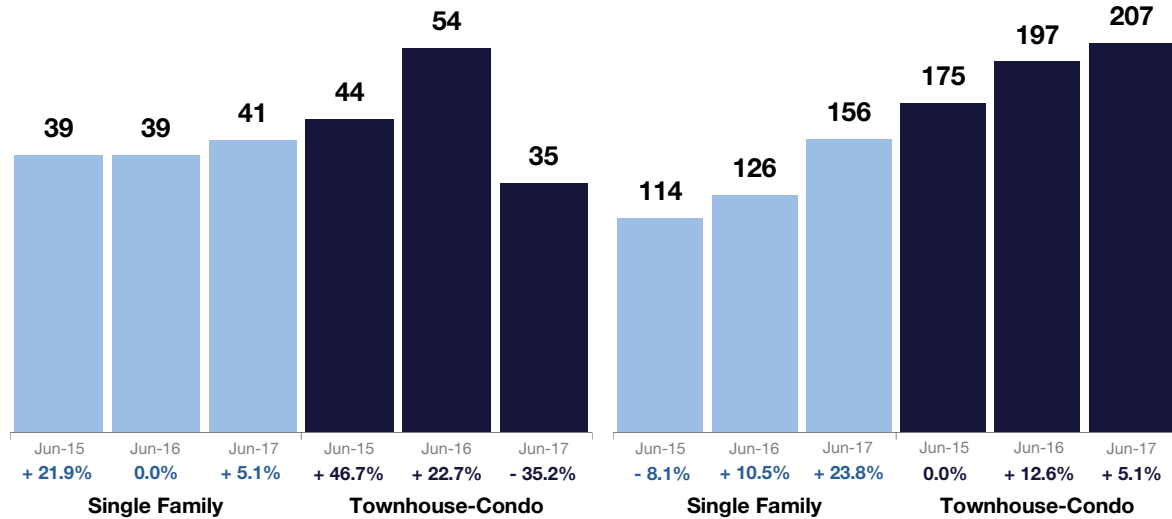
Historical Pending Sales by Month



Sold Listings

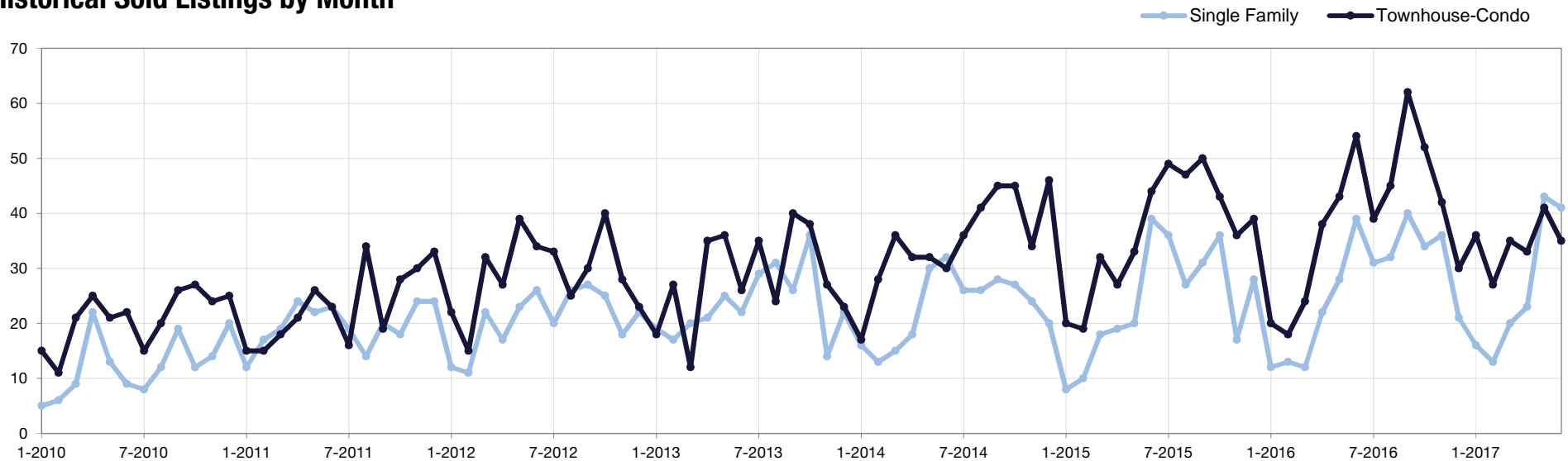
June

Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	31	-13.9%	39	-20.4%
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	41	+5.1%	35	-35.2%

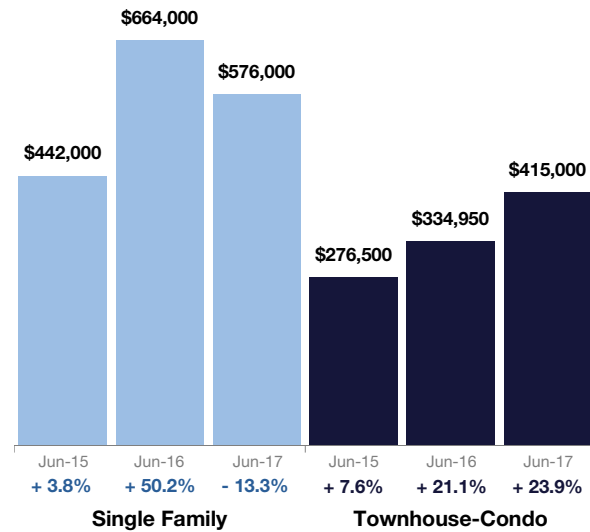
Historical Sold Listings by Month



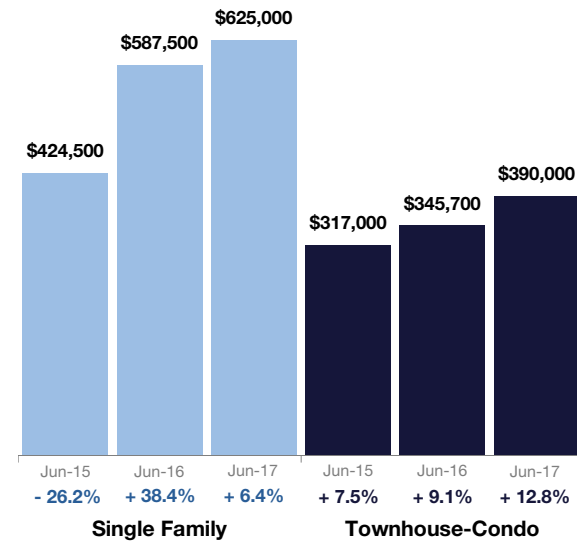
Median Sales Price



June

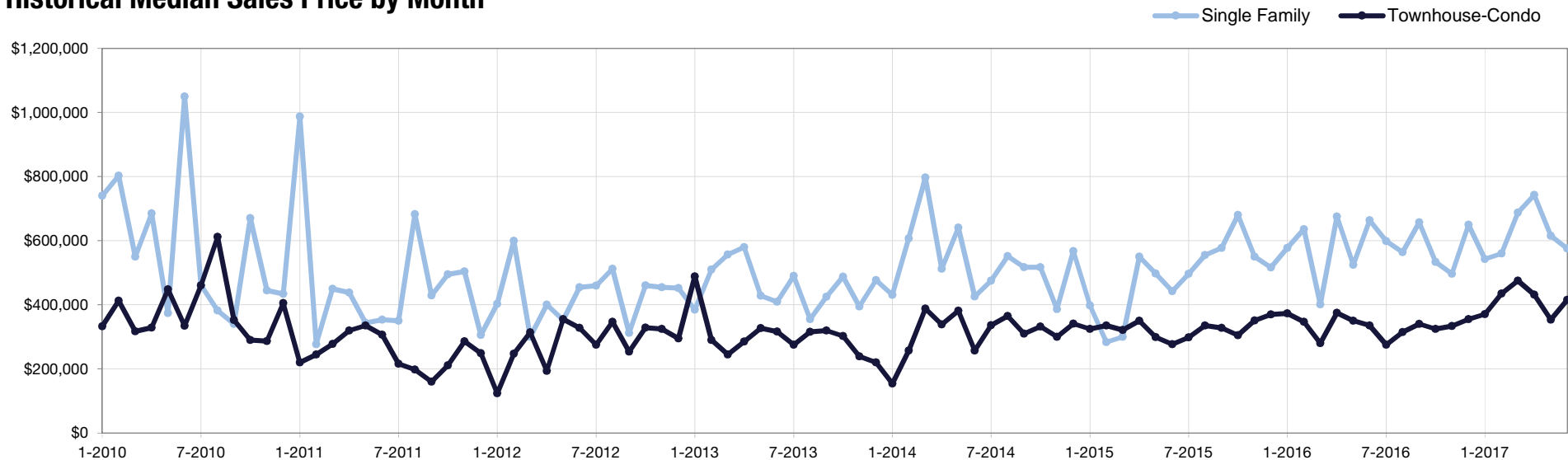


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	\$599,000	+20.5%	\$275,000	-7.7%
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	\$576,000	-13.3%	\$415,000	+23.9%

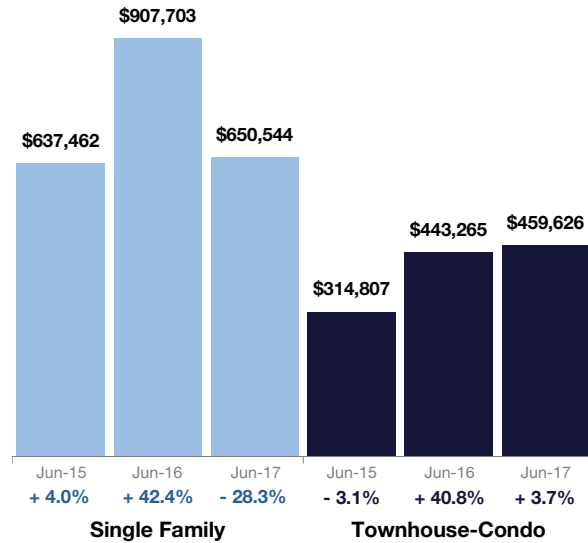
Historical Median Sales Price by Month



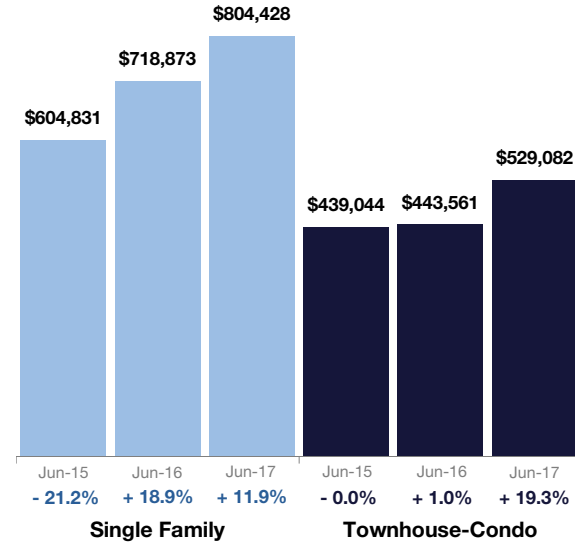
Average Sales Price



June

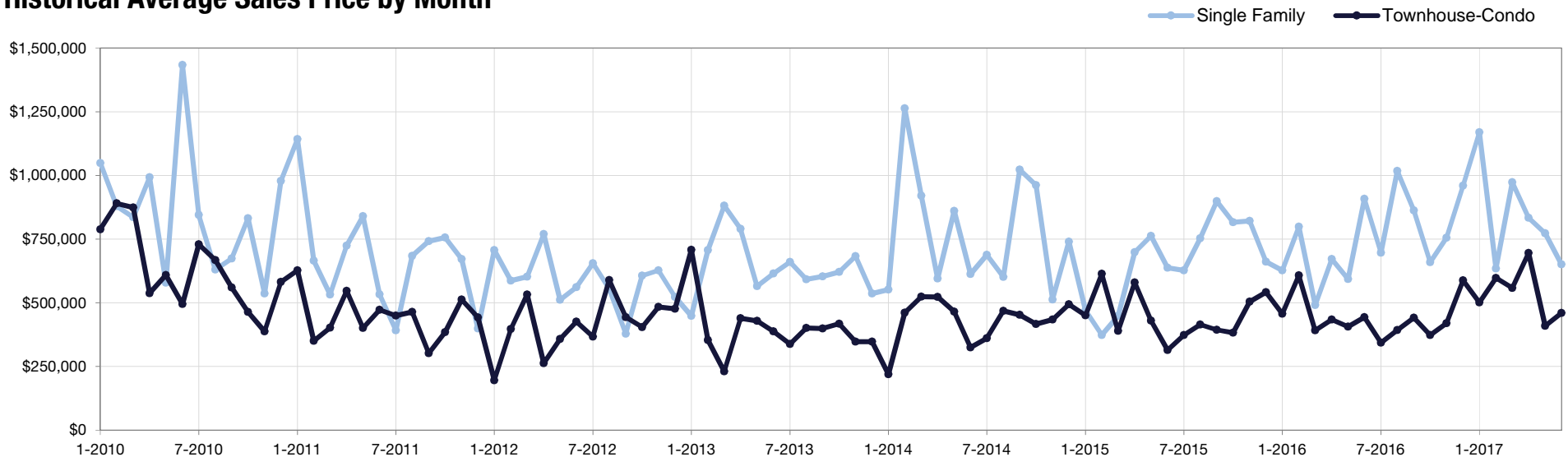


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	\$695,832	+11.0%	\$343,163	-8.1%
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	\$650,544	-28.3%	\$459,626	+3.7%

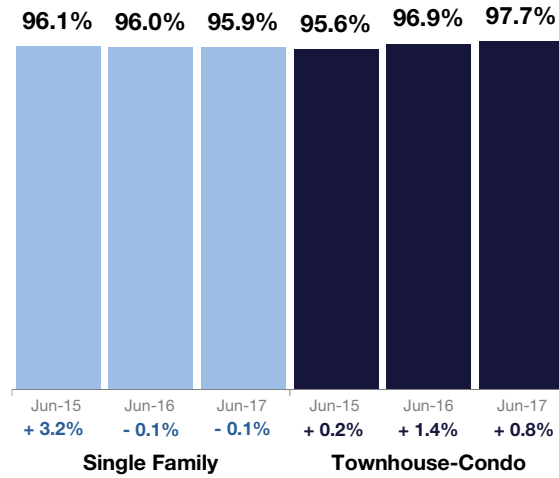
Historical Average Sales Price by Month



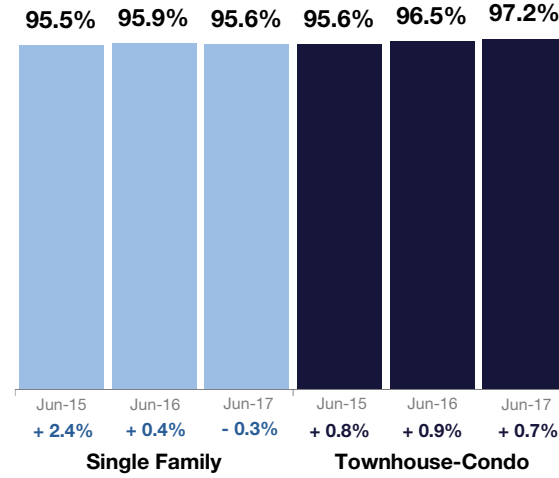
Percent of List Price Received



June

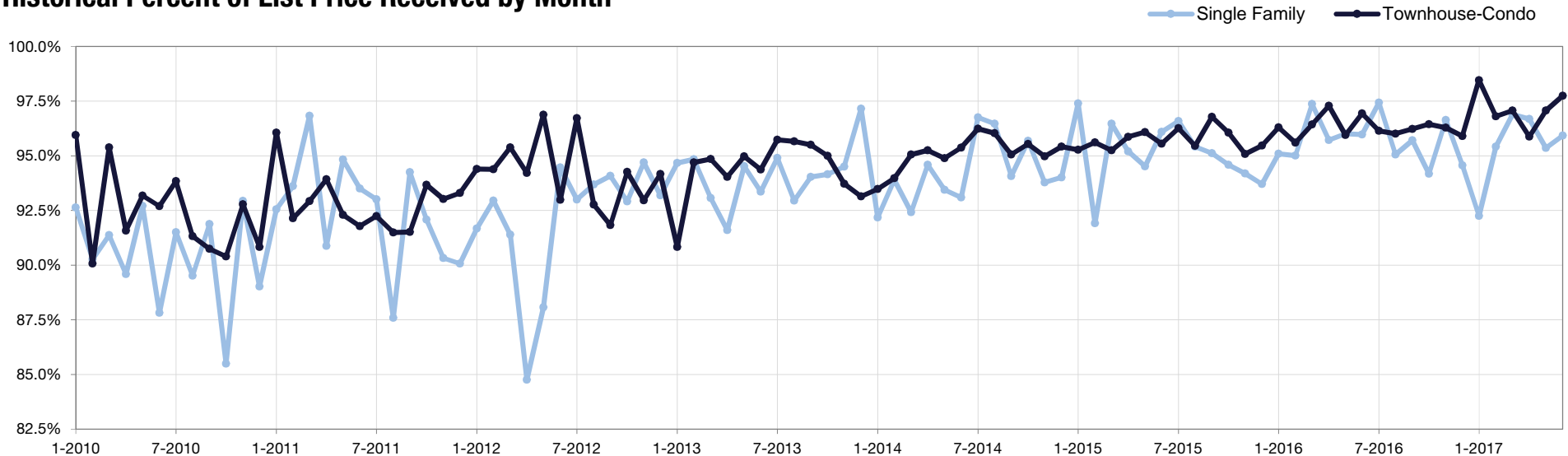


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	97.4%	+0.8%	96.1%	-0.2%
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	95.9%	-0.1%	97.7%	+0.8%

Historical Percent of List Price Received by Month

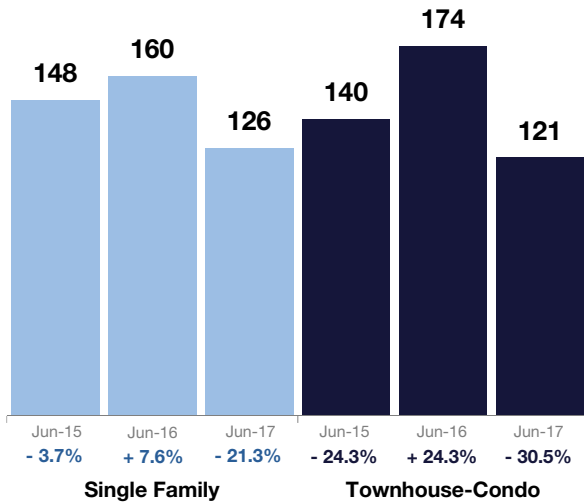


Days on Market Until Sale

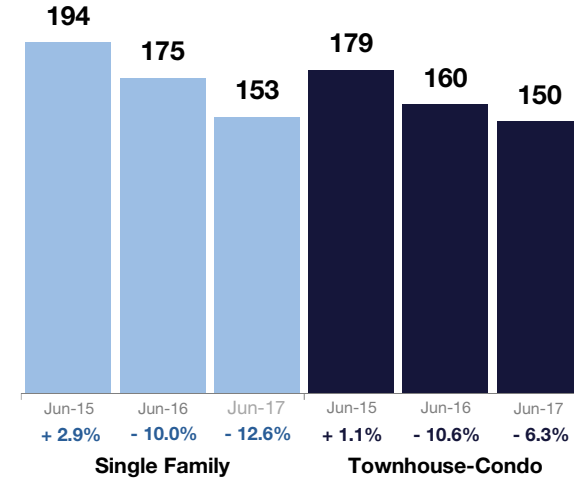


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June

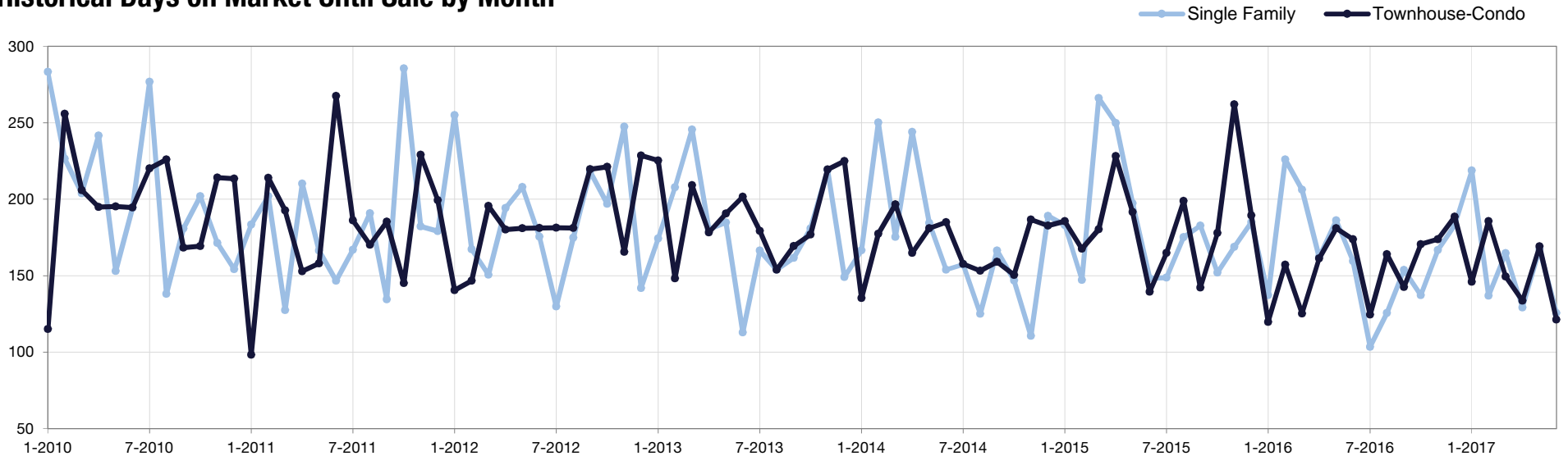


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	103	-30.9%	125	-24.2%
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	126	-21.3%	121	-30.5%

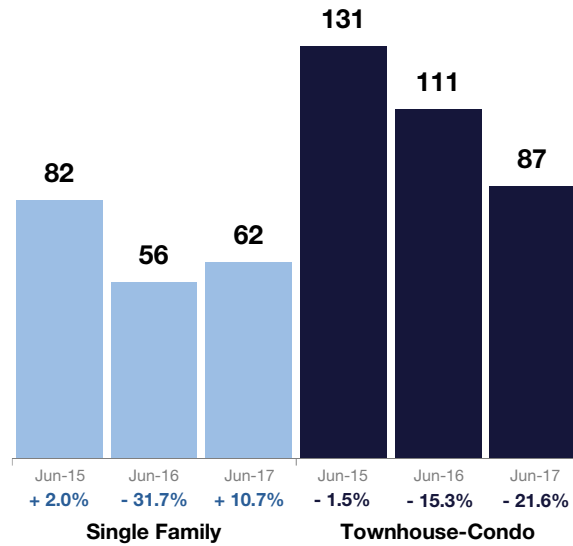
Historical Days on Market Until Sale by Month



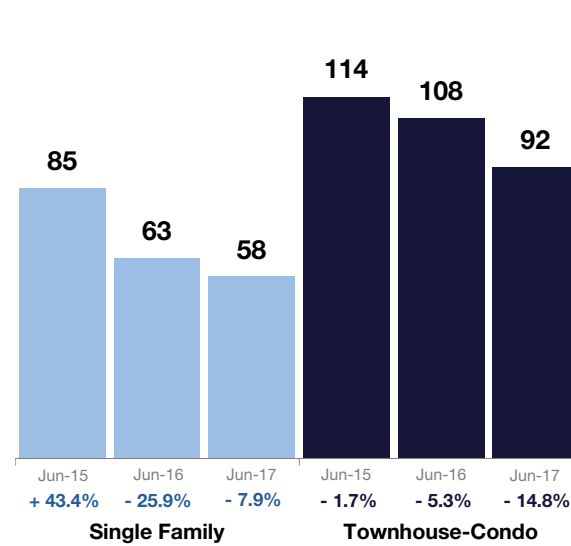
Housing Affordability Index



June

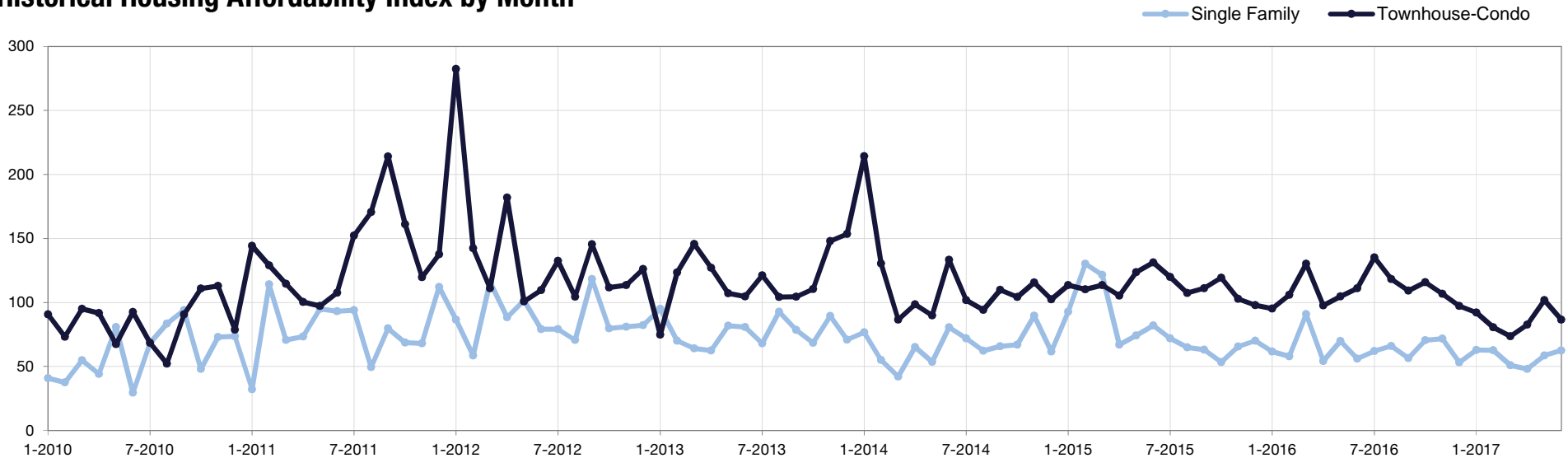


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	62	-13.9%	135	+12.5%
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%

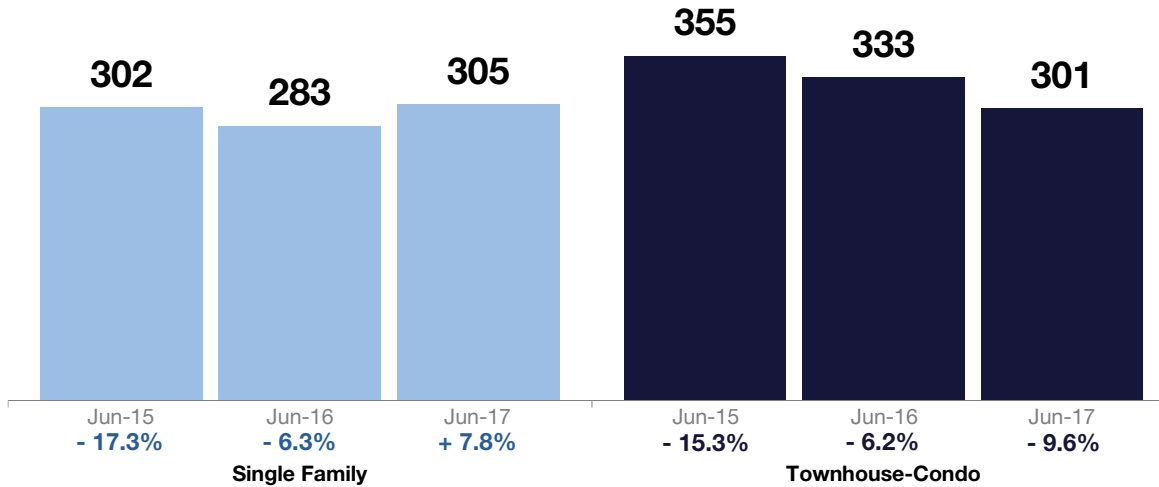
Historical Housing Affordability Index by Month



Inventory of Active Listings

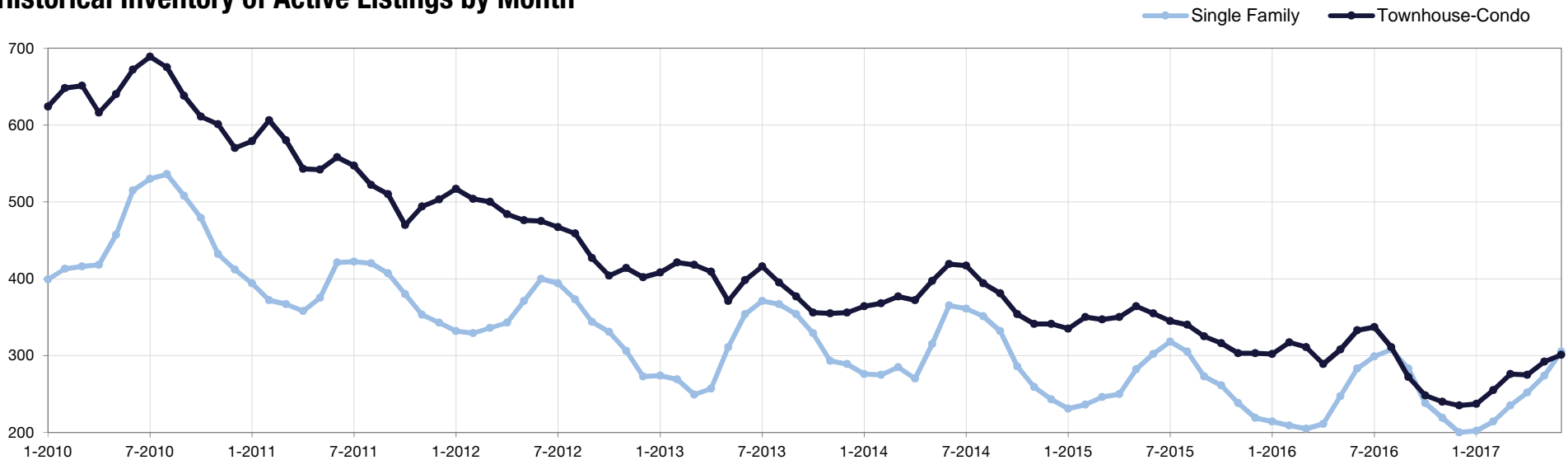


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	299	-6.0%	337	-2.3%
Aug-2016	308	+1.0%	311	-8.5%
Sep-2016	283	+3.7%	272	-16.3%
Oct-2016	238	-8.8%	248	-21.5%
Nov-2016	219	-8.0%	240	-20.8%
Dec-2016	200	-8.7%	235	-22.4%
Jan-2017	202	-5.6%	237	-21.5%
Feb-2017	214	+2.4%	255	-19.6%
Mar-2017	235	+14.6%	276	-11.3%
Apr-2017	252	+19.4%	275	-4.8%
May-2017	274	+10.9%	292	-5.2%
Jun-2017	305	+7.8%	301	-9.6%

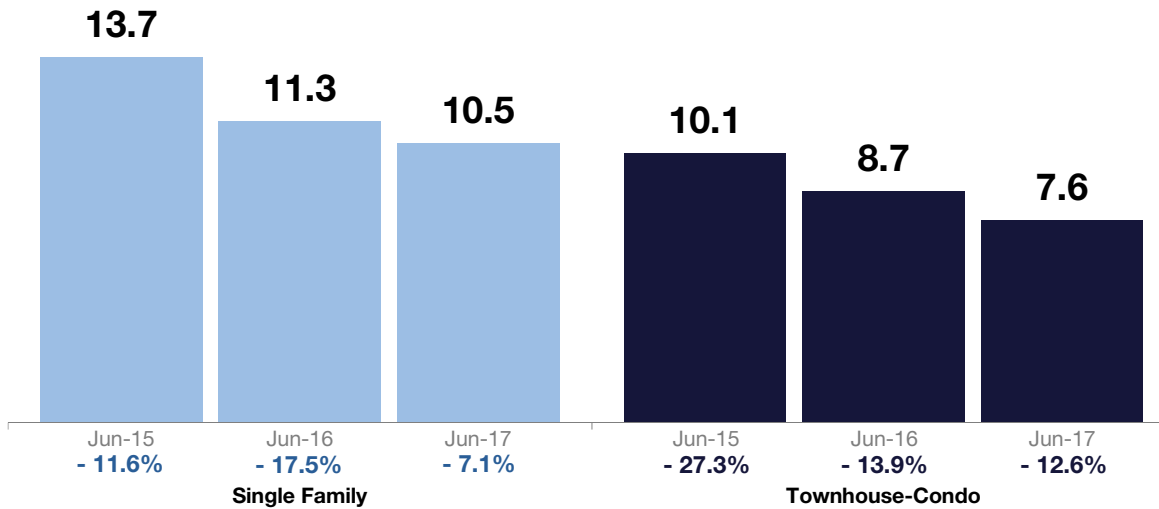
Historical Inventory of Active Listings by Month



Months Supply of Inventory

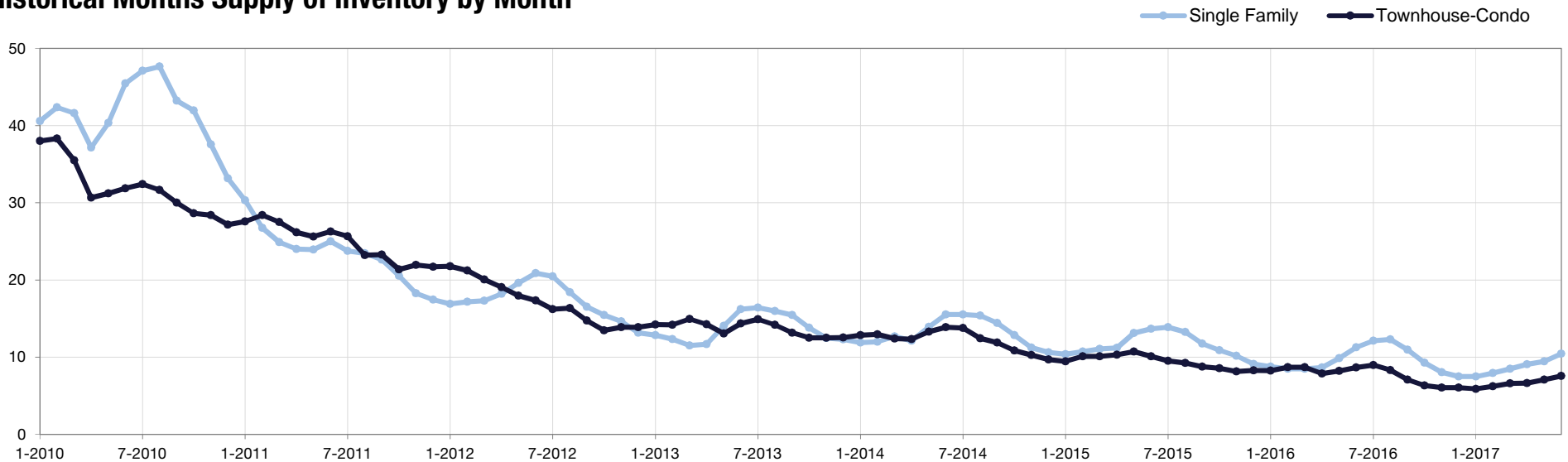


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2016	12.1	-12.9%	9.0	-5.3%
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%	6.3	-25.9%
Nov-2016	8.0	-21.6%	6.1	-25.6%
Dec-2016	7.5	-17.6%	6.0	-27.7%
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%	6.6	-16.5%
May-2017	9.4	-4.1%	7.1	-13.4%
Jun-2017	10.5	-7.1%	7.6	-12.6%

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.



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Key Metrics	Historical Sparkbars	6-2016	6-2017	Percent Change	YTD 2016	YTD 2017	Percent Change
New Listings		164	124	- 24.4%	706	636	- 9.9%
Pending Sales		71	83	+ 16.9%	396	434	+ 9.6%
Sold Listings		96	78	- 18.8%	329	371	+ 12.8%
Median Sales Price		\$390,000	\$490,000	+ 25.6%	\$385,000	\$485,000	+ 26.0%
Average Sales Price		\$635,648	\$569,926	- 10.3%	\$554,523	\$651,606	+ 17.5%
Pct. of List Price Received		96.6%	96.7%	+ 0.1%	96.3%	96.5%	+ 0.2%
Days on Market		163	125	- 23.3%	163	153	- 6.1%
Housing Affordability Index		95	73	- 23.2%	97	74	- 23.7%
Active Listings		619	618	- 0.2%	--	--	--
Months Supply		9.6	8.7	- 9.4%	--	--	--

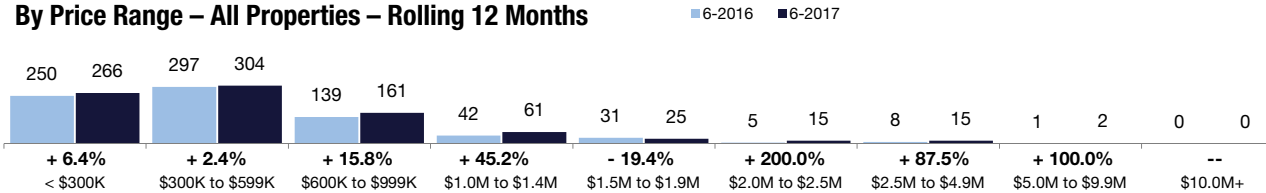
Closed Sales

Actual sales that have closed in a given month.

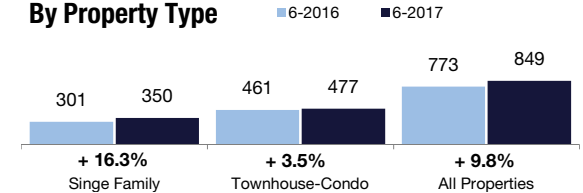


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2016	6-2017	Change	6-2016	6-2017	Change
\$299,999 and Below	59	90	+ 52.5%	190	176	- 7.4%
\$300,000 to \$599,999	102	88	- 13.7%	192	208	+ 8.3%
\$600,000 to \$999,999	87	92	+ 5.7%	48	58	+ 20.8%
\$1,000,000 to \$1,499,999	24	36	+ 50.0%	17	22	+ 29.4%
\$1,500,000 to \$1,999,999	19	18	- 5.3%	10	7	- 30.0%
\$2,000,000 to \$2,499,999	2	12	+ 500.0%	3	3	0.0%
\$2,500,000 to \$4,999,999	7	12	+ 71.4%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	1	2	+ 100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	301	350	+ 16.3%	461	477	+ 3.5%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2017	6-2017	Change	5-2017	6-2017	Change
\$299,999 and Below	15	11	- 26.7%	16	10	- 37.5%
\$300,000 to \$599,999	6	11	+ 83.3%	18	18	0.0%
\$600,000 to \$999,999	8	14	+ 75.0%	6	5	- 16.7%
\$1,000,000 to \$1,499,999	8	2	- 75.0%	1	2	+ 100.0%
\$1,500,000 to \$1,999,999	2	2	0.0%	0	0	--
\$2,000,000 to \$2,499,999	4	0	- 100.0%	0	0	--
\$2,500,000 to \$4,999,999	0	1	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	43	41	- 4.7%	41	35	- 14.6%

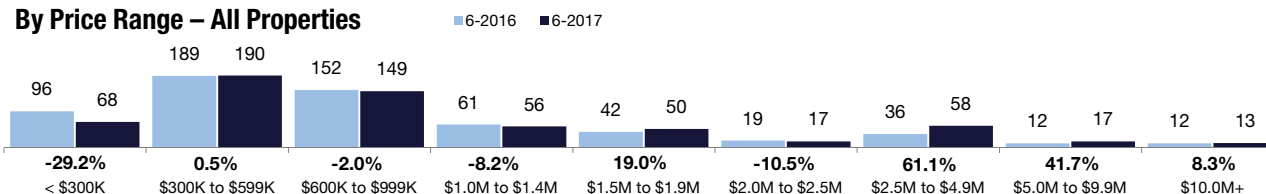
Year to Date

By Price Range	Single Family			Condo		
	6-2016	6-2017	Change	6-2016	6-2017	Change
\$299,999 and Below	29	39	+ 34.5%	80	62	- 22.5%
\$300,000 to \$599,999	35	35	0.0%	84	94	+ 11.9%
\$600,000 to \$999,999	40	43	+ 7.5%	18	35	+ 94.4%
\$1,000,000 to \$1,499,999	11	22	+ 100.0%	8	9	+ 12.5%
\$1,500,000 to \$1,999,999	8	6	- 25.0%	6	2	- 66.7%
\$2,000,000 to \$2,499,999	0	8	--	0	2	--
\$2,500,000 to \$4,999,999	3	2	- 33.3%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	126	156	+ 23.8%	197	207	+ 5.1%

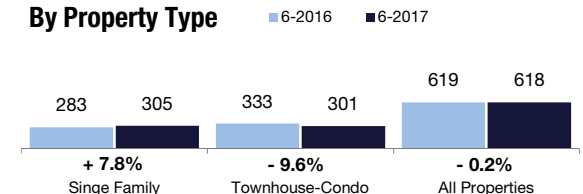
Inventory of Active Listings

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		
	6-2016	6-2017	Change	6-2016	6-2017	Change
\$299,999 and Below	31	16	- 48.4%	65	52	- 20.0%
\$300,000 to \$599,999	53	56	+ 5.7%	135	130	- 3.7%
\$600,000 to \$999,999	55	61	+ 10.9%	97	84	- 13.4%
\$1,000,000 to \$1,499,999	39	41	+ 5.1%	20	13	- 35.0%
\$1,500,000 to \$1,999,999	30	38	+ 26.7%	12	11	- 8.3%
\$2,000,000 to \$2,499,999	18	14	- 22.2%	1	2	+ 100.0%
\$2,500,000 to \$4,999,999	33	50	+ 51.5%	3	8	+ 166.7%
\$5,000,000 to \$9,999,999	12	17	+ 41.7%	0	0	--
\$10,000,000 and Above	12	12	0.0%	0	1	--
All Price Ranges	283	305	+ 7.8%	333	301	- 9.6%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2017	6-2017	Change	5-2017	6-2017	Change
\$299,999 and Below	19	16	- 15.8%	49	52	+ 6.1%
\$300,000 to \$599,999	47	56	+ 19.1%	127	130	+ 2.4%
\$600,000 to \$999,999	51	61	+ 19.6%	84	84	0.0%
\$1,000,000 to \$1,499,999	39	41	+ 5.1%	14	13	- 7.1%
\$1,500,000 to \$1,999,999	31	38	+ 22.6%	9	11	+ 22.2%
\$2,000,000 to \$2,499,999	12	14	+ 16.7%	2	2	0.0%
\$2,500,000 to \$4,999,999	47	50	+ 6.4%	6	8	+ 33.3%
\$5,000,000 to \$9,999,999	16	17	+ 6.3%	0	0	--
\$10,000,000 and Above	12	12	0.0%	1	1	0.0%
All Price Ranges	274	305	+ 11.3%	292	301	+ 3.1%

Year to Date

By Price Range	Single Family			Condo		
	6-2016	6-2017	Change	6-2016	6-2017	Change
\$299,999 and Below	29	39	+ 34.5%	80	62	- 22.5%
\$300,000 to \$599,999	35	35	0.0%	84	94	+ 11.9%
\$600,000 to \$999,999	40	43	+ 7.5%	18	35	+ 94.4%
\$1,000,000 to \$1,499,999	11	22	+ 100.0%	8	9	+ 12.5%
\$1,500,000 to \$1,999,999	8	6	- 25.0%	6	2	- 66.7%
\$2,000,000 to \$2,499,999	0	8	--	0	2	--
\$2,500,000 to \$4,999,999	3	2	- 33.3%	1	3	+ 200.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	126	156	+ 23.8%	197	207	+ 5.1%

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®



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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.