

# Monthly Indicators



## January 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 17.4 percent for single family homes but increased 50.0 percent for townhouse-condo properties. Pending Sales increased 38.9 percent for single family homes and 30.3 percent for townhouse-condo properties.

The Median Sales Price was up 13.4 percent to \$665,000 for single family homes but decreased 11.7 percent to \$351,250 for townhouse-condo properties. Days on Market decreased 33.3 percent for single family homes but increased 28.0 percent for townhouse-condo properties.

While the home affordability topic will continue to set the tone for the 2019 housing market, early signs point to an improving inventory situation, including in several markets that are beginning to show regular year-over-year percentage increases. As motivated sellers attempt to get a jump on annual goals, many new listings enter the market immediately after the turn of a calendar year. If home price appreciation falls more in line with wage growth, and rates can hold firm, consumer confidence and affordability are likely to improve.

## Activity Snapshot

<b>- 16.4%</b>	<b>+ 5.6%</b>	<b>+ 15.7%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties

Residential real estate activity in ZIP codes 80487, 81639 and 80467 composed 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	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		23	19	- 17.4%	23	19	- 17.4%
<b>Pending Sales</b>		18	25	+ 38.9%	18	25	+ 38.9%
<b>Sold Listings</b>		16	17	+ 6.3%	16	17	+ 6.3%
<b>Median Sales Price</b>		\$586,400	\$665,000	+ 13.4%	\$586,400	\$665,000	+ 13.4%
<b>Average Sales Price</b>		\$658,075	\$767,765	+ 16.7%	\$658,075	\$767,765	+ 16.7%
<b>Pct. of List Price Received</b>		96.7%	98.5%	+ 1.9%	96.7%	98.5%	+ 1.9%
<b>Days on Market</b>		105	70	- 33.3%	105	70	- 33.3%
<b>Housing Affordability Index</b>		59	51	- 13.6%	59	51	- 13.6%
<b>Active Listings</b>		147	177	+ 20.4%	--	--	--
<b>Months Supply</b>		5.3	6.2	+ 17.0%	--	--	--

# Townhouse-Condo Market Overview

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



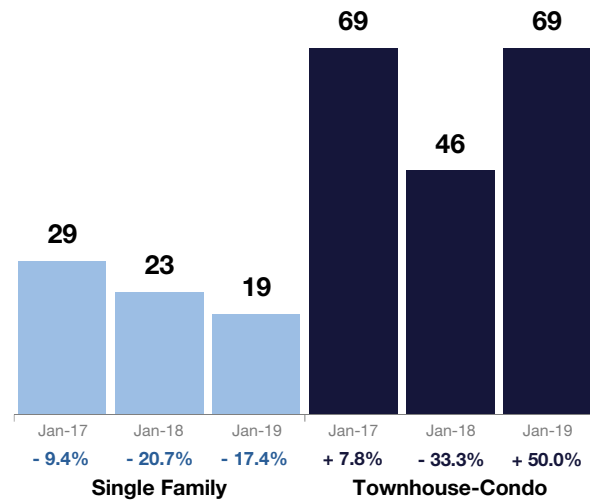
STEAMBOAT SPRINGS  
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Key Metrics	Historical Sparkbars	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		46	69	+ 50.0%	46	69	+ 50.0%
<b>Pending Sales</b>		33	43	+ 30.3%	33	43	+ 30.3%
<b>Sold Listings</b>		45	34	- 24.4%	45	34	- 24.4%
<b>Median Sales Price</b>		\$398,000	\$351,250	- 11.7%	\$398,000	\$351,250	- 11.7%
<b>Average Sales Price</b>		\$416,033	\$420,603	+ 1.1%	\$416,033	\$420,603	+ 1.1%
<b>Pct. of List Price Received</b>		97.1%	96.8%	- 0.3%	97.1%	96.8%	- 0.3%
<b>Days on Market</b>		75	96	+ 28.0%	75	96	+ 28.0%
<b>Housing Affordability Index</b>		87	97	+ 11.5%	87	97	+ 11.5%
<b>Active Listings</b>		247	279	+ 13.0%	--	--	--
<b>Months Supply</b>		4.8	6.1	+ 27.1%	--	--	--

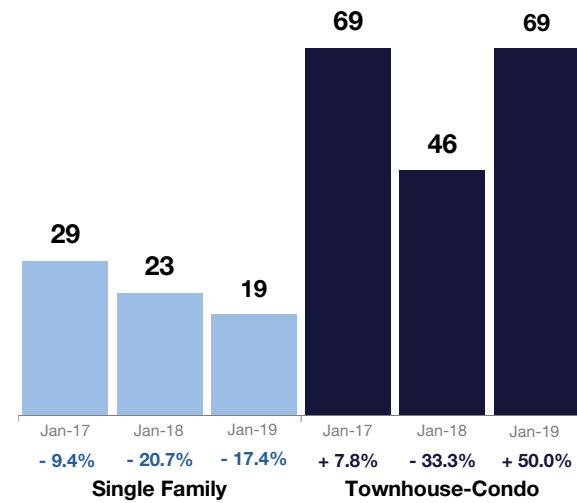
# New Listings



## January

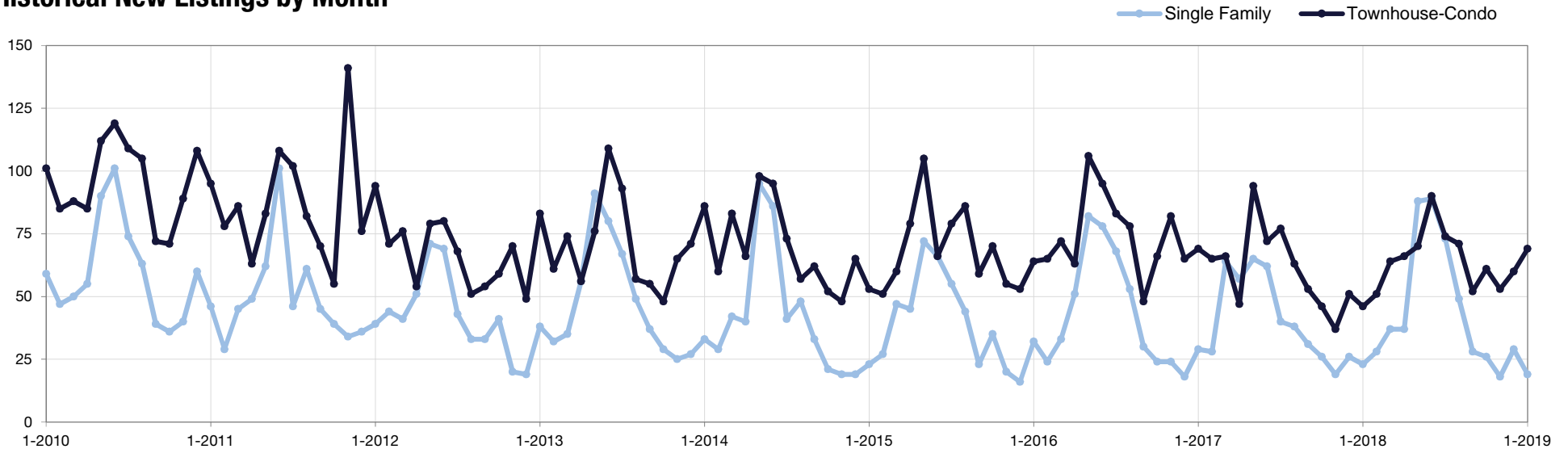


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	28	0.0%	51	-21.5%
Mar-2018	37	-42.2%	64	-3.0%
Apr-2018	37	-35.1%	66	+40.4%
May-2018	88	+35.4%	70	-25.5%
Jun-2018	89	+43.5%	90	+25.0%
Jul-2018	73	+82.5%	74	-3.9%
Aug-2018	49	+28.9%	71	+12.7%
Sep-2018	28	-9.7%	52	-1.9%
Oct-2018	26	0.0%	61	+32.6%
Nov-2018	18	-5.3%	53	+43.2%
Dec-2018	29	+11.5%	60	+17.6%
<b>Jan-2019</b>	<b>19</b>	<b>-17.4%</b>	<b>69</b>	<b>+50.0%</b>

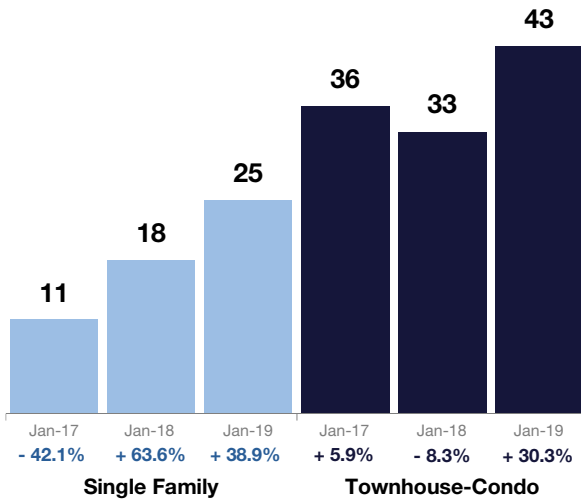
## Historical New Listings by Month



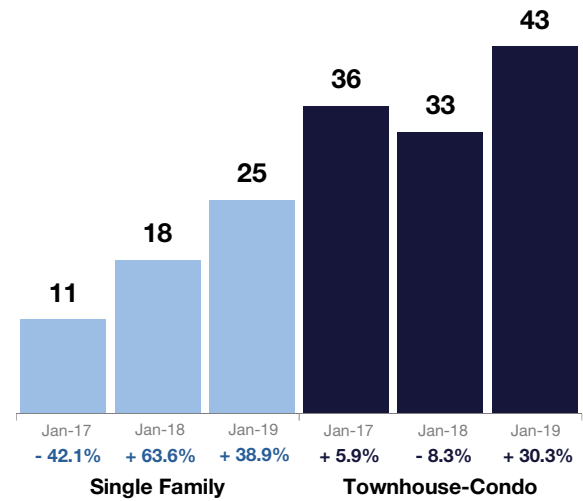
# Pending Sales



## January

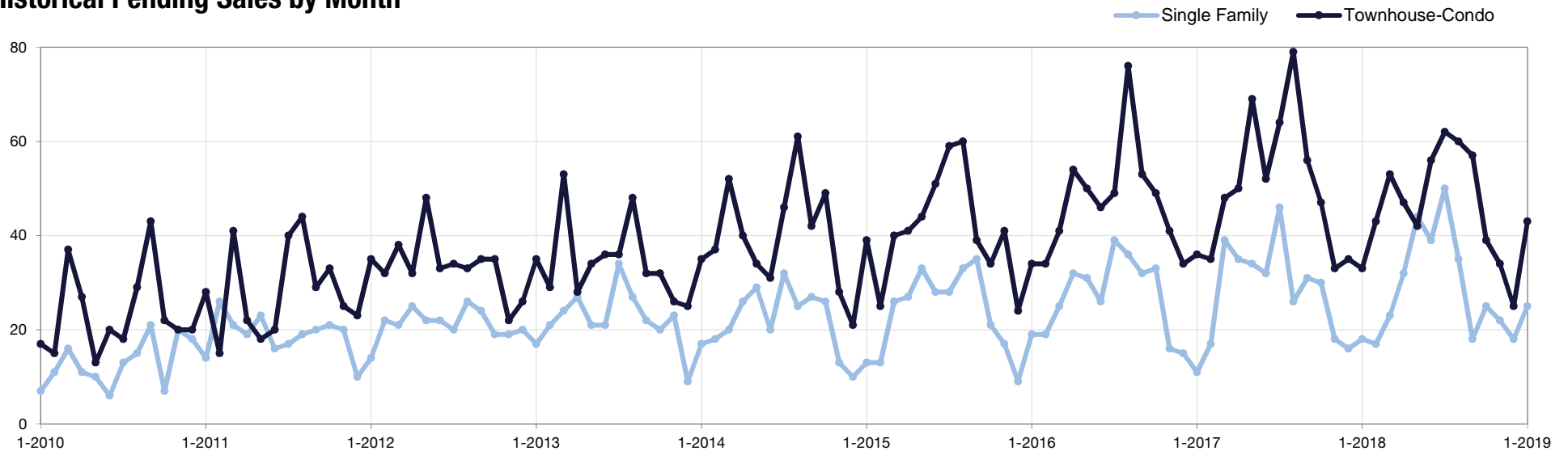


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	17	0.0%	43	+22.9%
Mar-2018	23	-41.0%	53	+10.4%
Apr-2018	32	-8.6%	47	-6.0%
May-2018	44	+29.4%	42	-39.1%
Jun-2018	39	+21.9%	56	+7.7%
Jul-2018	50	+8.7%	62	-3.1%
Aug-2018	35	+34.6%	60	-24.1%
Sep-2018	18	-41.9%	57	+1.8%
Oct-2018	25	-16.7%	39	-17.0%
Nov-2018	22	+22.2%	34	+3.0%
Dec-2018	18	+12.5%	25	-28.6%
<b>Jan-2019</b>	<b>25</b>	<b>+38.9%</b>	<b>43</b>	<b>+30.3%</b>

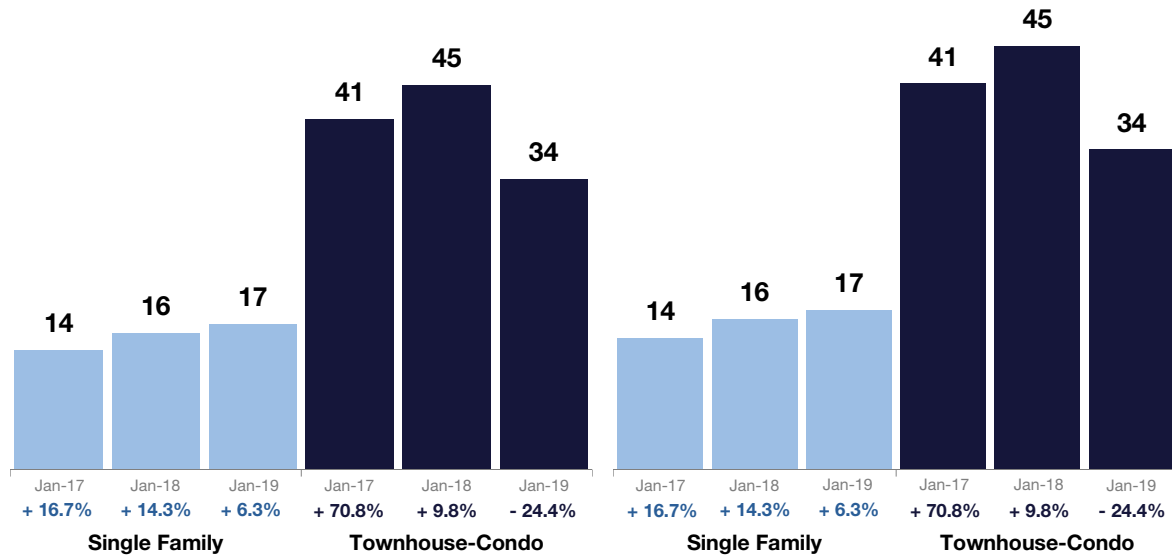
## Historical Pending Sales by Month



# Sold Listings



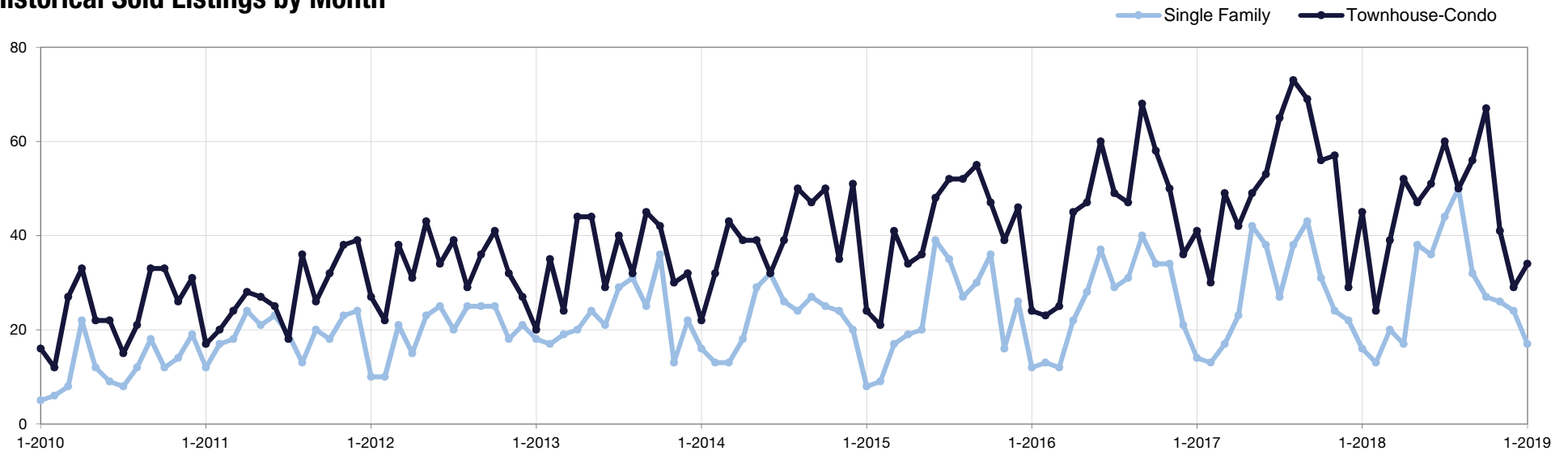
## January



## Year to Date

Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	13	0.0%	24	-20.0%
Mar-2018	20	+17.6%	39	-20.4%
Apr-2018	17	-26.1%	52	+23.8%
May-2018	38	-9.5%	47	-4.1%
Jun-2018	36	-5.3%	51	-3.8%
Jul-2018	44	+63.0%	60	-7.7%
Aug-2018	50	+31.6%	50	-31.5%
Sep-2018	32	-25.6%	56	-18.8%
Oct-2018	27	-12.9%	67	+19.6%
Nov-2018	26	+8.3%	41	-28.1%
Dec-2018	24	+9.1%	29	0.0%
<b>Jan-2019</b>	<b>17</b>	<b>+6.3%</b>	<b>34</b>	<b>-24.4%</b>

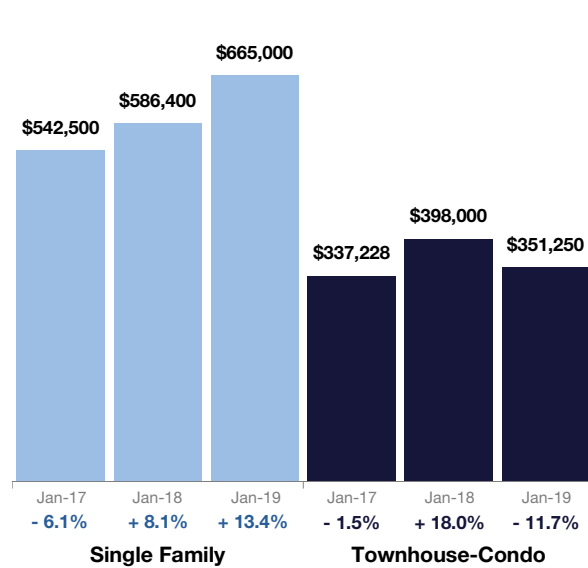
## Historical Sold Listings by Month



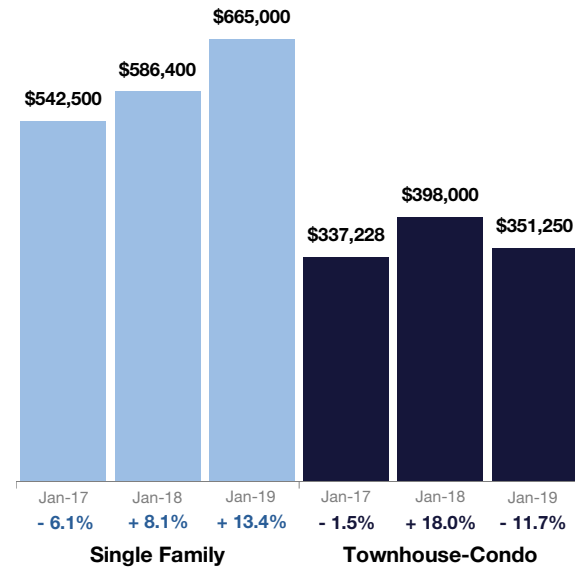
# Median Sales Price



## January

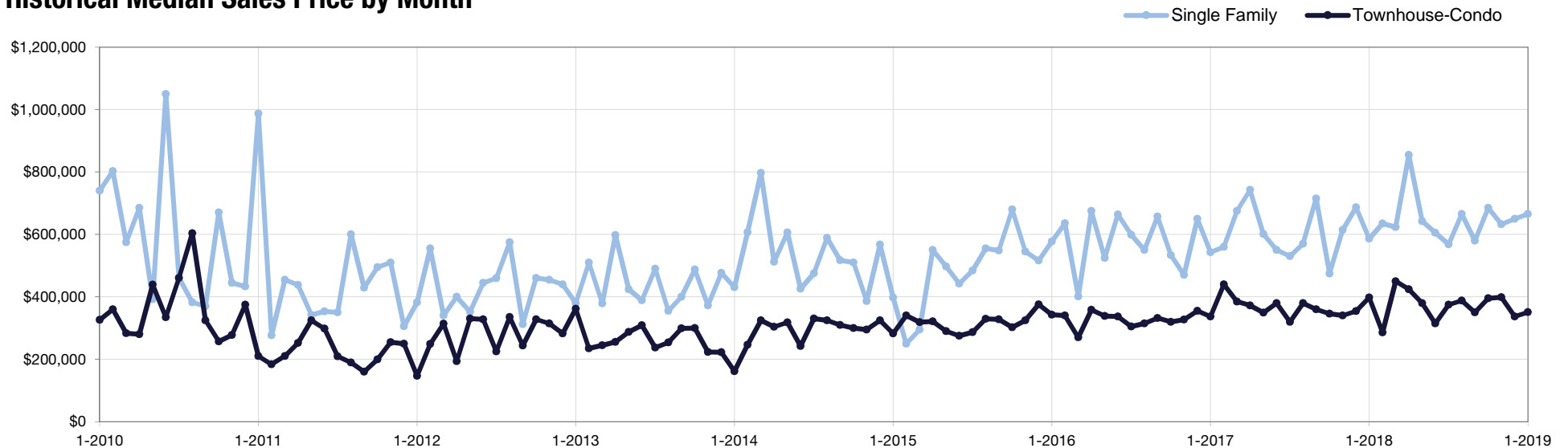


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	\$635,000	+13.4%	\$285,585	-35.1%
Mar-2018	\$623,250	-7.7%	\$449,500	+16.8%
Apr-2018	\$855,000	+15.2%	\$424,200	+13.9%
May-2018	\$642,000	+6.9%	\$380,000	+8.9%
Jun-2018	\$605,000	+10.0%	\$315,000	-17.0%
Jul-2018	\$568,575	+7.3%	\$375,000	+17.2%
Aug-2018	\$665,000	+16.7%	\$387,750	+2.0%
Sep-2018	\$579,500	-19.0%	\$350,000	-2.8%
Oct-2018	\$685,000	+44.5%	\$395,000	+14.2%
Nov-2018	\$632,500	+3.0%	\$399,000	+17.4%
Dec-2018	\$650,000	-5.4%	\$337,000	-4.8%
<b>Jan-2019</b>	<b>\$665,000</b>	<b>+13.4%</b>	<b>\$351,250</b>	<b>-11.7%</b>

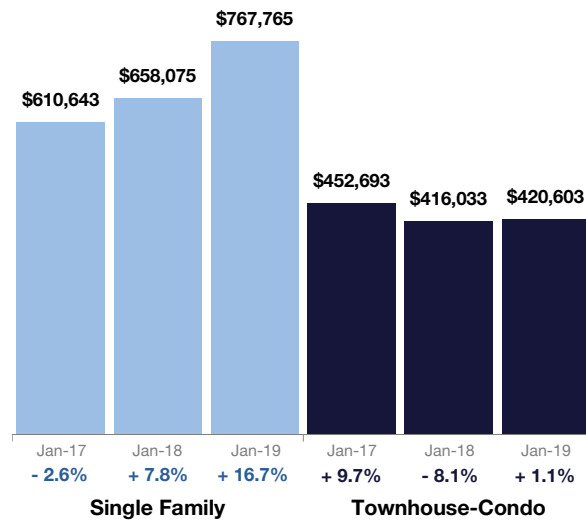
## Historical Median Sales Price by Month



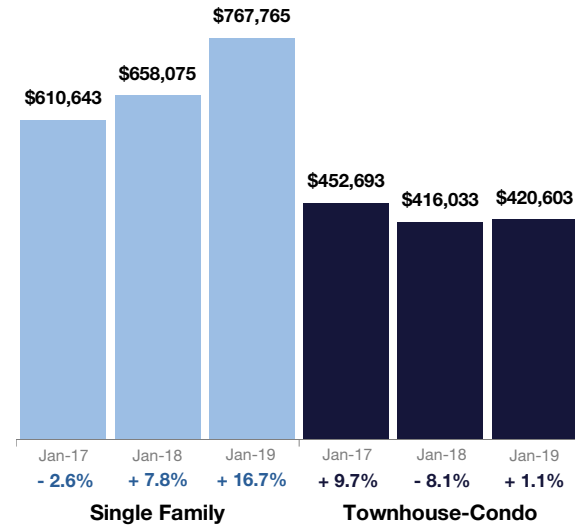
# Average Sales Price



## January

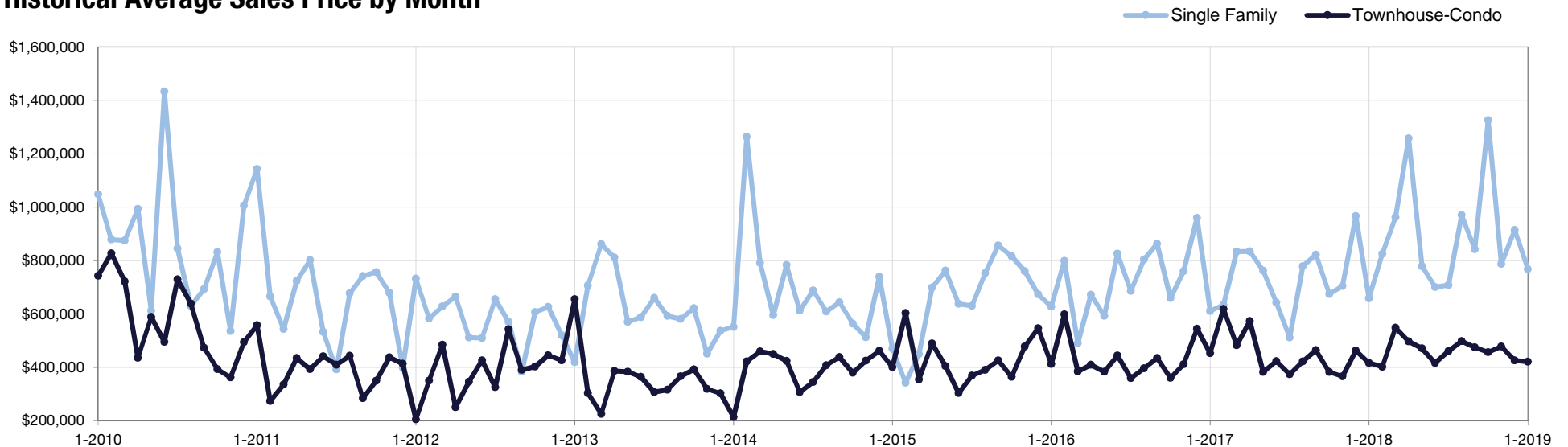


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	\$825,231	+30.1%	\$402,033	-35.0%
Mar-2018	\$961,900	+15.4%	\$548,222	+13.5%
Apr-2018	\$1,257,789	+50.8%	\$496,850	-13.4%
May-2018	\$778,526	+2.1%	\$471,383	+23.1%
Jun-2018	\$700,365	+8.9%	\$416,230	-1.6%
Jul-2018	\$708,655	+38.5%	\$460,930	+23.2%
Aug-2018	\$970,386	+24.7%	\$497,780	+18.0%
Sep-2018	\$842,606	+2.5%	\$474,634	+2.2%
Oct-2018	\$1,326,285	+96.7%	\$456,559	+19.4%
Nov-2018	\$787,112	+11.8%	\$477,902	+30.5%
Dec-2018	\$914,479	-5.4%	\$425,634	-8.0%
<b>Jan-2019</b>	<b>\$767,765</b>	<b>+16.7%</b>	<b>\$420,603</b>	<b>+1.1%</b>

## Historical Average Sales Price by Month

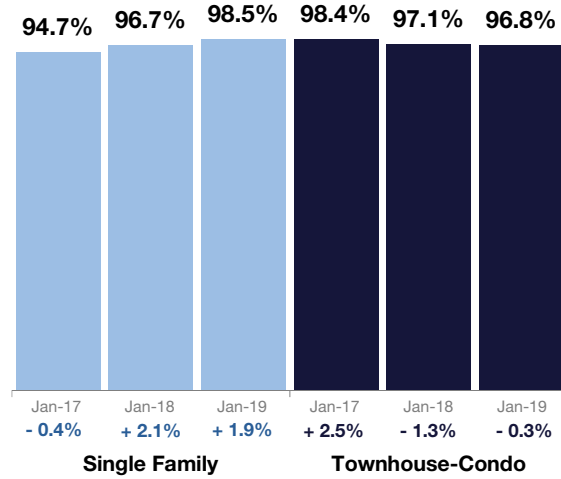




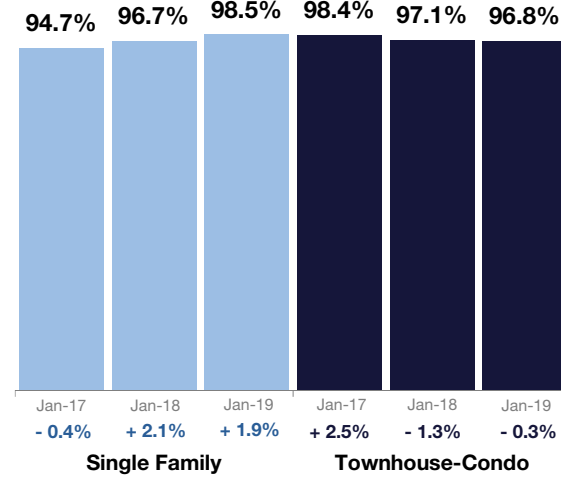
# Percent of List Price Received



## January

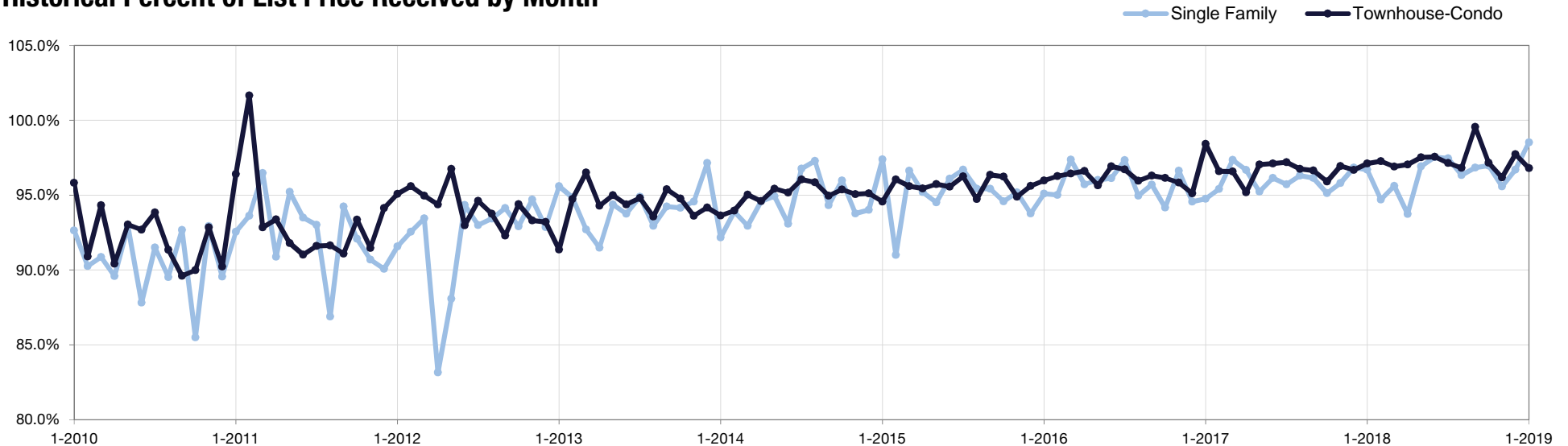


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	94.7%	-0.7%	97.3%	+0.7%
Mar-2018	95.6%	-1.8%	96.9%	+0.3%
Apr-2018	93.7%	-3.1%	97.0%	+1.9%
May-2018	96.9%	+1.8%	97.5%	+0.4%
Jun-2018	97.5%	+1.4%	97.6%	+0.5%
Jul-2018	97.5%	+1.9%	97.1%	-0.1%
Aug-2018	96.3%	0.0%	96.8%	+0.1%
Sep-2018	96.8%	+0.6%	99.6%	+3.0%
Oct-2018	97.0%	+2.0%	97.2%	+1.4%
Nov-2018	95.6%	-0.2%	96.2%	-0.7%
Dec-2018	96.7%	-0.1%	97.7%	+1.0%
<b>Jan-2019</b>	<b>98.5%</b>	<b>+1.9%</b>	<b>96.8%</b>	<b>-0.3%</b>

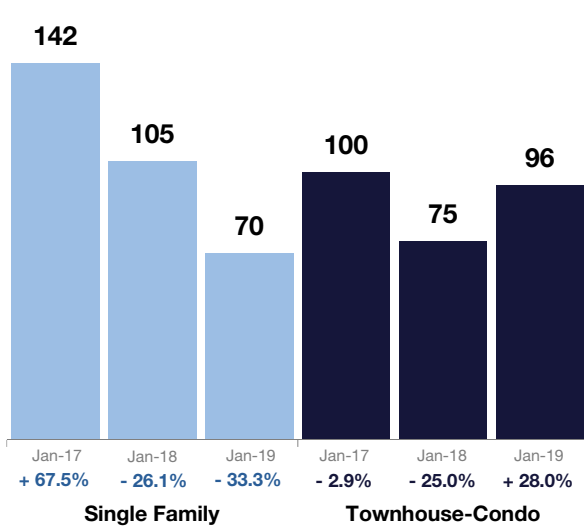
## Historical Percent of List Price Received by Month



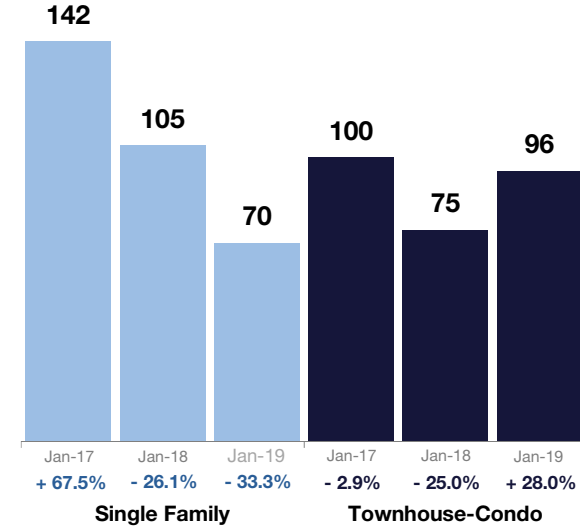
# Days on Market Until Sale



## January

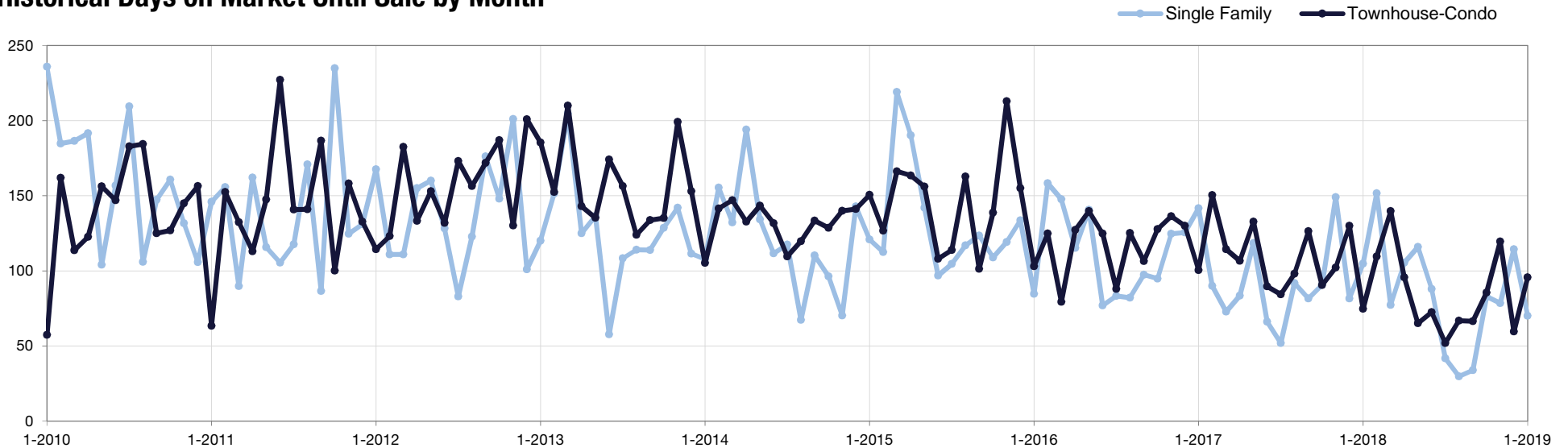


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	152	+68.9%	110	-26.7%
Mar-2018	77	+5.5%	140	+22.8%
Apr-2018	105	+25.0%	96	-10.3%
May-2018	116	-1.7%	65	-51.1%
Jun-2018	88	+33.3%	72	-20.0%
Jul-2018	42	-19.2%	52	-38.1%
Aug-2018	30	-67.4%	67	-31.6%
Sep-2018	34	-58.5%	67	-46.8%
Oct-2018	83	-8.8%	85	-5.6%
Nov-2018	78	-47.7%	120	+17.6%
Dec-2018	114	+39.0%	60	-53.8%
<b>Jan-2019</b>	<b>70</b>	<b>-33.3%</b>	<b>96</b>	<b>+28.0%</b>

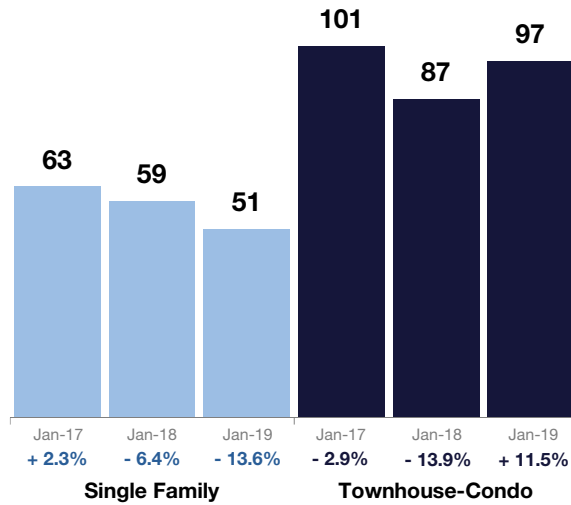
## Historical Days on Market Until Sale by Month



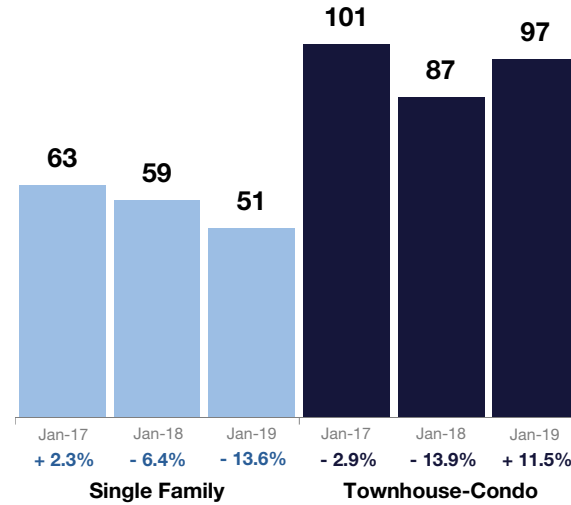
# Housing Affordability Index



## January

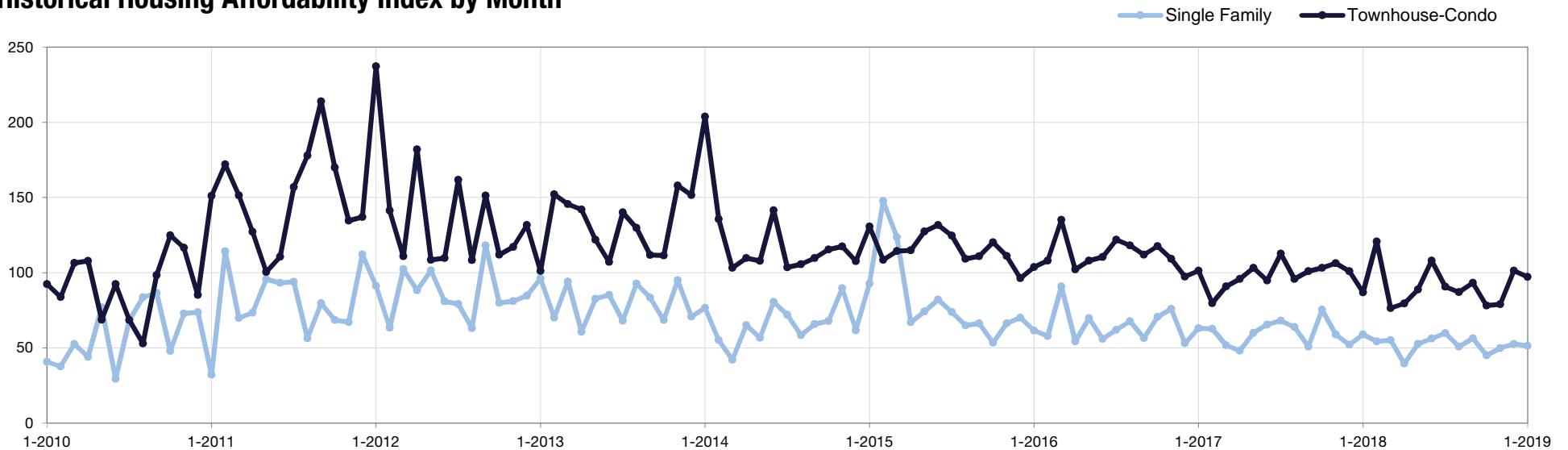


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	54	-14.3%	121	+51.3%
Mar-2018	55	+5.8%	76	-16.5%
Apr-2018	39	-18.8%	80	-16.7%
May-2018	53	-11.7%	89	-13.6%
Jun-2018	56	-13.8%	108	+13.7%
Jul-2018	60	-11.8%	91	-19.5%
Aug-2018	51	-20.3%	87	-9.4%
Sep-2018	56	+9.8%	93	-7.9%
Oct-2018	45	-40.0%	78	-24.3%
Nov-2018	50	-15.3%	79	-25.5%
Dec-2018	52	0.0%	101	0.0%
<b>Jan-2019</b>	<b>51</b>	<b>-13.6%</b>	<b>97</b>	<b>+11.5%</b>

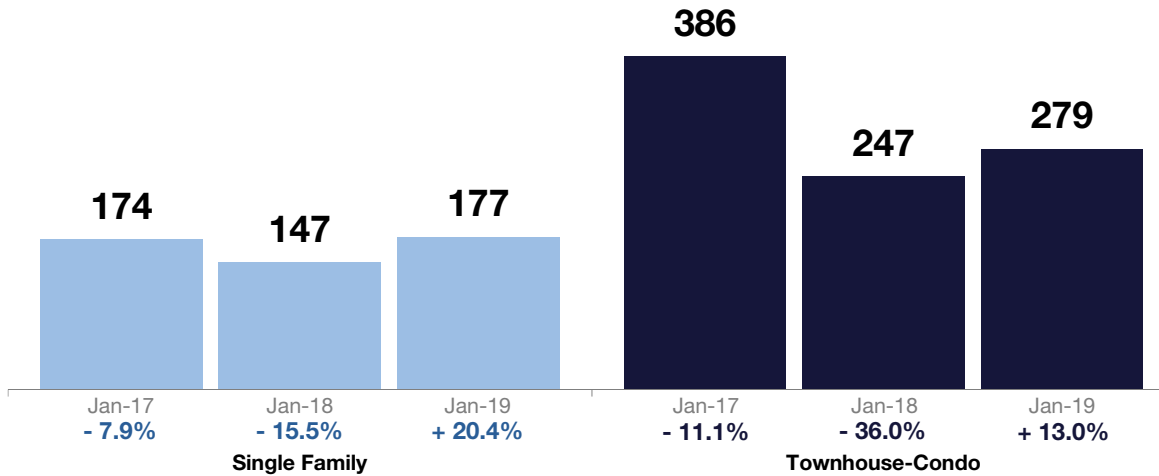
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

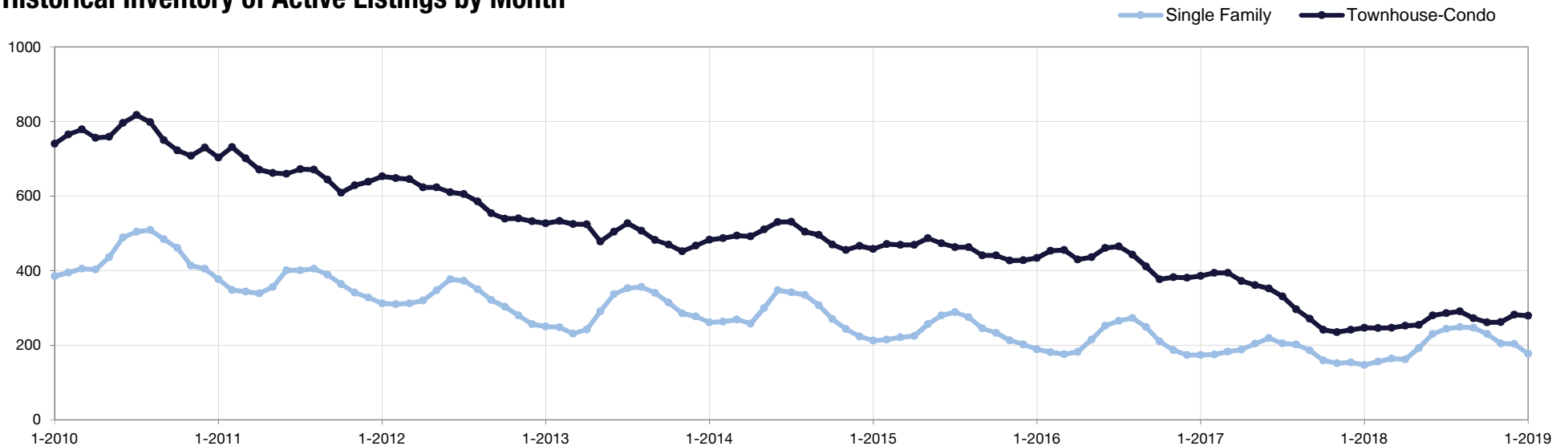


## January



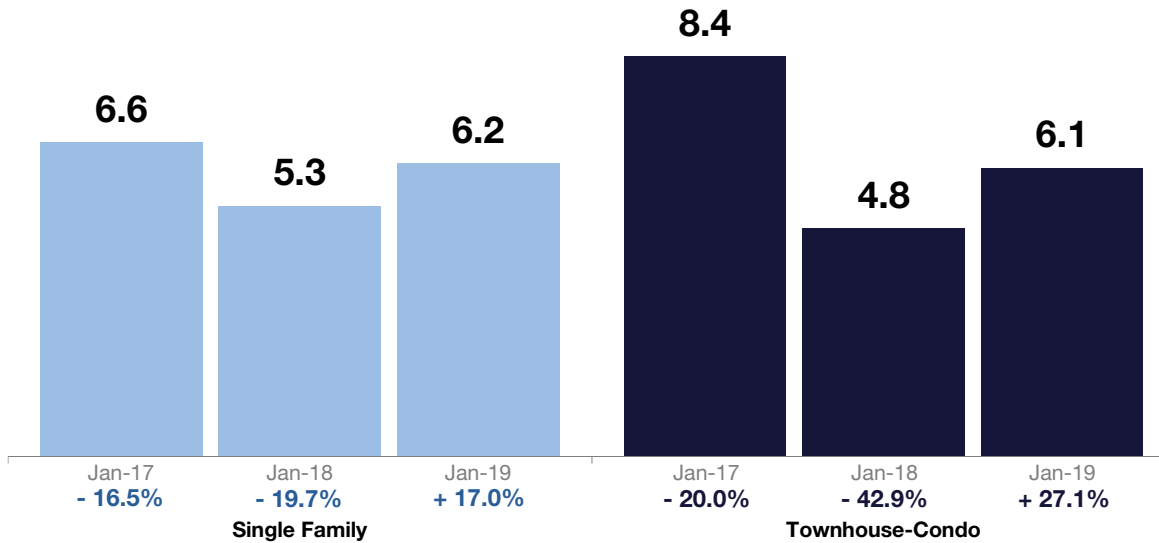
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	156	-10.9%	246	-37.6%
Mar-2018	164	-10.4%	247	-37.3%
Apr-2018	162	-13.8%	252	-32.3%
May-2018	192	-5.9%	254	-29.6%
Jun-2018	230	+5.0%	280	-20.5%
Jul-2018	244	+19.0%	286	-13.6%
Aug-2018	249	+23.3%	291	-1.7%
Sep-2018	247	+32.8%	272	+0.4%
Oct-2018	230	+44.7%	261	+8.3%
Nov-2018	205	+34.9%	262	+11.5%
Dec-2018	203	+31.8%	282	+17.0%
<b>Jan-2019</b>	<b>177</b>	<b>+20.4%</b>	<b>279</b>	<b>+13.0%</b>

## Historical Inventory of Active Listings by Month



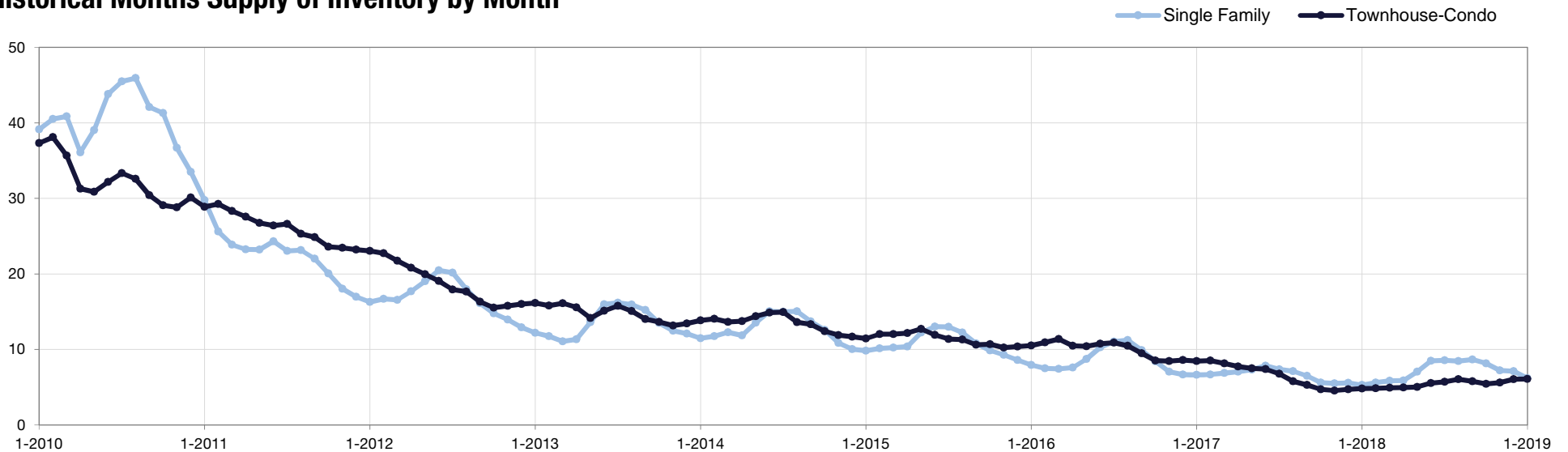
# Months Supply of Inventory

## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2018	5.6	-16.4%	4.8	-43.5%
Mar-2018	5.8	-15.9%	4.9	-40.2%
Apr-2018	5.9	-15.7%	4.9	-36.4%
May-2018	7.0	-4.1%	5.0	-33.3%
Jun-2018	8.5	+9.0%	5.5	-25.7%
Jul-2018	8.6	+16.2%	5.7	-16.2%
Aug-2018	8.4	+18.3%	6.0	+3.4%
Sep-2018	8.6	+32.3%	5.8	+9.4%
Oct-2018	8.1	+44.6%	5.4	+14.9%
Nov-2018	7.2	+30.9%	5.6	+24.4%
Dec-2018	7.1	+26.8%	6.0	+27.7%
<b>Jan-2019</b>	<b>6.2</b>	<b>+17.0%</b>	<b>6.1</b>	<b>+27.1%</b>

## 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.



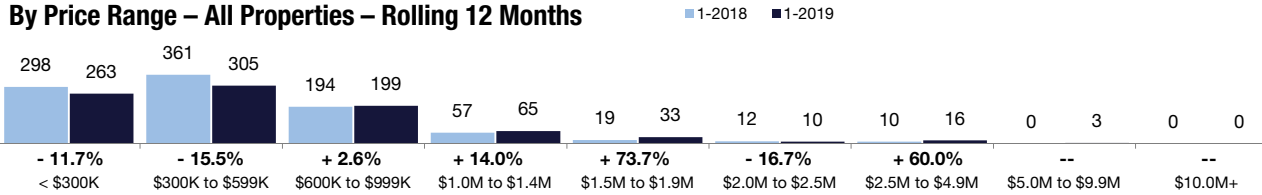
Key Metrics	Historical Sparkbars	1-2018	1-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		69	88	+ 27.5%	69	88	+ 27.5%
<b>Pending Sales</b>		51	68	+ 33.3%	51	68	+ 33.3%
<b>Sold Listings</b>		61	51	- 16.4%	61	51	- 16.4%
<b>Median Sales Price</b>		\$402,500	\$425,000	+ 5.6%	\$402,500	\$425,000	+ 5.6%
<b>Average Sales Price</b>		\$479,520	\$536,324	+ 11.8%	\$479,520	\$536,324	+ 11.8%
<b>Pct. of List Price Received</b>		97.0%	97.4%	+ 0.4%	97.0%	97.4%	+ 0.4%
<b>Days on Market</b>		83	87	+ 4.8%	83	87	+ 4.8%
<b>Housing Affordability Index</b>		86	80	- 7.0%	86	80	- 7.0%
<b>Active Listings</b>		394	456	+ 15.7%	--	--	--
<b>Months Supply</b>		5.0	6.1	+ 22.0%	--	--	--

# Closed Sales

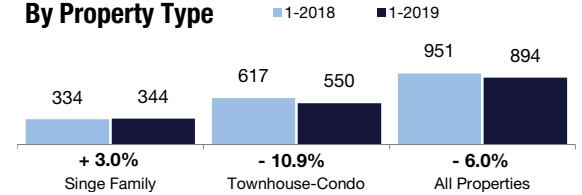
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
\$299,999 and Below	69	60	-13.0%	229	203	-11.4%
\$300,000 to \$599,999	95	96	+1.1%	266	209	-21.4%
\$600,000 to \$999,999	96	93	-3.1%	98	106	+8.2%
\$1,000,000 to \$1,499,999	45	47	+4.4%	12	18	+50.0%
\$1,500,000 to \$1,999,999	14	22	+57.1%	5	11	+120.0%
\$2,000,000 to \$2,499,999	10	7	-30.0%	2	3	+50.0%
\$2,500,000 to \$4,999,999	5	16	+220.0%	5	0	-100.0%
\$5,000,000 to \$9,999,999	0	3	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>334</b>	<b>344</b>	<b>+3.0%</b>	<b>617</b>	<b>550</b>	<b>-10.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2018	1-2019	Change	12-2018	1-2019	Change
\$299,999 and Below	4	2	-50.0%	12	14	+16.7%
\$300,000 to \$599,999	6	6	0.0%	11	12	+9.1%
\$600,000 to \$999,999	6	5	-16.7%	5	6	+20.0%
\$1,000,000 to \$1,499,999	3	2	-33.3%	1	2	+100.0%
\$1,500,000 to \$1,999,999	3	2	-33.3%	0	0	--
\$2,000,000 to \$2,499,999	1	0	-100.0%	0	0	--
\$2,500,000 to \$4,999,999	1	0	-100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>24</b>	<b>17</b>	<b>-29.2%</b>	<b>29</b>	<b>34</b>	<b>+17.2%</b>

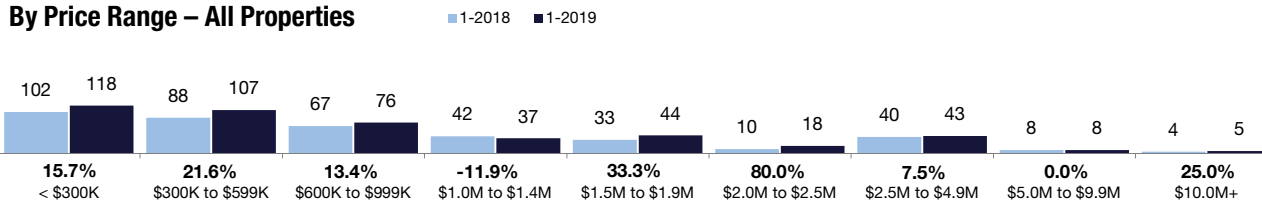
### Year to Date

By Price Range	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
\$299,999 and Below	4	2	-50.0%	13	14	+7.7%
\$300,000 to \$599,999	5	6	+20.0%	24	12	-50.0%
\$600,000 to \$999,999	3	5	+66.7%	8	6	-25.0%
\$1,000,000 to \$1,499,999	4	2	-50.0%	0	2	--
\$1,500,000 to \$1,999,999	0	2	--	0	0	--
\$2,000,000 to \$2,499,999	0	0	--	0	0	--
\$2,500,000 to \$4,999,999	0	0	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>16</b>	<b>17</b>	<b>+6.3%</b>	<b>45</b>	<b>34</b>	<b>-24.4%</b>

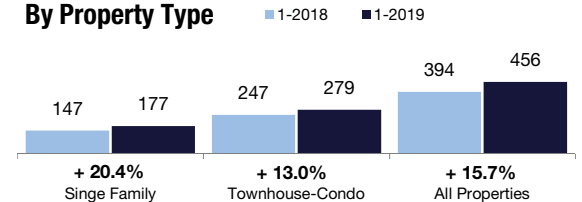
# Inventory of Active Listings

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		
	1-2018	1-2019	Change	1-2018	1-2019	Change
\$299,999 and Below	9	14	+55.6%	93	104	+11.8%
\$300,000 to \$599,999	27	18	-33.3%	61	89	+45.9%
\$600,000 to \$999,999	19	28	+47.4%	48	48	0.0%
\$1,000,000 to \$1,499,999	25	27	+8.0%	17	10	-41.2%
\$1,500,000 to \$1,999,999	18	32	+77.8%	15	12	-20.0%
\$2,000,000 to \$2,499,999	5	13	+160.0%	5	5	0.0%
\$2,500,000 to \$4,999,999	33	33	0.0%	7	10	+42.9%
\$5,000,000 to \$9,999,999	8	7	-12.5%	0	1	--
\$10,000,000 and Above	3	5	+66.7%	1	0	-100.0%
<b>All Price Ranges</b>	<b>147</b>	<b>177</b>	<b>+20.4%</b>	<b>247</b>	<b>279</b>	<b>+13.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2018	1-2019	Change	12-2018	1-2019	Change
\$299,999 and Below	16	14	-12.5%	106	104	-1.9%
\$300,000 to \$599,999	27	18	-33.3%	87	89	+2.3%
\$600,000 to \$999,999	33	28	-15.2%	46	48	+4.3%
\$1,000,000 to \$1,499,999	27	27	0.0%	14	10	-28.6%
\$1,500,000 to \$1,999,999	37	32	-13.5%	12	12	0.0%
\$2,000,000 to \$2,499,999	14	13	-7.1%	5	5	0.0%
\$2,500,000 to \$4,999,999	37	33	-10.8%	11	10	-9.1%
\$5,000,000 to \$9,999,999	7	7	0.0%	1	1	0.0%
\$10,000,000 and Above	5	5	0.0%	0	0	--
<b>All Price Ranges</b>	<b>203</b>	<b>177</b>	<b>-12.8%</b>	<b>282</b>	<b>279</b>	<b>-1.1%</b>

### Year to Date

By Price Range	Single Family			Condo		
	1-2018	1-2019	Change	1-2018	1-2019	Change
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®

<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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 median income by county.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.