

Monthly Indicators



May 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 20.5 percent for single family homes but increased 28.6 percent for townhouse-condo properties. Pending Sales decreased 2.3 percent for single family homes but increased 16.7 percent for townhouse-condo properties.

The Median Sales Price was up 32.4 percent to \$850,000 for single family homes but decreased 5.3 percent to \$360,000 for townhouse-condo properties. Days on Market increased 0.9 percent for single family homes and 58.5 percent for townhouse-condo properties.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.

Activity Snapshot

- 5.9%

+ 3.0%

+ 2.7%

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 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	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		88	70	- 20.5%	213	184	- 13.6%
Pending Sales		44	43	- 2.3%	134	147	+ 9.7%
Sold Listings		38	31	- 18.4%	104	108	+ 3.8%
Median Sales Price		\$642,000	\$850,000	+ 32.4%	\$642,000	\$811,250	+ 26.4%
Average Sales Price		\$778,526	\$1,081,707	+ 38.9%	\$879,438	\$1,005,474	+ 14.3%
Pct. of List Price Received		96.9%	96.4%	- 0.5%	95.8%	96.5%	+ 0.7%
Days on Market		116	117	+ 0.9%	110	134	+ 21.8%
Housing Affordability Index		53	41	- 22.6%	53	43	- 18.9%
Active Listings		193	182	- 5.7%	--	--	--
Months Supply		7.1	6.3	- 11.3%	--	--	--

Townhouse-Condo Market Overview

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

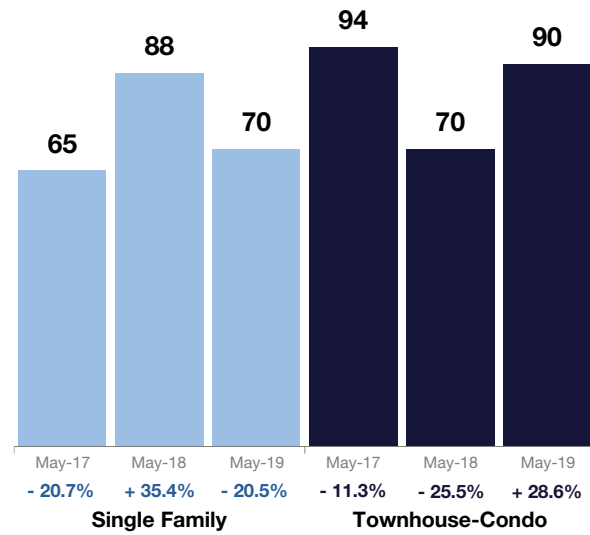


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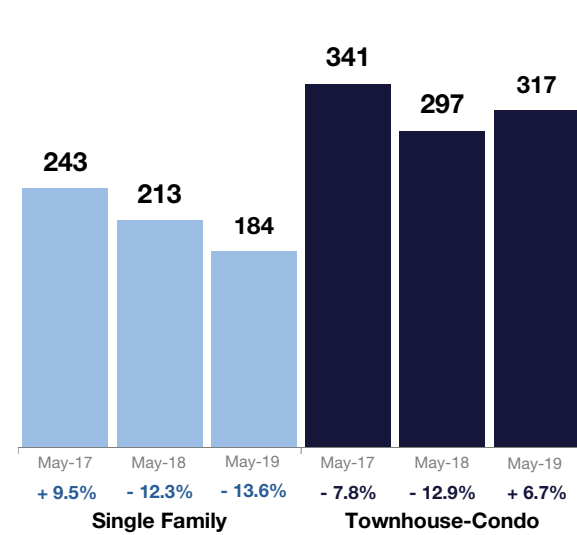
Key Metrics	Historical Sparkbars	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		70	90	+ 28.6%	297	317	+ 6.7%
Pending Sales		42	49	+ 16.7%	218	229	+ 5.0%
Sold Listings		47	49	+ 4.3%	207	200	- 3.4%
Median Sales Price		\$380,000	\$360,000	- 5.3%	\$400,000	\$380,000	- 5.0%
Average Sales Price		\$471,383	\$432,847	- 8.2%	\$472,184	\$440,929	- 6.6%
Pct. of List Price Received		97.5%	97.0%	- 0.5%	97.2%	96.6%	- 0.6%
Days on Market		65	103	+ 58.5%	94	93	- 1.1%
Housing Affordability Index		89	98	+ 10.1%	84	92	+ 9.5%
Active Listings		254	277	+ 9.1%	--	--	--
Months Supply		5.0	6.0	+ 20.0%	--	--	--

New Listings

May

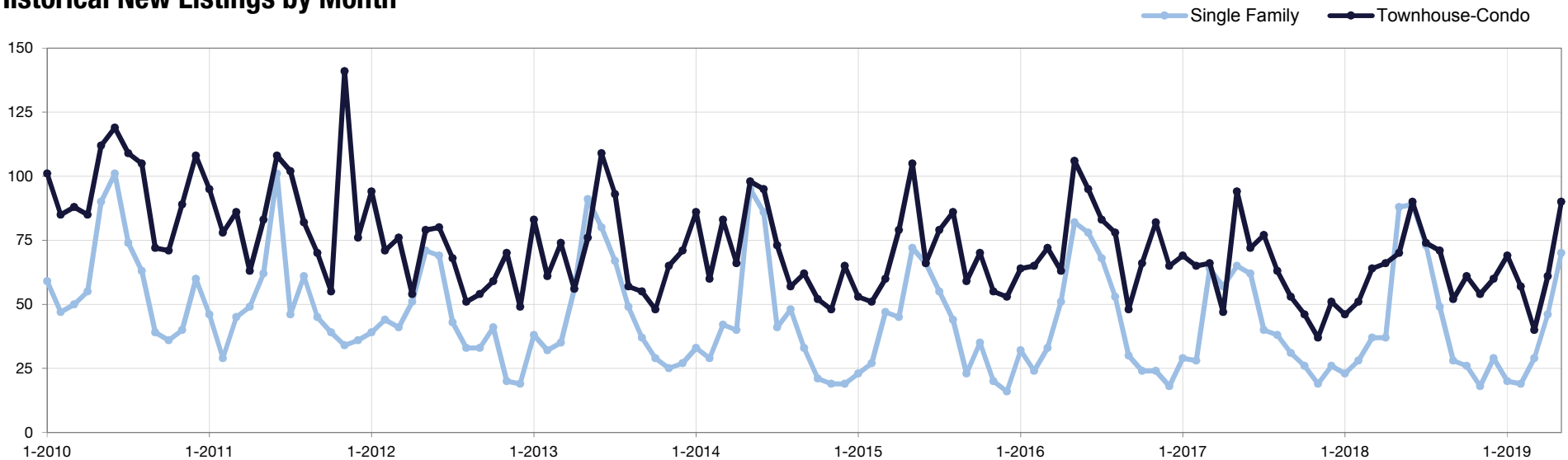


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	54	+45.9%
Dec-2018	29	+11.5%	60	+17.6%
Jan-2019	20	-13.0%	69	+50.0%
Feb-2019	19	-32.1%	57	+11.8%
Mar-2019	29	-21.6%	40	-37.5%
Apr-2019	46	+24.3%	61	-7.6%
May-2019	70	-20.5%	90	+28.6%

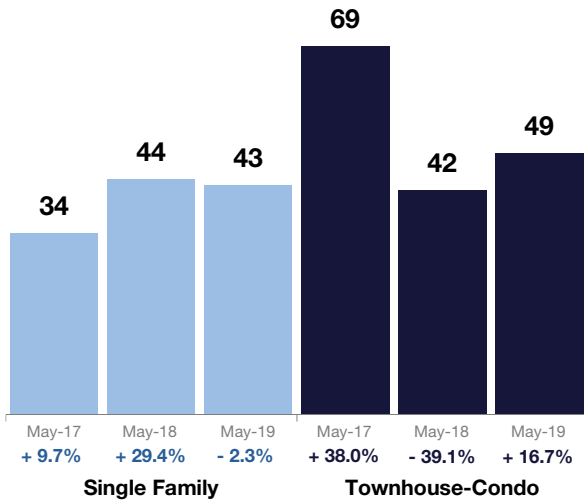
Historical New Listings by Month



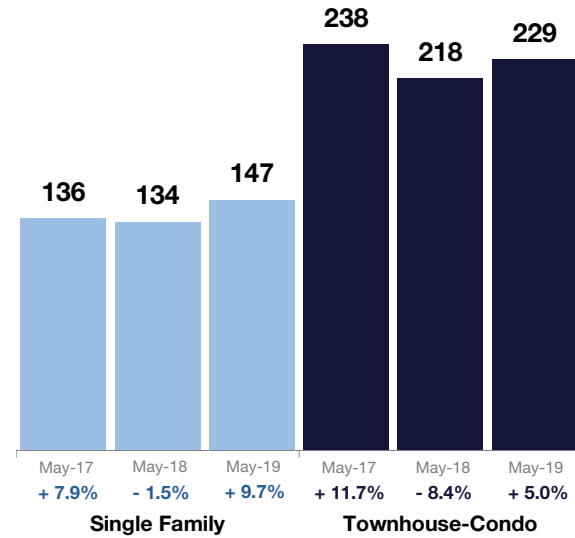
Pending Sales



May

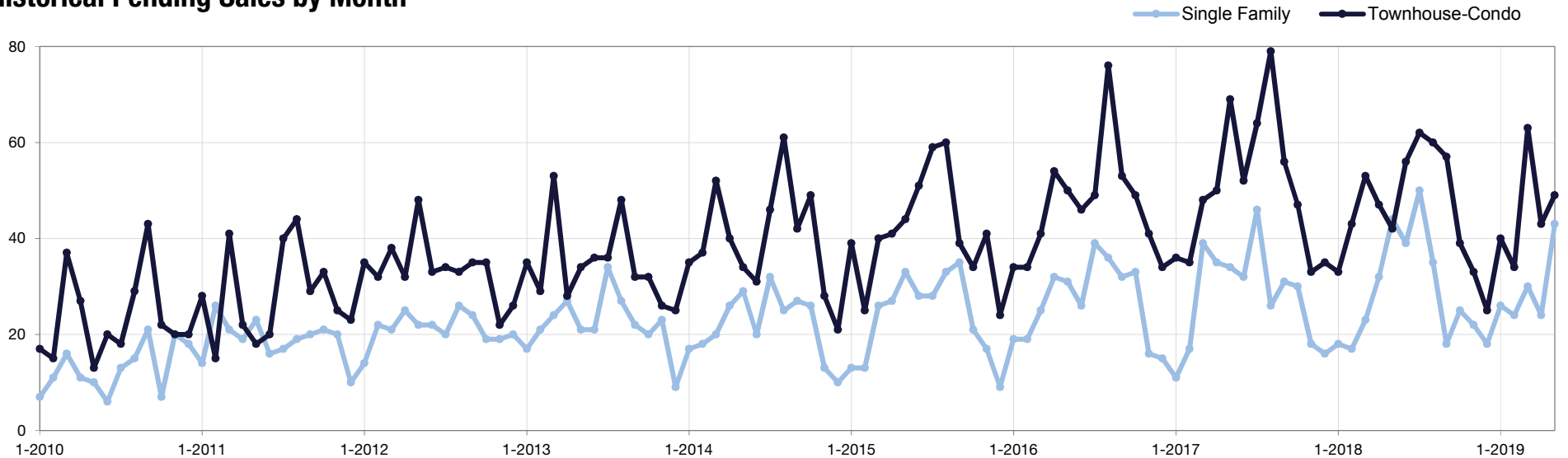


Year to Date



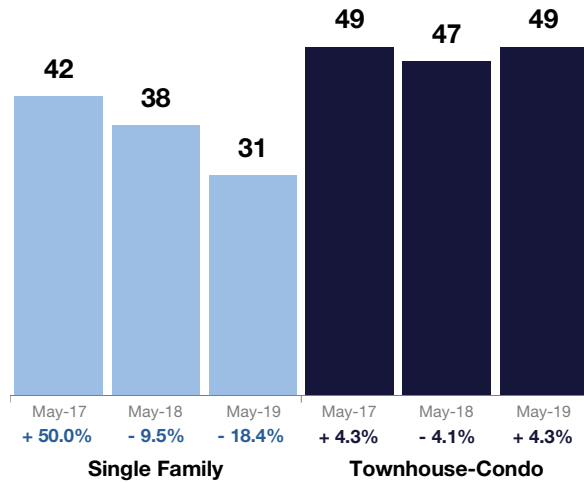
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	39	+21.9%	56	+7.7%
Jul-2018	50	+8.7%	62	-3.1%
Aug-2018	35	+34.6%	60	-24.1%
Sep-2018	18	-41.9%	57	+1.8%
Oct-2018	25	-16.7%	39	-17.0%
Nov-2018	22	+22.2%	33	0.0%
Dec-2018	18	+12.5%	25	-28.6%
Jan-2019	26	+44.4%	40	+21.2%
Feb-2019	24	+41.2%	34	-20.9%
Mar-2019	30	+30.4%	63	+18.9%
Apr-2019	24	-25.0%	43	-8.5%
May-2019	43	-2.3%	49	+16.7%

Historical Pending Sales by Month

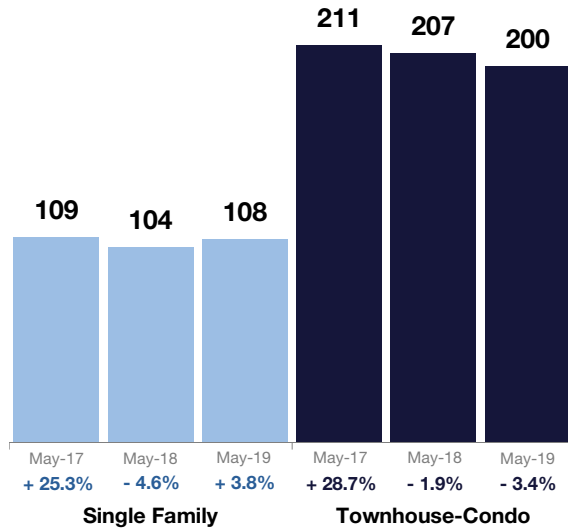


Sold Listings

May

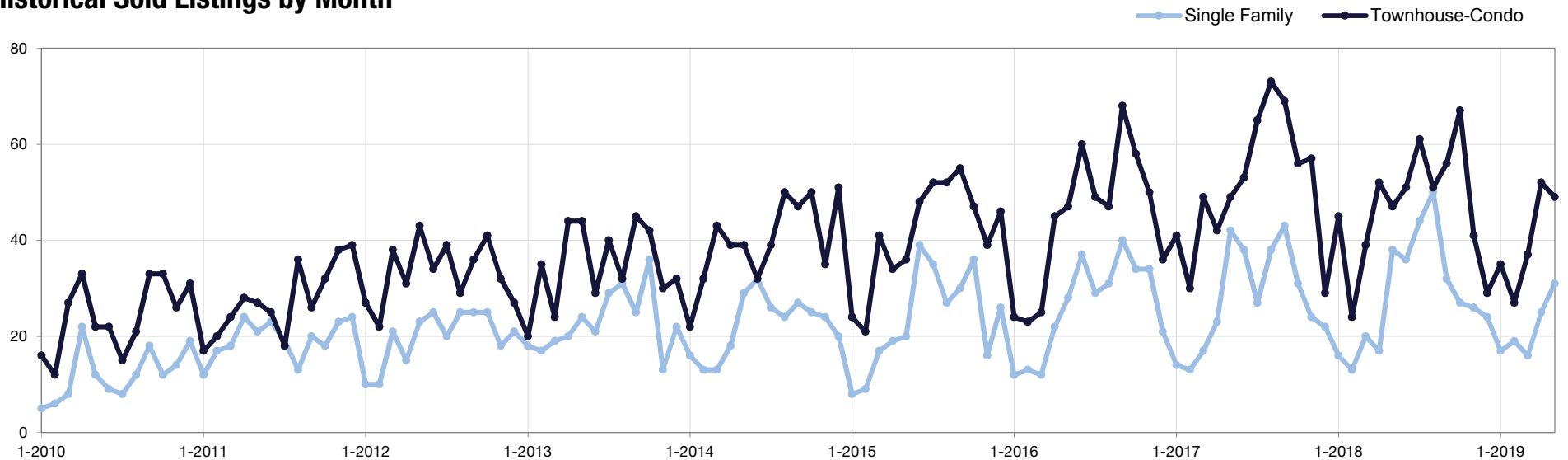


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	36	-5.3%	51	-3.8%
Jul-2018	44	+63.0%	61	-6.2%
Aug-2018	50	+31.6%	51	-30.1%
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%
Jan-2019	17	+6.3%	35	-22.2%
Feb-2019	19	+46.2%	27	+12.5%
Mar-2019	16	-20.0%	37	-5.1%
Apr-2019	25	+47.1%	52	0.0%
May-2019	31	-18.4%	49	+4.3%

Historical Sold Listings by Month

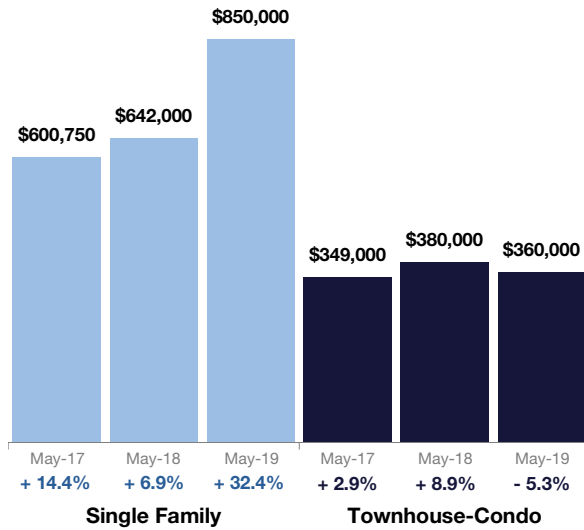


Median Sales Price

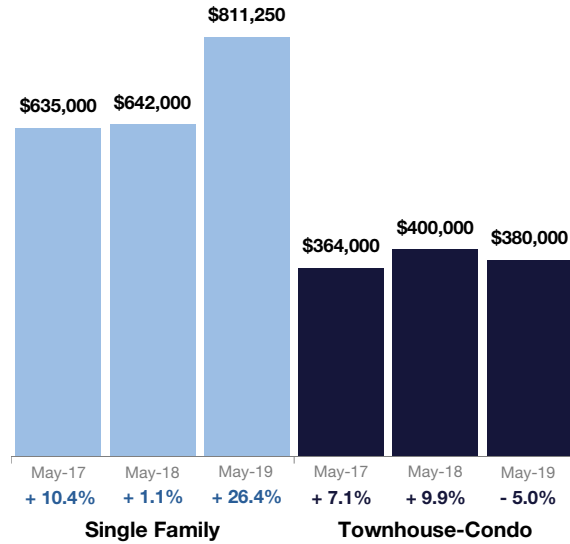


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May

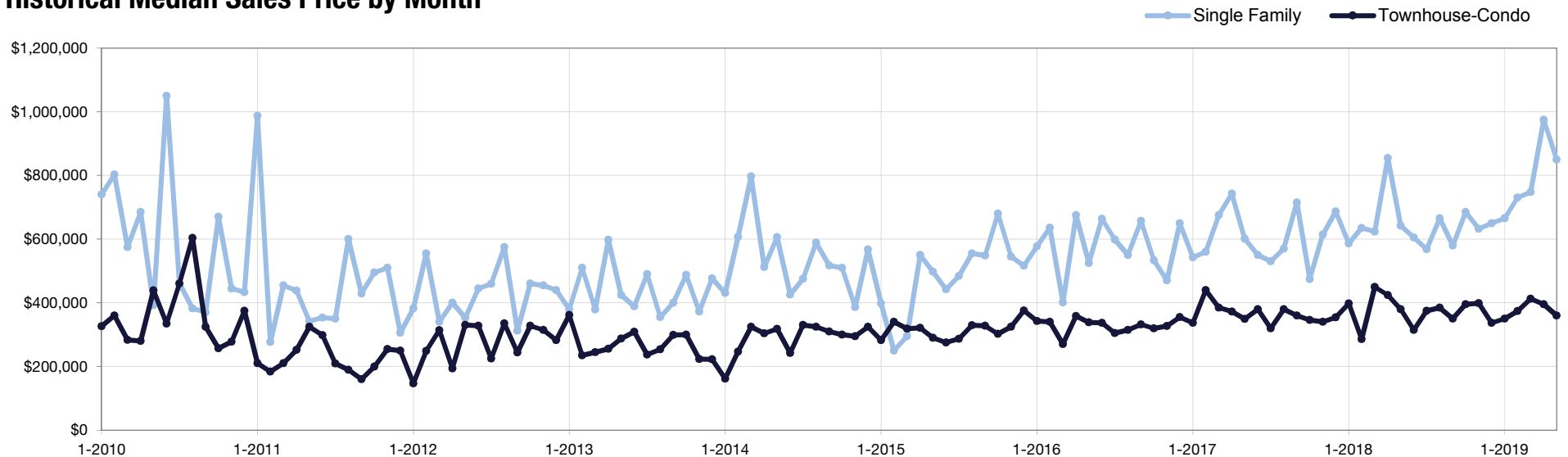


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$385,000	+1.3%
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%
Jan-2019	\$665,000	+13.4%	\$350,000	-12.1%
Feb-2019	\$730,000	+15.0%	\$374,000	+31.0%
Mar-2019	\$747,500	+19.9%	\$412,500	-8.2%
Apr-2019	\$975,000	+14.0%	\$395,450	-6.8%
May-2019	\$850,000	+32.4%	\$360,000	-5.3%

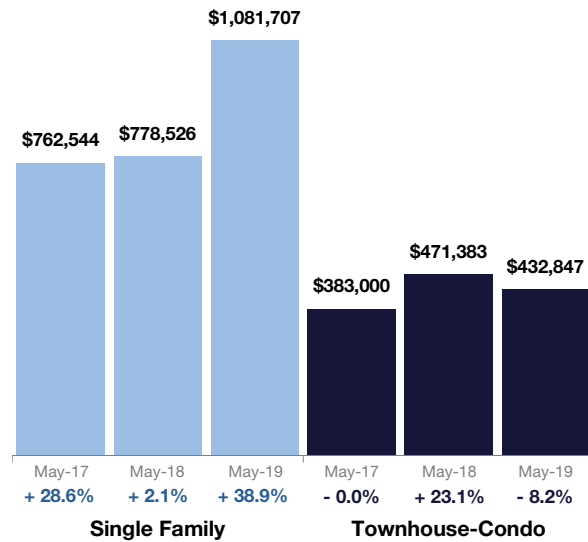
Historical Median Sales Price by Month



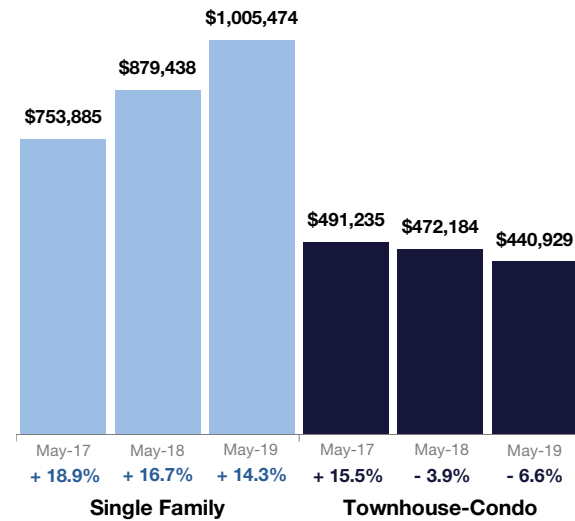
Average Sales Price



May

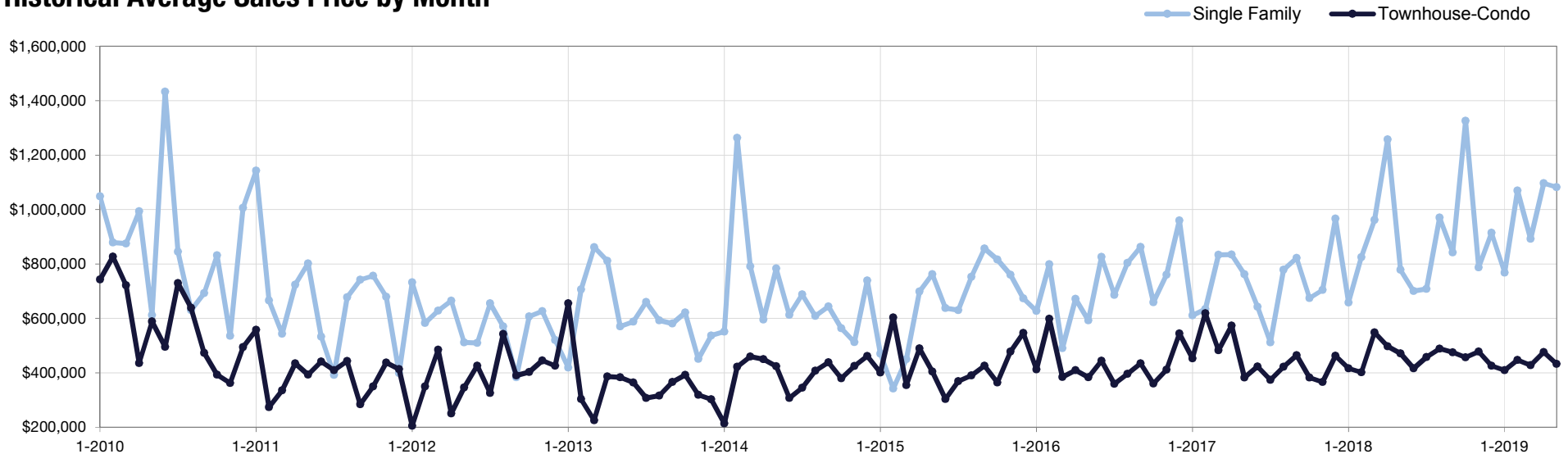


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	\$700,365	+8.9%	\$416,230	-1.6%
Jul-2018	\$708,655	+38.5%	\$457,554	+22.3%
Aug-2018	\$970,386	+24.7%	\$488,353	+15.8%
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%
Jan-2019	\$767,765	+16.7%	\$409,071	-1.7%
Feb-2019	\$1,069,368	+29.6%	\$446,704	+11.1%
Mar-2019	\$892,442	-7.2%	\$428,054	-21.9%
Apr-2019	\$1,096,370	-12.8%	\$476,151	-4.2%
May-2019	\$1,081,707	+38.9%	\$432,847	-8.2%

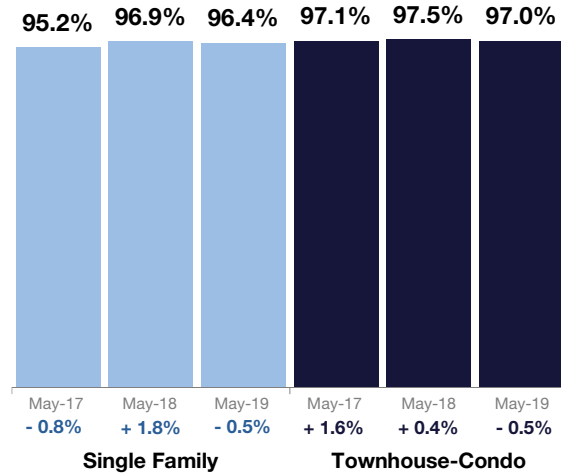
Historical Average Sales Price by Month



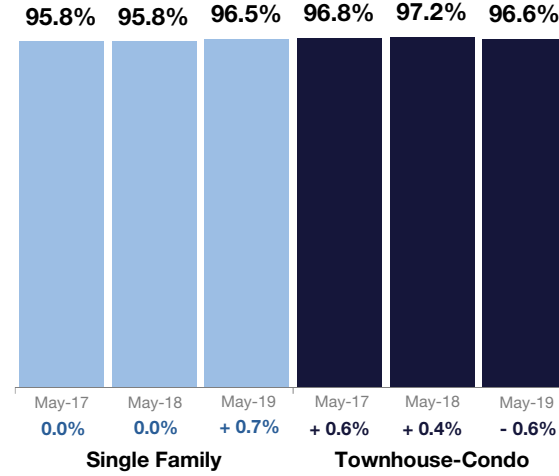
Percent of List Price Received



May

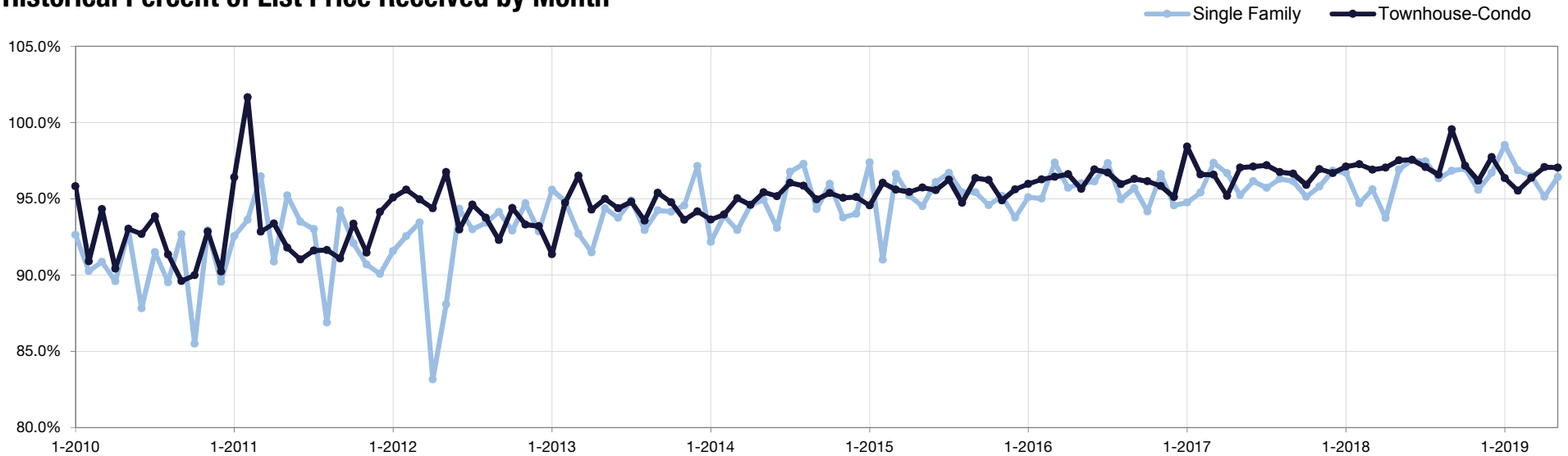


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	96.6%	-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%
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
Apr-2019	95.1%	+1.5%	97.1%	+0.1%
May-2019	96.4%	-0.5%	97.0%	-0.5%

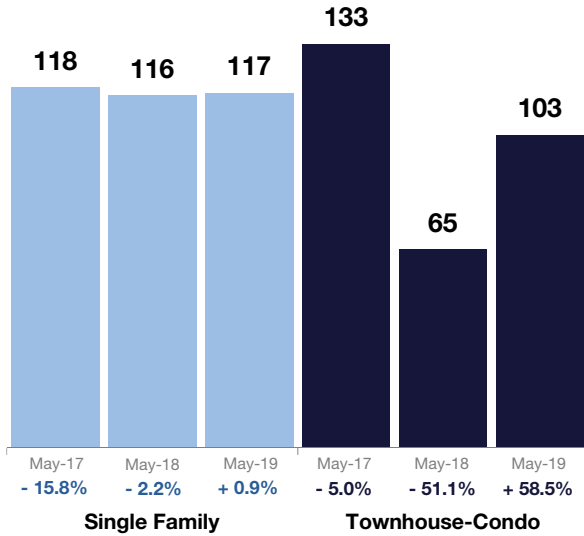
Historical Percent of List Price Received by Month



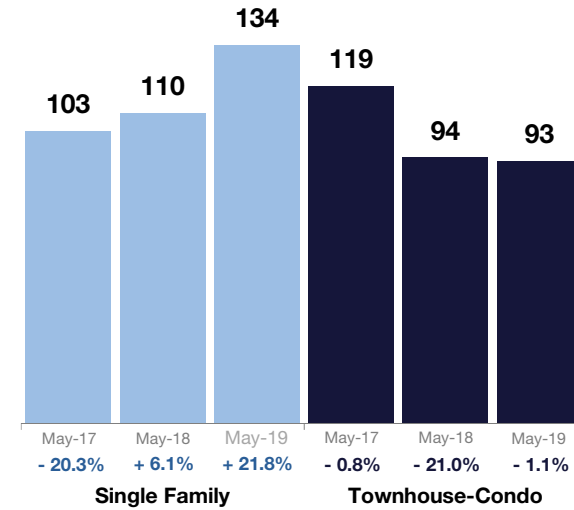
Days on Market Until Sale



May

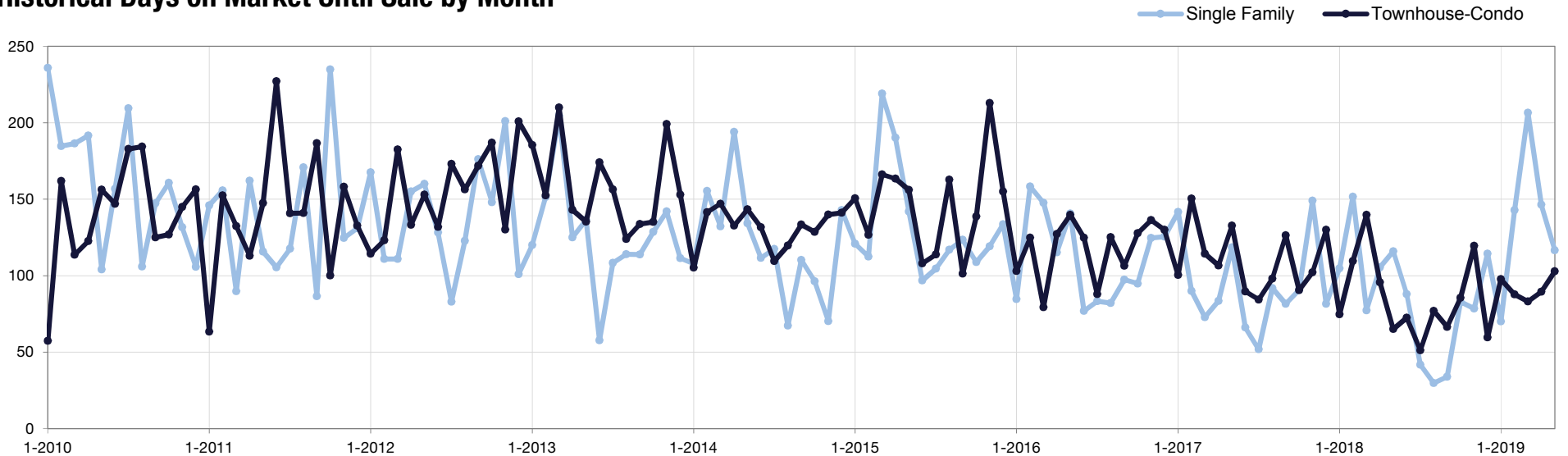


Year to Date



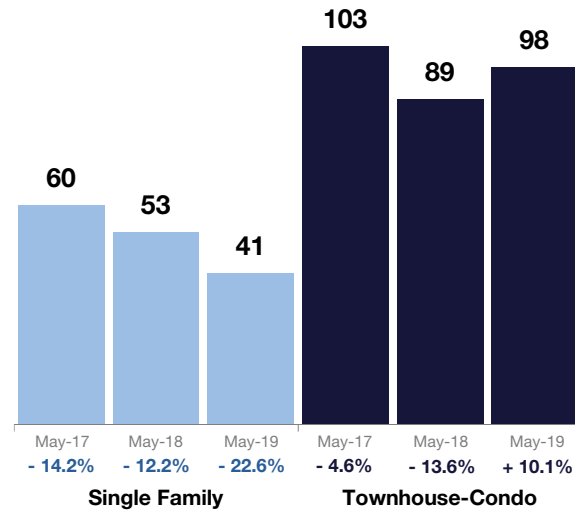
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	88	+33.3%	72	-20.0%
Jul-2018	42	-19.2%	51	-39.3%
Aug-2018	30	-67.4%	77	-21.4%
Sep-2018	34	-58.5%	67	-46.8%
Oct-2018	83	-8.8%	85	-5.6%
Nov-2018	78	-47.7%	120	+17.6%
Dec-2018	114	+39.0%	60	-53.8%
Jan-2019	70	-33.3%	98	+30.7%
Feb-2019	143	-5.9%	88	-20.0%
Mar-2019	206	+167.5%	83	-40.7%
Apr-2019	146	+39.0%	89	-7.3%
May-2019	117	+0.9%	103	+58.5%

Historical Days on Market Until Sale by Month

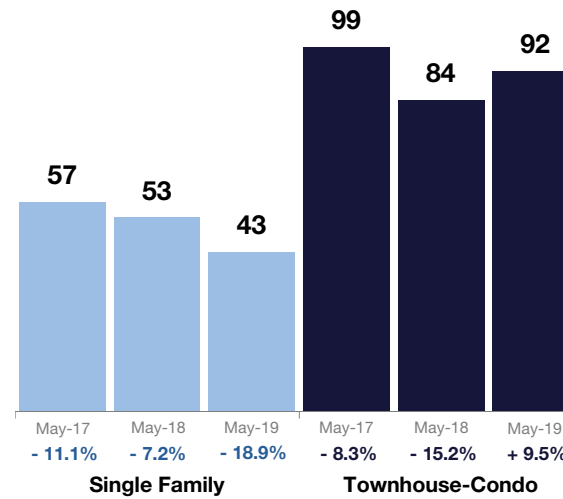


Housing Affordability Index

May

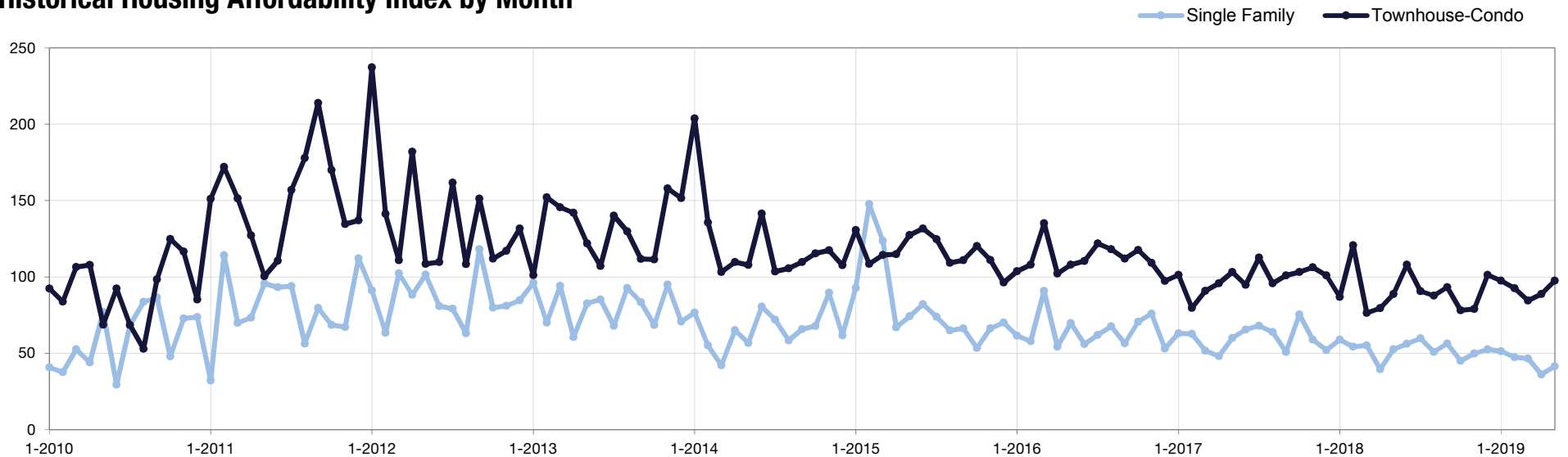


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	56	-13.8%	108	+13.7%
Jul-2018	60	-11.8%	91	-19.5%
Aug-2018	51	-20.3%	88	-8.3%
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%
Jan-2019	51	-13.6%	98	+12.6%
Feb-2019	47	-13.0%	93	-23.1%
Mar-2019	47	-14.5%	84	+10.5%
Apr-2019	36	-7.7%	89	+11.3%
May-2019	41	-22.6%	98	+10.1%

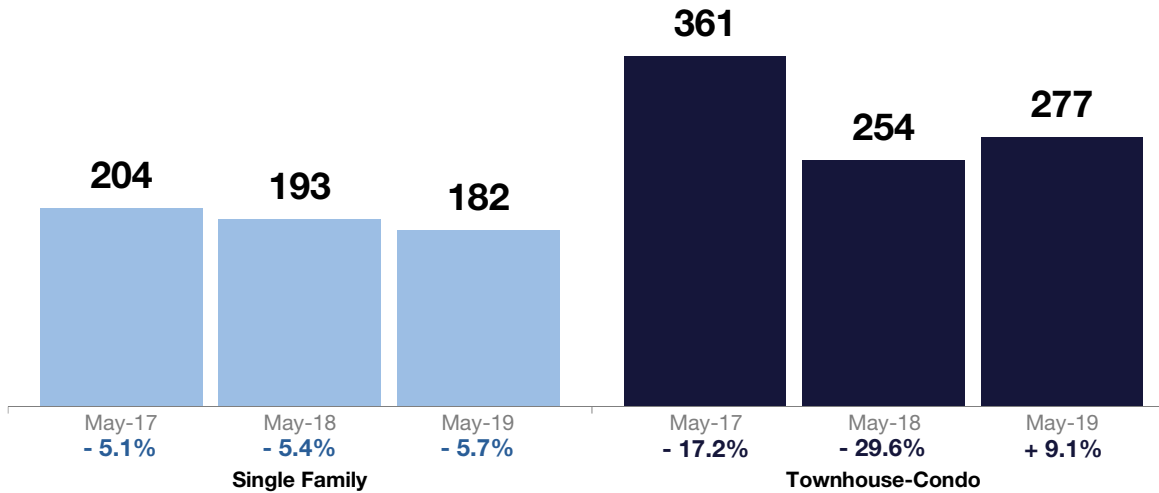
Historical Housing Affordability Index by Month



Inventory of Active Listings

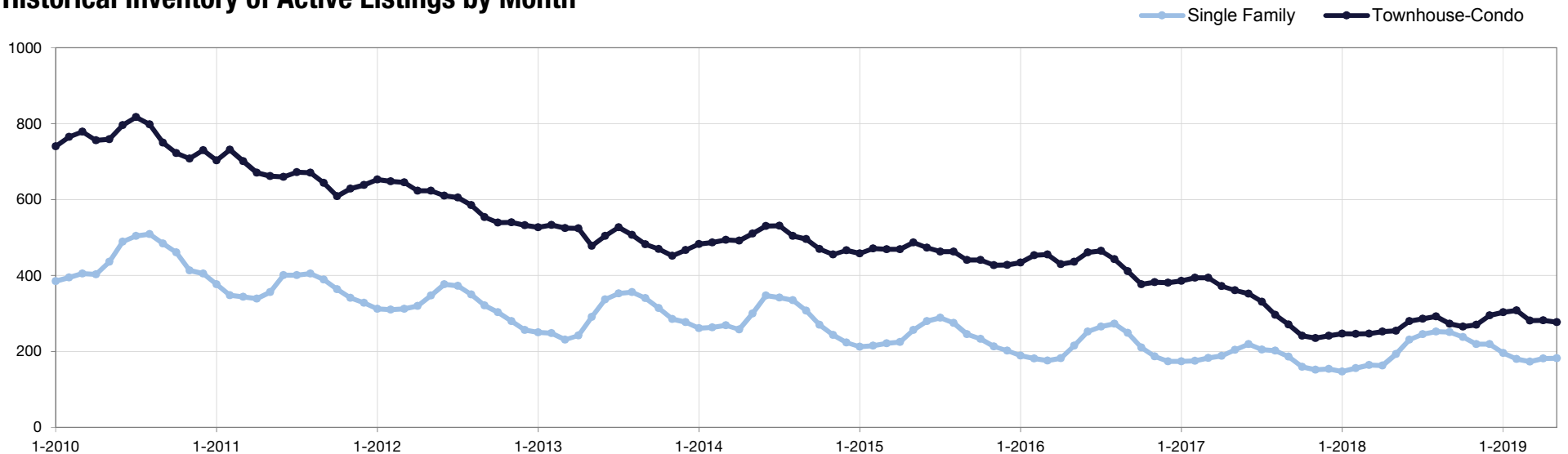


May



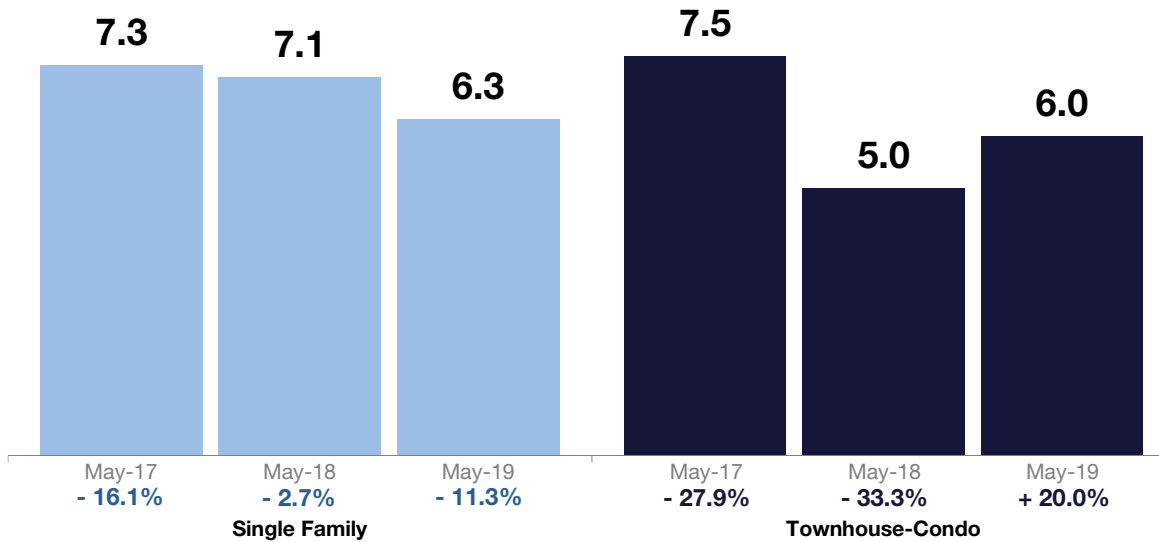
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	231	+5.5%	280	-20.5%
Jul-2018	245	+19.5%	286	-13.6%
Aug-2018	252	+24.8%	292	-1.4%
Sep-2018	251	+34.9%	273	+0.7%
Oct-2018	238	+49.7%	265	+10.0%
Nov-2018	219	+44.1%	270	+14.9%
Dec-2018	219	+42.2%	295	+22.4%
Jan-2019	196	+33.3%	303	+22.7%
Feb-2019	180	+15.4%	308	+25.2%
Mar-2019	173	+5.5%	281	+13.8%
Apr-2019	181	+11.0%	282	+11.9%
May-2019	182	-5.7%	277	+9.1%

Historical Inventory of Active Listings by Month



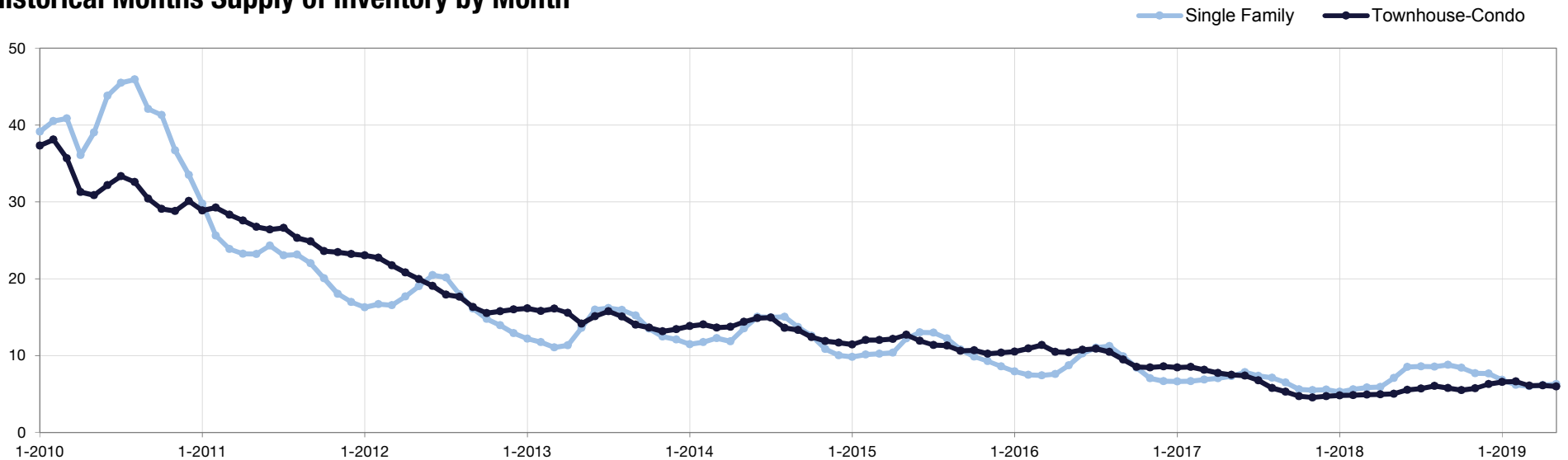
Months Supply of Inventory

May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2018	8.5	+9.0%	5.5	-25.7%
Jul-2018	8.6	+16.2%	5.7	-16.2%
Aug-2018	8.5	+19.7%	6.0	+3.4%
Sep-2018	8.8	+35.4%	5.8	+9.4%
Oct-2018	8.4	+50.0%	5.5	+17.0%
Nov-2018	7.7	+40.0%	5.8	+28.9%
Dec-2018	7.7	+37.5%	6.3	+34.0%
Jan-2019	6.8	+28.3%	6.6	+37.5%
Feb-2019	6.2	+10.7%	6.6	+37.5%
Mar-2019	6.0	+3.4%	6.1	+24.5%
Apr-2019	6.1	+3.4%	6.1	+24.5%
May-2019	6.3	-11.3%	6.0	+20.0%

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	5-2018	5-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
New Listings		158	160	+ 1.3%	510	501	- 1.8%
Pending Sales		86	92	+ 7.0%	352	376	+ 6.8%
Sold Listings		85	80	- 5.9%	311	308	- 1.0%
Median Sales Price		\$490,000	\$504,500	+ 3.0%	\$445,000	\$462,000	+ 3.8%
Average Sales Price		\$608,694	\$684,280	+ 12.4%	\$608,372	\$638,887	+ 5.0%
Pct. of List Price Received		97.3%	96.8%	- 0.5%	96.7%	96.6%	- 0.1%
Days on Market		88	108	+ 22.7%	99	107	+ 8.1%
Housing Affordability Index		69	70	+ 1.4%	76	76	0.0%
Active Listings		447	459	+ 2.7%	--	--	--
Months Supply		5.7	6.1	+ 7.0%	--	--	--

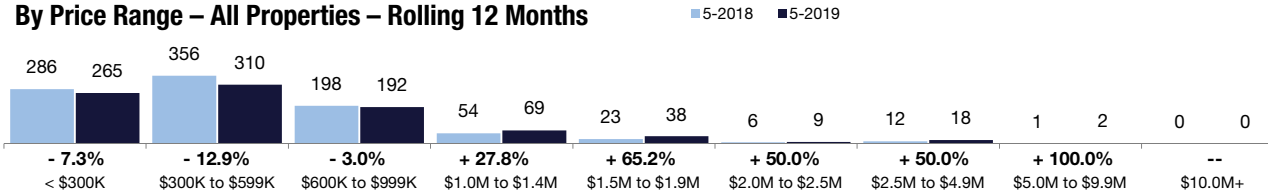
Closed Sales

Actual sales that have closed in a given month.

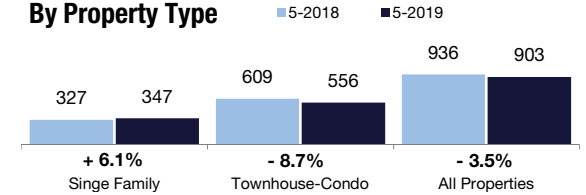


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	5-2018	5-2019	Change	5-2018	5-2019	Change
\$299,999 and Below	58	59	+1.7%	228	206	-9.6%
\$300,000 to \$599,999	101	90	-10.9%	255	220	-13.7%
\$600,000 to \$999,999	97	91	-6.2%	101	101	0.0%
\$1,000,000 to \$1,499,999	41	50	+22.0%	13	19	+46.2%
\$1,500,000 to \$1,999,999	14	30	+114.3%	9	8	-11.1%
\$2,000,000 to \$2,499,999	5	7	+40.0%	1	2	+100.0%
\$2,500,000 to \$4,999,999	10	18	+80.0%	2	0	-100.0%
\$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	327	347	+6.1%	609	556	-8.7%

Compared to Prior Month

By Price Range	Single Family			Condo		
	4-2019	5-2019	Change	4-2019	5-2019	Change
\$299,999 and Below	4	3	-25.0%	18	19	+5.6%
\$300,000 to \$599,999	4	6	+50.0%	20	19	-5.0%
\$600,000 to \$999,999	5	10	+100.0%	10	10	0.0%
\$1,000,000 to \$1,499,999	6	5	-16.7%	3	1	-66.7%
\$1,500,000 to \$1,999,999	3	4	+33.3%	1	0	-100.0%
\$2,000,000 to \$2,499,999	1	1	0.0%	0	0	--
\$2,500,000 to \$4,999,999	2	2	0.0%	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	25	31	+24.0%	52	49	-5.8%

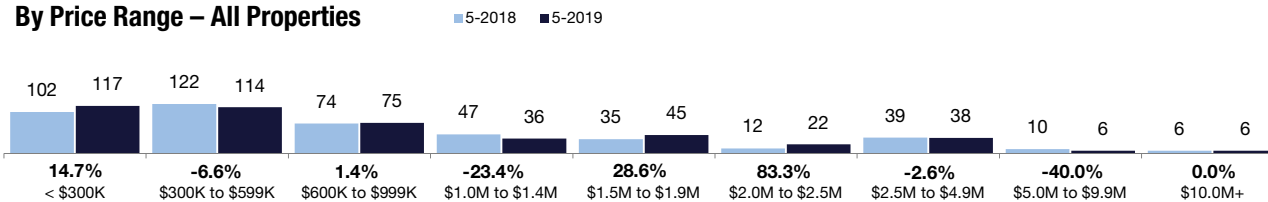
Year to Date

By Price Range	Single Family			Condo		
	5-2018	5-2019	Change	5-2018	5-2019	Change
\$299,999 and Below	17	14	-17.6%	72	74	+2.8%
\$300,000 to \$599,999	30	25	-16.7%	81	80	-1.2%
\$600,000 to \$999,999	29	29	0.0%	42	35	-16.7%
\$1,000,000 to \$1,499,999	16	17	+6.3%	6	9	+50.0%
\$1,500,000 to \$1,999,999	4	14	+250.0%	5	2	-60.0%
\$2,000,000 to \$2,499,999	2	2	0.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	5	7	+40.0%	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
All Price Ranges	104	108	+3.8%	207	200	-3.4%

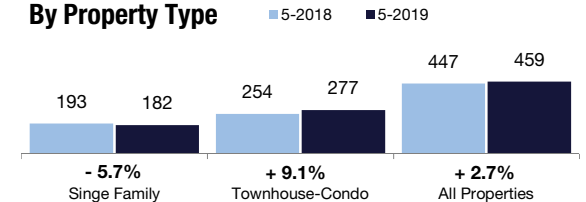
Inventory of Active Listings

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		
	5-2018	5-2019	Change	5-2018	5-2019	Change
\$299,999 and Below	12	17	+41.7%	90	100	+11.1%
\$300,000 to \$599,999	34	24	-29.4%	88	90	+2.3%
\$600,000 to \$999,999	37	27	-27.0%	37	48	+29.7%
\$1,000,000 to \$1,499,999	31	26	-16.1%	16	10	-37.5%
\$1,500,000 to \$1,999,999	27	30	+11.1%	8	15	+87.5%
\$2,000,000 to \$2,499,999	7	17	+142.9%	5	5	0.0%
\$2,500,000 to \$4,999,999	30	30	0.0%	9	8	-11.1%
\$5,000,000 to \$9,999,999	10	5	-50.0%	0	1	--
\$10,000,000 and Above	5	6	+20.0%	1	0	-100.0%
All Price Ranges	193	182	-5.7%	254	277	+9.1%

Compared to Prior Month

By Price Range	Single Family			Condo		
	4-2019	5-2019	Change	4-2019	5-2019	Change
\$299,999 and Below	19	17	-10.5%	109	100	-8.3%
\$300,000 to \$599,999	29	24	-17.2%	84	90	+7.1%
\$600,000 to \$999,999	24	27	+12.5%	50	48	-4.0%
\$1,000,000 to \$1,499,999	24	26	+8.3%	8	10	+25.0%
\$1,500,000 to \$1,999,999	28	30	+7.1%	14	15	+7.1%
\$2,000,000 to \$2,499,999	13	17	+30.8%	6	5	-16.7%
\$2,500,000 to \$4,999,999	31	30	-3.2%	10	8	-20.0%
\$5,000,000 to \$9,999,999	7	5	-28.6%	1	1	0.0%
\$10,000,000 and Above	6	6	0.0%	0	0	--
All Price Ranges	181	182	+0.6%	282	277	-1.8%

Year to Date

Single Family	Condo
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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 median 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.