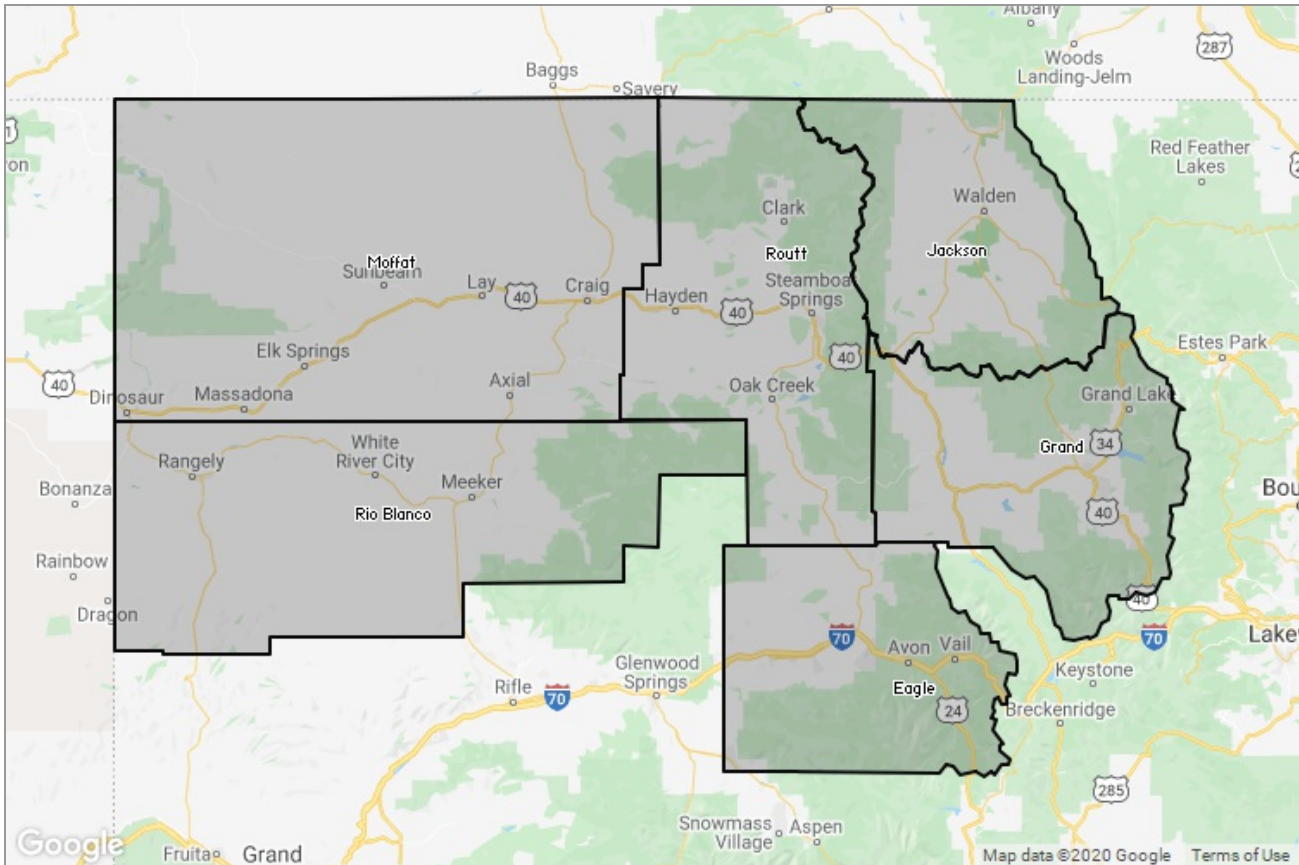




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
5/2019 – 5/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 06/06/2020

Scheduled: Yes

Presented by

**Steamboat Springs Board of
REALTORS®**

Colorado Real Estate License: 40043155

(970) 879-4663

Other: <http://www.ssbr.org/>

625 S. Lincoln, #202
P. O. Box 775103
Steamboat Springs, CO 80477

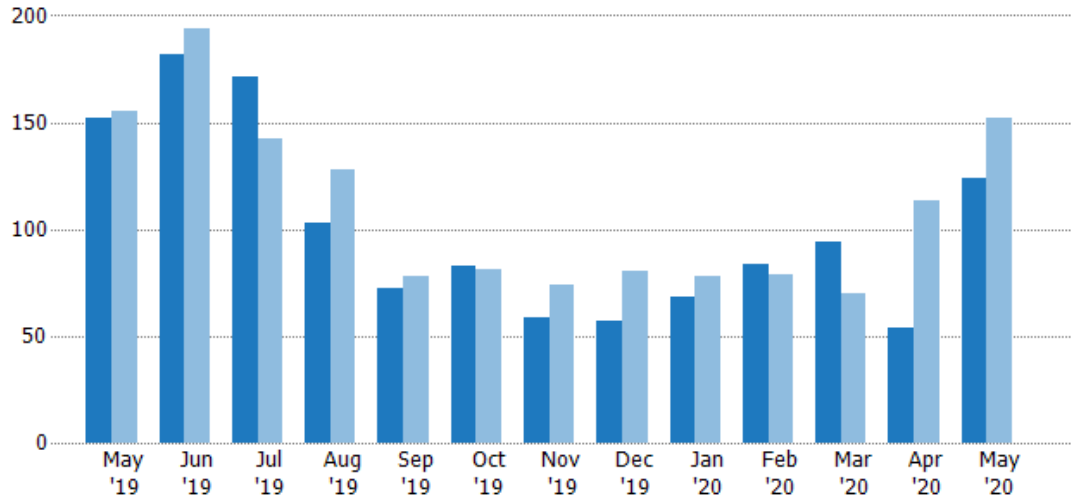
New Listings

The number of new residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '20	124	-18.4%
May '19	152	-1.9%
May '18	155	1.9%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	152	182	171	103	72	83	59	57	68	84	94	54	124
Prior Year	155	194	142	128	78	81	74	80	78	79	70	113	152
Percent Change from Prior Year	-2%	-6%	20%	-20%	-8%	2%	-20%	-29%	-13%	6%	34%	-52%	-18%

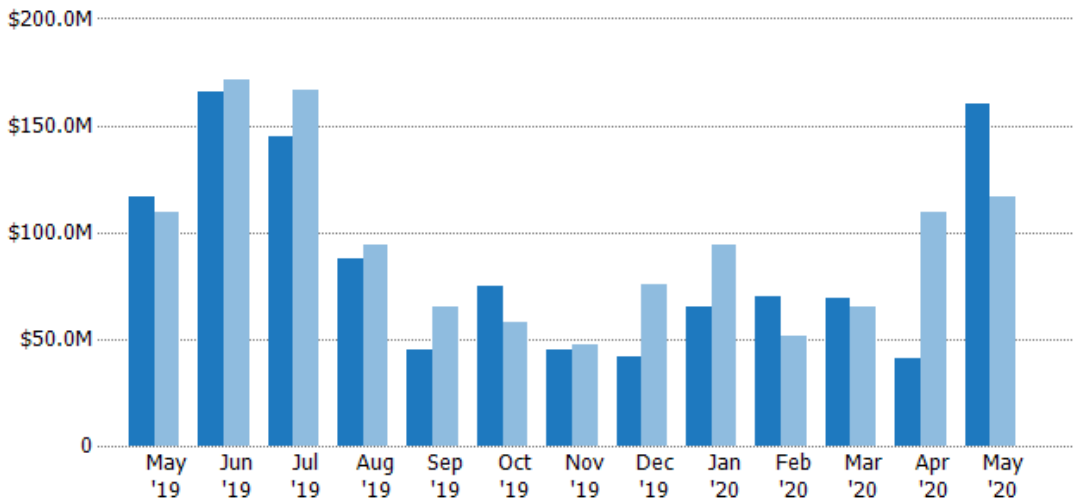
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '20	\$160M	36.6%
May '19	\$117M	6.6%
May '18	\$110M	6.1%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$117M	\$166M	\$145M	\$87.5M	\$45.2M	\$74.9M	\$45M	\$42.1M	\$65.3M	\$70M	\$68.9M	\$40.9M	\$160M
Prior Year	\$110M	\$171M	\$167M	\$94.3M	\$65.4M	\$58.2M	\$47M	\$75.3M	\$94M	\$51.8M	\$65.2M	\$109M	\$117M
Percent Change from Prior Year	7%	-3%	-13%	-7%	-31%	29%	-4%	-44%	-31%	35%	6%	-62%	37%

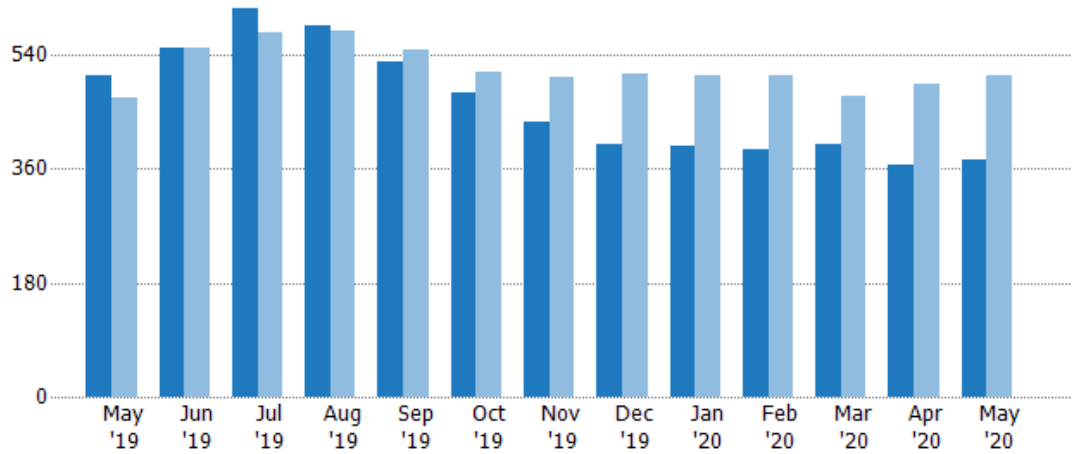
Active Listings

The number of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '20	373	-26.3%
May '19	506	7.2%
May '18	472	16.7%



Current Year	506	552	614	586	530	479	435	398	395	391	400	365	373
Prior Year	472	551	575	579	549	514	504	510	508	508	476	494	506
Percent Change from Prior Year	7%	0%	7%	1%	-3%	-7%	-14%	-22%	-22%	-23%	-16%	-26%	-26%

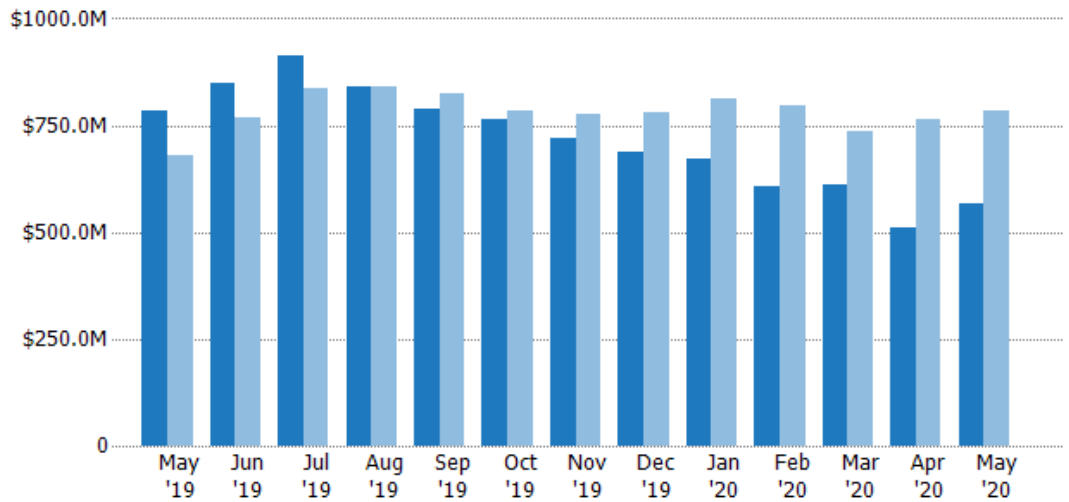
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '20	\$565M	-28.1%
May '19	\$786M	15.7%
May '18	\$680M	-10%



Current Year	\$786M	\$850M	\$913M	\$840M	\$788M	\$764M	\$719M	\$686M	\$673M	\$608M	\$612M	\$510M	\$565M
Prior Year	\$680M	\$768M	\$835M	\$840M	\$825M	\$784M	\$778M	\$781M	\$812M	\$797M	\$736M	\$763M	\$786M
Percent Change from Prior Year	16%	11%	9%	0%	-4%	-3%	-8%	-12%	-17%	-24%	-17%	-33%	-28%

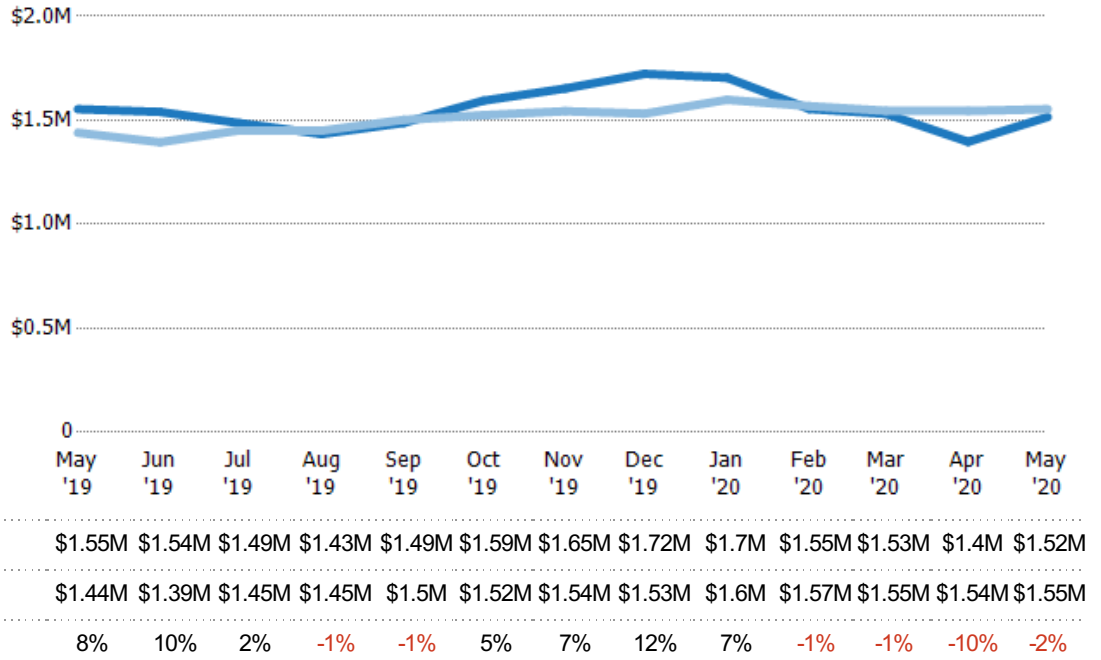
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
May '20	\$1.52M	-2.4%
May '19	\$1.55M	7.9%
May '18	\$1.44M	-22.9%



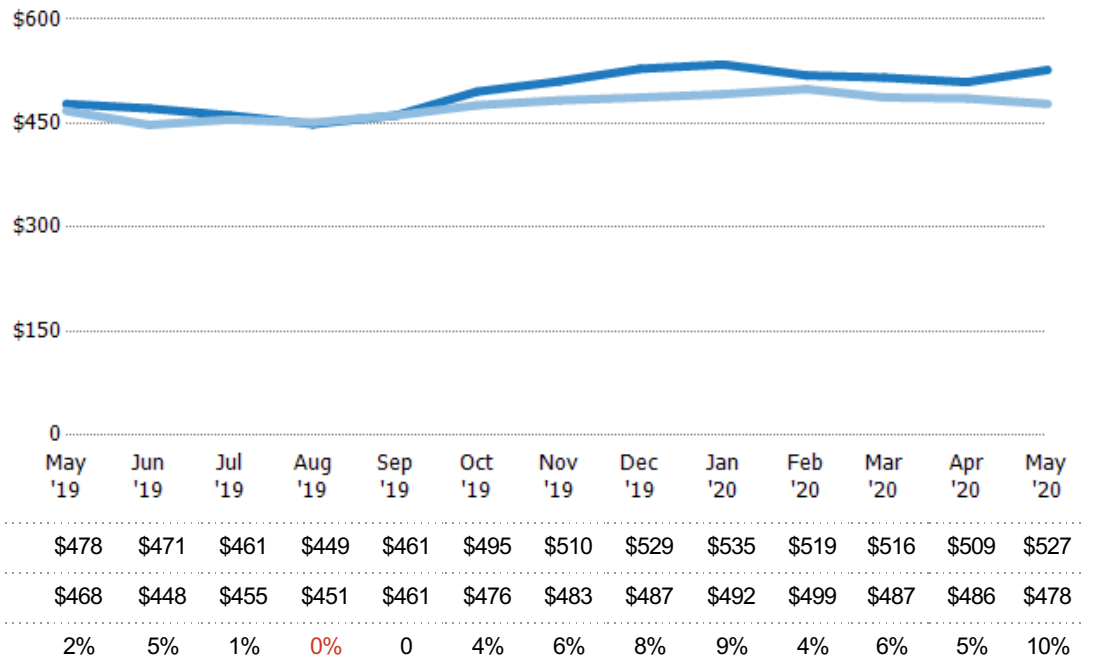
Average Listing Price per Sq Ft

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.
May '20	\$527	10.3%
May '19	\$478	2.1%
May '18	\$468	-14%

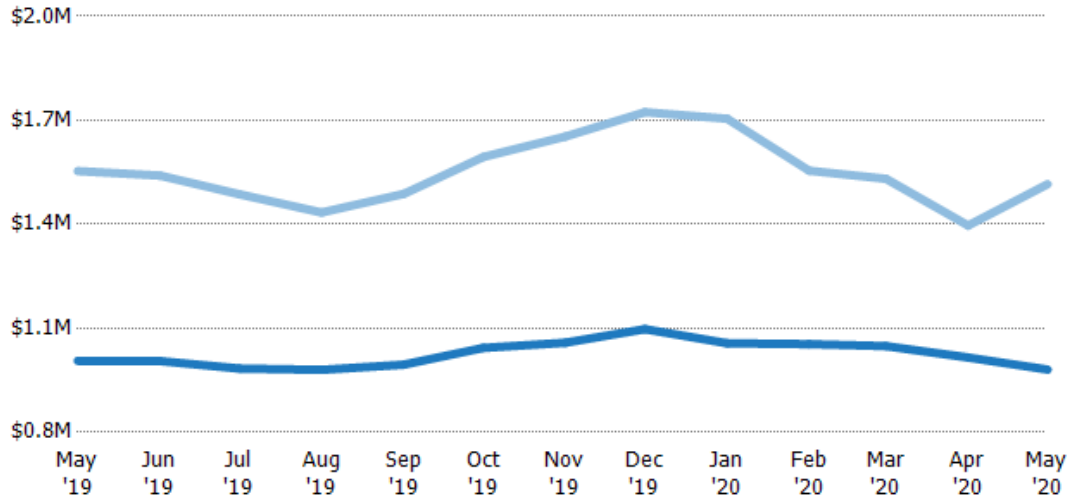


Average Listing Price vs Average Est Value

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	\$1.01M	\$1.01M	\$984K	\$980K	\$995K	\$1.04M	\$1.06M	\$1.1M	\$1.06M	\$1.05M	\$1.05M	\$1.02M	\$981K
Avg Listing Price	\$1.55M	\$1.54M	\$1.49M	\$1.43M	\$1.49M	\$1.59M	\$1.65M	\$1.72M	\$1.7M	\$1.55M	\$1.53M	\$1.4M	\$1.52M
Avg Listing Price as a % of Avg Est Value	154%	153%	151%	146%	149%	153%	156%	157%	161%	147%	146%	137%	155%

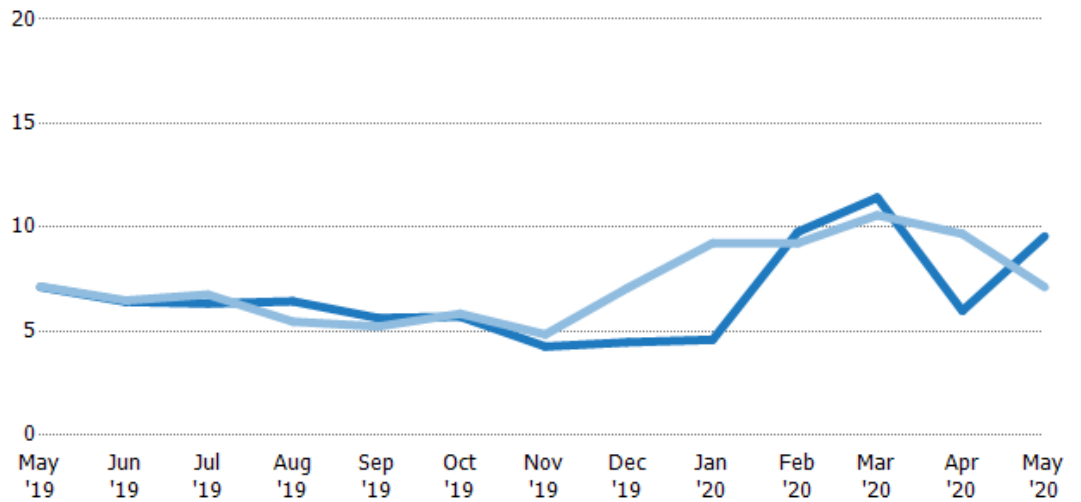
Months of Inventory

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.
May '20	9.56	34.2%
May '19	7.13	-0.3%
May '18	7.15	30.6%



Current Year	7.13	6.42	6.33	6.44	5.64	5.7	4.26	4.47	4.59	9.78	11.4	5.98	9.56
Prior Year	7.15	6.48	6.76	5.46	5.23	5.84	4.85	7.08	9.24	9.24	10.6	9.69	7.13
Percent Change from Prior Year	0%	-1%	-6%	18%	8%	-2%	-12%	-37%	-50%	6%	8%	-38%	34%

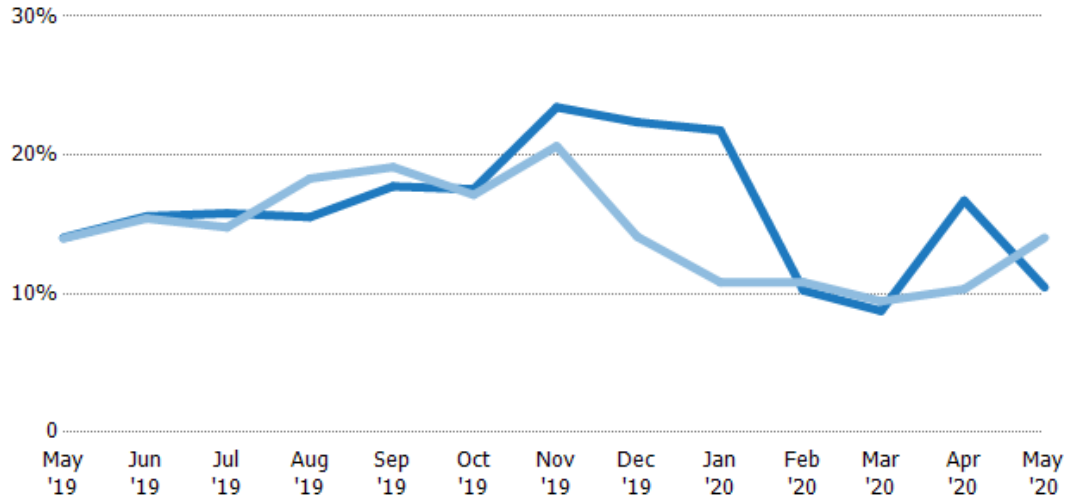
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
May '20	10%	3.6%
May '19	14%	-0.1%
May '18	14%	-23.5%

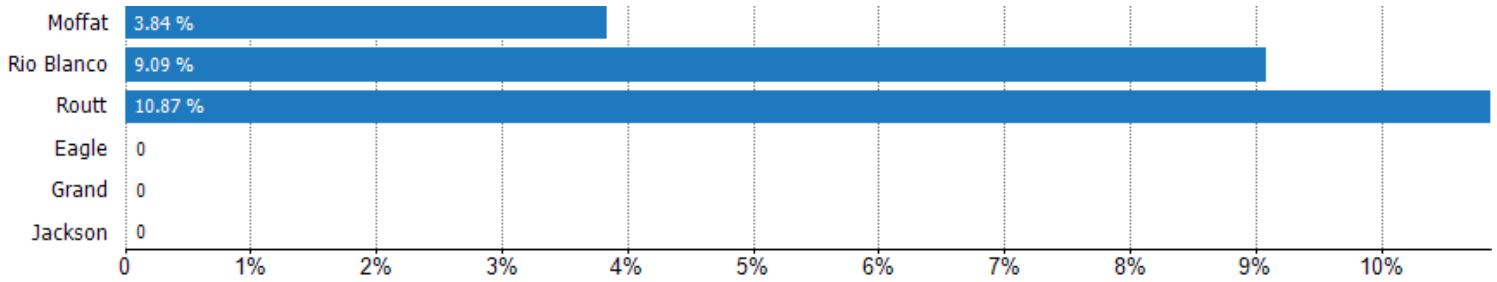


	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	14%	16%	16%	16%	18%	18%	23%	22%	22%	10%	9%	17%	10%
Prior Year	14%	15%	15%	18%	19%	17%	21%	14%	11%	11%	9%	10%	14%
Change from Prior Year	0%	0%	-1%	3%	1%	0%	-3%	-8%	-11%	1%	1%	-6%	4%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



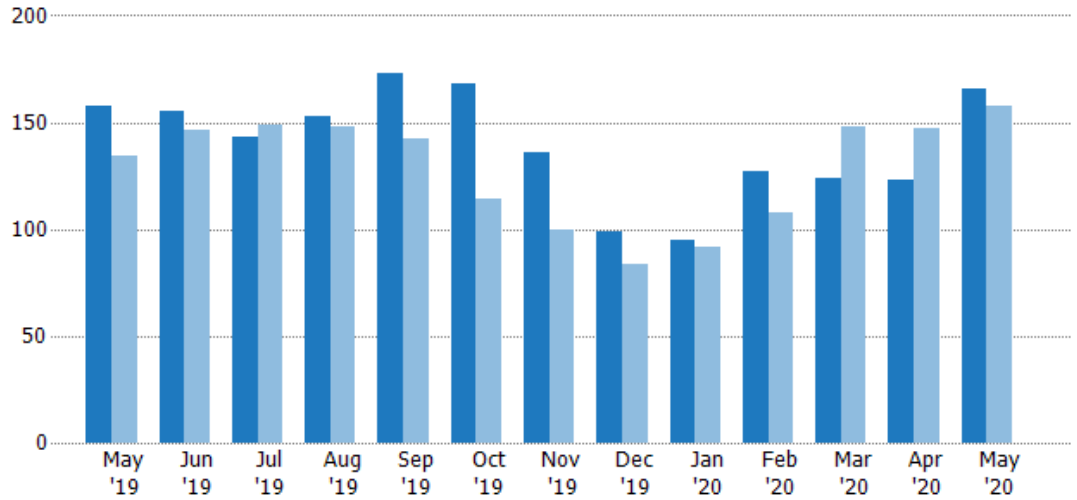
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '20	166	5.1%
May '19	158	17.9%
May '18	134	18.7%



Current Year	158	155	143	153	173	168	136	99	95	127	124	123	166
Prior Year	134	146	149	148	142	114	100	84	92	108	148	147	158
Percent Change from Prior Year	18%	6%	-4%	3%	22%	47%	36%	18%	3%	18%	-16%	-16%	5%

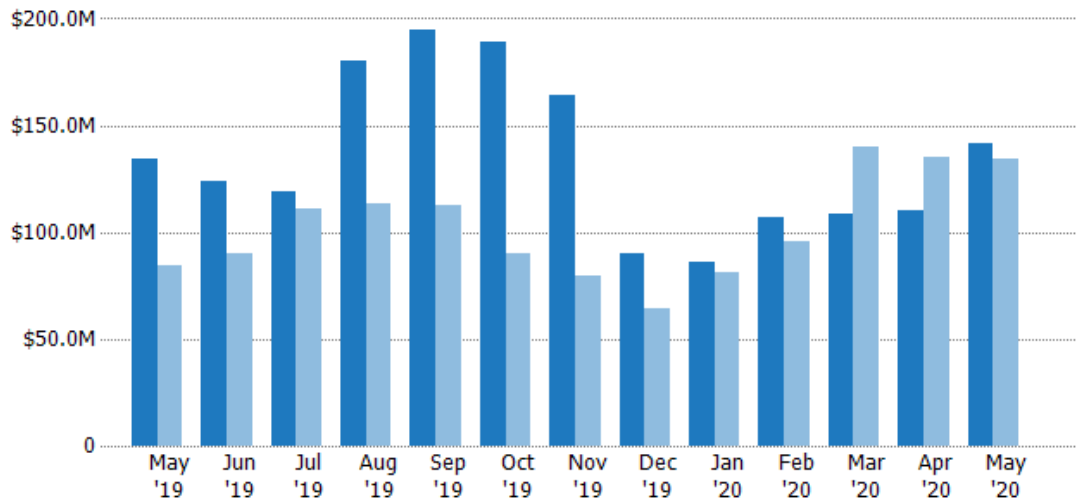
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '20	\$141M	5%
May '19	\$135M	59.6%
May '18	\$84.3M	2.9%



Current Year	\$135M	\$124M	\$119M	\$180M	\$195M	\$189M	\$164M	\$90M	\$86.2M	\$107M	\$109M	\$110M	\$141M
Prior Year	\$84.3M	\$89.9M	\$111M	\$113M	\$113M	\$90.2M	\$79.6M	\$64.1M	\$80.8M	\$95.9M	\$140M	\$135M	\$135M
Percent Change from Prior Year	60%	38%	7%	59%	72%	109%	106%	40%	7%	11%	-22%	-19%	5%

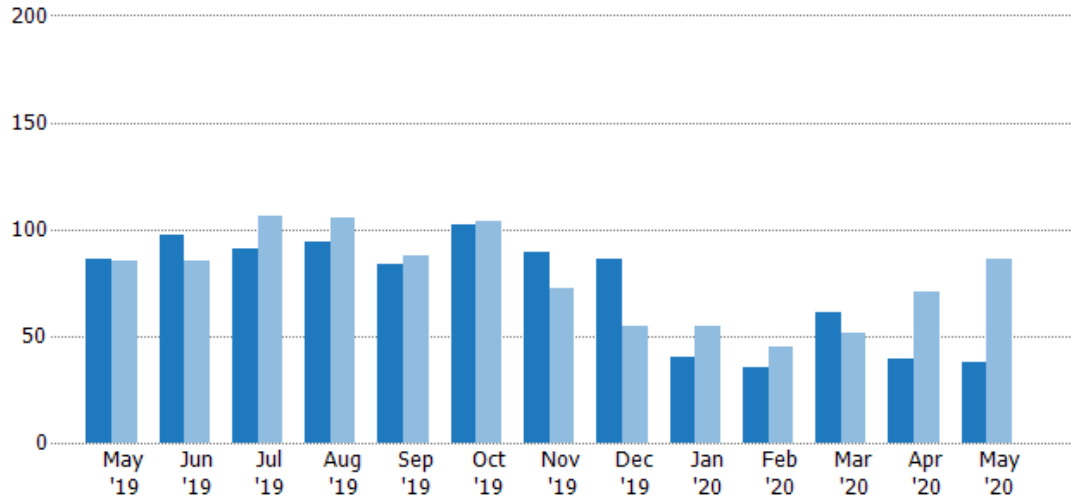
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
May '20	38	-55.8%
May '19	86	1.2%
May '18	85	4.7%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	86	97	91	94	84	102	89	86	40	35	61	39	38
Prior Year	85	85	106	105	88	104	72	55	55	45	51	71	86
Percent Change from Prior Year	1%	14%	-14%	-10%	-5%	-2%	24%	56%	-27%	-22%	20%	-45%	-56%

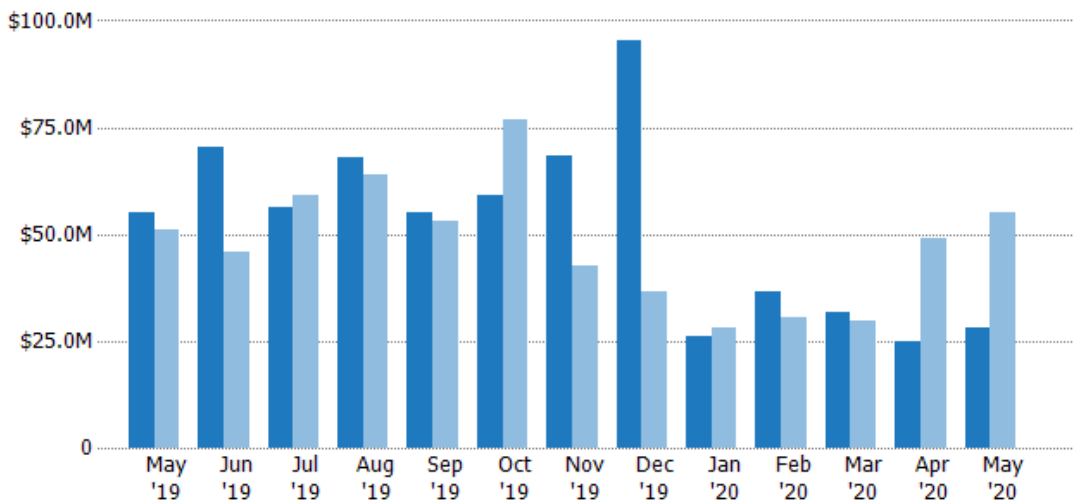
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
May '20	\$28.2M	-48.8%
May '19	\$54.9M	8%
May '18	\$50.9M	-7.4%

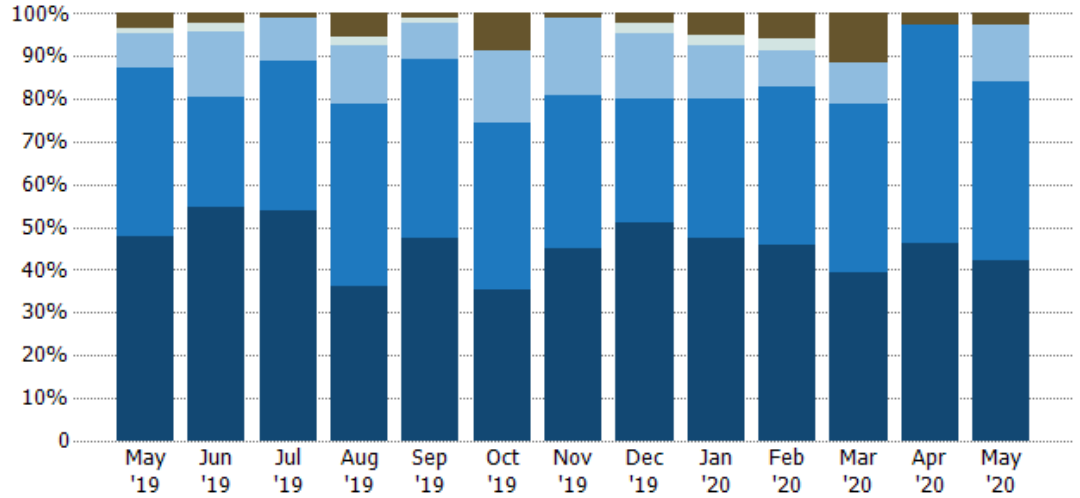


	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$54.9M	\$70.2M	\$56.4M	\$68M	\$55.1M	\$59M	\$68.5M	\$95.5M	\$26.2M	\$36.5M	\$31.6M	\$24.7M	\$28.2M
Prior Year	\$50.9M	\$45.9M	\$59M	\$63.9M	\$53.2M	\$77M	\$42.4M	\$36.7M	\$28M	\$30.5M	\$29.6M	\$49M	\$54.9M
Percent Change from Prior Year	8%	53%	-4%	6%	4%	-23%	62%	160%	-7%	20%	7%	-50%	-49%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used
County: 6 Selected

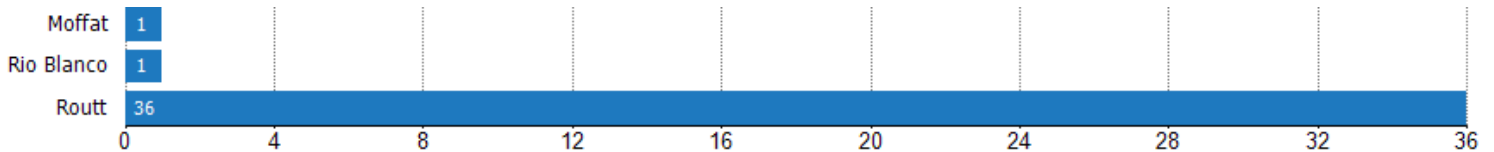


Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Coop	3%	2%	1%	5%	1%	9%	1%	2%	5%	6%	11%	3%	3%
Farm/Ranch	1%	2%	-	2%	1%	-	-	2%	3%	3%	-	-	-
Multifamily/Multiplex	8%	15%	10%	14%	8%	17%	18%	15%	13%	9%	10%	-	13%
Condo/Townhouse	40%	26%	35%	43%	42%	39%	36%	29%	33%	37%	39%	51%	42%
Single Family Residence	48%	55%	54%	36%	48%	35%	45%	51%	48%	46%	39%	46%	42%

Closed Sales (By County)

The total number of residential properties sold during the last month by county.

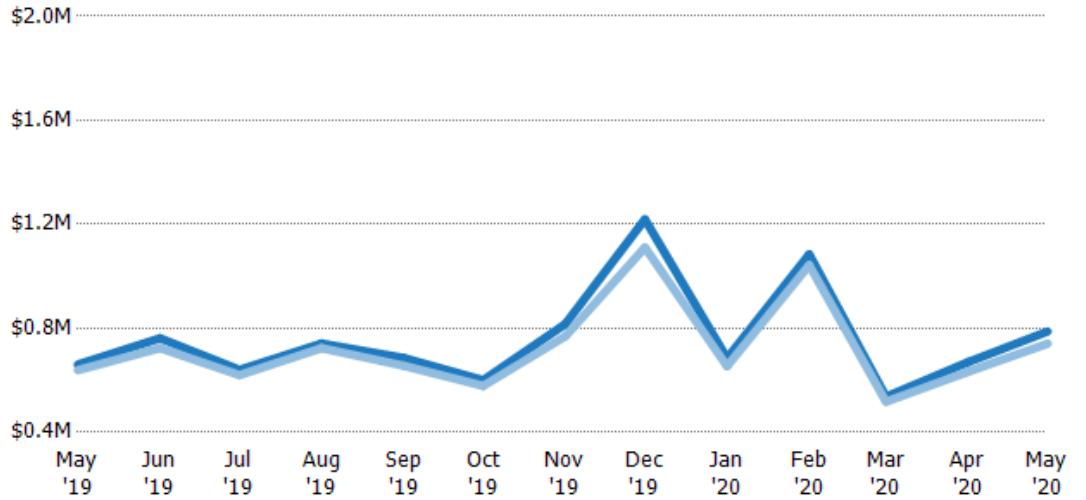
Filters Used: County: 6 Selected



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

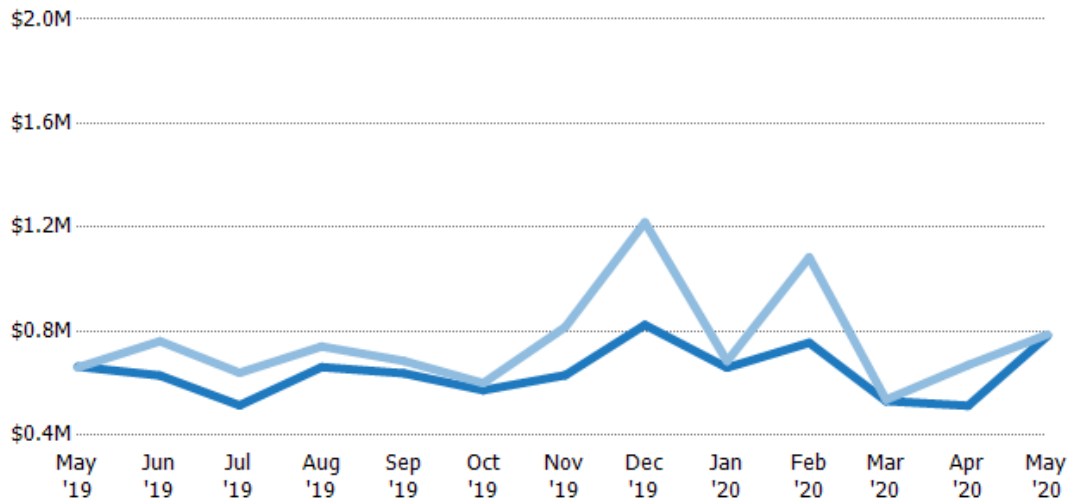


Avg List Price	\$661K	\$762K	\$640K	\$741K	\$686K	\$600K	\$817K	\$1.22M	\$685K	\$1.08M	\$537K	\$670K	\$788K
Avg Sales Price	\$639K	\$724K	\$620K	\$724K	\$656K	\$579K	\$770K	\$1.11M	\$654K	\$1.04M	\$518K	\$633K	\$741K
Avg Sales Price as a % of Avg List Price	97%	95%	97%	98%	96%	96%	94%	91%	96%	96%	96%	95%	94%

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



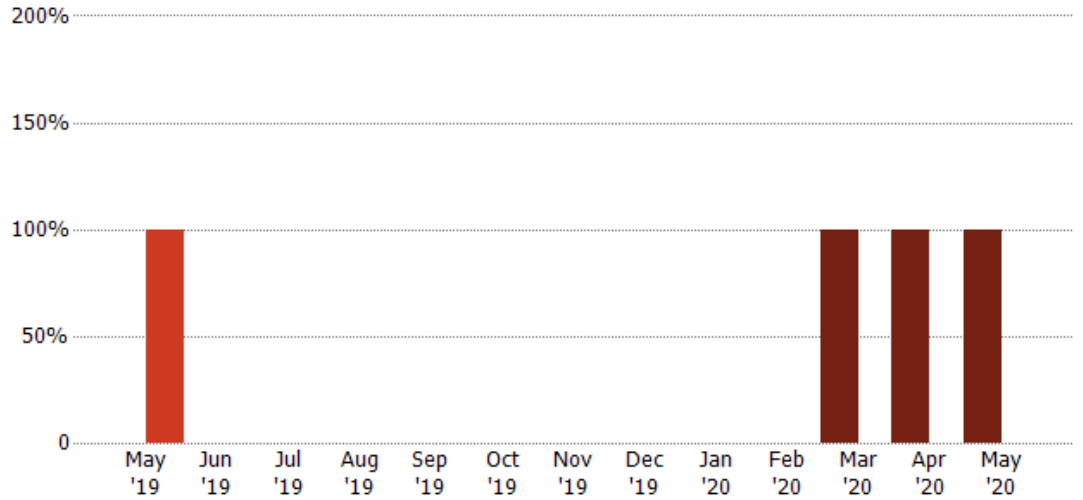
Avg Est Value	\$664K	\$630K	\$515K	\$662K	\$638K	\$573K	\$631K	\$824K	\$660K	\$756K	\$532K	\$514K	\$783K
Avg Sales Price	\$661K	\$762K	\$640K	\$741K	\$686K	\$600K	\$817K	\$1.22M	\$685K	\$1.08M	\$537K	\$670K	\$788K
Avg Sales Price as a % of Avg Est Value	100%	121%	124%	112%	107%	105%	129%	148%	104%	143%	101%	130%	101%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

County: 6 Selected

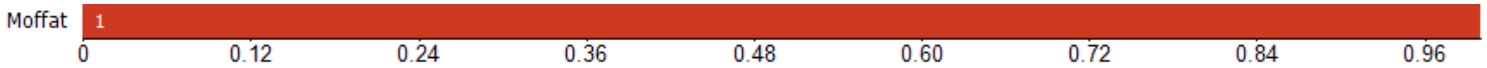


	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	-	-	-	-	-	-	-	-	-	-	1	1	1
Prior Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	-	-	100%	100%	100%

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: 06/06/2020

Scheduled: Yes

Report Date Range: From 5/2019 To: 5/2020

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

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 5/2020 data

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