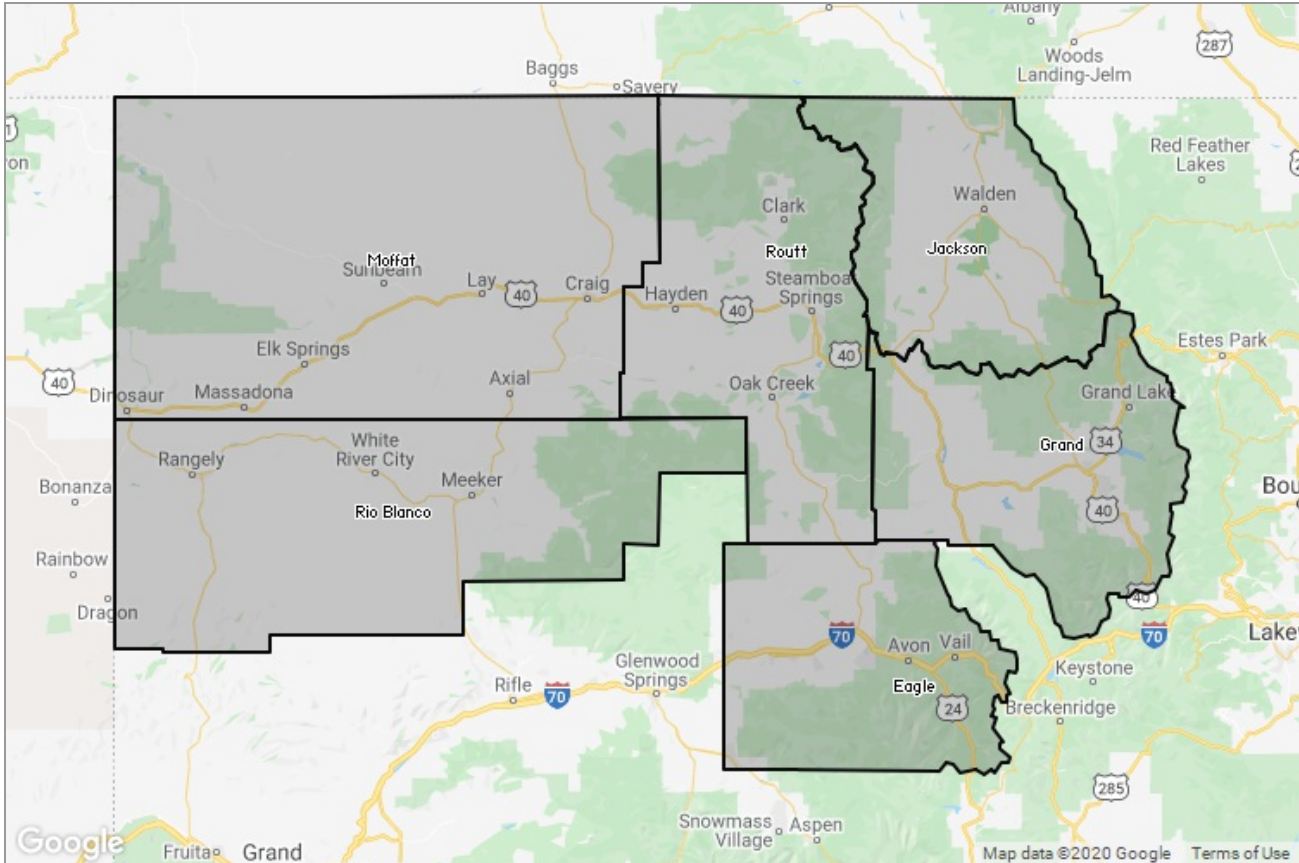




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
7/2019 – 7/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 08/09/2020

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

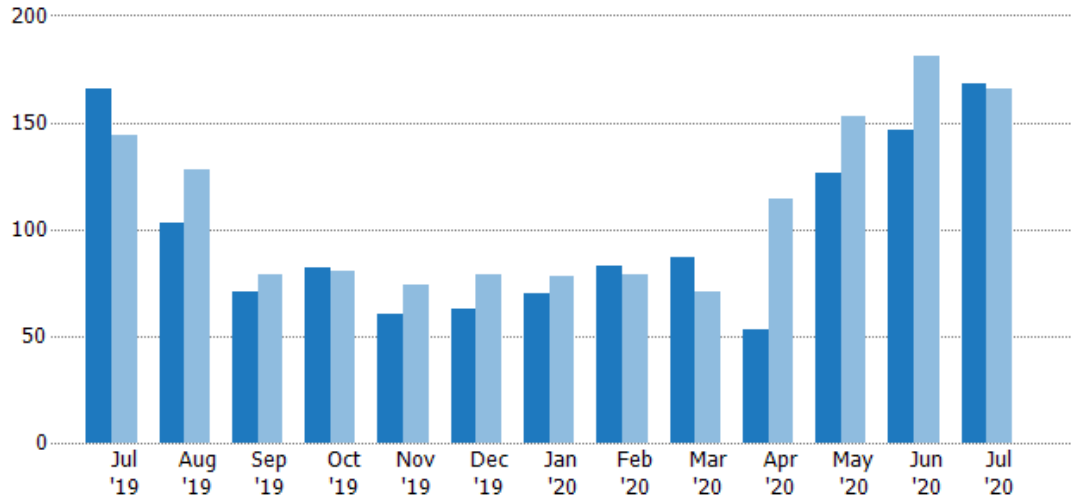
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '20	168	1.2%
Jul '19	166	15.3%
Jul '18	144	-25%



Current Year	166	103	71	82	60	63	70	83	87	53	126	146	168
Prior Year	144	128	79	80	74	79	78	79	71	114	153	181	166
Percent Change from Prior Year	15%	-20%	-10%	3%	-19%	-20%	-10%	5%	23%	-54%	-18%	-19%	1%

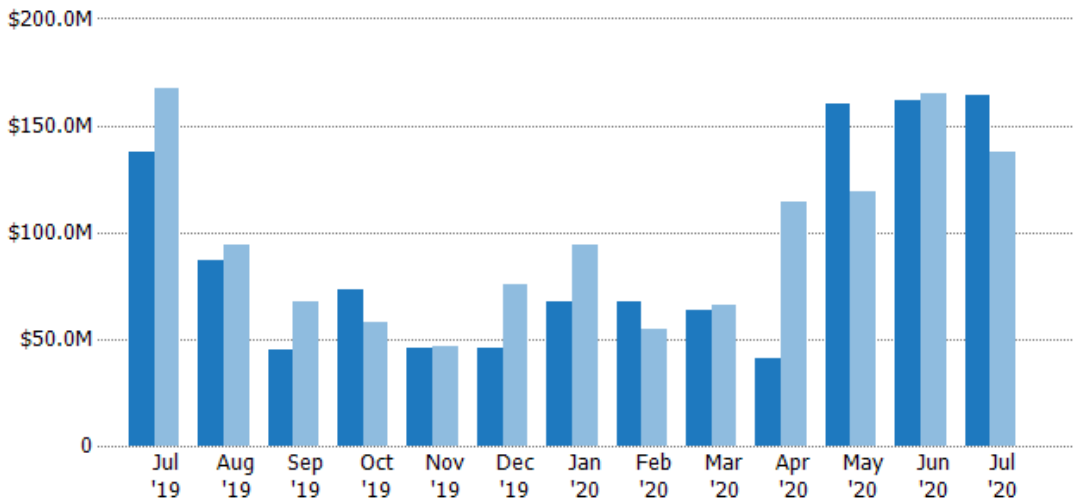
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jul '20	\$164M	19.4%
Jul '19	\$138M	-17.6%
Jul '18	\$167M	-52.4%



Current Year	\$138M	\$87.1M	\$44.6M	\$73.2M	\$45.6M	\$45.5M	\$67.6M	\$67.2M	\$63.5M	\$40.6M	\$160M	\$162M	\$164M
Prior Year	\$167M	\$94.3M	\$67.6M	\$57.9M	\$46.9M	\$75.2M	\$94M	\$54.5M	\$65.9M	\$114M	\$119M	\$165M	\$138M
Percent Change from Prior Year	-18%	-8%	-34%	26%	-3%	-40%	-28%	23%	-4%	-64%	34%	-2%	19%

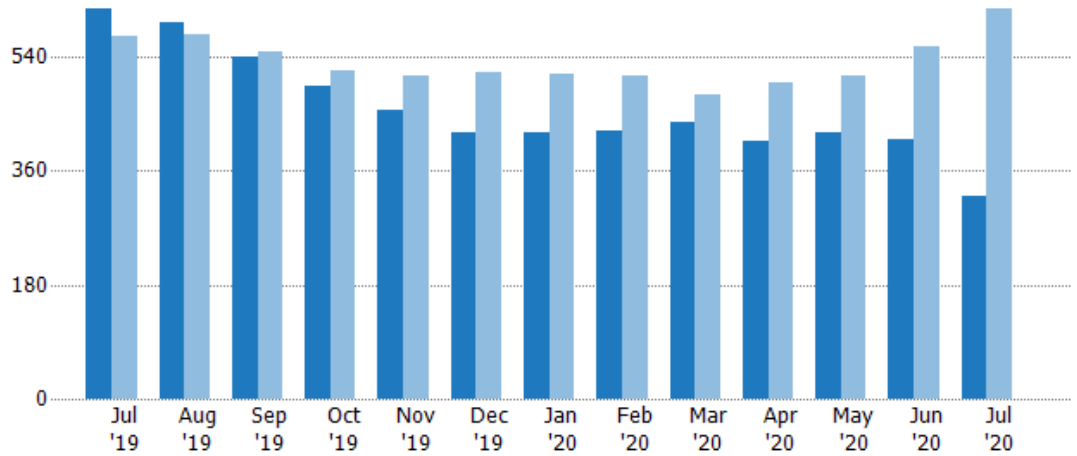
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '20	320	-48%
Jul '19	615	7.3%
Jul '18	573	-7.5%



Current Year	615	594	540	494	455	420	421	423	436	408	420	409	320
Prior Year	573	576	549	517	509	515	512	511	481	500	510	556	615
Percent Change from Prior Year	7%	3%	-2%	-4%	-11%	-18%	-18%	-17%	-9%	-18%	-18%	-26%	-48%

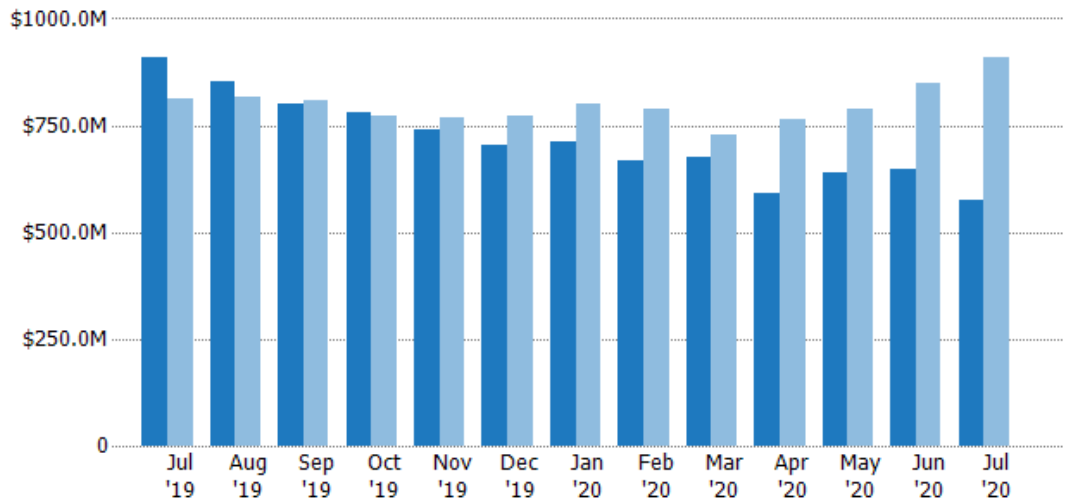
Active Listing Volume

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.
Jul '20	\$577M	-36.5%
Jul '19	\$908M	11.7%
Jul '18	\$813M	-27.5%



Current Year	\$908M	\$854M	\$801M	\$778M	\$739M	\$706M	\$712M	\$669M	\$675M	\$590M	\$639M	\$647M	\$577M
Prior Year	\$813M	\$815M	\$809M	\$772M	\$767M	\$771M	\$800M	\$788M	\$729M	\$765M	\$787M	\$850M	\$908M
Percent Change from Prior Year	12%	5%	-1%	1%	-4%	-8%	-11%	-15%	-7%	-23%	-19%	-24%	-37%

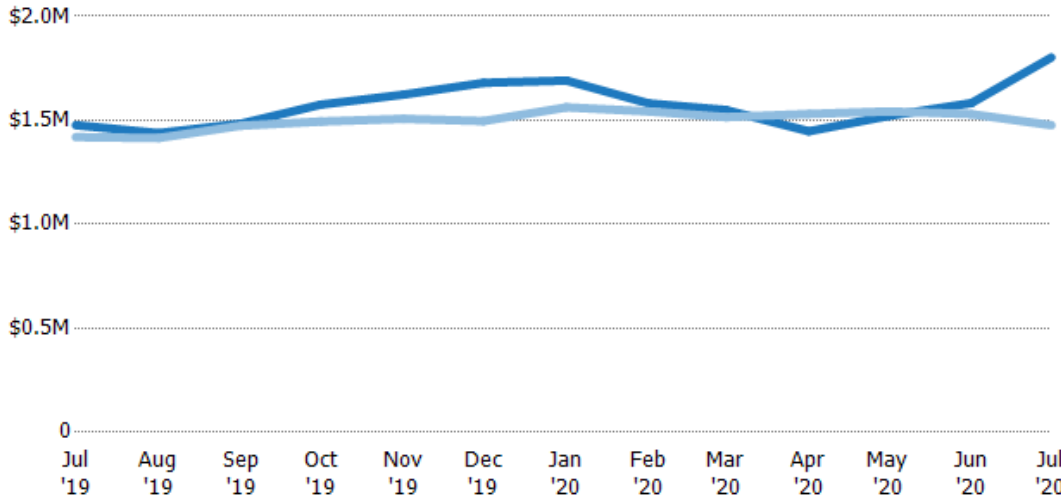
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Jul '20	\$1.8M	22%
Jul '19	\$1.48M	4.1%
Jul '18	\$1.42M	-21.6%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$1.48M	\$1.44M	\$1.48M	\$1.58M	\$1.62M	\$1.68M	\$1.69M	\$1.58M	\$1.55M	\$1.45M	\$1.52M	\$1.58M	\$1.8M
Prior Year	\$1.42M	\$1.41M	\$1.47M	\$1.49M	\$1.51M	\$1.5M	\$1.56M	\$1.54M	\$1.52M	\$1.53M	\$1.54M	\$1.53M	\$1.48M
Percent Change from Prior Year	4%	2%	1%	5%	8%	12%	8%	2%	2%	-5%	-1%	3%	22%

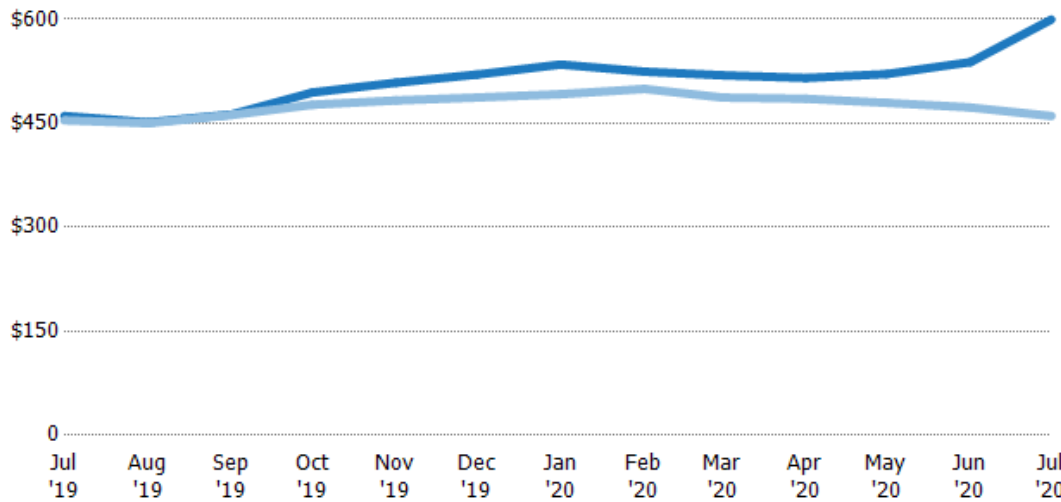
Average Listing Price per Sq Ft

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.
Jul '20	\$600	30.2%
Jul '19	\$461	1.4%
Jul '18	\$454	-12%



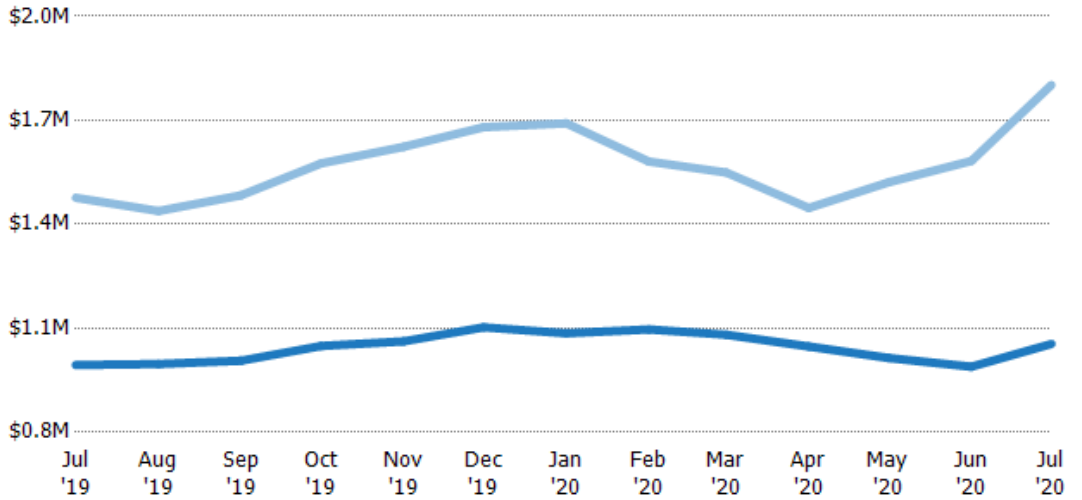
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$461	\$451	\$463	\$494	\$509	\$520	\$535	\$525	\$519	\$515	\$521	\$538	\$600
Prior Year	\$454	\$450	\$462	\$477	\$483	\$487	\$492	\$500	\$487	\$485	\$479	\$473	\$461
Percent Change from Prior Year	1%	0%	0%	4%	5%	7%	9%	5%	7%	6%	9%	14%	30%

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



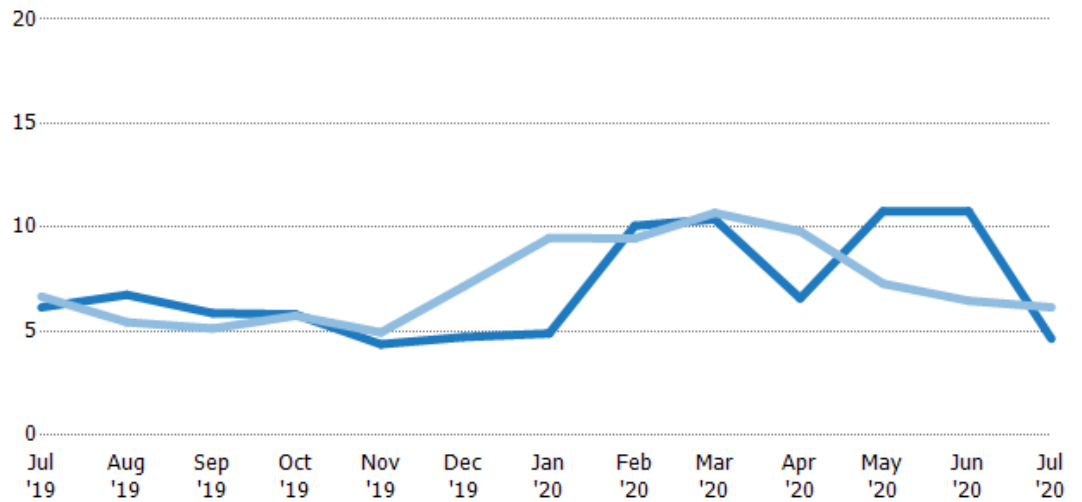
Avg Est Value	\$994K	\$997K	\$1.01M	\$1.05M	\$1.06M	\$1.1M	\$1.09M	\$1.1M	\$1.08M	\$1.05M	\$1.01M	\$989K	\$1.05M
Avg Listing Price	\$1.48M	\$1.44M	\$1.48M	\$1.58M	\$1.62M	\$1.68M	\$1.69M	\$1.58M	\$1.55M	\$1.45M	\$1.52M	\$1.58M	\$1.8M
Avg Listing Price as a % of Avg Est Value	149%	144%	147%	150%	153%	152%	156%	144%	143%	138%	150%	160%	171%

Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

County: 6 Selected



Current Year	6.15	6.75	5.87	5.81	4.38	4.72	4.9	10.1	10.4	6.58	10.8	10.8	4.64
Prior Year	6.66	5.43	5.13	5.74	4.94	7.15	9.48	9.46	10.7	9.8	7.29	6.47	6.15
Percent Change from Prior Year	-8%	24%	14%	1%	-11%	-34%	-48%	6%	-3%	-33%	48%	66%	-25%

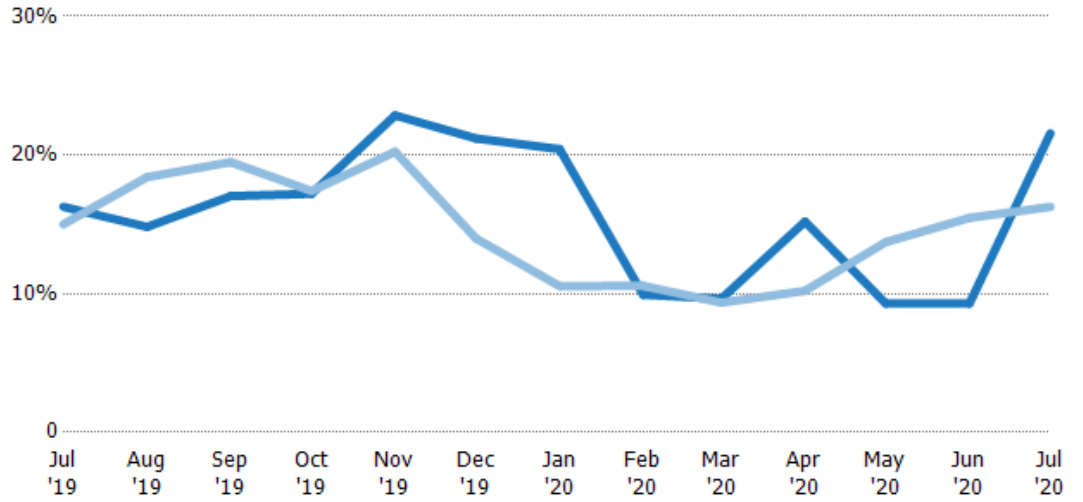
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jul '20	22%	-5.3%
Jul '19	16%	-1.3%
Jul '18	15%	4.4%

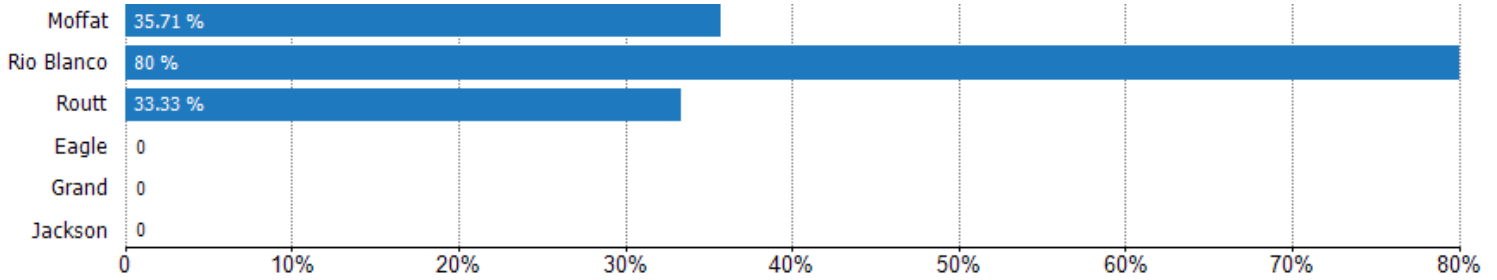


	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	16%	15%	17%	17%	23%	21%	20%	10%	10%	15%	9%	9%	22%
Prior Year	15%	18%	19%	17%	20%	14%	11%	11%	9%	10%	14%	15%	16%
Change from Prior Year	-1%	4%	2%	0%	-3%	-7%	-10%	1%	0%	-5%	4%	6%	-5%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



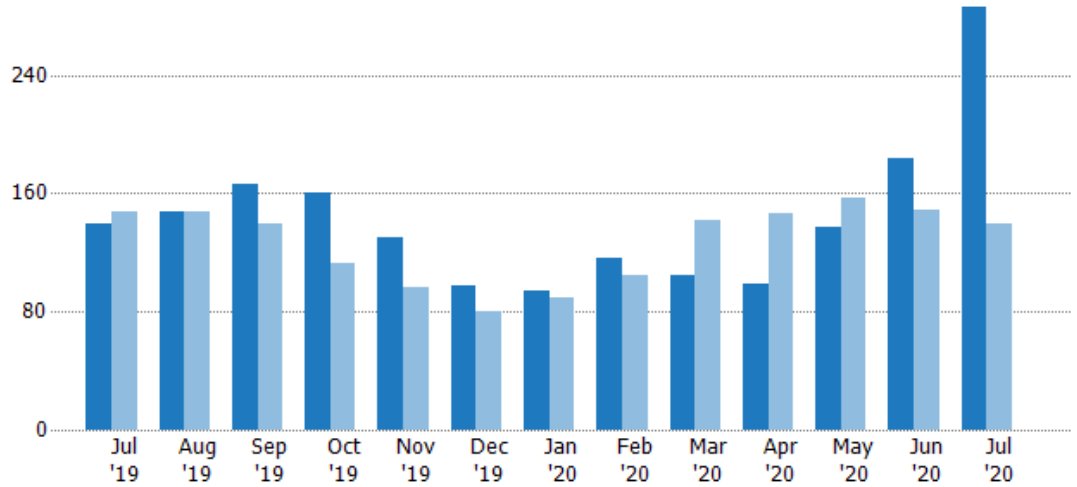
Pending Sales

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.
Jul '20	286	105.8%
Jul '19	139	-6.1%
Jul '18	148	11.5%



Current Year	139	148	166	160	130	98	94	116	104	99	137	184	286
Prior Year	148	148	139	113	96	80	89	104	142	146	157	149	139
Percent Change from Prior Year	-6%	0%	19%	42%	35%	23%	6%	12%	-27%	-32%	-13%	23%	106%

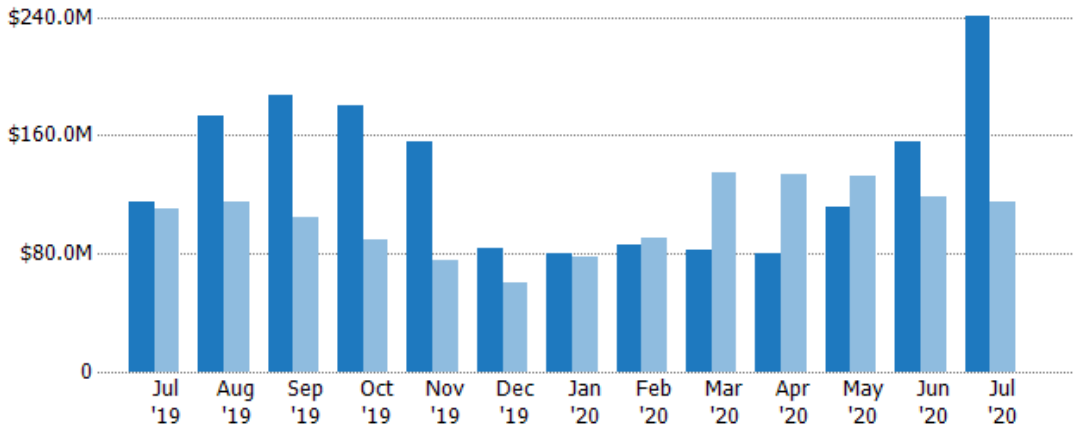
Pending Sales Volume

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.
Jul '20	\$241M	109.5%
Jul '19	\$115M	3.9%
Jul '18	\$111M	13.7%



Current Year	\$115M	\$173M	\$187M	\$180M	\$156M	\$84.1M	\$79.9M	\$85.4M	\$82.8M	\$80.3M	\$111M	\$156M	\$241M
Prior Year	\$111M	\$115M	\$105M	\$89.4M	\$75.8M	\$60.2M	\$77.2M	\$90.9M	\$134M	\$134M	\$133M	\$119M	\$115M
Percent Change from Prior Year	4%	51%	79%	102%	106%	40%	4%	-6%	-38%	-40%	-16%	31%	110%

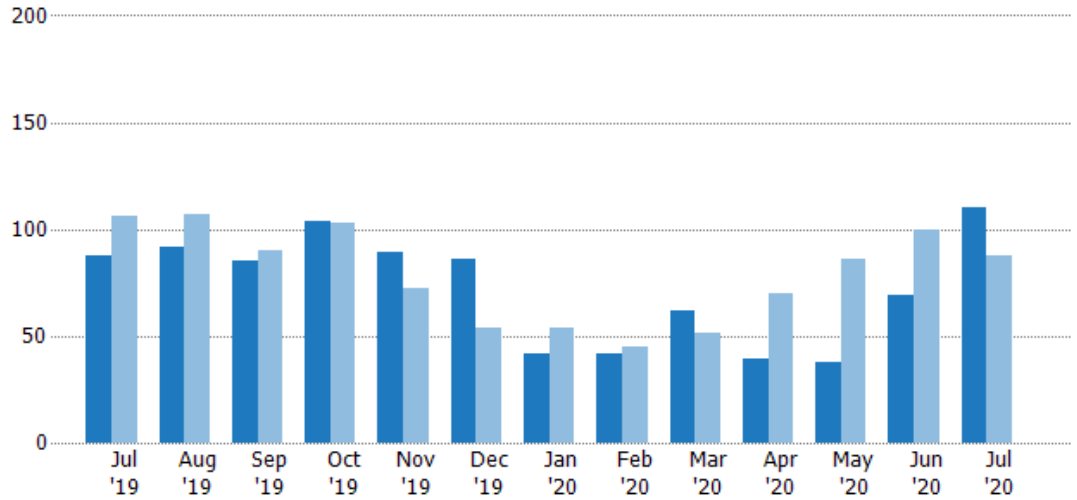
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jul '20	110	25%
Jul '19	88	-17%
Jul '18	106	-18.9%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	88	92	85	104	89	86	42	42	62	39	38	69	110
Prior Year	106	107	90	103	72	54	54	45	51	70	86	100	88
Percent Change from Prior Year	-17%	-14%	-6%	1%	24%	59%	-22%	-7%	22%	-44%	-56%	-31%	25%

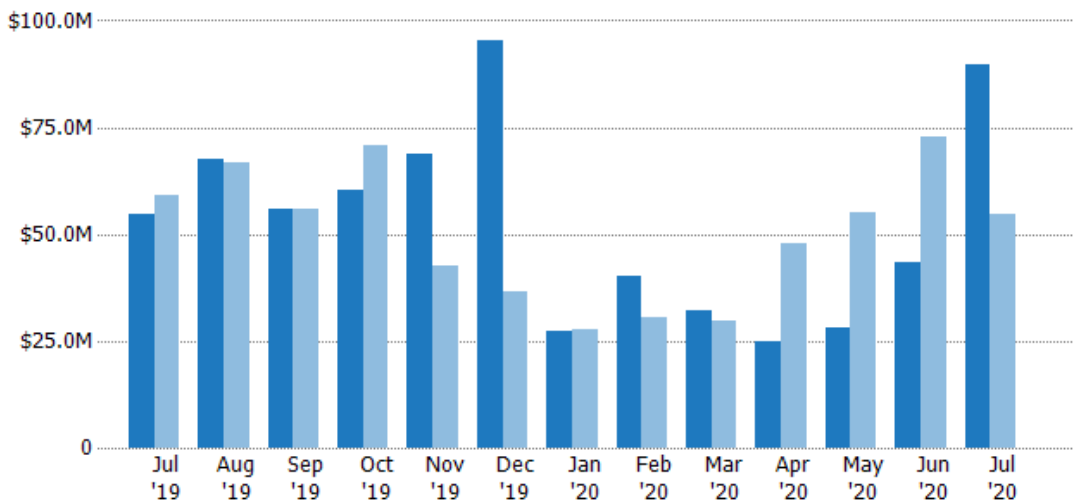
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jul '20	\$89.5M	63.7%
Jul '19	\$54.7M	-7.2%
Jul '18	\$58.9M	-40.5%

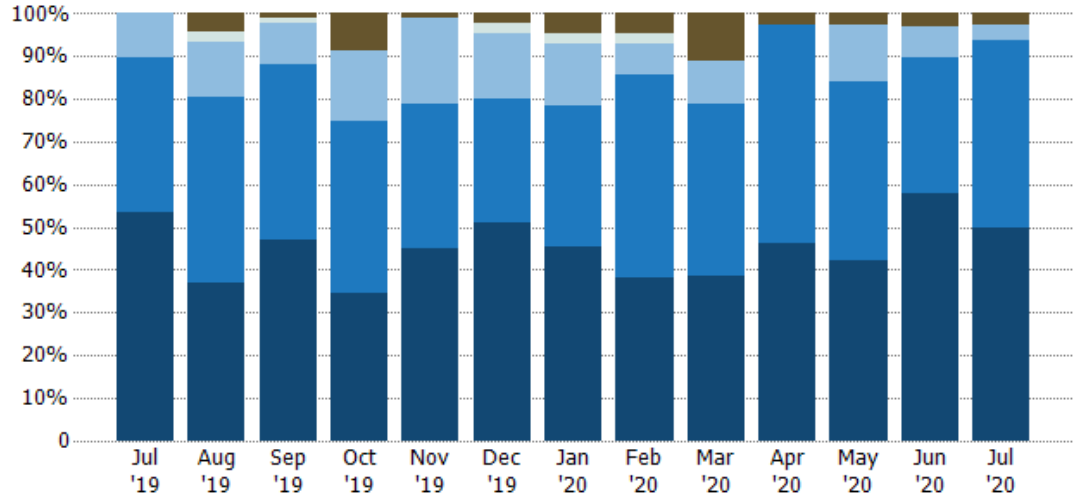


	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$54.7M	\$67.4M	\$55.8M	\$60.2M	\$68.9M	\$95.5M	\$27.4M	\$40.3M	\$32.2M	\$25M	\$28.2M	\$43.3M	\$89.5M
Prior Year	\$58.9M	\$66.9M	\$55.9M	\$70.9M	\$42.8M	\$36.5M	\$27.7M	\$30.5M	\$29.6M	\$47.8M	\$54.9M	\$72.6M	\$54.7M
Percent Change from Prior Year	-7%	1%	0%	-15%	61%	162%	-1%	32%	9%	-48%	-49%	-40%	64%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

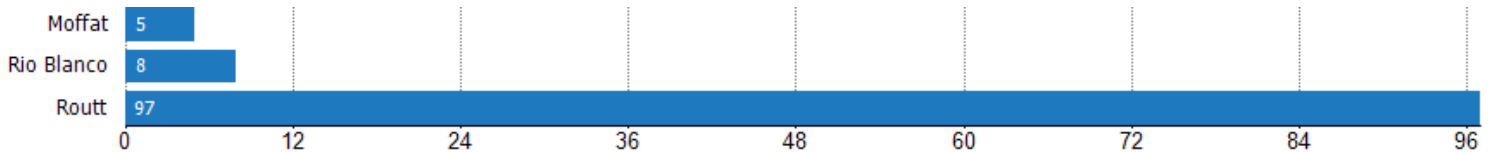


Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Coop	-	4%	1%	9%	1%	2%	5%	5%	11%	3%	3%	3%	3%
Farm/Ranch	-	2%	1%	-	-	2%	2%	2%	-	-	-	-	-
Multifamily/Multiplex	10%	13%	9%	16%	20%	15%	14%	7%	10%	-	13%	7%	4%
Condo/Townhouse	36%	43%	41%	40%	34%	29%	33%	48%	40%	51%	42%	32%	44%
Single Family Residence	53%	37%	47%	35%	45%	51%	45%	38%	39%	46%	42%	58%	50%

Closed Sales (By County)

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

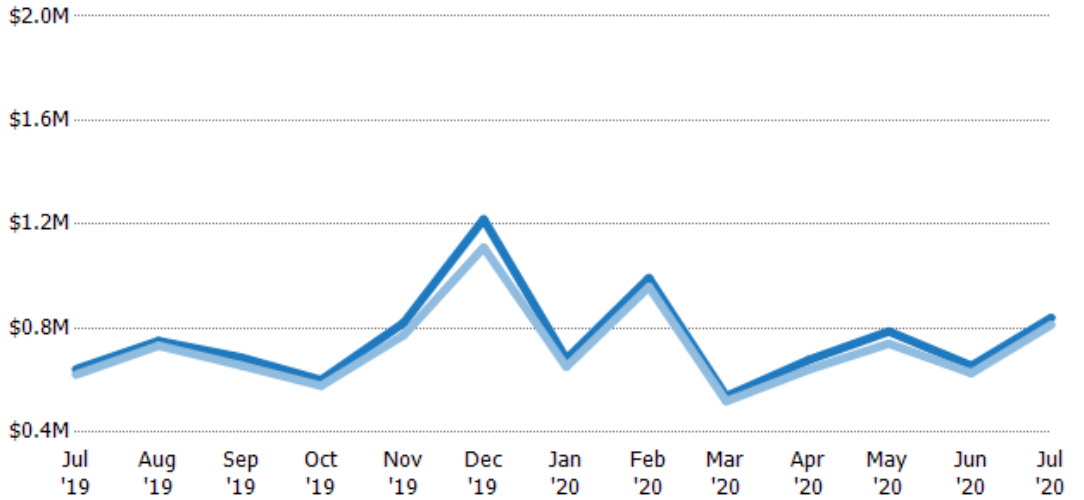
Filters Used: County: 6 Selected



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

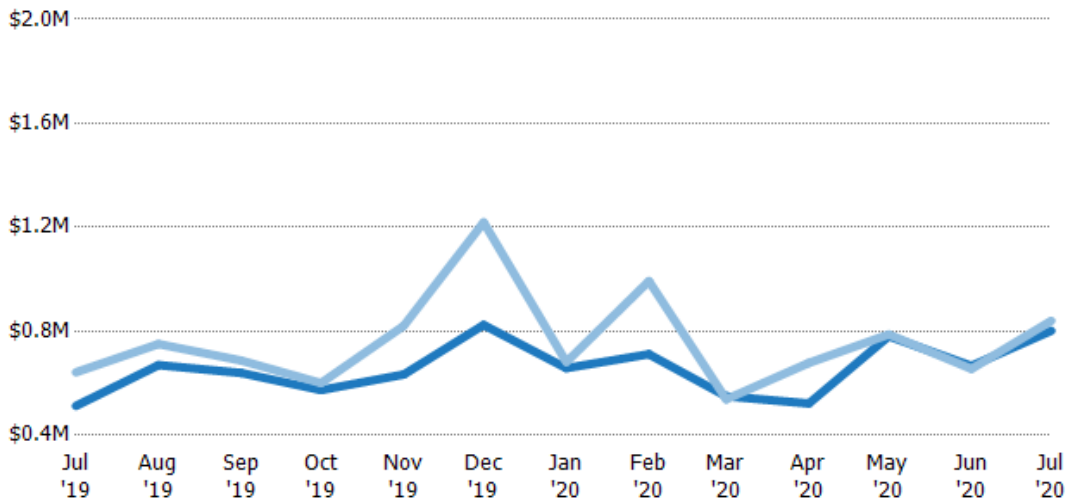


Avg List Price	\$642K	\$751K	\$688K	\$601K	\$821K	\$1.22M	\$681K	\$993K	\$538K	\$678K	\$788K	\$655K	\$840K
Avg Sales Price	\$621K	\$733K	\$657K	\$579K	\$774K	\$1.11M	\$652K	\$960K	\$519K	\$641K	\$741K	\$628K	\$814K
Avg Sales Price as a % of Avg List Price	97%	98%	96%	96%	94%	91%	96%	97%	96%	95%	94%	96%	97%

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



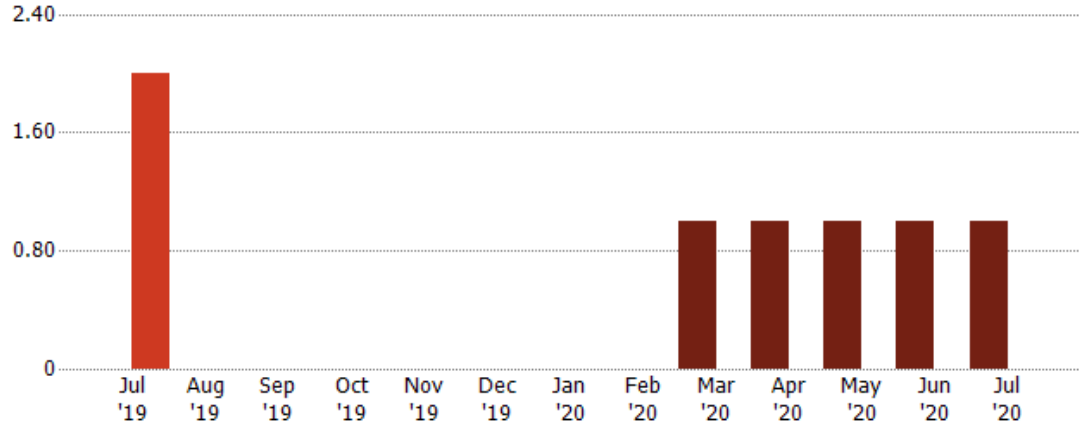
Avg Est Value	\$513K	\$670K	\$640K	\$574K	\$634K	\$824K	\$658K	\$712K	\$550K	\$522K	\$781K	\$667K	\$802K
Avg Sales Price	\$642K	\$751K	\$688K	\$601K	\$821K	\$1.22M	\$681K	\$993K	\$538K	\$678K	\$788K	\$655K	\$840K
Avg Sales Price as a % of Avg Est Value	125%	112%	107%	105%	130%	148%	104%	139%	98%	130%	101%	98%	105%

Distressed Listings

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

Filters Used

County: 6 Selected

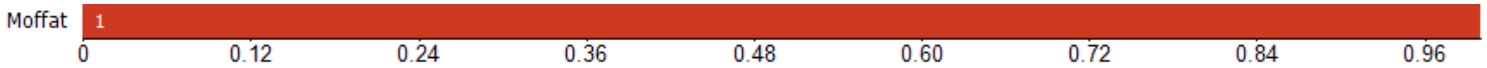


	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	-	-	-	-	-	-	-	-	1	1	1	1	1
Prior Year	2	-	-	-	-	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-	-	-	-	-	-	-	100%	100%	100%	100%	100%

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: 08/09/2020

Scheduled: Yes

Report Date Range: From 7/2019 To: 7/2020

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 Moffat County, Colorado	Grand County, Colorado Rio Blanco County, Colorado	Jackson County, Colorado Routt County, Colorado
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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 7/2020 data

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