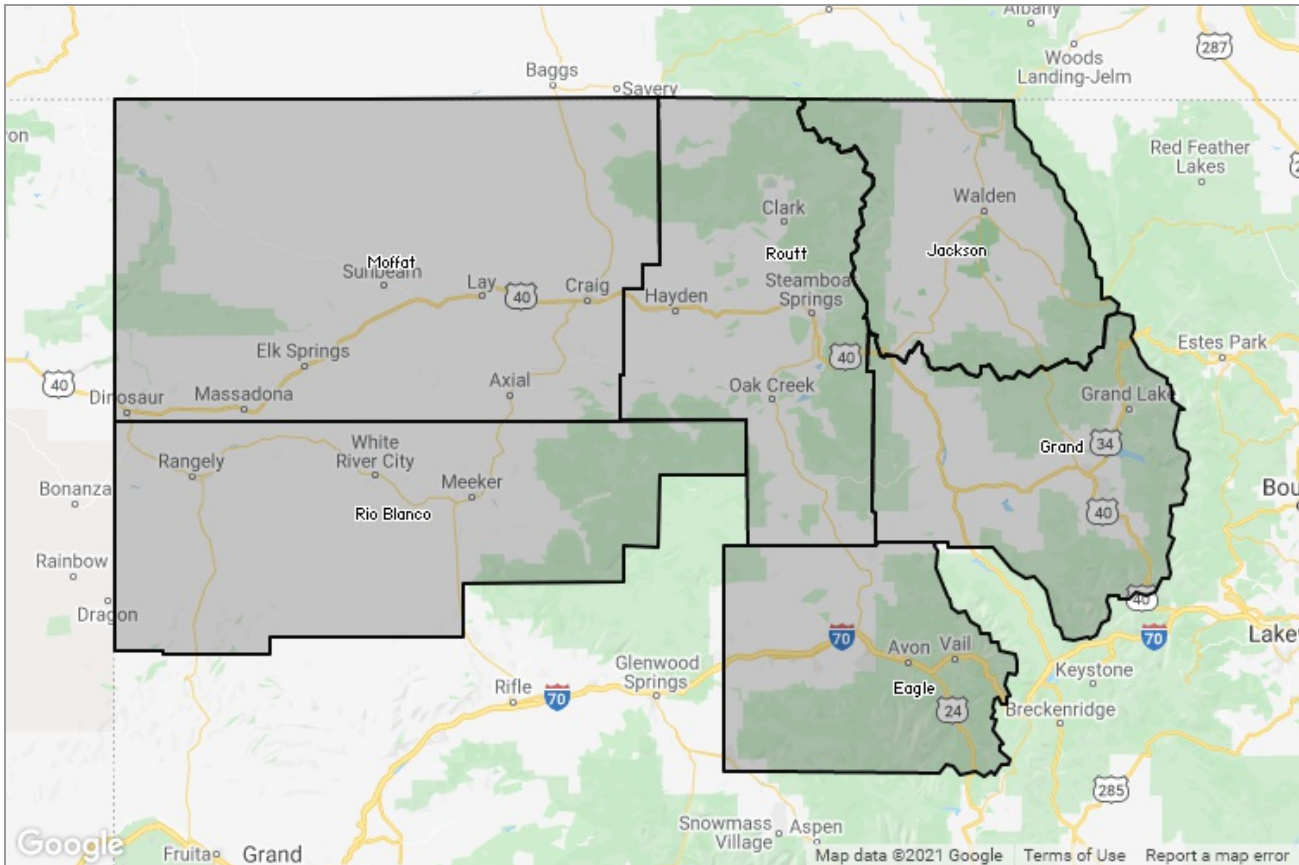




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
12/2019 – 12/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 01/05/2021

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

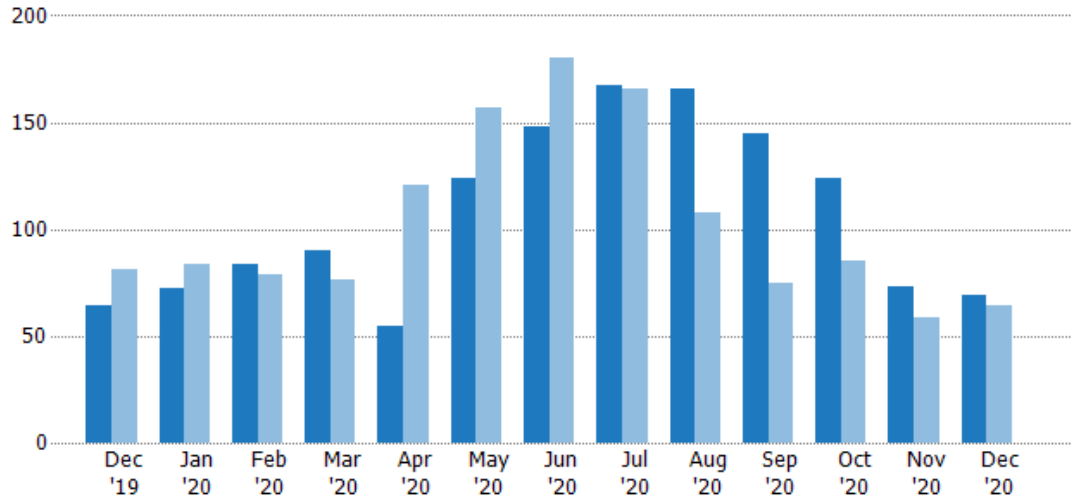
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Dec '20	69	7.8%
Dec '19	64	-21%
Dec '18	81	-8.6%



Current Year	64	72	84	90	55	124	148	167	166	145	124	73	69
Prior Year	81	84	79	76	121	157	180	166	108	75	85	59	64
Percent Change from Prior Year	-21%	-14%	6%	18%	-55%	-21%	-18%	1%	54%	93%	46%	24%	8%

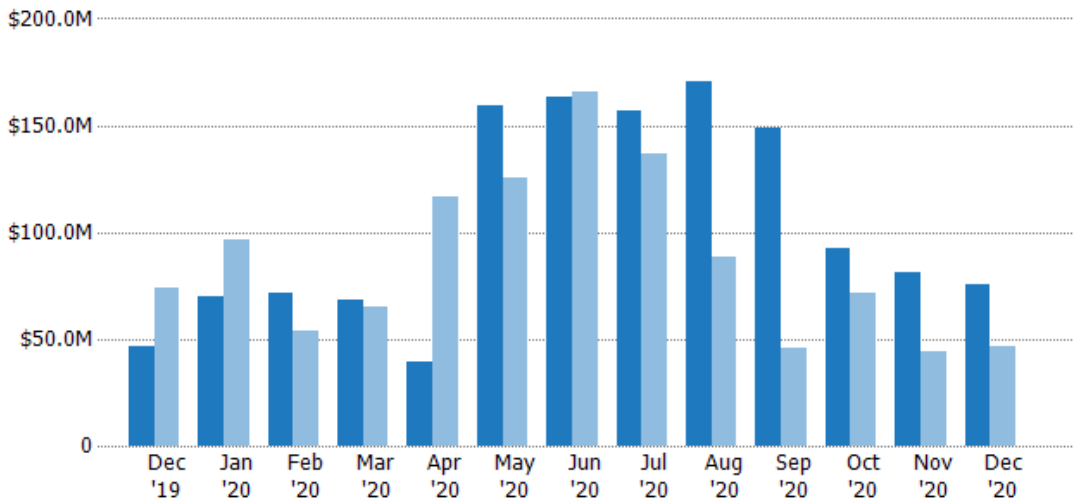
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Dec '20	\$75.7M	62%
Dec '19	\$46.7M	-36.5%
Dec '18	\$73.6M	-28.3%



Current Year	\$46.7M	\$70.1M	\$71.2M	\$68.5M	\$39M	\$159M	\$164M	\$157M	\$170M	\$149M	\$92.8M	\$80.8M	\$75.7M
Prior Year	\$73.6M	\$96.4M	\$54.2M	\$65.4M	\$117M	\$125M	\$166M	\$136M	\$88.7M	\$45.8M	\$71.6M	\$44M	\$46.7M
Percent Change from Prior Year	-36%	-27%	31%	5%	-67%	27%	-1%	15%	92%	225%	30%	84%	62%

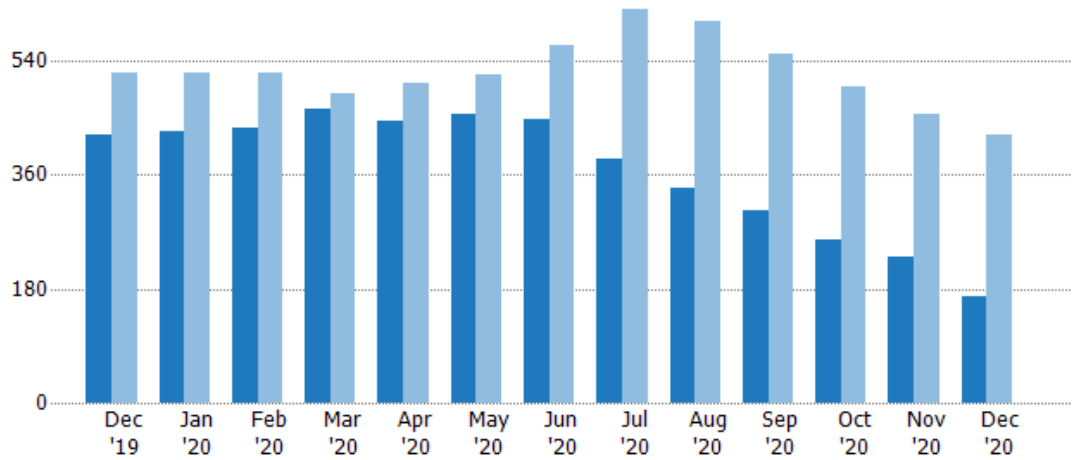
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Dec '20	168	-60.2%
Dec '19	422	-19.2%
Dec '18	522	-23.4%



Current Year	422	429	435	463	445	455	448	386	339	303	257	230	168
Prior Year	522	520	520	487	505	519	563	620	603	550	500	457	422
Percent Change from Prior Year	-19%	-18%	-16%	-5%	-12%	-12%	-20%	-38%	-44%	-45%	-49%	-50%	-60%

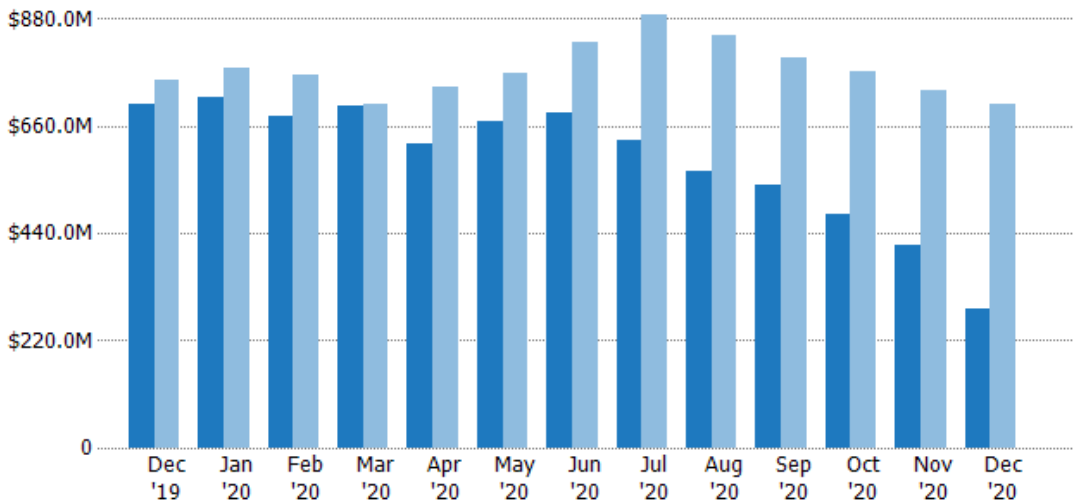
Active Listing Volume

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.
Dec '20	\$287M	-59.4%
Dec '19	\$706M	-6.5%
Dec '18	\$755M	-34.1%



Current Year	\$706M	\$718M	\$679M	\$701M	\$623M	\$670M	\$688M	\$630M	\$567M	\$540M	\$481M	\$416M	\$287M
Prior Year	\$755M	\$778M	\$767M	\$704M	\$740M	\$768M	\$831M	\$888M	\$845M	\$800M	\$773M	\$732M	\$706M
Percent Change from Prior Year	-6%	-8%	-11%	-1%	-16%	-13%	-17%	-29%	-33%	-32%	-38%	-43%	-59%

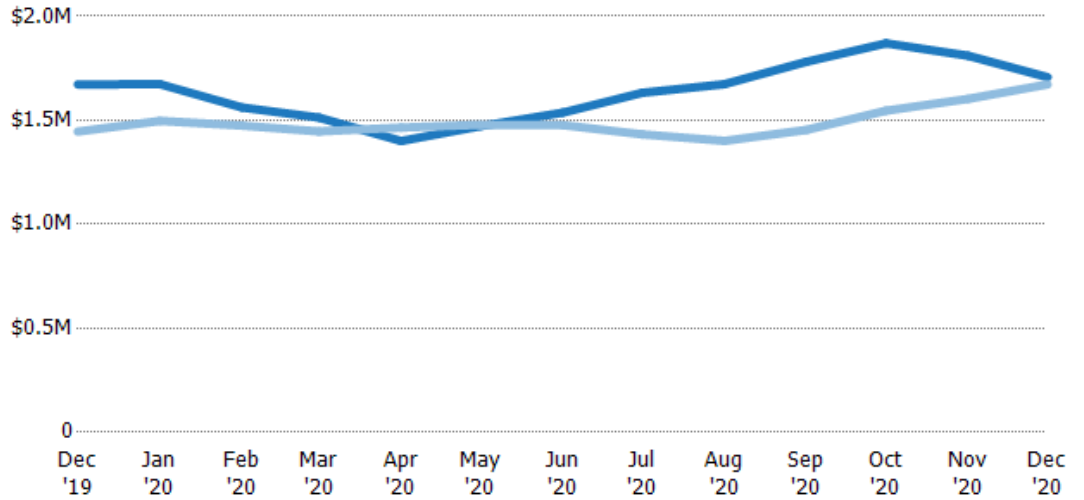
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Dec '20	\$1.71M	2.1%
Dec '19	\$1.67M	15.7%
Dec '18	\$1.45M	-14%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$1.67M	\$1.67M	\$1.56M	\$1.51M	\$1.4M	\$1.47M	\$1.54M	\$1.63M	\$1.67M	\$1.78M	\$1.87M	\$1.81M	\$1.71M
Prior Year	\$1.45M	\$1.5M	\$1.47M	\$1.45M	\$1.46M	\$1.48M	\$1.48M	\$1.43M	\$1.4M	\$1.45M	\$1.55M	\$1.6M	\$1.67M
Percent Change from Prior Year	16%	12%	6%	5%	-4%	0%	4%	14%	19%	23%	21%	13%	2%

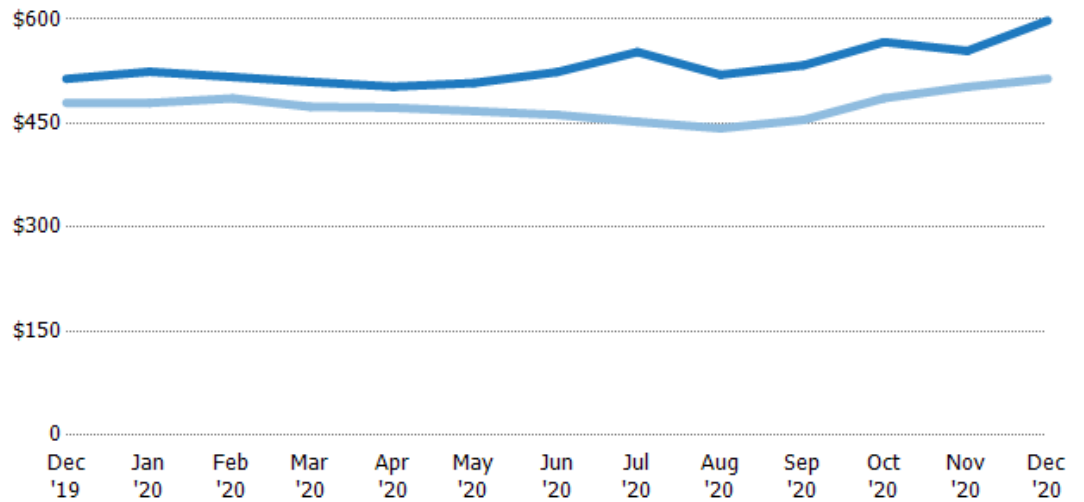
Average Listing Price per Sq Ft

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.
Dec '20	\$598	16.3%
Dec '19	\$514	7.2%
Dec '18	\$479	-4.8%



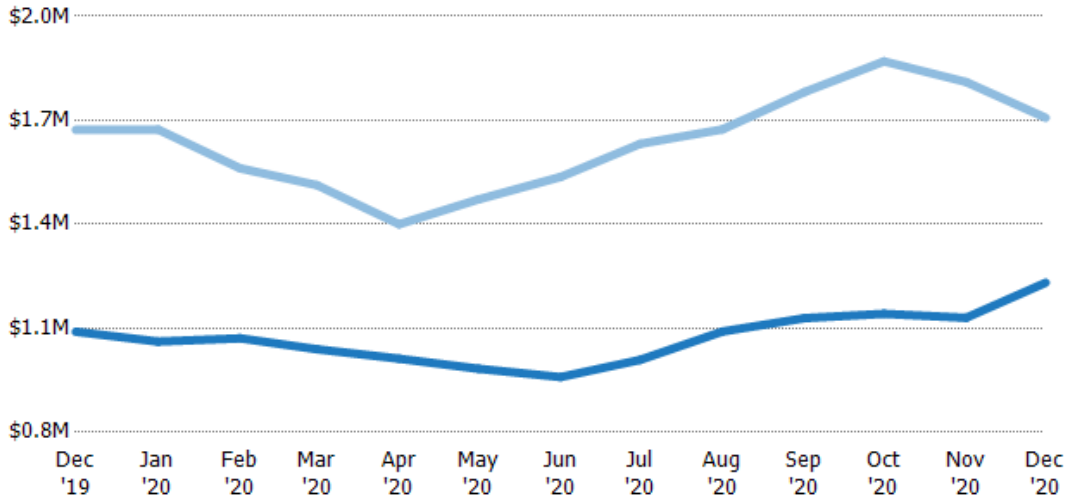
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$514	\$524	\$517	\$510	\$503	\$508	\$524	\$553	\$520	\$534	\$567	\$554	\$598
Prior Year	\$479	\$479	\$486	\$474	\$472	\$468	\$462	\$452	\$443	\$455	\$486	\$502	\$514
Percent Change from Prior Year	7%	9%	6%	8%	6%	9%	13%	22%	17%	17%	17%	10%	16%

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



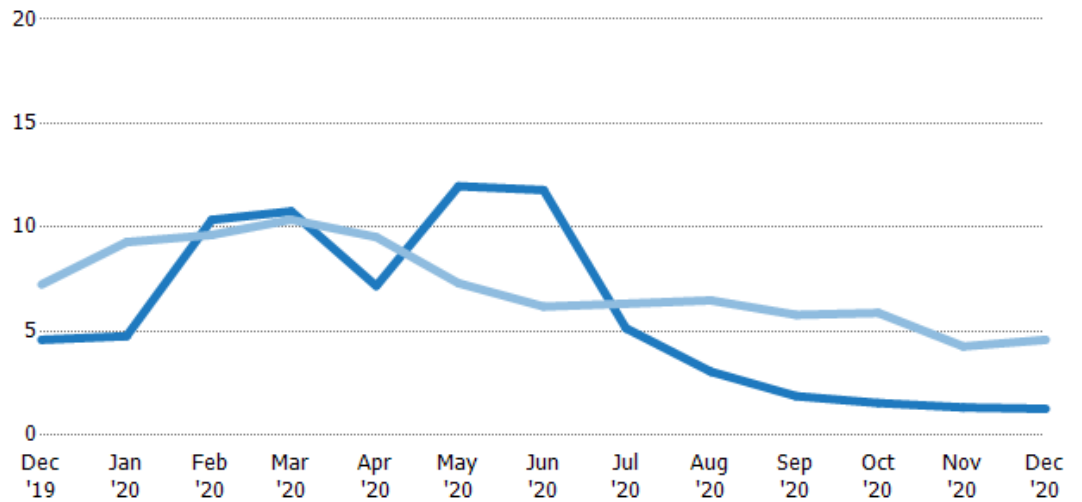
Avg Est Value	\$1.09M	\$1.06M	\$1.07M	\$1.04M	\$1.01M	\$983K	\$959K	\$1.01M	\$1.09M	\$1.13M	\$1.14M	\$1.13M	\$1.23M
Avg Listing Price	\$1.67M	\$1.67M	\$1.56M	\$1.51M	\$1.4M	\$1.47M	\$1.54M	\$1.63M	\$1.67M	\$1.78M	\$1.87M	\$1.81M	\$1.71M
Avg Listing Price as a % of Avg Est Value	153%	158%	146%	146%	138%	150%	160%	162%	153%	158%	164%	160%	139%

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	4.59	4.77	10.4	10.8	7.18	12	11.8	5.15	3.05	1.88	1.55	1.34	1.27
Prior Year	7.25	9.29	9.63	10.4	9.53	7.31	6.19	6.33	6.48	5.79	5.88	4.27	4.59
Percent Change from Prior Year	-37%	-49%	8%	4%	-25%	64%	91%	-19%	-53%	-67%	-74%	-69%	-72%

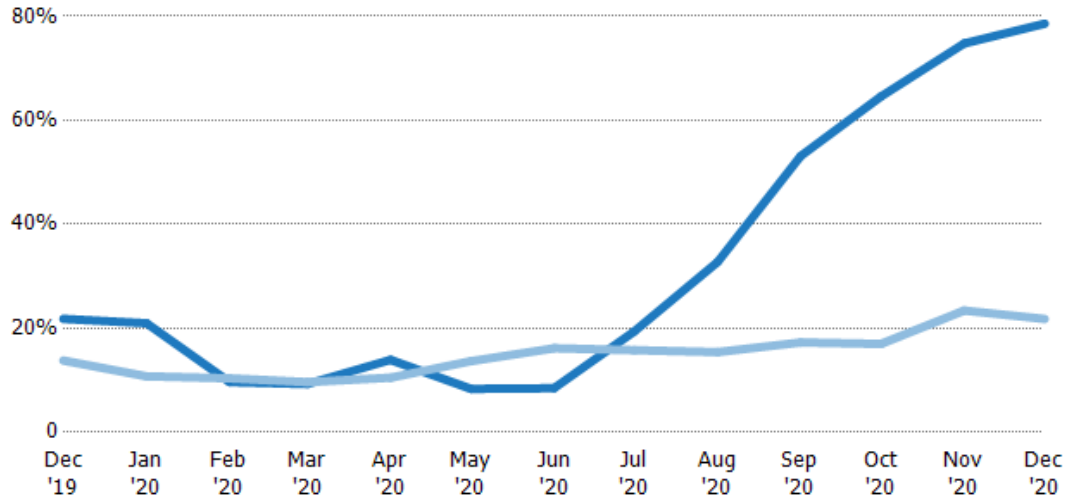
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Dec '20	79%	-56.8%
Dec '19	22%	-8%
Dec '18	14%	21.5%

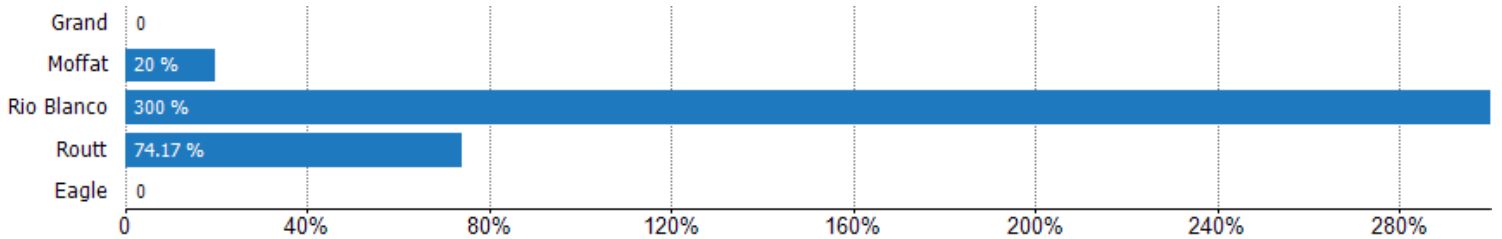


	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	22%	21%	10%	9%	14%	8%	8%	19%	33%	53%	65%	75%	79%
Prior Year	14%	11%	10%	10%	10%	14%	16%	16%	15%	17%	17%	23%	22%
Change from Prior Year	-8%	-10%	1%	0%	-3%	5%	8%	-4%	-17%	-36%	-48%	-51%	-57%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



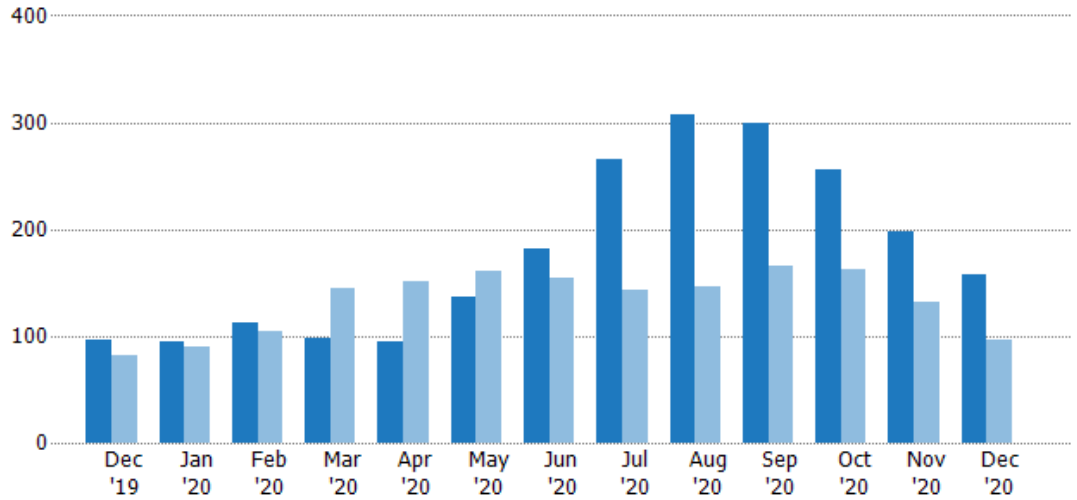
Pending Sales

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.
Dec '20	157	63.5%
Dec '19	96	17.1%
Dec '18	82	4.9%



Current Year	96	94	112	98	94	136	181	265	308	299	255	197	157
Prior Year	82	90	105	144	151	161	154	143	146	166	162	131	96
Percent Change from Prior Year	17%	4%	7%	-32%	-38%	-16%	18%	85%	111%	80%	57%	50%	64%

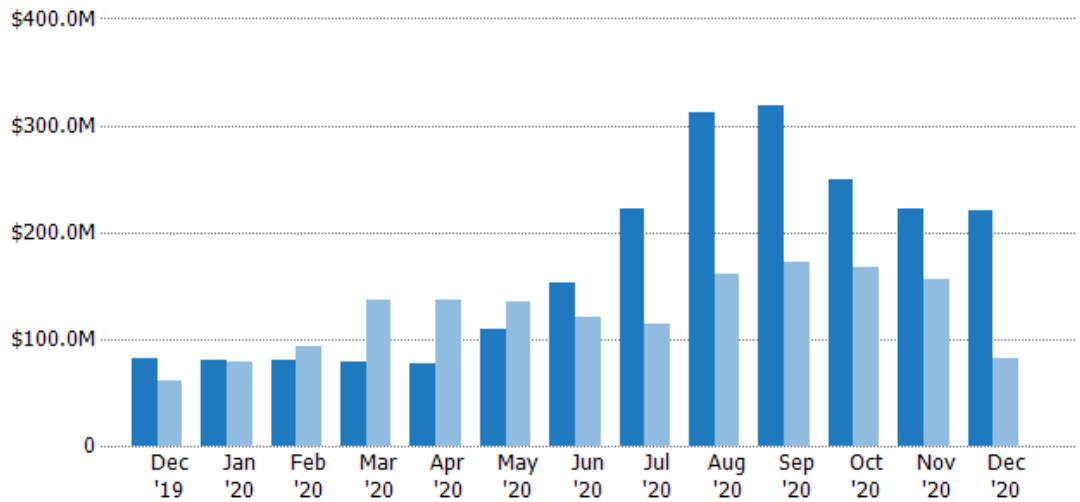
Pending Sales Volume

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.
Dec '20	\$221M	171.6%
Dec '19	\$81.2M	31.9%
Dec '18	\$61.6M	8.5%



Current Year	\$81.2M	\$80.2M	\$80.3M	\$77.9M	\$77.5M	\$109M	\$153M	\$221M	\$312M	\$319M	\$249M	\$222M	\$221M
Prior Year	\$61.6M	\$78.6M	\$93.4M	\$136M	\$136M	\$135M	\$121M	\$115M	\$161M	\$172M	\$167M	\$156M	\$81.2M
Percent Change from Prior Year	32%	2%	-14%	-43%	-43%	-20%	27%	93%	94%	85%	49%	42%	172%

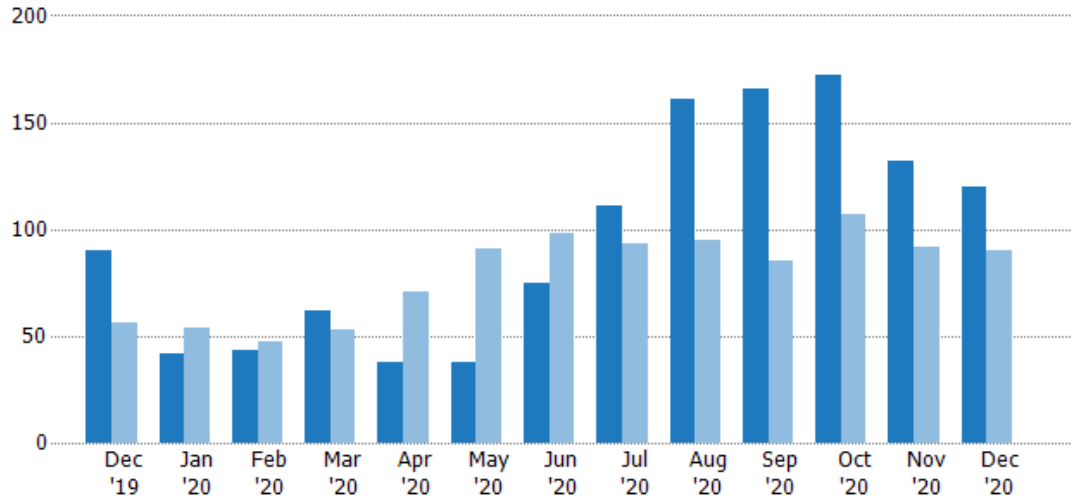
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Dec '20	120	33.3%
Dec '19	90	60.7%
Dec '18	56	0%



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	90	42	43	62	38	38	75	111	161	166	172	132	120
Prior Year	56	54	47	53	71	91	98	93	95	85	107	92	90
Percent Change from Prior Year	61%	-22%	-9%	17%	-46%	-58%	-23%	19%	69%	95%	61%	43%	33%

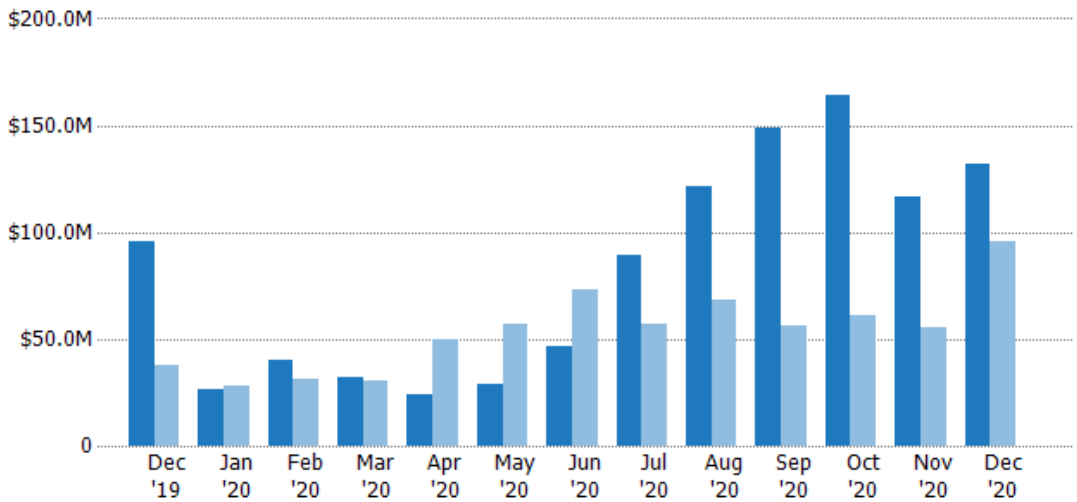
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Dec '20	\$132M	37.1%
Dec '19	\$96M	156.8%
Dec '18	\$37.4M	-1.7%

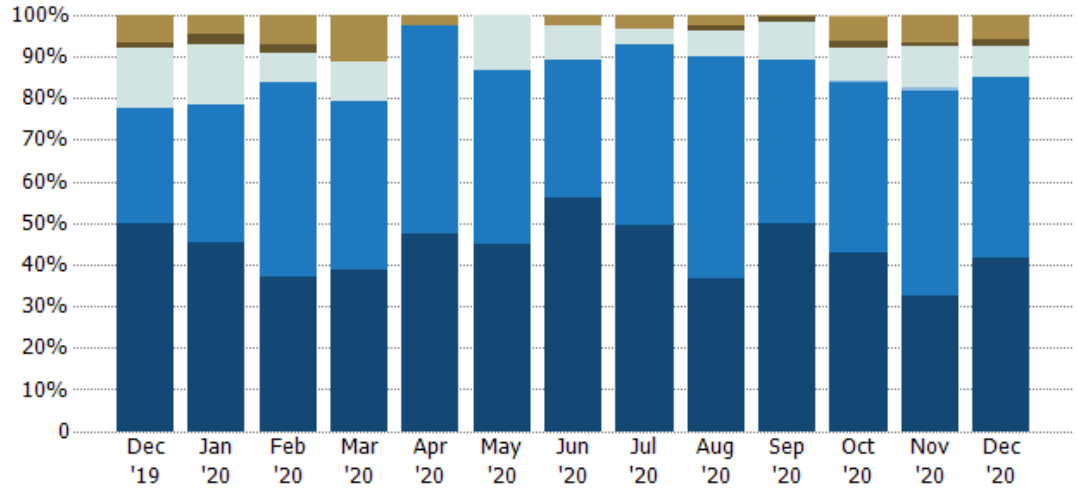


	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$96M	\$26.4M	\$40.4M	\$31.9M	\$24.3M	\$29.1M	\$47M	\$89.5M	\$121M	\$149M	\$164M	\$116M	\$132M
Prior Year	\$37.4M	\$28.4M	\$31.3M	\$30.1M	\$49.5M	\$57M	\$73.4M	\$57.1M	\$68.6M	\$56M	\$60.8M	\$55.4M	\$96M
Percent Change from Prior Year	157%	-7%	29%	6%	-51%	-49%	-36%	57%	77%	165%	170%	110%	37%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

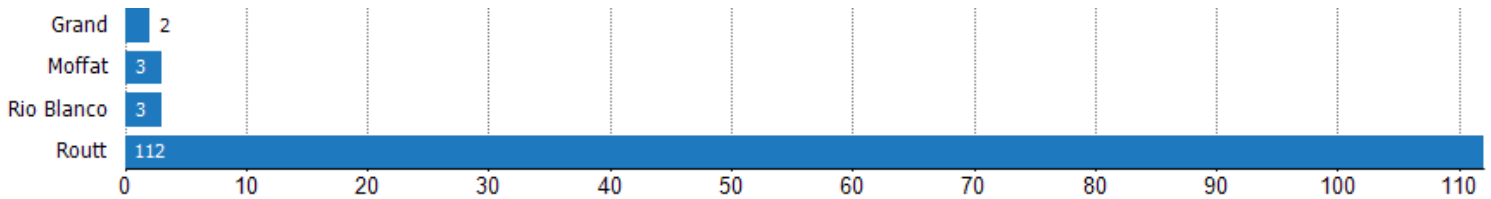


Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Other	-	-	-	-	-	-	-	-	-	-	1%	-	-
Coop	7%	5%	7%	11%	3%	-	3%	4%	2%	1%	6%	7%	6%
Farm/Ranch	1%	2%	2%	-	-	-	-	-	1%	1%	2%	1%	2%
Multifamily/Multiplex	14%	14%	7%	10%	-	13%	8%	4%	6%	9%	8%	10%	8%
Mobile/Manufactured	-	-	-	-	-	-	-	-	-	-	1%	1%	-
Condo/Townhouse	28%	33%	47%	40%	50%	42%	33%	43%	53%	39%	41%	49%	43%
Single Family Residence	50%	45%	37%	39%	47%	45%	56%	50%	37%	50%	43%	33%	42%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

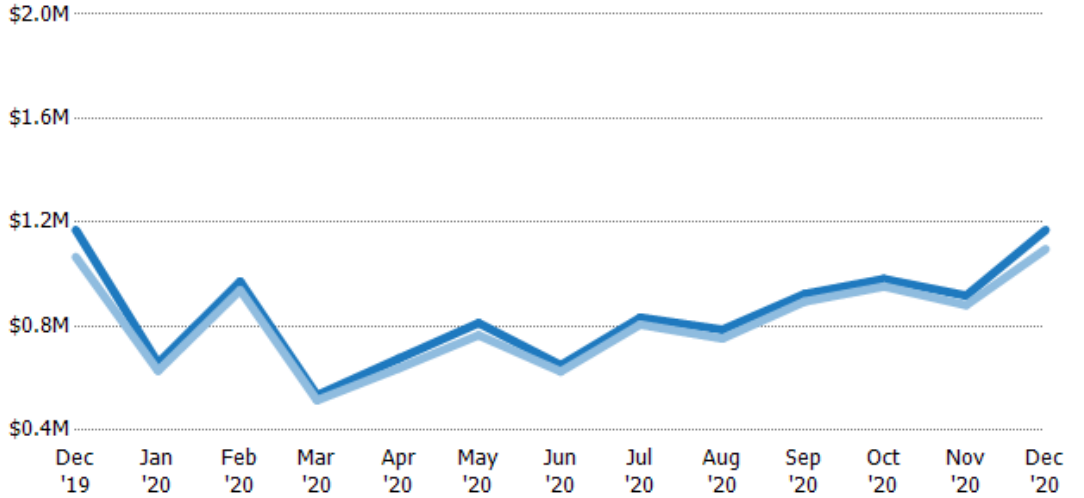


Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

County: 6 Selected



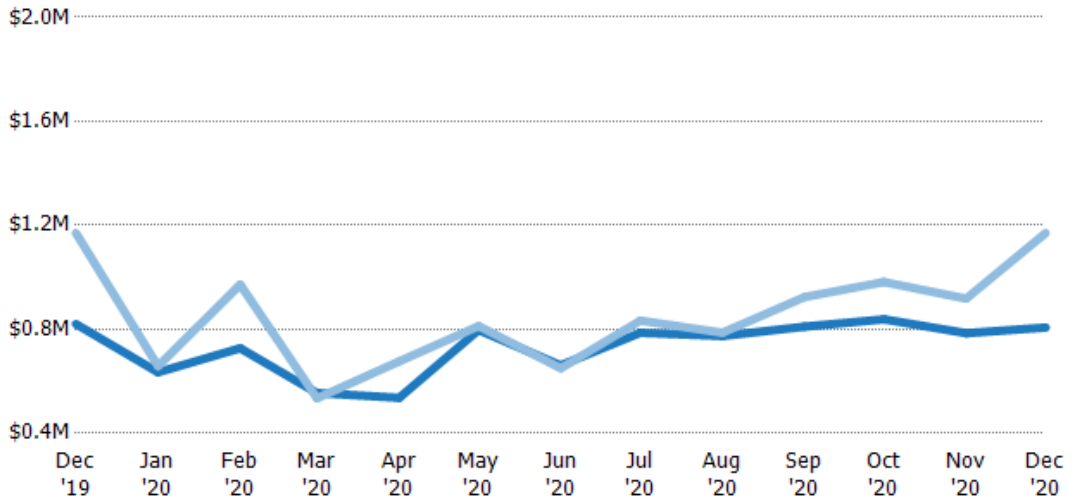
Avg List Price	\$1.17M	\$658K	\$972K	\$535K	\$676K	\$812K	\$650K	\$833K	\$787K	\$924K	\$982K	\$918K	\$1.17M
Avg Sales Price	\$1.07M	\$629K	\$939K	\$515K	\$639K	\$766K	\$626K	\$807K	\$753K	\$895K	\$953K	\$881K	\$1.1M
Avg Sales Price as a % of Avg List Price	91%	96%	97%	96%	94%	94%	96%	97%	96%	97%	97%	96%	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



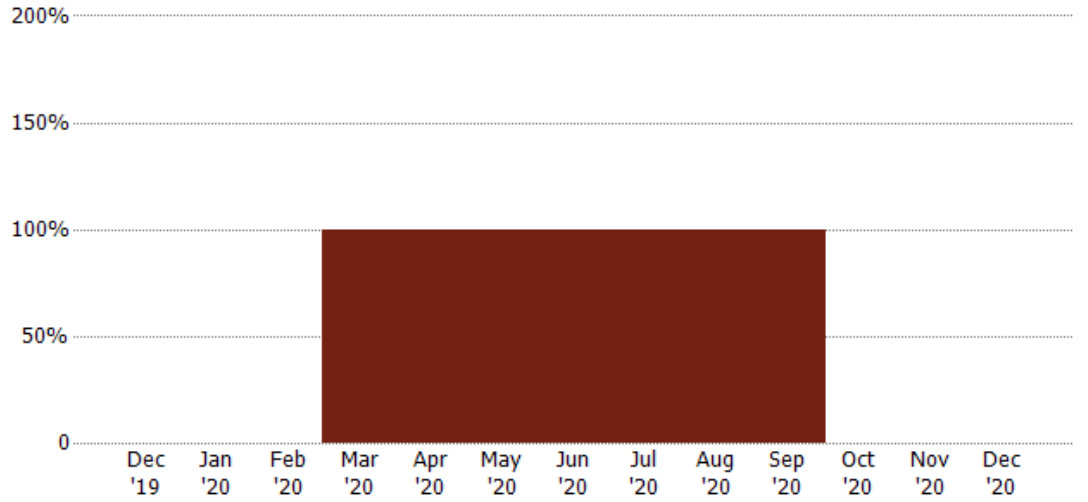
Avg Est Value	\$820K	\$635K	\$727K	\$555K	\$536K	\$797K	\$661K	\$786K	\$774K	\$810K	\$838K	\$785K	\$807K
Avg Sales Price	\$1.17M	\$658K	\$972K	\$535K	\$676K	\$812K	\$650K	\$833K	\$787K	\$924K	\$982K	\$918K	\$1.17M
Avg Sales Price as a % of Avg Est Value	143%	104%	134%	96%	126%	102%	98%	106%	102%	114%	117%	117%	145%

Distressed Listings

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

Filters Used

County: 6 Selected



Legend	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	-	-	-	1	1	1	1	1	1	1	-	-	-

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: 01/05/2021

Scheduled: Yes

Report Date Range: From 12/2019 To: 12/2020

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 12/2020 data

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