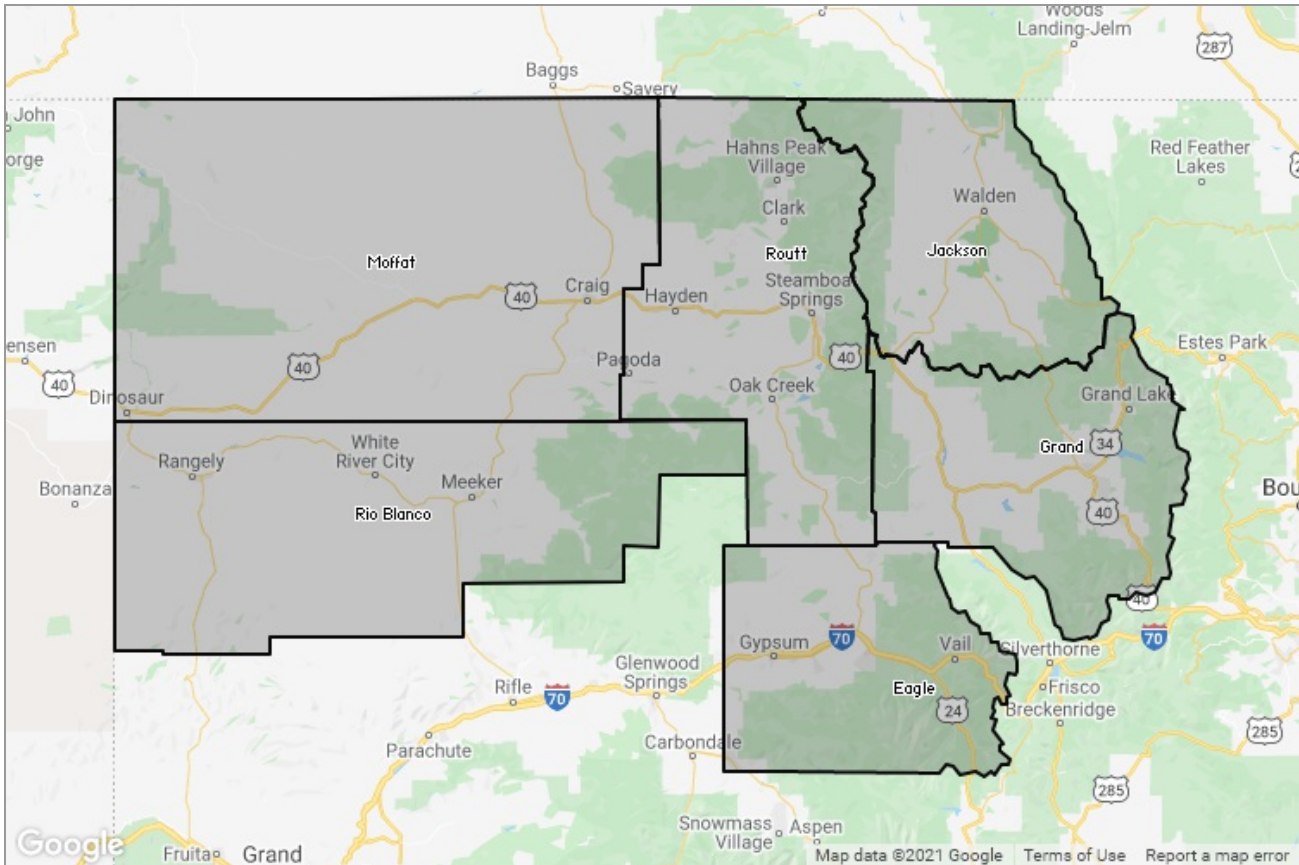




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
1/2020 – 1/2021

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 02/02/2021

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

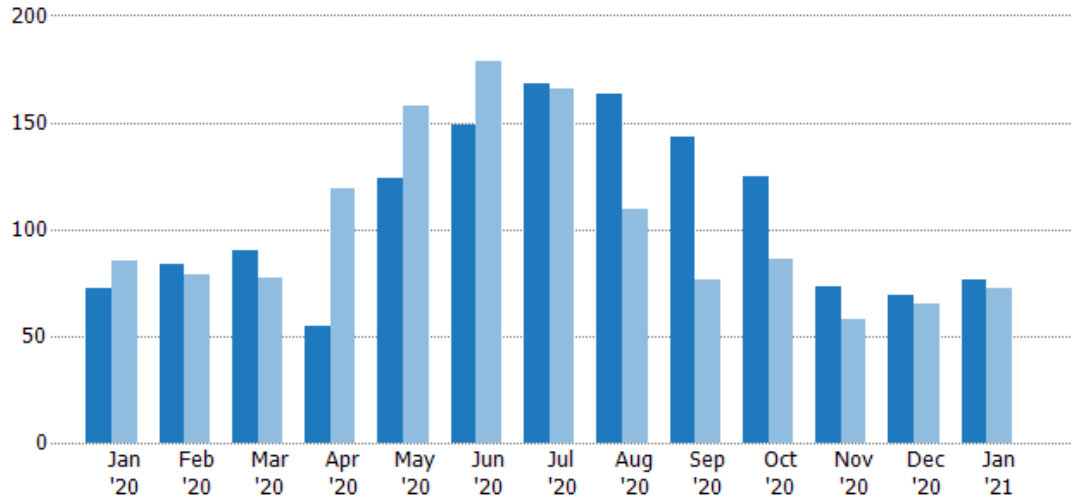
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jan '21	76	5.6%
Jan '20	72	-15.3%
Jan '19	85	-23.5%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	72	84	90	55	124	149	168	163	143	125	73	69	76
Prior Year	85	79	77	119	158	179	166	109	76	86	58	65	72
Percent Change from Prior Year	-15%	6%	17%	-54%	-22%	-17%	1%	50%	88%	45%	26%	6%	6%

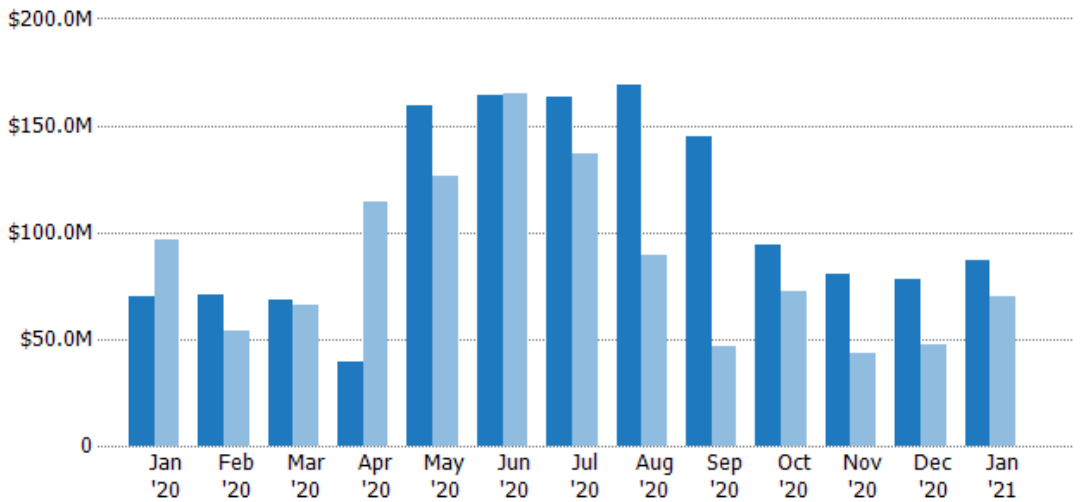
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jan '21	\$87.1M	23.9%
Jan '20	\$70.3M	-27.1%
Jan '19	\$96.4M	-30.9%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$70.3M	\$71M	\$68.6M	\$39.5M	\$159M	\$164M	\$163M	\$169M	\$145M	\$94M	\$80.5M	\$77.8M	\$87.1M
Prior Year	\$96.4M	\$54.2M	\$66.1M	\$114M	\$126M	\$165M	\$136M	\$89.3M	\$46.2M	\$72M	\$43.2M	\$47.3M	\$70.3M
Percent Change from Prior Year	-27%	31%	4%	-65%	27%	0%	20%	89%	214%	30%	86%	65%	24%

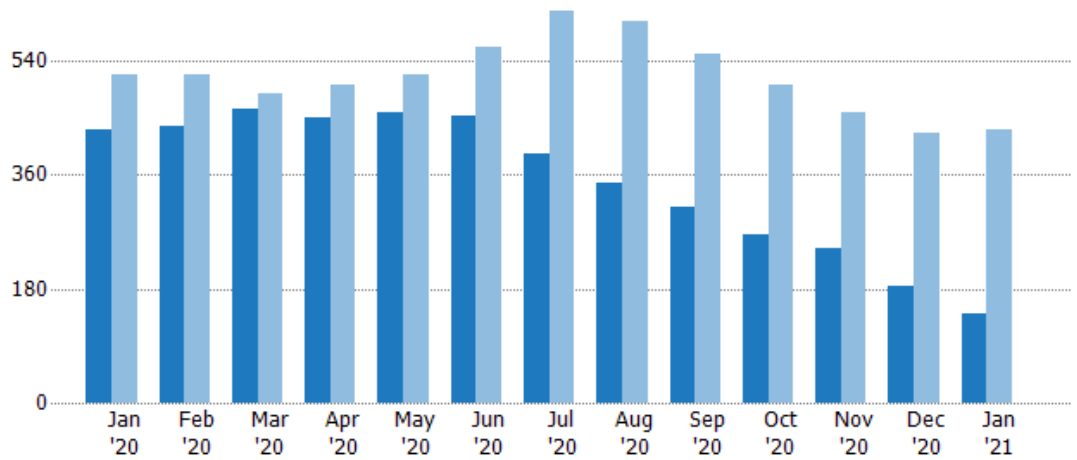
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jan '21	142	-67%
Jan '20	430	-17.1%
Jan '19	519	-24.7%



Current Year	430	437	465	450	459	453	393	346	308	265	244	183	142
Prior Year	519	519	487	502	519	562	619	603	551	502	458	425	430
Percent Change from Prior Year	-17%	-16%	-5%	-10%	-12%	-19%	-37%	-43%	-44%	-47%	-47%	-57%	-67%

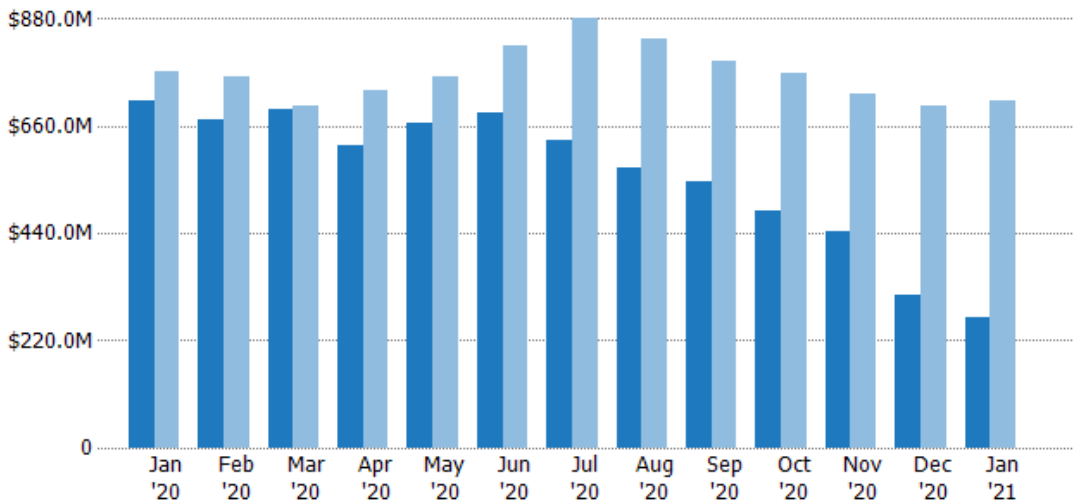
Active Listing Volume

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.
Jan '21	\$269M	-62.2%
Jan '20	\$712M	-7.9%
Jan '19	\$773M	-34.9%



Current Year	\$712M	\$674M	\$696M	\$622M	\$667M	\$687M	\$632M	\$574M	\$545M	\$486M	\$443M	\$314M	\$269M
Prior Year	\$773M	\$762M	\$700M	\$732M	\$761M	\$824M	\$881M	\$838M	\$794M	\$768M	\$726M	\$701M	\$712M
Percent Change from Prior Year	-8%	-12%	-1%	-15%	-12%	-17%	-28%	-32%	-31%	-37%	-39%	-55%	-62%

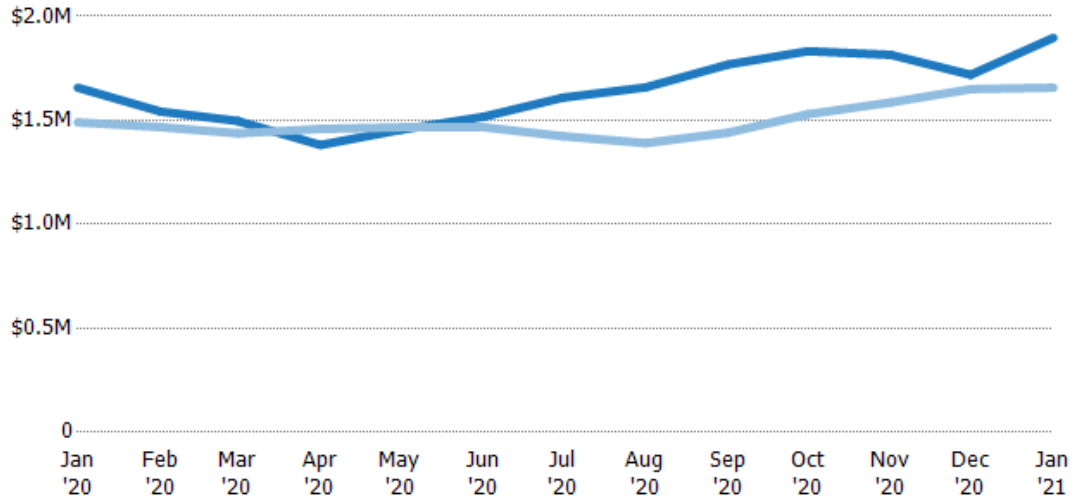
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Jan '21	\$1.9M	14.5%
Jan '20	\$1.66M	11.2%
Jan '19	\$1.49M	-13.6%



Current Year	\$1.66M	\$1.54M	\$1.5M	\$1.38M	\$1.45M	\$1.52M	\$1.61M	\$1.66M	\$1.77M	\$1.83M	\$1.81M	\$1.72M	\$1.9M
Prior Year	\$1.49M	\$1.47M	\$1.44M	\$1.46M	\$1.47M	\$1.47M	\$1.42M	\$1.39M	\$1.44M	\$1.53M	\$1.59M	\$1.65M	\$1.66M
Percent Change from Prior Year	11%	5%	4%	-5%	-1%	3%	13%	19%	23%	20%	14%	4%	14%

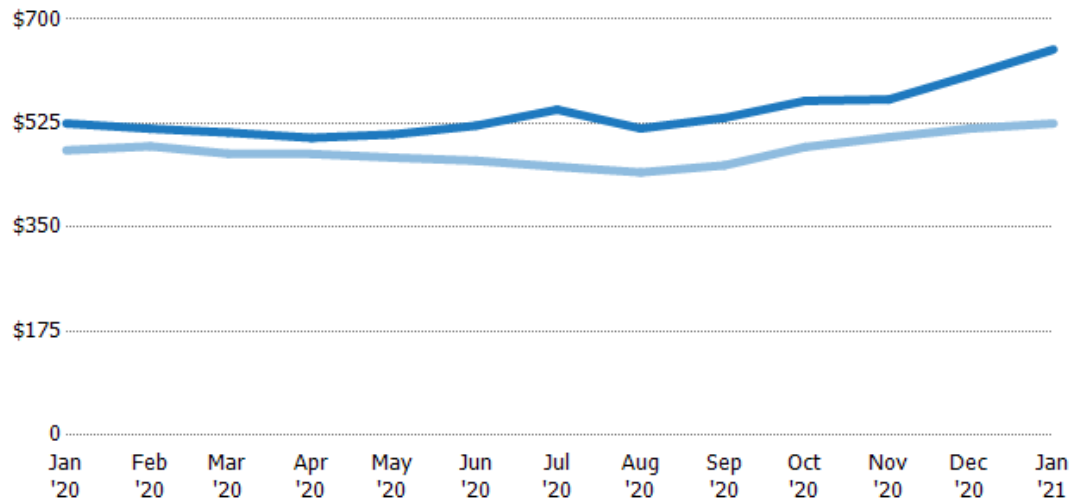
Average Listing Price per Sq Ft

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.
Jan '21	\$649	23.7%
Jan '20	\$525	9.4%
Jan '19	\$480	-4.9%



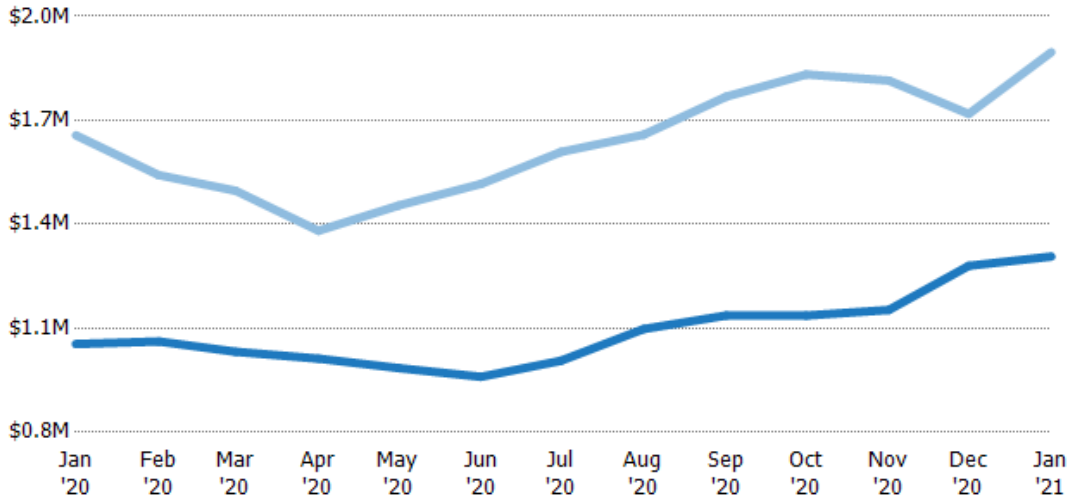
Current Year	\$525	\$516	\$509	\$500	\$506	\$521	\$548	\$516	\$534	\$563	\$565	\$606	\$649
Prior Year	\$480	\$486	\$474	\$473	\$467	\$462	\$452	\$442	\$454	\$485	\$502	\$516	\$525
Percent Change from Prior Year	9%	6%	8%	6%	8%	13%	21%	17%	18%	16%	13%	17%	24%

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



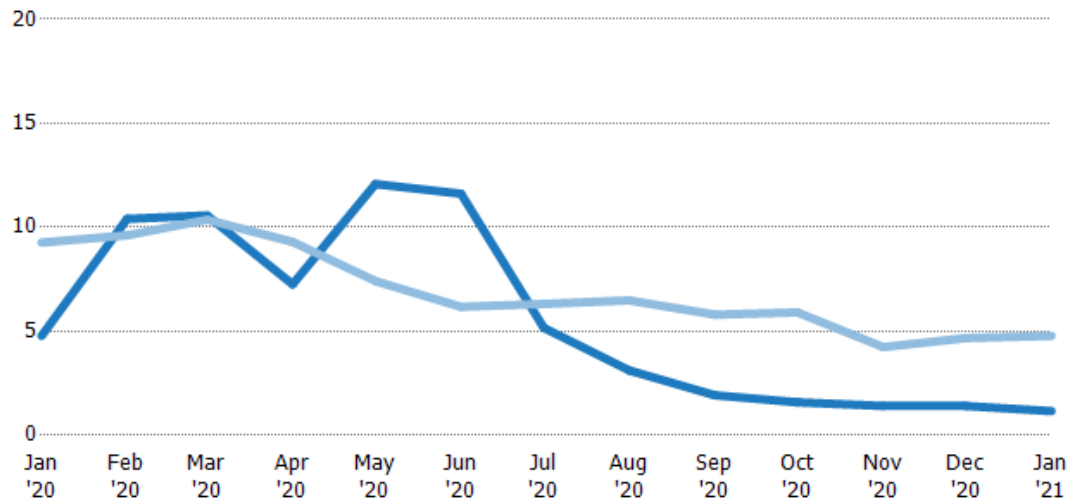
Avg Est Value	\$1.05M	\$1.06M	\$1.03M	\$1.01M	\$985K	\$960K	\$1.01M	\$1.1M	\$1.14M	\$1.14M	\$1.15M	\$1.28M	\$1.31M
Avg Listing Price	\$1.66M	\$1.54M	\$1.5M	\$1.38M	\$1.45M	\$1.52M	\$1.61M	\$1.66M	\$1.77M	\$1.83M	\$1.81M	\$1.72M	\$1.9M
Avg Listing Price as a % of Avg Est Value	157%	145%	145%	136%	148%	158%	160%	151%	156%	161%	157%	134%	145%

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	4.78	10.4	10.6	7.26	12.1	11.6	5.17	3.12	1.93	1.59	1.41	1.41	1.16
Prior Year	9.27	9.61	10.4	9.3	7.41	6.18	6.32	6.48	5.8	5.91	4.24	4.67	4.78
Percent Change from Prior Year	-48%	8%	2%	-22%	63%	88%	-18%	-52%	-67%	-73%	-67%	-70%	-76%

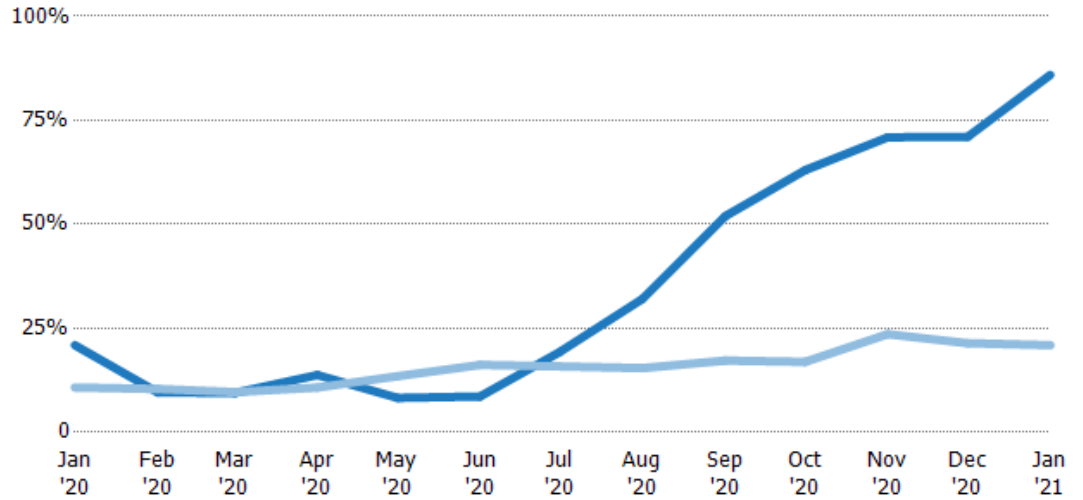
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Jan '21	86%	-65%
Jan '20	21%	-10.2%
Jan '19	11%	28.1%

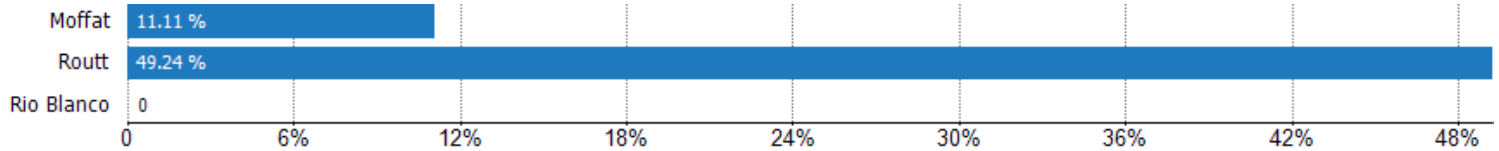


	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	21%	10%	9%	14%	8%	9%	19%	32%	52%	63%	71%	71%	86%
Prior Year	11%	10%	10%	11%	13%	16%	16%	15%	17%	17%	24%	21%	21%
Change from Prior Year	-10%	1%	0%	-3%	5%	8%	-4%	-17%	-35%	-46%	-47%	-50%	-65%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



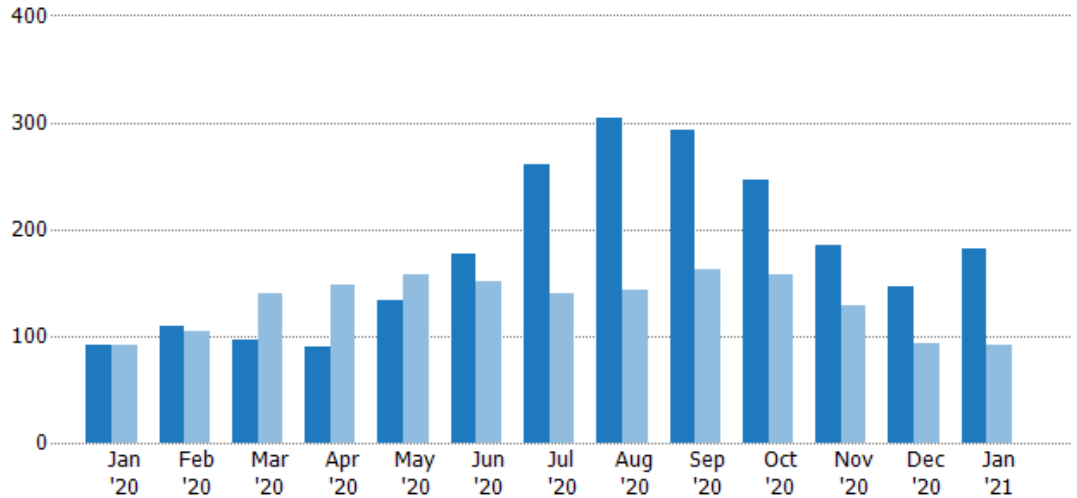
Pending Sales

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.
Jan '21	181	96.7%
Jan '20	92	1.1%
Jan '19	91	-28.6%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	92	109	96	90	133	177	261	304	292	246	185	146	181
Prior Year	91	104	140	148	158	151	140	143	163	158	128	93	92
Percent Change from Prior Year	1%	5%	-31%	-39%	-16%	17%	86%	113%	79%	56%	45%	57%	97%

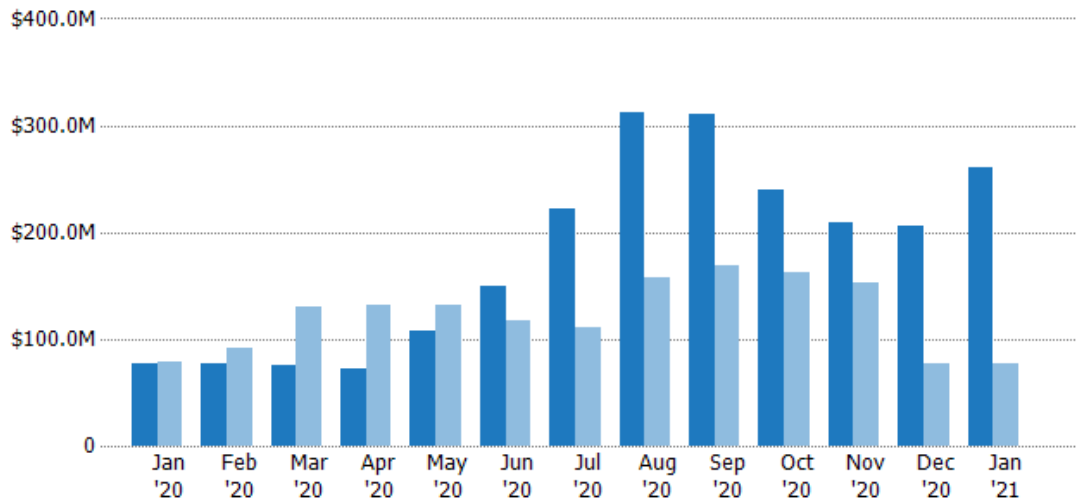
Pending Sales Volume

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.
Jan '21	\$261M	239.7%
Jan '20	\$76.9M	-3%
Jan '19	\$79.3M	-40.4%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$76.9M	\$76.5M	\$74.9M	\$72.9M	\$107M	\$149M	\$222M	\$312M	\$311M	\$240M	\$210M	\$206M	\$261M
Prior Year	\$79.3M	\$91M	\$131M	\$133M	\$132M	\$117M	\$111M	\$157M	\$168M	\$162M	\$152M	\$77.4M	\$76.9M
Percent Change from Prior Year		-3%	-16%	-43%	-45%	-19%	28%	100%	99%	85%	48%	38%	166%

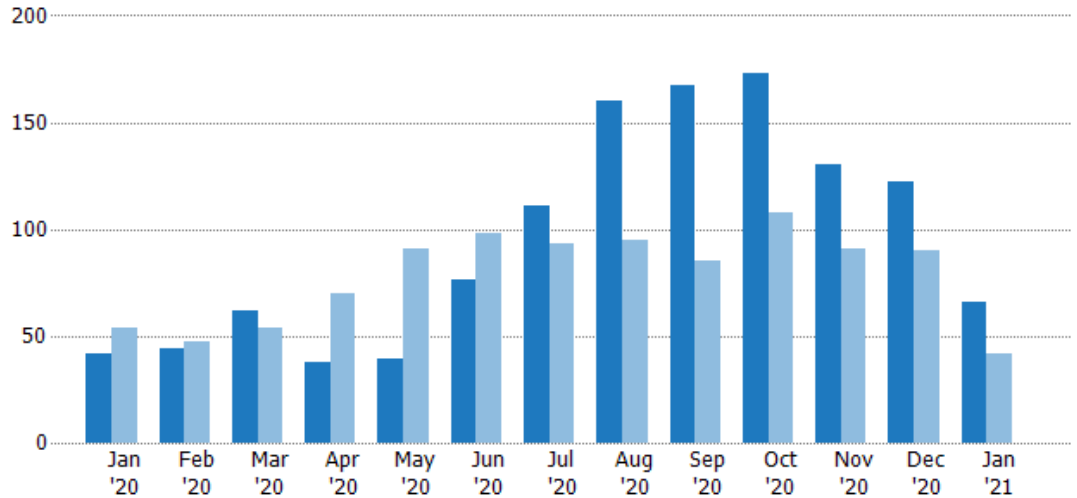
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Jan '21	66	57.1%
Jan '20	42	-22.2%
Jan '19	54	11.1%



Current Year	42	44	62	38	39	76	111	160	167	173	130	122	66
Prior Year	54	47	54	70	91	98	93	95	85	108	91	90	42
Percent Change from Prior Year	-22%	-6%	15%	-46%	-57%	-22%	19%	68%	96%	60%	43%	36%	57%

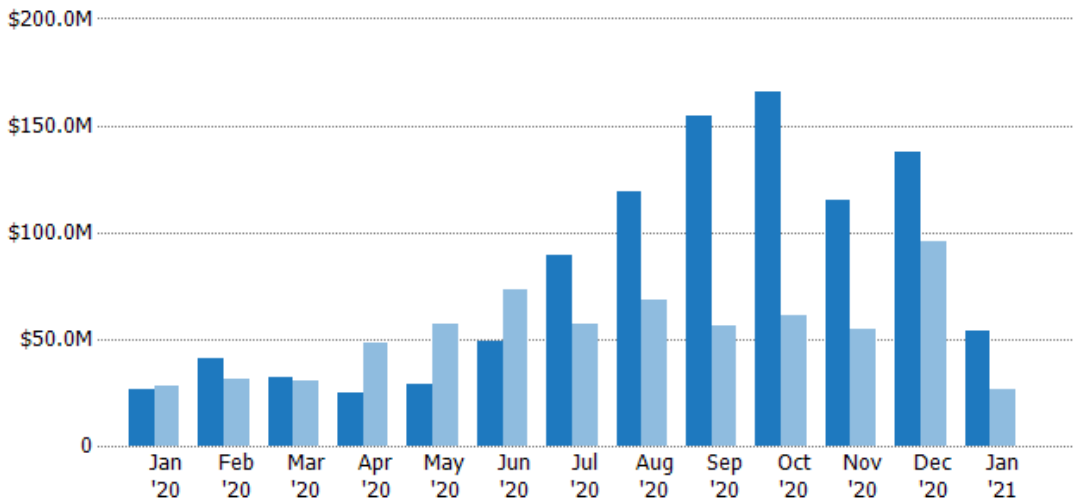
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Jan '21	\$54M	104.5%
Jan '20	\$26.4M	-7.1%
Jan '19	\$28.4M	35.9%

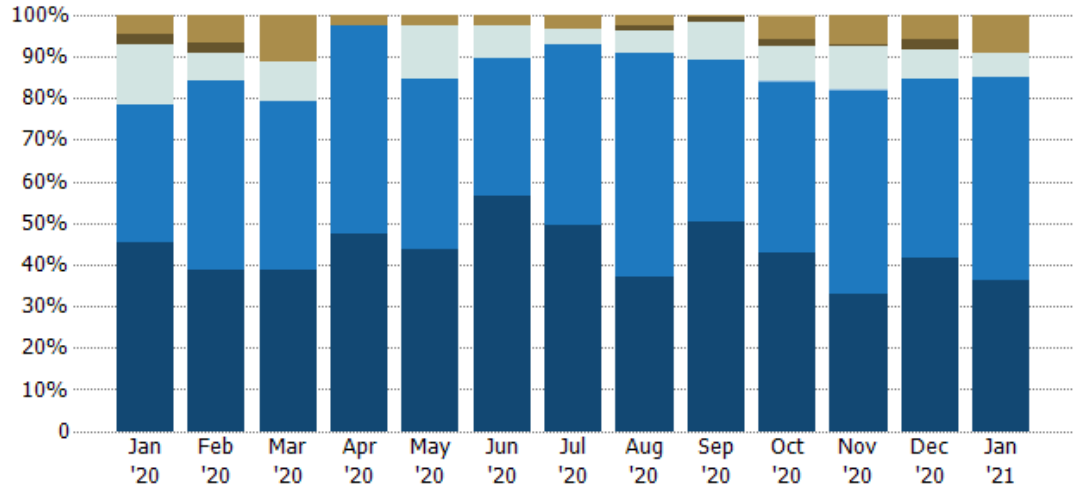


Current Year	\$26.4M	\$40.8M	\$31.9M	\$24.6M	\$29.2M	\$49.1M	\$89.5M	\$119M	\$154M	\$166M	\$115M	\$138M	\$54M
Prior Year	\$28.4M	\$31.3M	\$30.8M	\$48M	\$57M	\$73.4M	\$57.1M	\$68.4M	\$56M	\$61.2M	\$54.8M	\$96M	\$26.4M
Percent Change from Prior Year	-7%	30%	4%	-49%	-49%	-33%	57%	75%	175%	171%	110%	43%	105%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

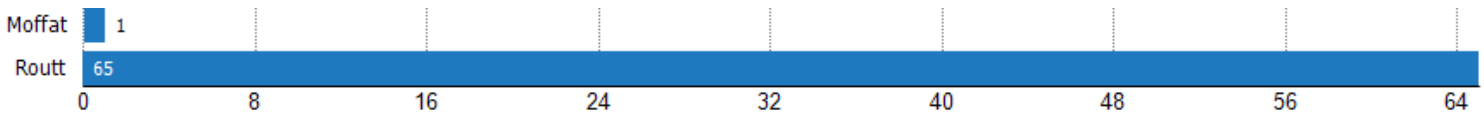


Property Type	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Other	-	-	-	-	-	-	-	-	-	1%	-	-	-
Coop	5%	7%	11%	3%	3%	3%	4%	3%	1%	5%	7%	6%	9%
Farm/Ranch	2%	2%	-	-	-	-	-	1%	1%	2%	1%	2%	-
Multifamily/Multiplex	14%	7%	10%	-	13%	8%	4%	6%	9%	8%	10%	7%	6%
Mobile/Manufactured	-	-	-	-	-	-	-	-	-	1%	1%	-	-
Condo/Townhouse	33%	45%	40%	50%	41%	33%	43%	54%	39%	41%	48%	43%	48%
Single Family Residence	45%	39%	39%	47%	44%	57%	50%	37%	50%	43%	33%	42%	36%

Closed Sales (By County)

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

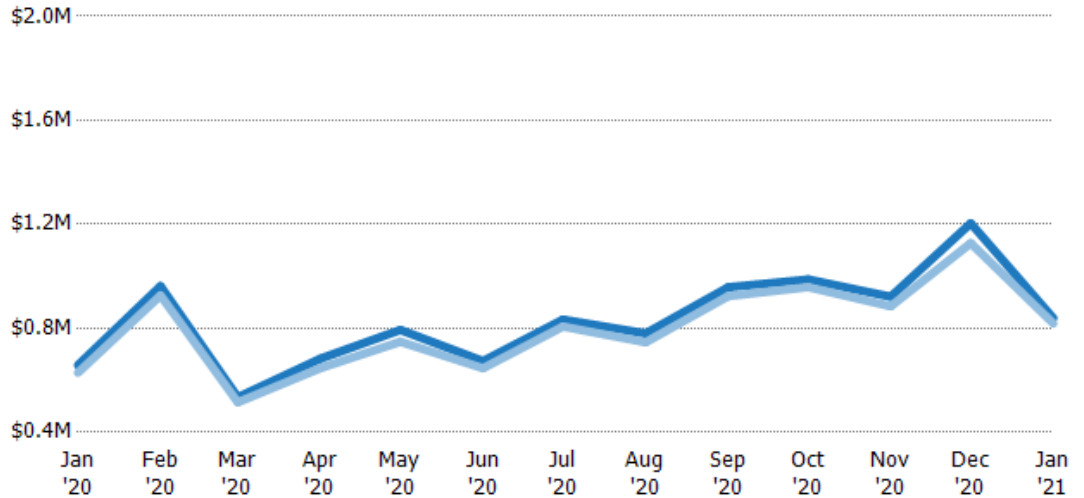
Filters Used: County: 6 Selected



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

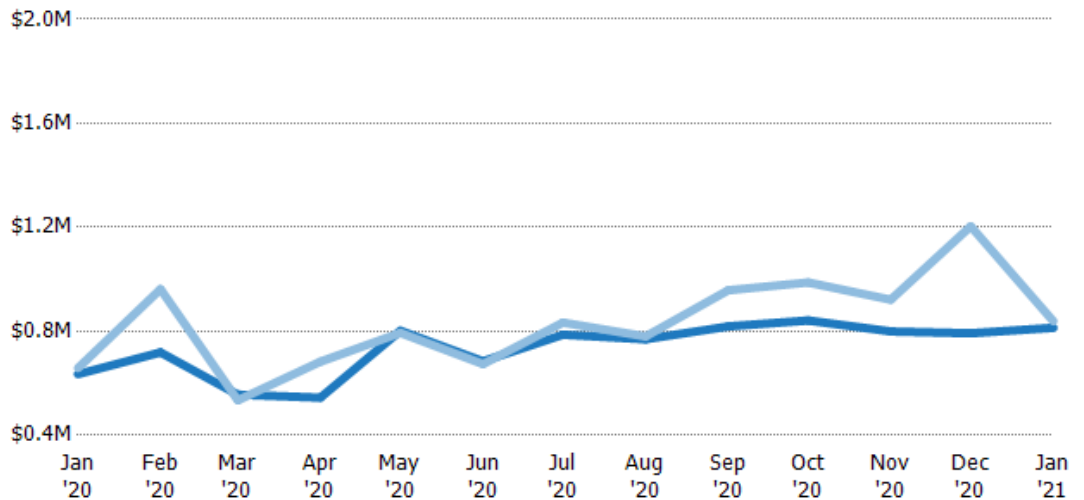


Avg List Price	\$658K	\$962K	\$535K	\$683K	\$794K	\$674K	\$833K	\$780K	\$958K	\$988K	\$921K	\$1.2M	\$838K
Avg Sales Price	\$629K	\$927K	\$515K	\$647K	\$748K	\$646K	\$807K	\$746K	\$924K	\$958K	\$885K	\$1.13M	\$819K
Avg Sales Price as a % of Avg List Price	96%	96%	96%	95%	94%	96%	97%	96%	96%	97%	96%	94%	98%

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



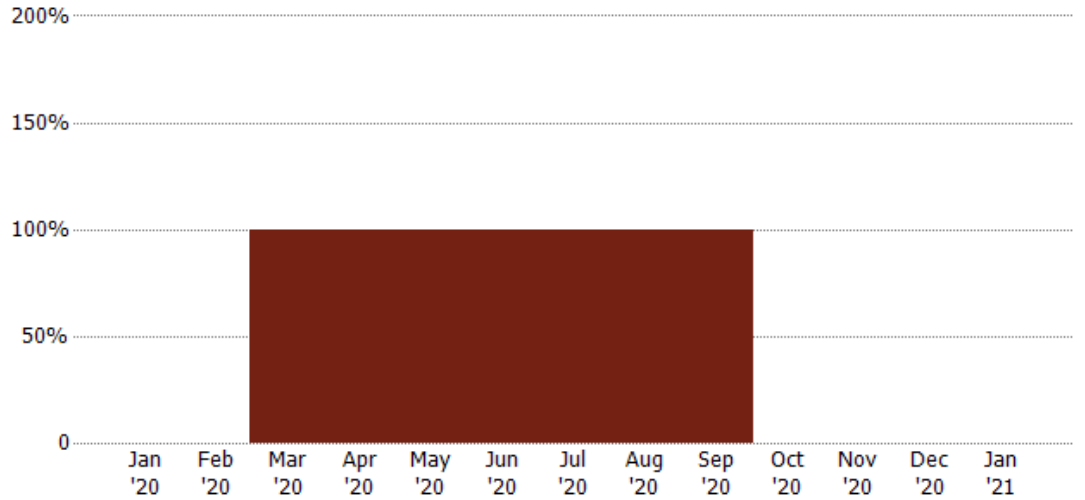
Avg Est Value	\$635K	\$719K	\$556K	\$545K	\$802K	\$684K	\$787K	\$769K	\$819K	\$842K	\$800K	\$792K	\$813K
Avg Sales Price	\$658K	\$962K	\$535K	\$683K	\$794K	\$674K	\$833K	\$780K	\$958K	\$988K	\$921K	\$1.2M	\$838K
Avg Sales Price as a % of Avg Est Value	104%	134%	96%	125%	99%	98%	106%	101%	117%	117%	115%	152%	103%

Distressed Listings

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

Filters Used

County: 6 Selected



Legend	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
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: 02/02/2021

Scheduled: Yes

Report Date Range: From 1/2020 To: 1/2021

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 1/2021 data

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