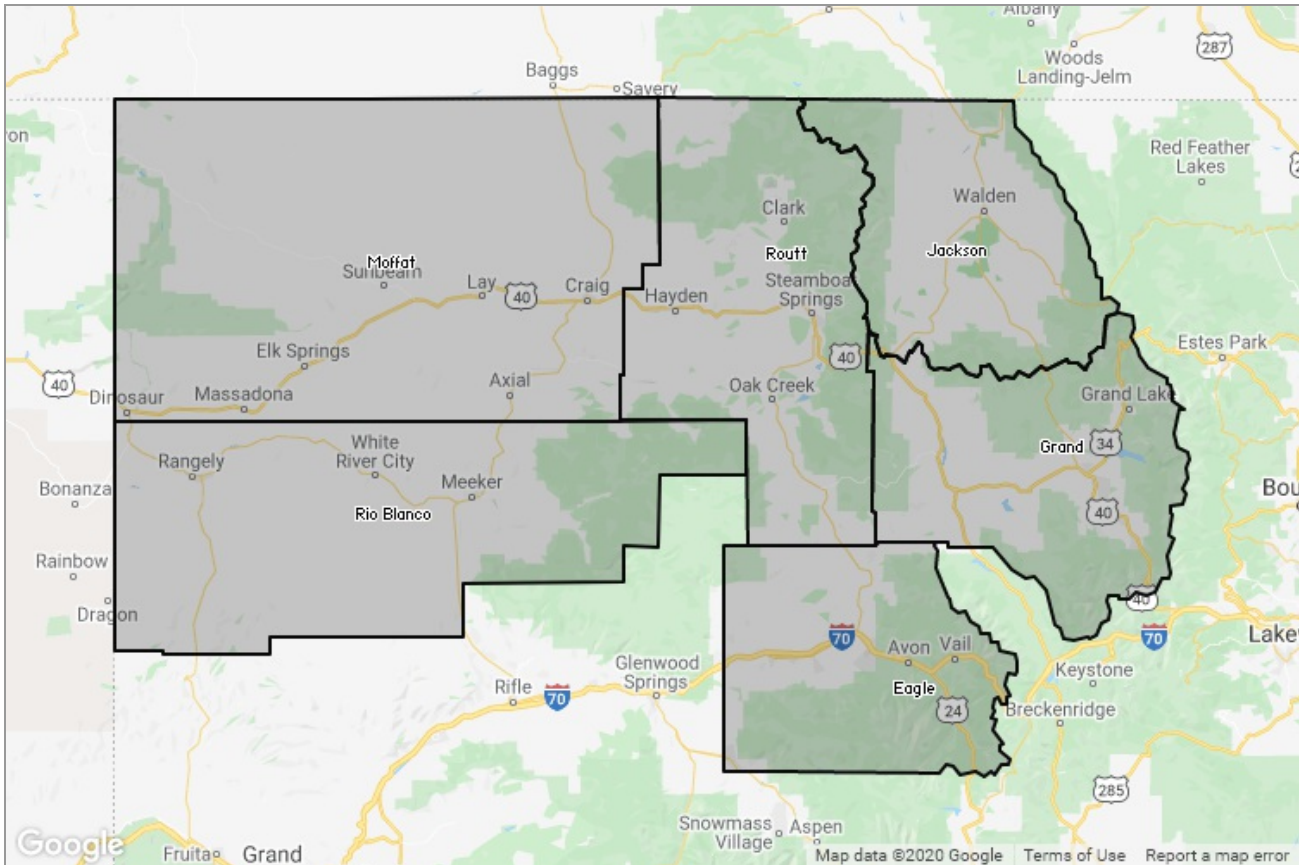




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
11/2019 – 11/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 12/08/2020

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

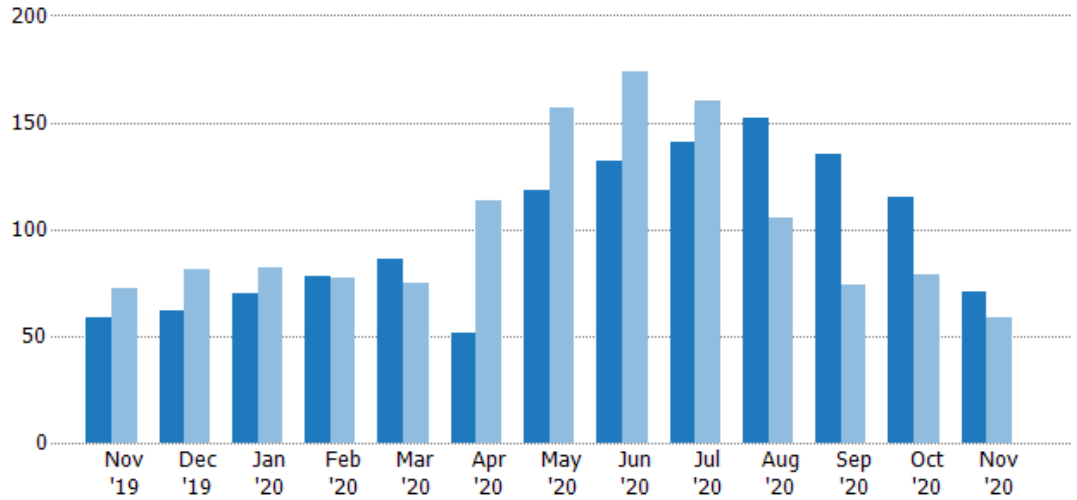
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Nov '20	71	20.3%
Nov '19	59	-18.1%
Nov '18	72	-26.4%



Current Year	59	62	70	78	86	51	118	132	141	152	135	115	71
Prior Year	72	81	82	77	75	113	157	174	160	105	74	79	59
Percent Change from Prior Year	-18%	-23%	-15%	1%	15%	-55%	-25%	-24%	-12%	45%	82%	46%	20%

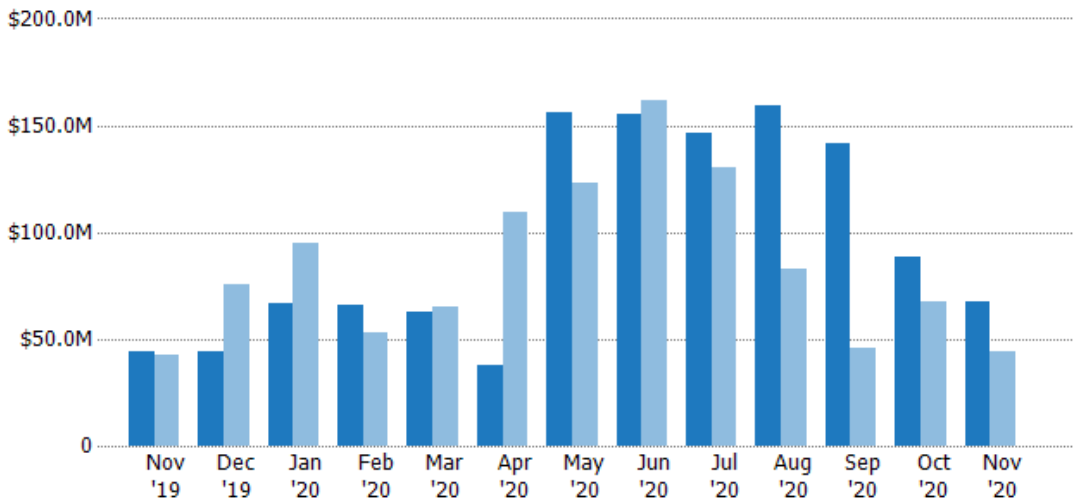
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Nov '20	\$67.8M	53.9%
Nov '19	\$44M	4.4%
Nov '18	\$42.1M	25.5%



Current Year	\$44M	\$43.9M	\$66.5M	\$65.6M	\$62.9M	\$37.7M	\$156M	\$155M	\$147M	\$159M	\$141M	\$88.5M	\$67.8M
Prior Year	\$42.1M	\$75.5M	\$94.9M	\$53.1M	\$65.1M	\$109M	\$123M	\$162M	\$130M	\$82.9M	\$45.5M	\$67.2M	\$44M
Percent Change from Prior Year	4%	-42%	-30%	24%	-3%	-66%	27%	-4%	13%	92%	211%	32%	54%

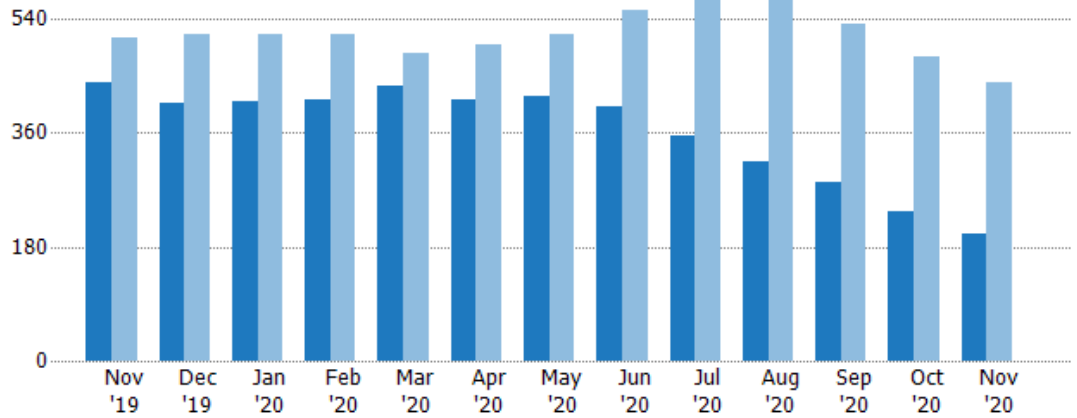
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Nov '20	201	-54.2%
Nov '19	439	-13.8%
Nov '18	509	-19.1%



Current Year	439	406	409	413	435	413	419	402	354	314	281	235	201
Prior Year	509	516	515	516	485	500	515	554	605	584	531	479	439
Percent Change from Prior Year	-14%	-21%	-21%	-20%	-10%	-17%	-19%	-27%	-41%	-46%	-47%	-51%	-54%

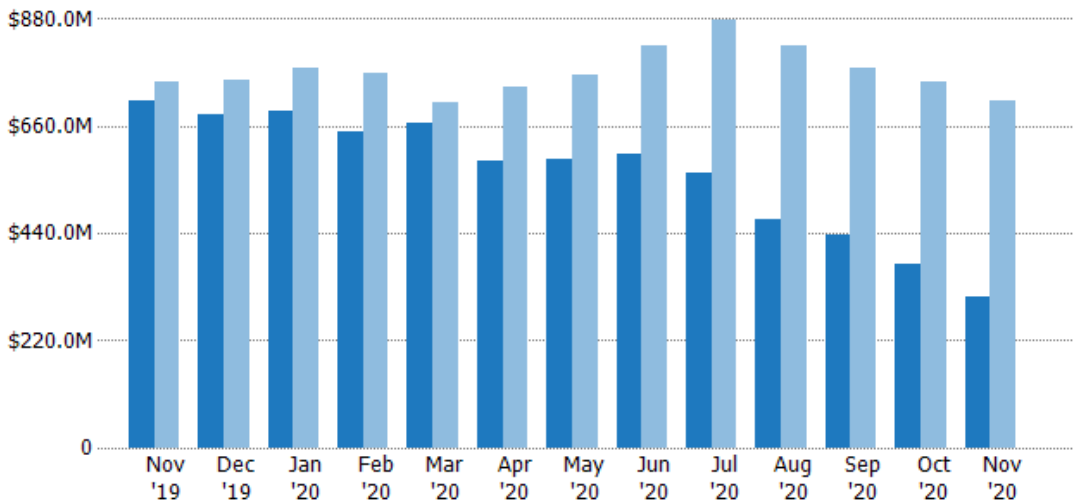
Active Listing Volume

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.
Nov '20	\$312M	-56.3%
Nov '19	\$712M	-5.2%
Nov '18	\$751M	-32%



Current Year	\$712M	\$684M	\$692M	\$650M	\$665M	\$588M	\$592M	\$604M	\$563M	\$468M	\$438M	\$379M	\$312M
Prior Year	\$751M	\$754M	\$778M	\$769M	\$709M	\$739M	\$765M	\$826M	\$877M	\$827M	\$779M	\$752M	\$712M
Percent Change from Prior Year	-5%	-9%	-11%	-16%	-6%	-20%	-23%	-27%	-36%	-43%	-44%	-50%	-56%

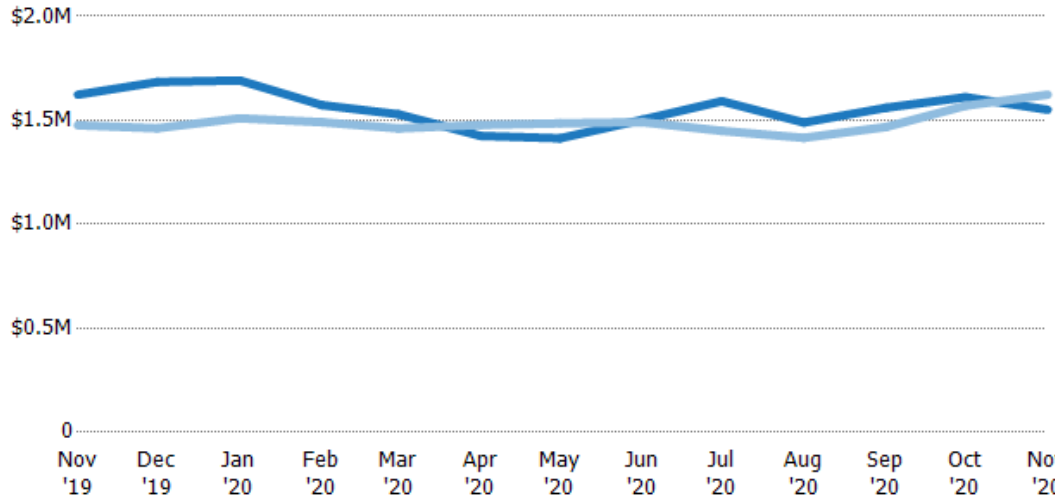
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Nov '20	\$1.55M	-4.5%
Nov '19	\$1.62M	10%
Nov '18	\$1.48M	-16%



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$1.62M	\$1.68M	\$1.69M	\$1.57M	\$1.53M	\$1.42M	\$1.41M	\$1.5M	\$1.59M	\$1.49M	\$1.56M	\$1.61M	\$1.55M
Prior Year	\$1.48M	\$1.46M	\$1.51M	\$1.49M	\$1.46M	\$1.48M	\$1.49M	\$1.49M	\$1.45M	\$1.42M	\$1.47M	\$1.57M	\$1.62M
Percent Change from Prior Year	10%	15%	12%	6%	5%	-4%	-5%	1%	10%	5%	6%	3%	-4%

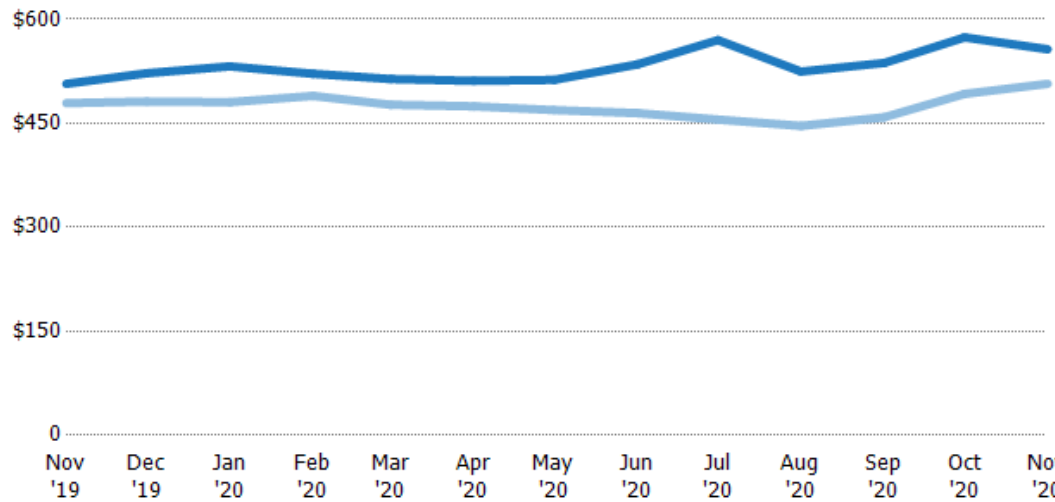
Average Listing Price per Sq Ft

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.
Nov '20	\$557	9.8%
Nov '19	\$507	5.8%
Nov '18	\$479	-5%



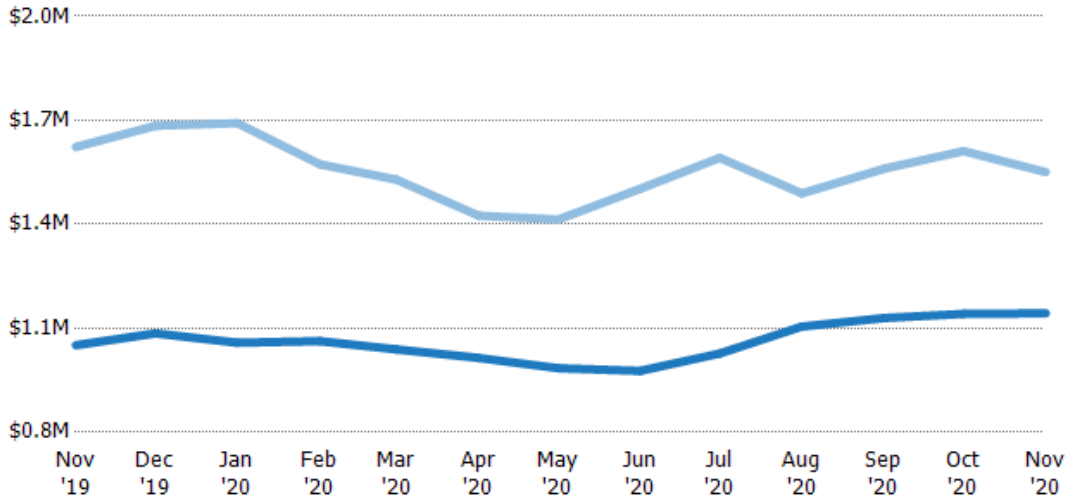
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	\$507	\$522	\$532	\$521	\$514	\$511	\$513	\$535	\$570	\$525	\$537	\$574	\$557
Prior Year	\$479	\$481	\$480	\$489	\$477	\$474	\$469	\$465	\$455	\$446	\$459	\$492	\$507
Percent Change from Prior Year	6%	8%	11%	7%	8%	8%	9%	15%	25%	18%	17%	17%	10%

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



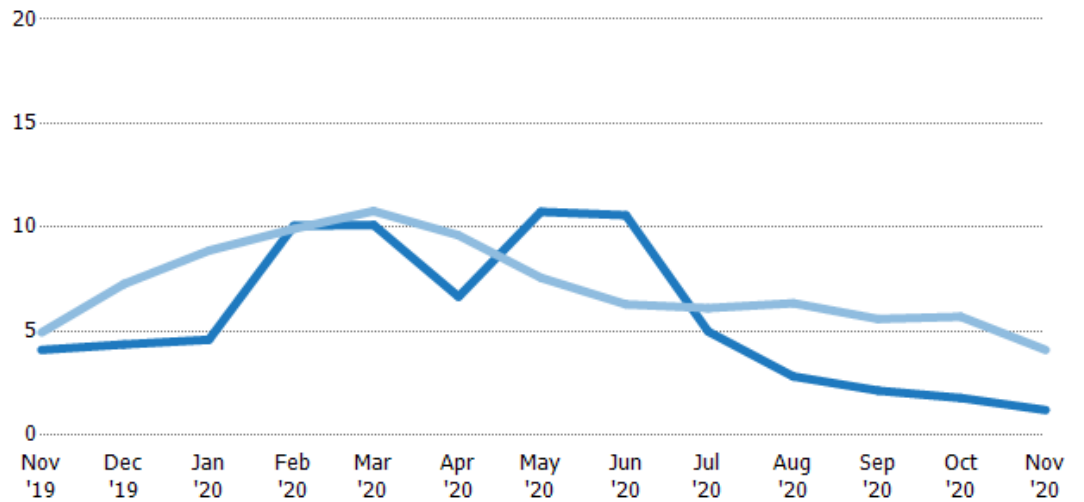
Avg Est Value	\$1.05M	\$1.09M	\$1.06M	\$1.06M	\$1.04M	\$1.01M	\$985K	\$977K	\$1.03M	\$1.1M	\$1.13M	\$1.14M	\$1.14M
Avg Listing Price	\$1.62M	\$1.68M	\$1.69M	\$1.57M	\$1.53M	\$1.42M	\$1.41M	\$1.5M	\$1.59M	\$1.49M	\$1.56M	\$1.61M	\$1.55M
Avg Listing Price as a % of Avg Est Value	154%	155%	160%	148%	147%	140%	144%	154%	155%	135%	138%	141%	136%

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	4.1	4.37	4.6	10.1	10.1	6.66	10.7	10.6	4.99	2.83	2.15	1.79	1.21
Prior Year	4.94	7.27	8.88	9.92	10.8	9.62	7.57	6.3	6.11	6.35	5.59	5.7	4.1
Percent Change from Prior Year	-17%	-40%	-48%	2%	-6%	-31%	42%	68%	-18%	-55%	-62%	-69%	-70%

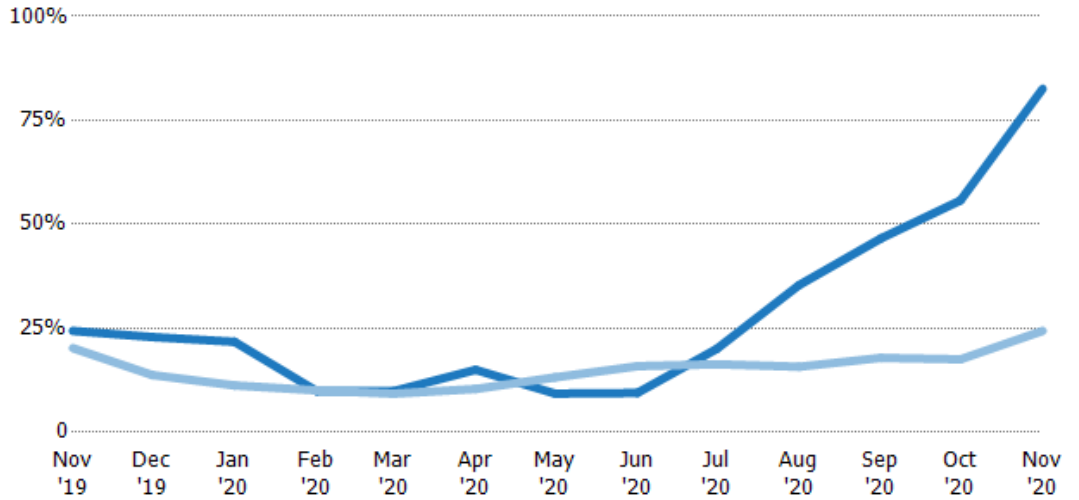
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Nov '20	83%	-58.2%
Nov '19	24%	-4.1%
Nov '18	20%	3.2%

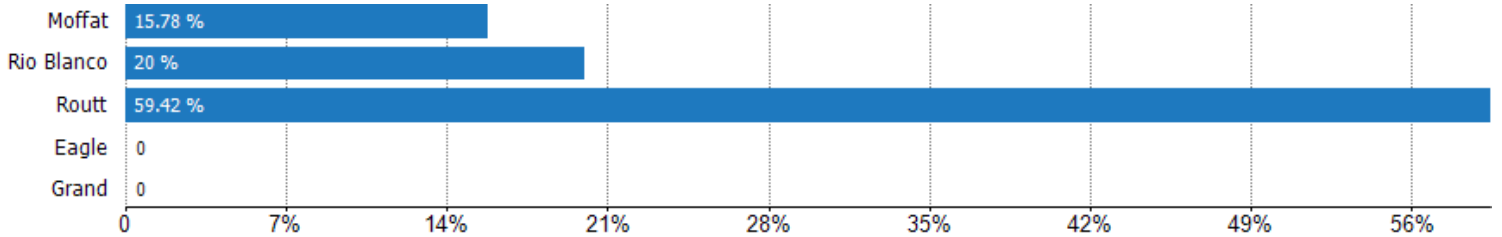


	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	24%	23%	22%	10%	10%	15%	9%	9%	20%	35%	47%	56%	83%
Prior Year	20%	14%	11%	10%	9%	10%	13%	16%	16%	16%	18%	18%	24%
Change from Prior Year	-4%	-9%	-11%	0%	-1%	-5%	4%	6%	-4%	-20%	-29%	-38%	-58%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



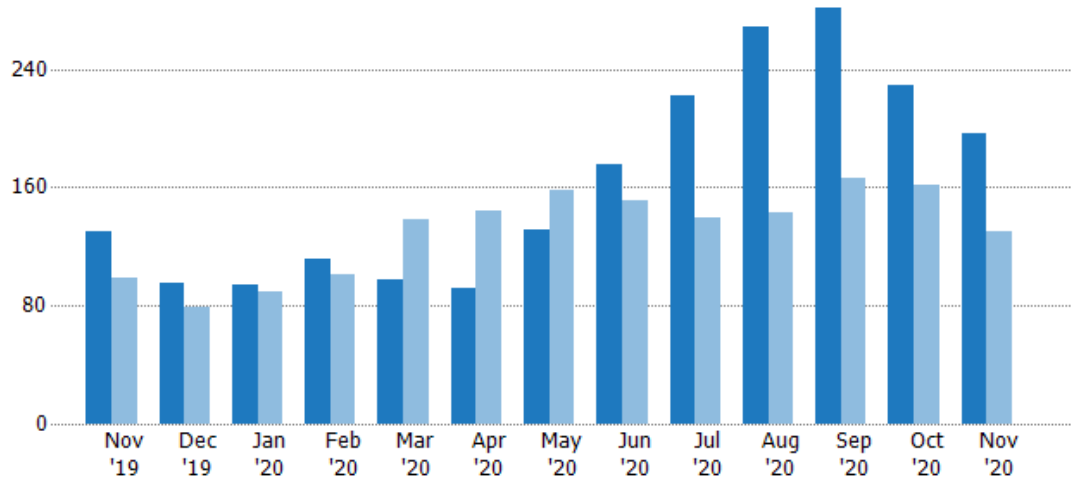
Pending Sales

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.
Nov '20	197	51.5%
Nov '19	130	31.3%
Nov '18	99	-11.1%



Current Year	130	95	94	111	97	92	131	176	222	269	281	229	197
Prior Year	99	79	89	101	138	144	158	151	140	143	166	162	130
Percent Change from Prior Year	31%	20%	6%	10%	-30%	-36%	-17%	17%	59%	88%	69%	41%	52%

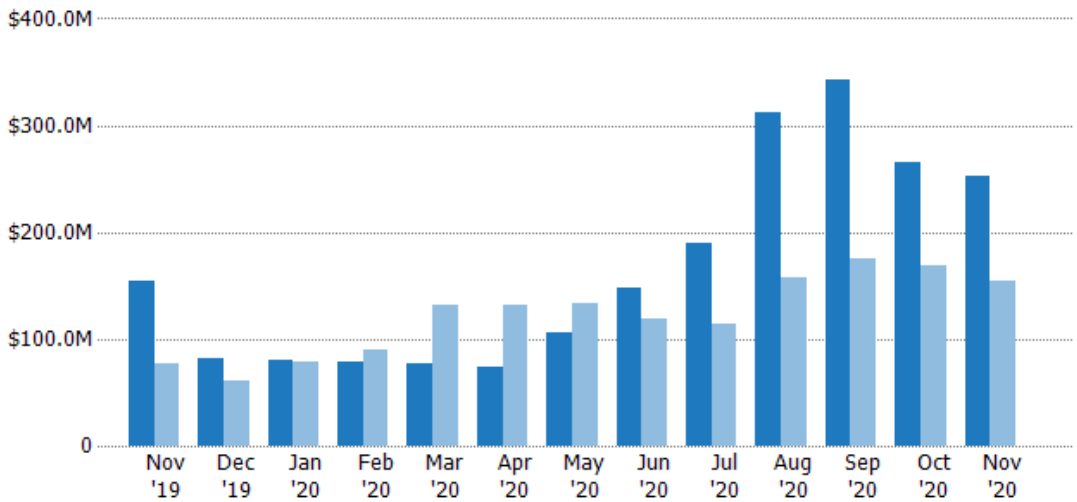
Pending Sales Volume

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.
Nov '20	\$253M	63.5%
Nov '19	\$155M	102.7%
Nov '18	\$76.4M	-4.4%



Current Year	\$155M	\$81.6M	\$79.6M	\$79.1M	\$76.6M	\$74.6M	\$106M	\$148M	\$189M	\$312M	\$342M	\$266M	\$253M
Prior Year	\$76.4M	\$60.4M	\$78.3M	\$90.6M	\$131M	\$132M	\$133M	\$119M	\$114M	\$158M	\$175M	\$169M	\$155M
Percent Change from Prior Year	103%	35%	2%	-13%	-42%	-44%	-20%	25%	67%	97%	96%	57%	63%

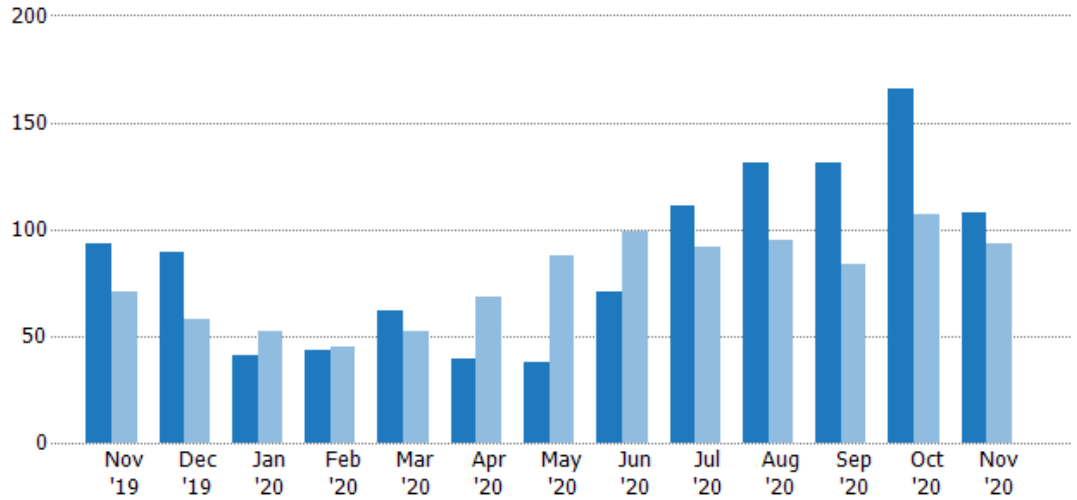
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Nov '20	108	16.1%
Nov '19	93	31%
Nov '18	71	-2.8%



Current Year	93	89	41	43	62	39	38	71	111	131	131	166	108
Prior Year	71	58	52	45	52	68	88	99	92	95	84	107	93
Percent Change from Prior Year	31%	53%	-21%	-4%	19%	-43%	-57%	-28%	21%	38%	56%	55%	16%

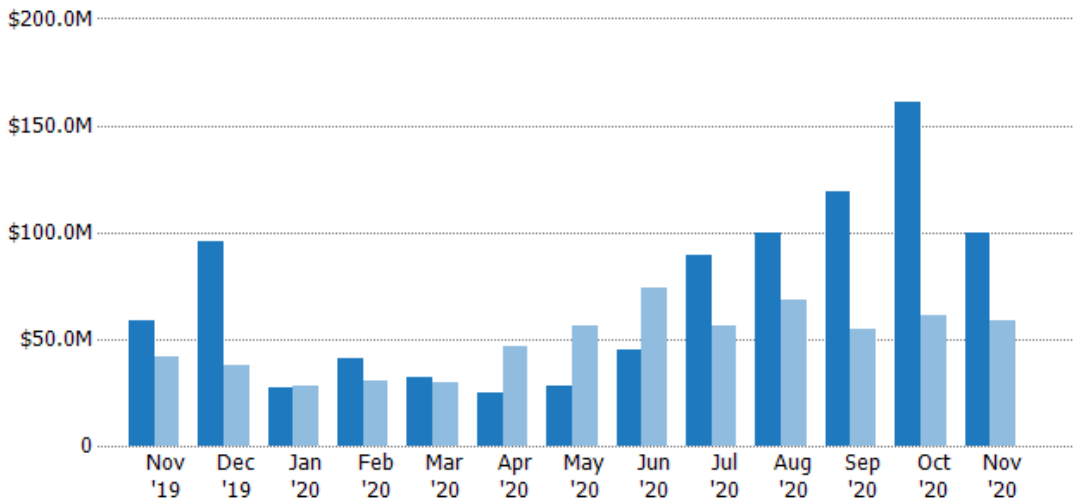
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Nov '20	\$100M	70.8%
Nov '19	\$58.4M	40.4%
Nov '18	\$41.6M	-27.2%

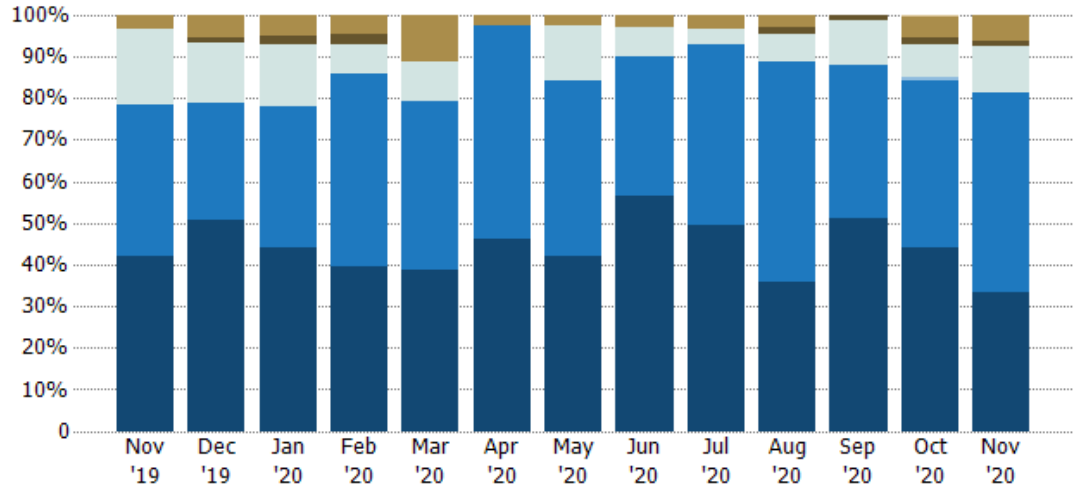


Current Year	\$58.4M	\$95.8M	\$27.2M	\$40.7M	\$31.9M	\$25M	\$28.2M	\$45.1M	\$89.5M	\$100M	\$119M	\$161M	\$100M
Prior Year	\$41.6M	\$37.6M	\$27.8M	\$30.5M	\$29.9M	\$46.4M	\$55.9M	\$73.9M	\$56.1M	\$68.6M	\$54.8M	\$61.1M	\$58.4M
Percent Change from Prior Year	40%	155%	-2%	33%	7%	-46%	-50%	-39%	60%	46%	118%	163%	71%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

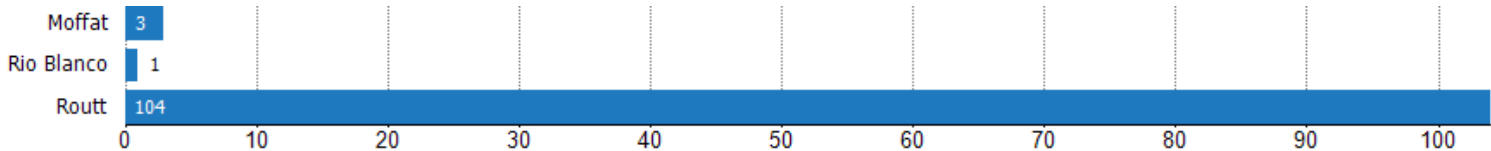


Property Type	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Other	-	-	-	-	-	-	-	-	-	-	-	1%	-
Coop	3%	6%	5%	5%	11%	3%	3%	3%	4%	3%	-	5%	6%
Farm/Ranch	-	1%	2%	2%	-	-	-	-	-	2%	2%	2%	1%
Multifamily/Multiplex	18%	15%	15%	7%	10%	-	13%	7%	4%	7%	11%	8%	11%
Mobile/Manufactured	-	-	-	-	-	-	-	-	-	-	-	1%	-
Condo/Townhouse	37%	28%	34%	47%	40%	51%	42%	34%	43%	53%	37%	40%	48%
Single Family Residence	42%	51%	44%	40%	39%	46%	42%	56%	50%	36%	51%	44%	33%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

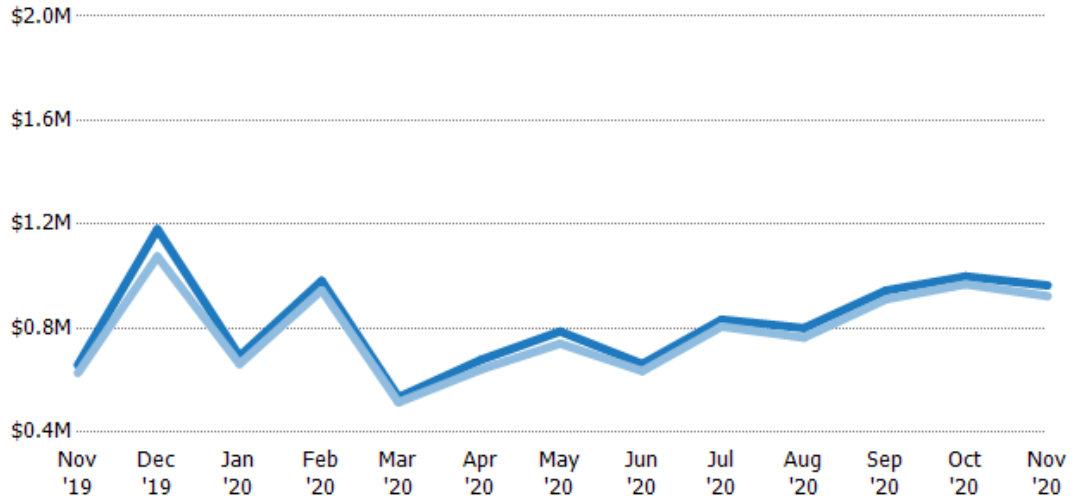


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



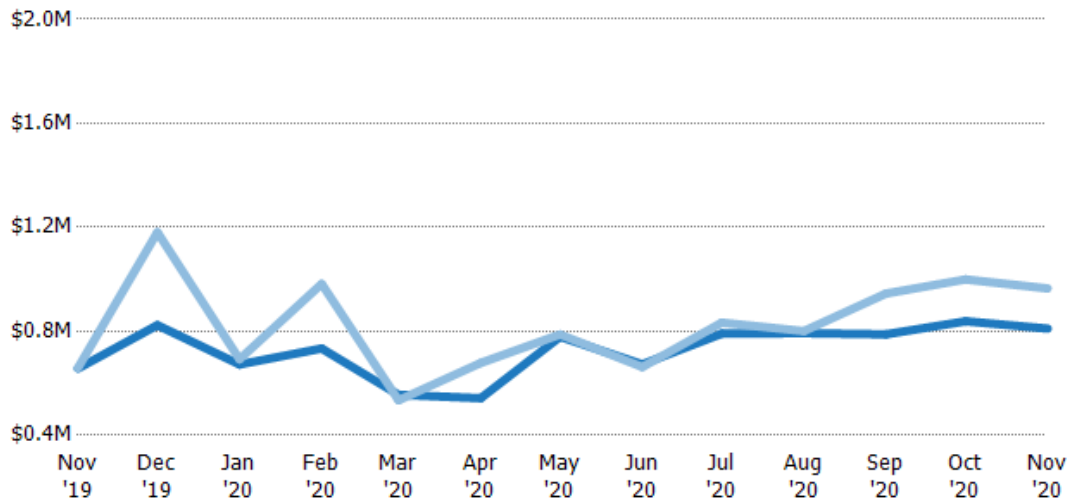
Avg List Price	\$659K	\$1.18M	\$692K	\$982K	\$535K	\$678K	\$788K	\$663K	\$833K	\$801K	\$945K	\$999K	\$965K
Avg Sales Price	\$628K	\$1.08M	\$663K	\$946K	\$515K	\$641K	\$741K	\$636K	\$807K	\$764K	\$911K	\$969K	\$923K
Avg Sales Price as a % of Avg List Price	95%	91%	96%	96%	96%	95%	94%	96%	97%	95%	96%	97%	96%

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



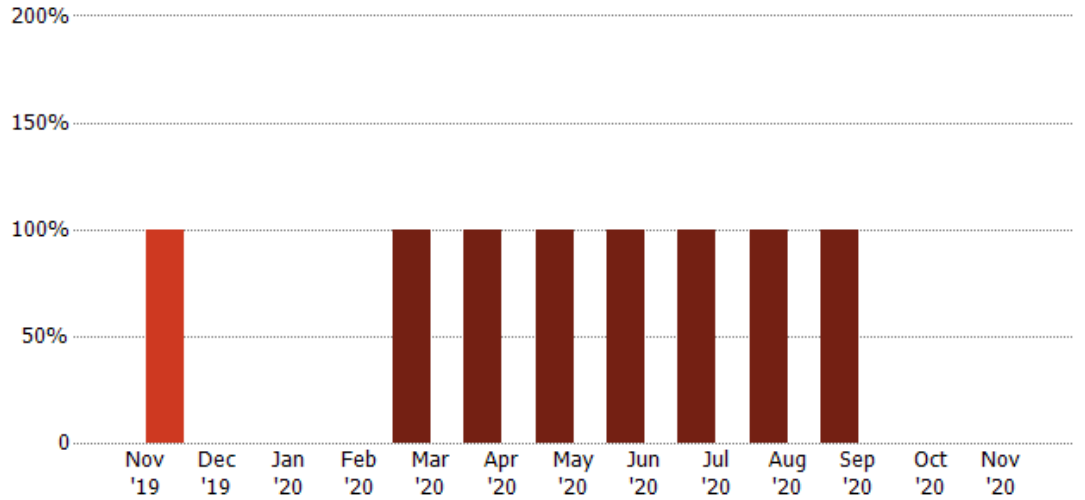
Avg Est Value	\$657K	\$824K	\$672K	\$734K	\$556K	\$542K	\$779K	\$673K	\$791K	\$793K	\$788K	\$839K	\$810K
Avg Sales Price	\$659K	\$1.18M	\$692K	\$982K	\$535K	\$678K	\$788K	\$663K	\$833K	\$801K	\$945K	\$999K	\$965K
Avg Sales Price as a % of Avg Est Value	100%	143%	103%	134%	96%	125%	101%	98%	105%	101%	120%	119%	119%

Distressed Listings

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

Filters Used

County: 6 Selected



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

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: 12/08/2020

Scheduled: Yes

Report Date Range: From 11/2019 To: 11/2020

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 11/2020 data

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