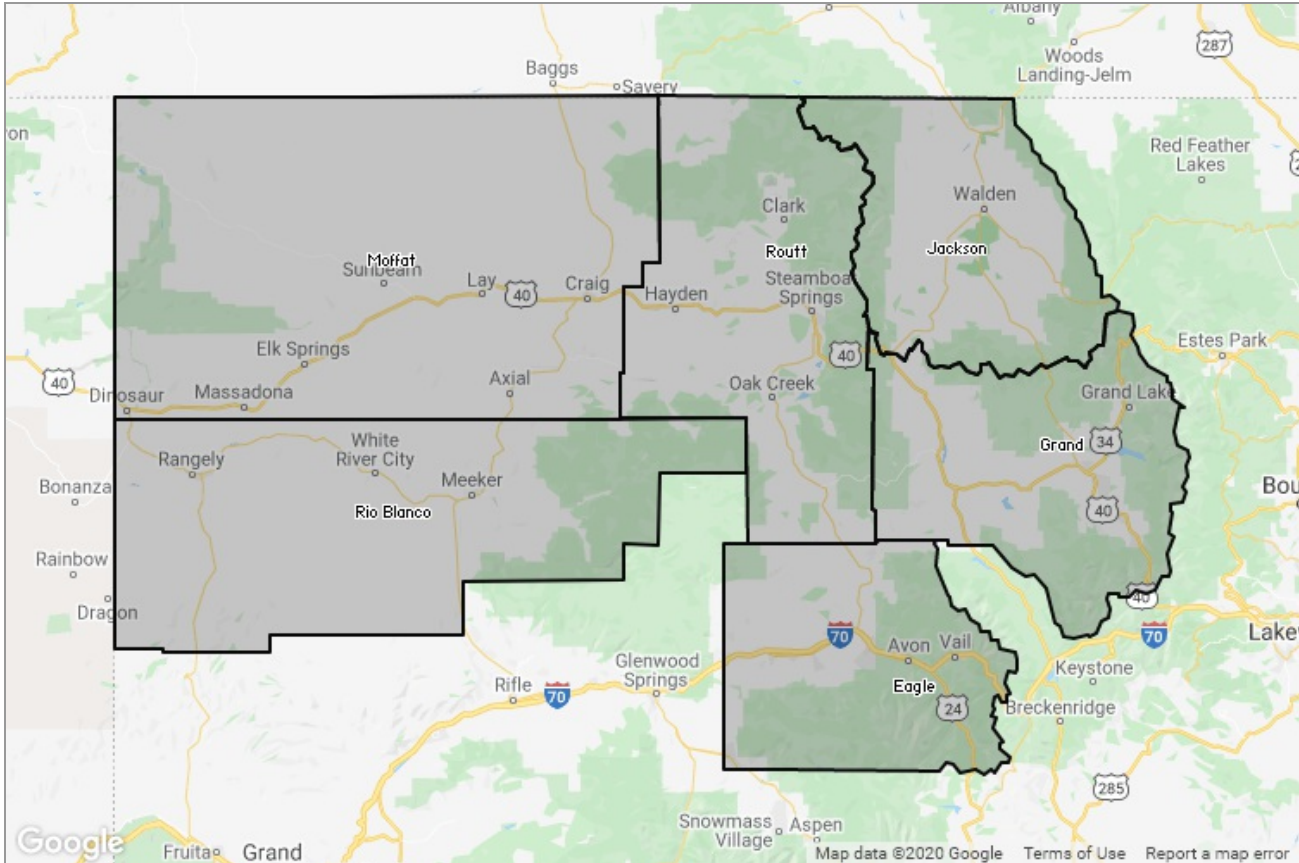




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
10/2019 – 10/2020

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 11/09/2020

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

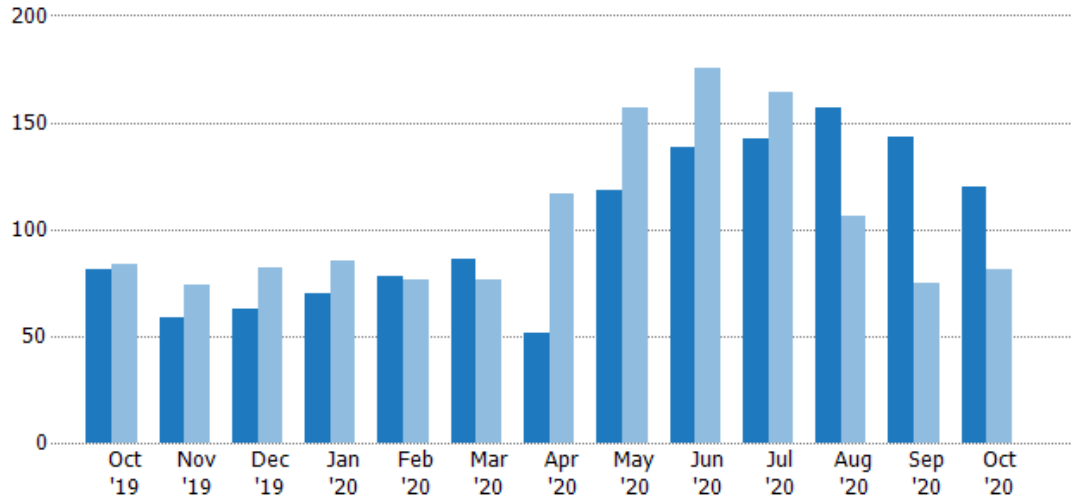
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Oct '20	120	48.1%
Oct '19	81	-3.6%
Oct '18	84	-14.3%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	81	59	63	70	78	86	51	118	138	142	157	143	120
Prior Year	84	74	82	85	76	76	117	157	175	164	106	75	81
Percent Change from Prior Year	-4%	-20%	-23%	-18%	3%	13%	-56%	-25%	-21%	-13%	48%	91%	48%

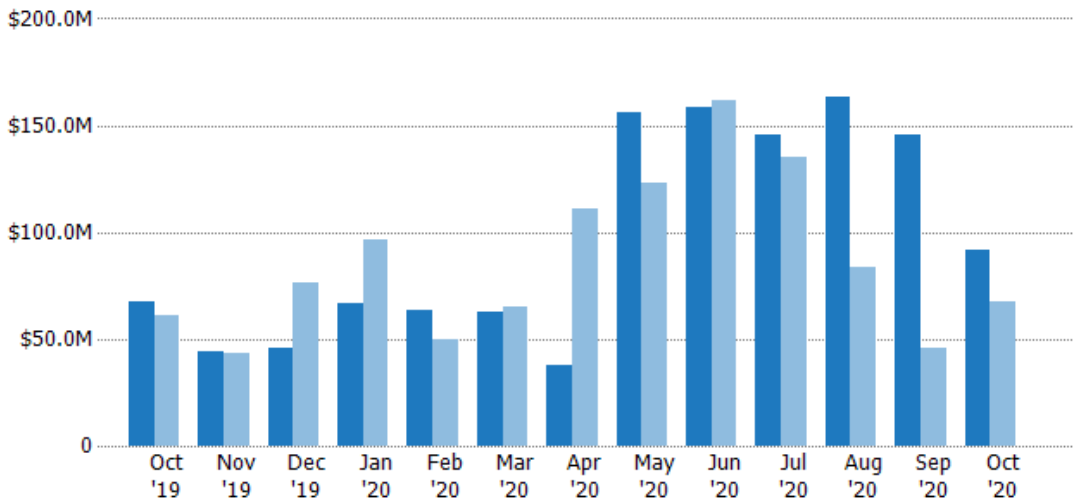
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Oct '20	\$91.7M	35.5%
Oct '19	\$67.7M	11.6%
Oct '18	\$60.7M	-15.1%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$67.7M	\$44M	\$45.9M	\$66.5M	\$63.4M	\$62.8M	\$37.6M	\$156M	\$158M	\$145M	\$164M	\$146M	\$91.7M
Prior Year	\$60.7M	\$43.2M	\$76.2M	\$96.3M	\$49.9M	\$65.4M	\$111M	\$123M	\$162M	\$135M	\$83.4M	\$45.8M	\$67.7M
Percent Change from Prior Year	12%	2%	-40%	-31%	27%	-4%	-66%	27%	-2%	8%	96%	218%	35%

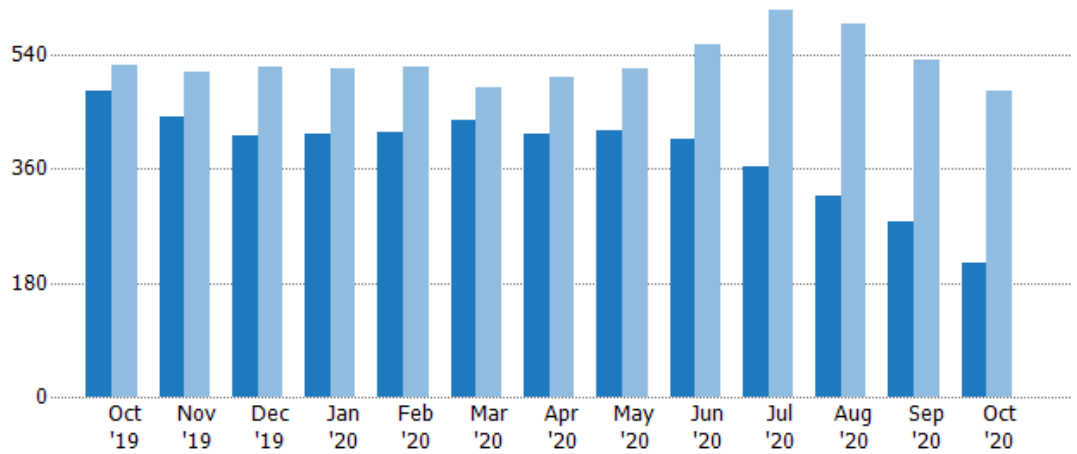
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Oct '20	212	-56.2%
Oct '19	484	-7.5%
Oct '18	523	-14.7%



Current Year	484	443	411	415	418	438	416	420	406	362	317	276	212
Prior Year	523	514	522	519	520	489	505	519	556	610	590	533	484
Percent Change from Prior Year	-7%	-14%	-21%	-20%	-20%	-10%	-18%	-19%	-27%	-41%	-46%	-48%	-56%

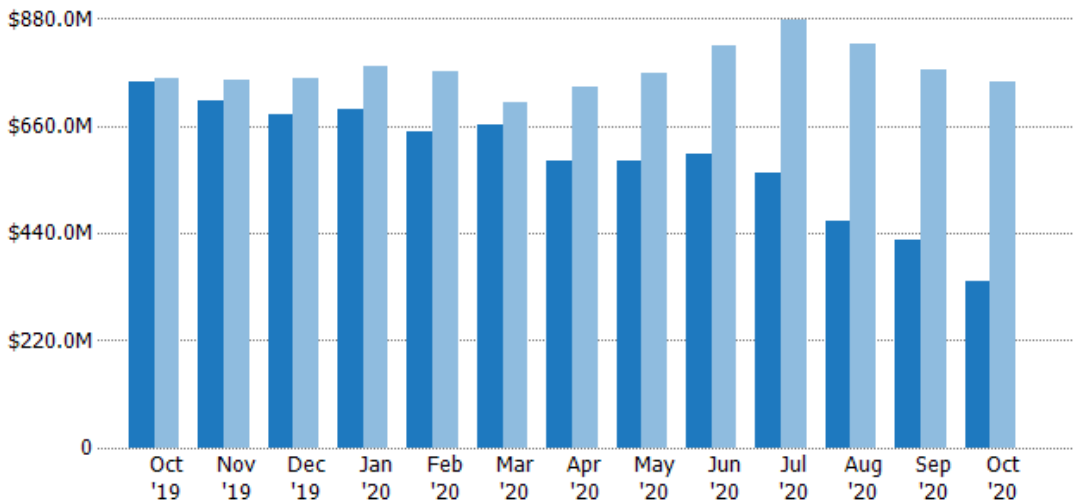
Active Listing Volume

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.
Oct '20	\$340M	-54.7%
Oct '19	\$751M	-0.8%
Oct '18	\$757M	-29.9%



Current Year	\$751M	\$711M	\$685M	\$693M	\$650M	\$664M	\$588M	\$590M	\$604M	\$565M	\$465M	\$426M	\$340M
Prior Year	\$757M	\$755M	\$757M	\$783M	\$772M	\$710M	\$740M	\$767M	\$824M	\$878M	\$828M	\$777M	\$751M
Percent Change from Prior Year	-1%	-6%	-10%	-11%	-16%	-6%	-21%	-23%	-27%	-36%	-44%	-45%	-55%

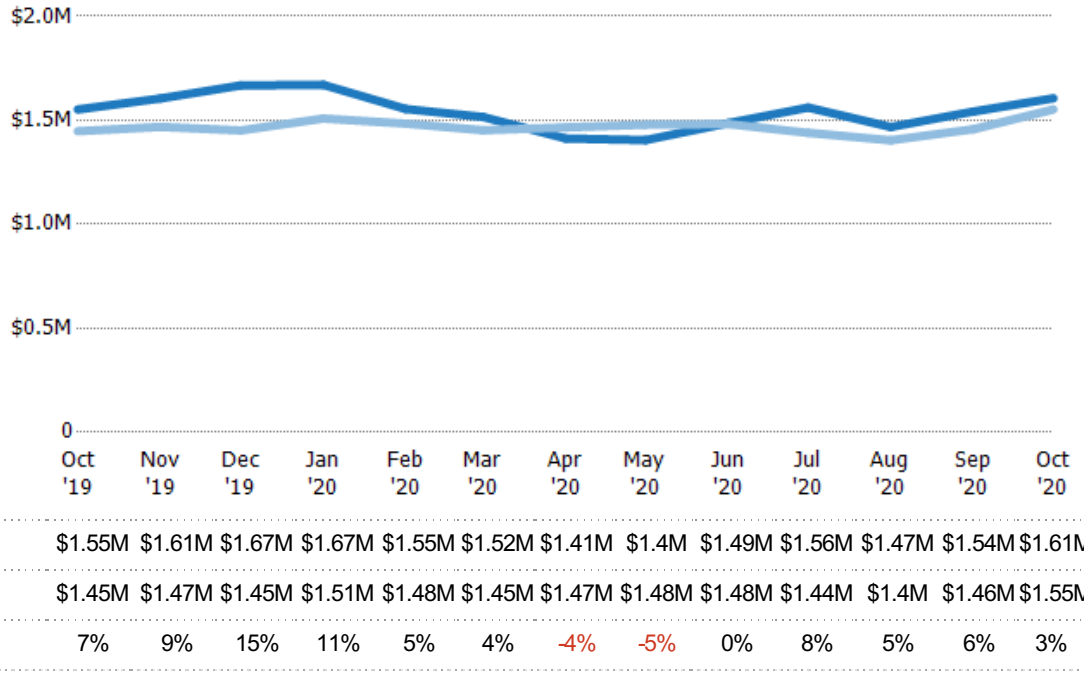
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Oct '20	\$1.61M	3.5%
Oct '19	\$1.55M	7.2%
Oct '18	\$1.45M	-17.8%



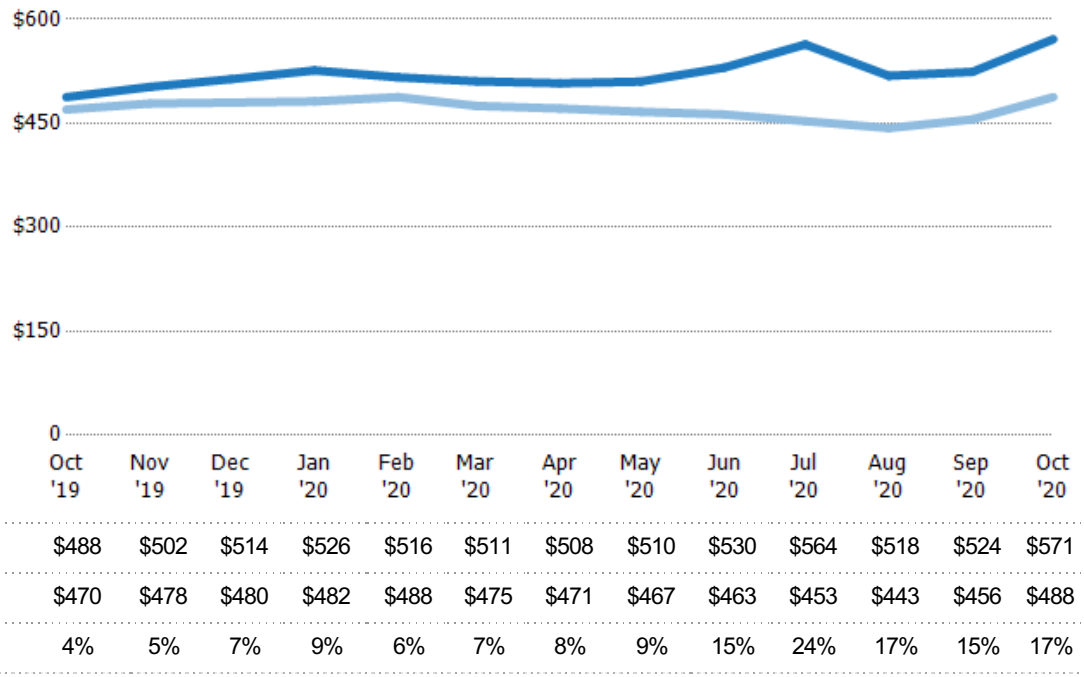
Average Listing Price per Sq Ft

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.
Oct '20	\$571	17.1%
Oct '19	\$488	3.8%
Oct '18	\$470	-9.9%

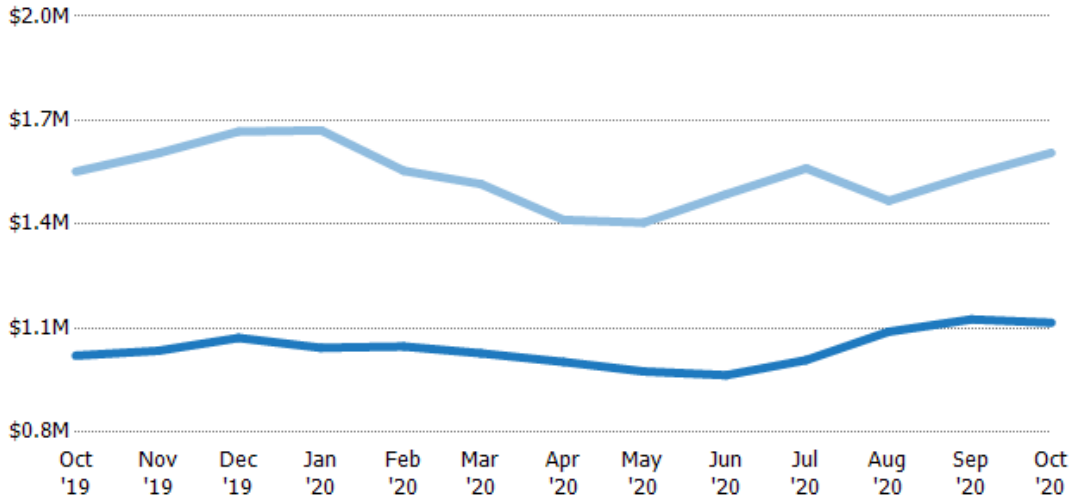


Average Listing Price vs Average Est Value

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



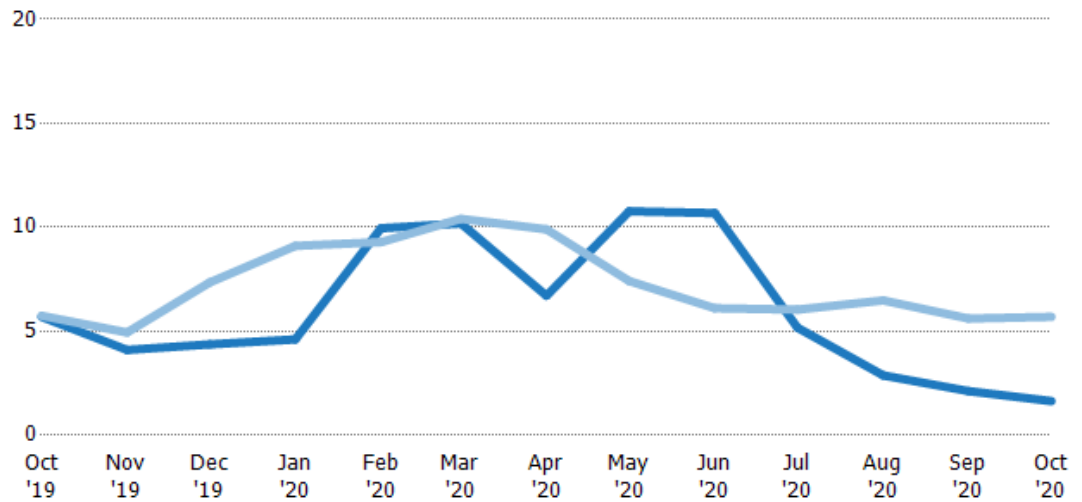
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$1.02M	\$1.04M	\$1.07M	\$1.04M	\$1.05M	\$1.03M	\$1M	\$976K	\$965K	\$1.01M	\$1.09M	\$1.13M	\$1.12M
Avg Listing Price	\$1.55M	\$1.61M	\$1.67M	\$1.67M	\$1.55M	\$1.52M	\$1.41M	\$1.4M	\$1.49M	\$1.56M	\$1.47M	\$1.54M	\$1.61M
Avg Listing Price as a % of Avg Est Value	152%	155%	156%	160%	148%	148%	141%	144%	154%	155%	135%	137%	144%

Months of Inventory

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

Filters Used

County: 6 Selected



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	5.69	4.1	4.37	4.61	9.95	10.2	6.71	10.8	10.7	5.17	2.88	2.12	1.64
Prior Year	5.75	4.94	7.35	9.11	9.29	10.4	9.9	7.41	6.11	6.04	6.48	5.61	5.69
Percent Change from Prior Year	-1%	-17%	-41%	-49%	7%	-2%	-32%	45%	75%	-14%	-56%	-62%	-71%

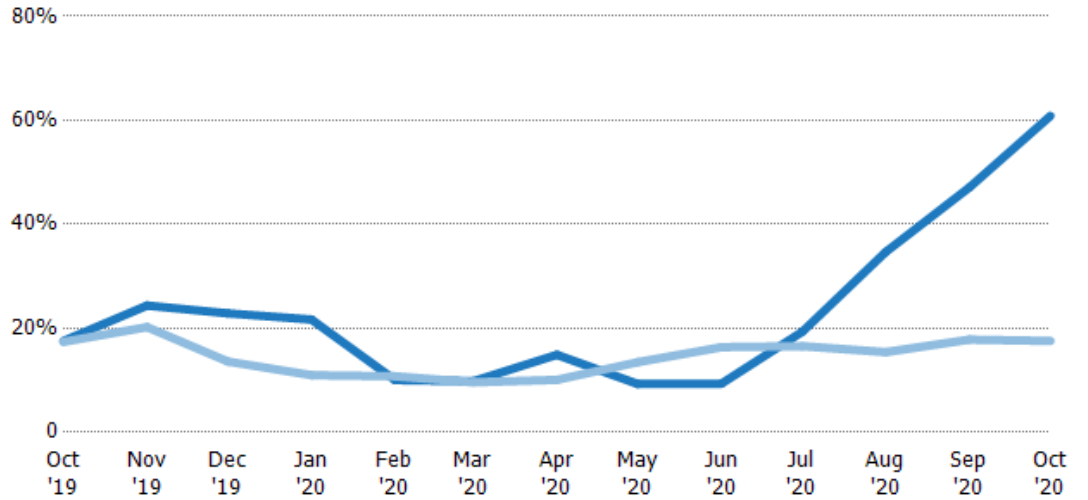
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Oct '20	61%	-43.3%
Oct '19	18%	-0.2%
Oct '18	17%	35.4%

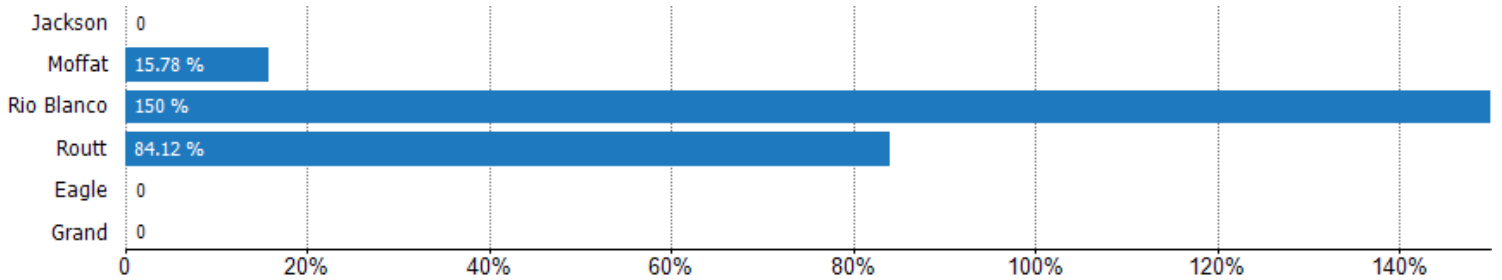


	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	18%	24%	23%	22%	10%	10%	15%	9%	9%	19%	35%	47%	61%
Prior Year	17%	20%	14%	11%	11%	10%	10%	13%	16%	17%	15%	18%	18%
Change from Prior Year	0%	-4%	-9%	-11%	1%	0%	-5%	4%	7%	-3%	-19%	-29%	-43%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



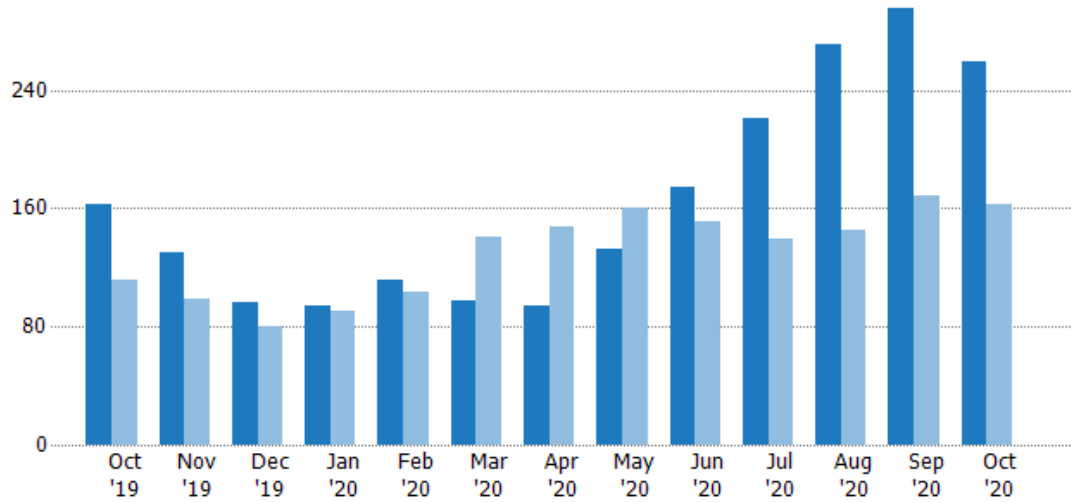
Pending Sales

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.
Oct '20	259	58.9%
Oct '19	163	46.8%
Oct '18	111	6.3%



Current Year	163	130	96	94	112	98	94	133	174	221	271	295	259
Prior Year	111	99	80	90	103	141	147	160	151	140	145	168	163
Percent Change from Prior Year	47%	31%	20%	4%	9%	-30%	-36%	-17%	15%	58%	87%	76%	59%

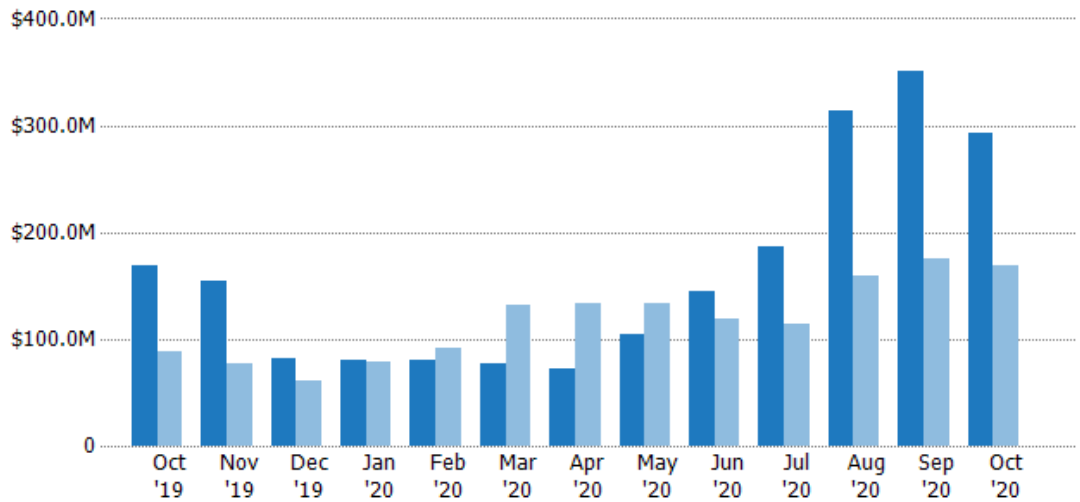
Pending Sales Volume

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.
Oct '20	\$293M	73.4%
Oct '19	\$169M	91.4%
Oct '18	\$88.2M	-4.9%



Current Year	\$169M	\$154M	\$82M	\$79.4M	\$80.1M	\$77M	\$72.9M	\$104M	\$145M	\$186M	\$314M	\$351M	\$293M
Prior Year	\$88.2M	\$76.6M	\$60.4M	\$78.3M	\$91.3M	\$132M	\$133M	\$133M	\$119M	\$114M	\$160M	\$176M	\$169M
Percent Change from Prior Year	91%	101%	36%	1%	-12%	-42%	-45%	-22%	22%	64%	96%	100%	73%

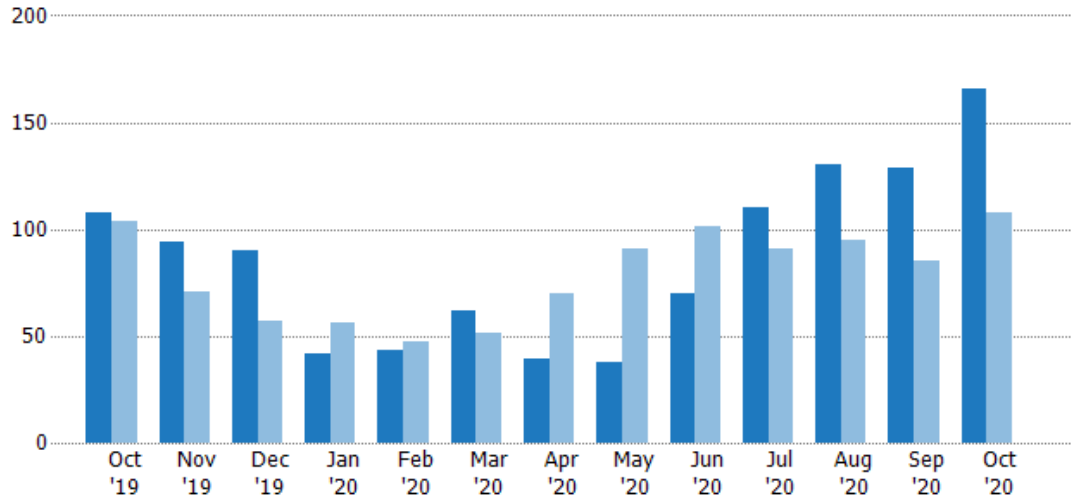
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Oct '20	166	53.7%
Oct '19	108	3.8%
Oct '18	104	-12.5%



Current Year	108	94	90	42	43	62	39	38	70	110	130	129	166
Prior Year	104	71	57	56	47	51	70	91	101	91	95	85	108
Percent Change from Prior Year	4%	32%	58%	-25%	-9%	22%	-44%	-58%	-31%	21%	37%	52%	54%

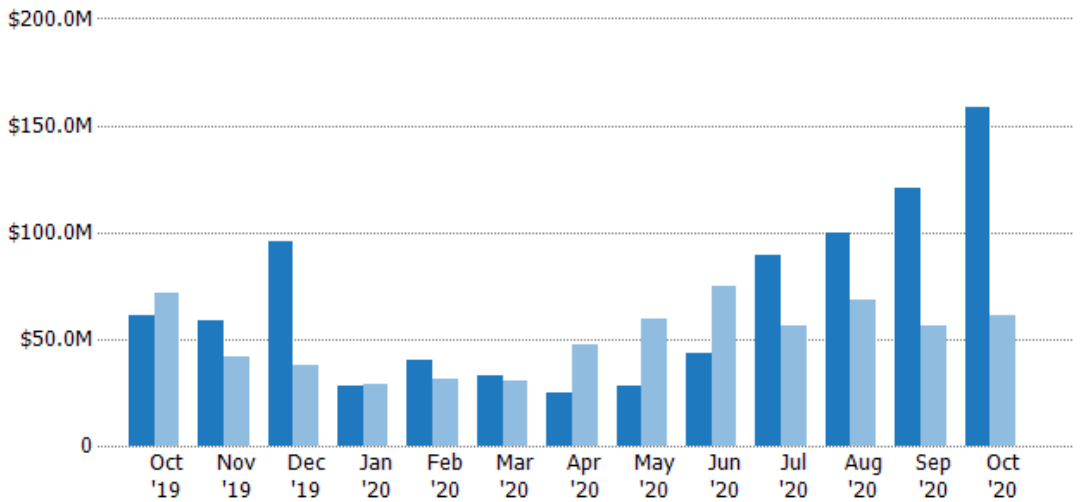
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Oct '20	\$158M	159%
Oct '19	\$61.2M	-14.1%
Oct '18	\$71.2M	-38.8%

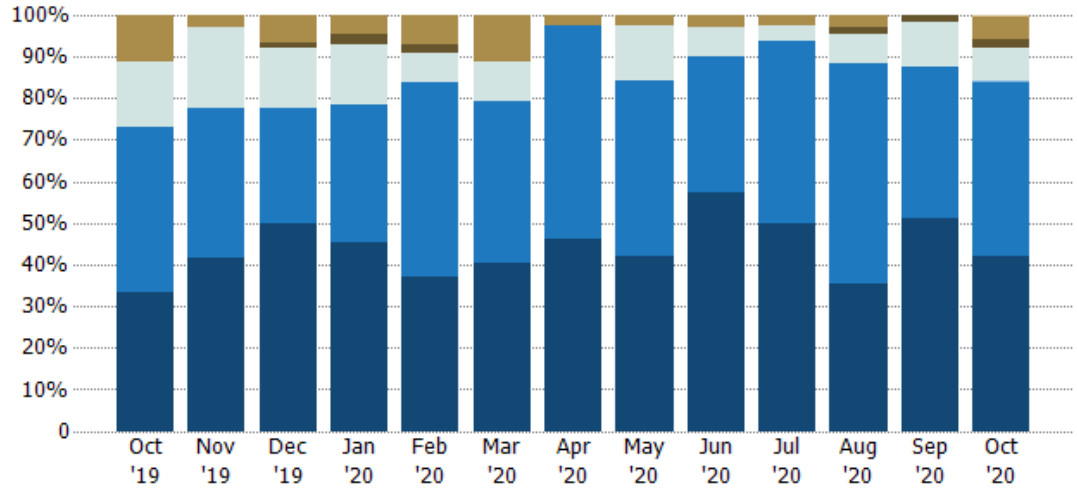


Current Year	\$61.2M	\$59M	\$96M	\$27.9M	\$40.4M	\$32.5M	\$25M	\$28.2M	\$43.4M	\$89.5M	\$100M	\$120M	\$158M
Prior Year	\$71.2M	\$41.9M	\$37.5M	\$28.7M	\$31.3M	\$30.1M	\$47.7M	\$59.7M	\$74.7M	\$56.2M	\$68.6M	\$56M	\$61.2M
Percent Change from Prior Year	-14%	41%	156%	-3%	29%	8%	-48%	-53%	-42%	59%	46%	115%	159%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

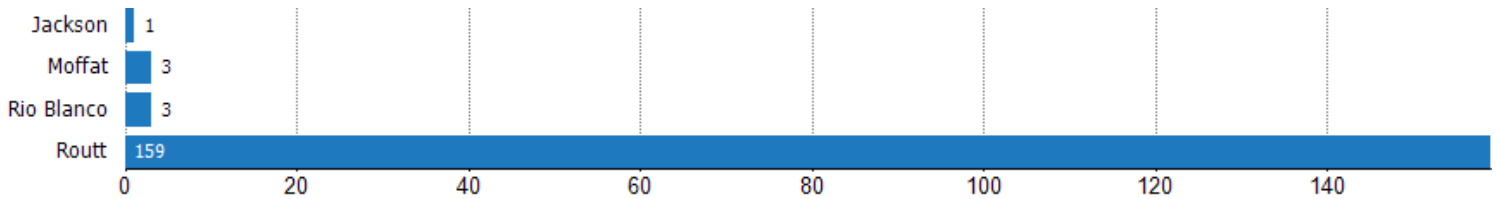


Other	-	-	-	-	-	-	-	-	-	-	-	-	1%
Coop	11%	3%	7%	5%	7%	11%	3%	3%	3%	3%	3%	-	5%
Farm/Ranch	-	-	1%	2%	2%	-	-	-	-	-	2%	2%	2%
Multifamily/Multiplex	16%	19%	14%	14%	7%	10%	-	13%	7%	4%	7%	11%	8%
Mobile/Manufactured	-	-	-	-	-	-	-	-	-	-	-	-	1%
Condo/Townhouse	40%	36%	28%	33%	47%	39%	51%	42%	33%	44%	53%	36%	42%
Single Family Residence	33%	41%	50%	45%	37%	40%	46%	42%	57%	50%	35%	51%	42%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

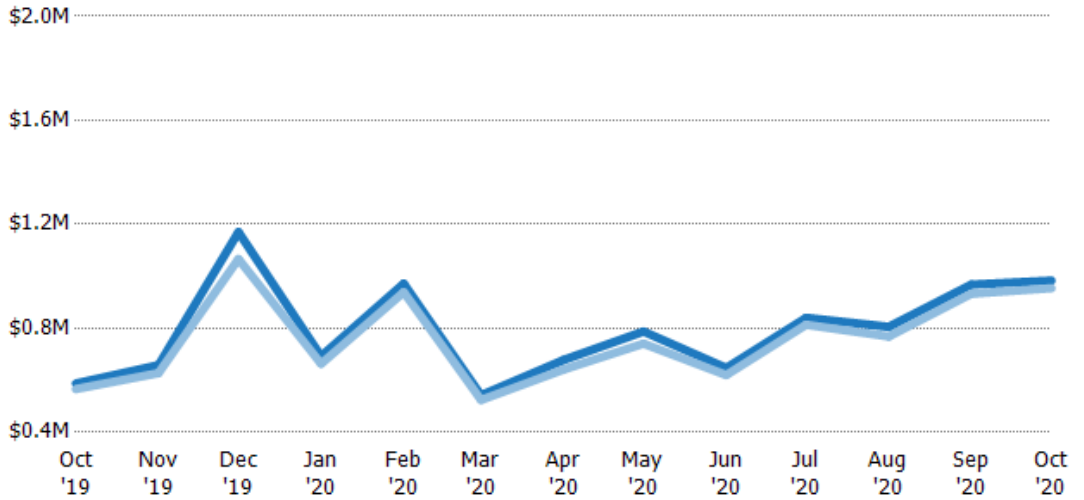


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



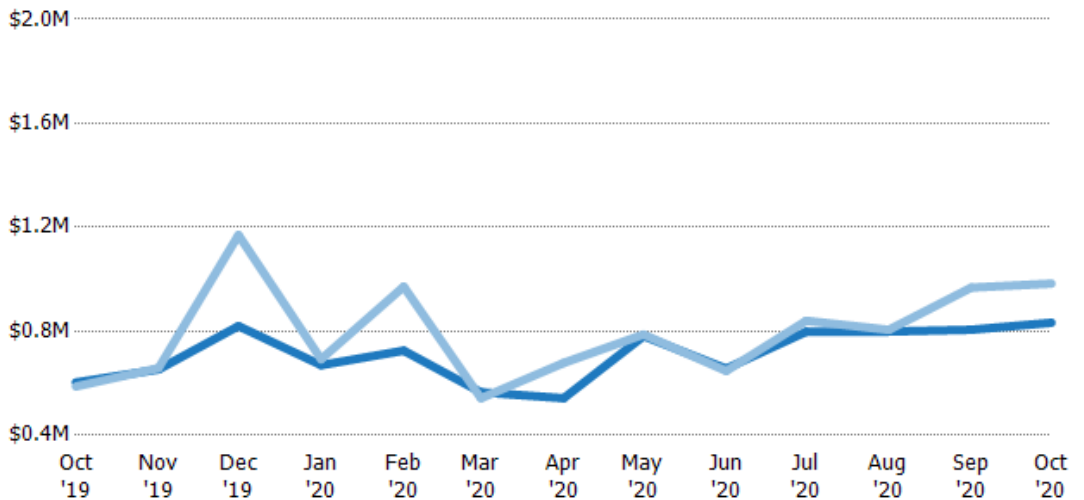
Avg List Price	\$588K	\$658K	\$1.17M	\$693K	\$972K	\$542K	\$678K	\$788K	\$647K	\$840K	\$806K	\$968K	\$983K
Avg Sales Price	\$566K	\$628K	\$1.07M	\$664K	\$939K	\$524K	\$641K	\$741K	\$620K	\$814K	\$769K	\$933K	\$954K
Avg Sales Price as a % of Avg List Price	96%	95%	91%	96%	97%	97%	95%	94%	96%	97%	95%	96%	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



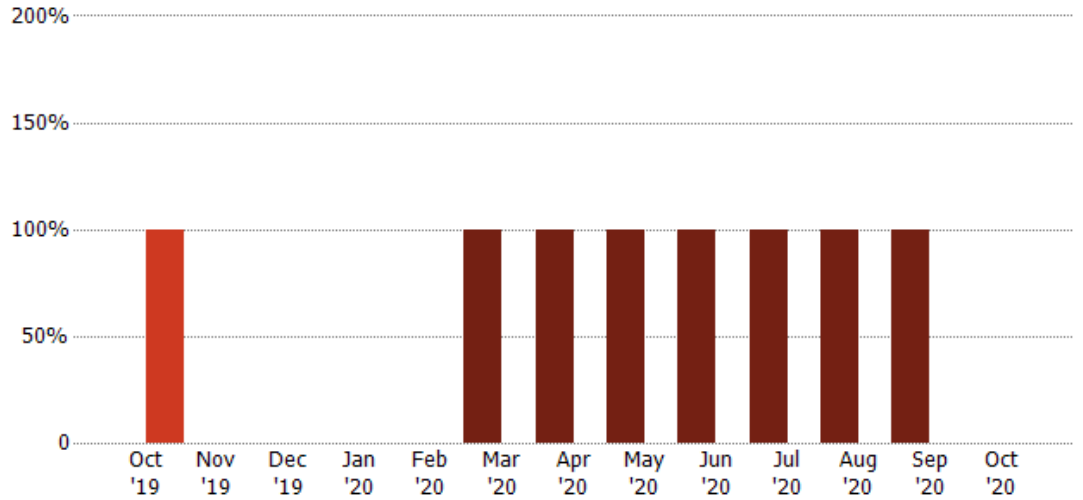
Avg Est Value	\$603K	\$653K	\$820K	\$670K	\$726K	\$565K	\$542K	\$782K	\$656K	\$798K	\$799K	\$806K	\$833K
Avg Sales Price	\$588K	\$658K	\$1.17M	\$693K	\$972K	\$542K	\$678K	\$788K	\$647K	\$840K	\$806K	\$968K	\$983K
Avg Sales Price as a % of Avg Est Value	97%	101%	143%	103%	134%	96%	125%	101%	99%	105%	101%	120%	118%

Distressed Listings

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

Filters Used

County: 6 Selected



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: 11/09/2020

Scheduled: Yes

Report Date Range: From 10/2019 To: 10/2020

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 10/2020 data

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