

# Monthly Indicators



## January 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 100.0 percent for single family homes but decreased 5.4 percent for townhouse-condo properties. Pending Sales increased 118.8 percent for single family homes and 80.0 percent for townhouse-condo properties.

The Median Sales Price was up 13.3 percent to \$850,000 for single family homes and 44.9 percent to \$620,000 for townhouse-condo properties. Days on Market decreased 47.2 percent for single family homes and 68.8 percent for townhouse-condo properties.

The Mortgage Bankers Association's January research estimates approximately 2.7 million homeowners with mortgages are currently in forbearance plans. Some of these homes may eventually come to market, but given the strong appreciation in most market segments in recent years, these eventual home sales are likely to be mostly traditional sellers. However, a modest increase in short sales and foreclosures at some point this year would not be surprising.

## Activity Snapshot

<b>+ 62.5%</b>	<b>+ 13.2%</b>	<b>- 68.4%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties

Residential real estate activity in ZIP codes 80487, 81639 and 80467 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparkbars	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		13	26	+ 100.0%	13	26	+ 100.0%
<b>Pending Sales</b>		16	35	+ 118.8%	16	35	+ 118.8%
<b>Sold Listings</b>		17	23	+ 35.3%	17	23	+ 35.3%
<b>Median Sales Price</b>		\$750,000	\$850,000	+ 13.3%	\$750,000	\$850,000	+ 13.3%
<b>Average Sales Price</b>		\$866,176	\$1,142,960	+ 32.0%	\$866,176	\$1,142,960	+ 32.0%
<b>Pct. of List Price Received</b>		95.1%	96.6%	+ 1.6%	95.1%	96.6%	+ 1.6%
<b>Days on Market</b>		142	75	- 47.2%	142	75	- 47.2%
<b>Housing Affordability Index</b>		50	47	- 6.0%	50	47	- 6.0%
<b>Active Listings</b>		186	48	- 74.2%	--	--	--
<b>Months Supply</b>		6.7	1.4	- 79.1%	--	--	--

# Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



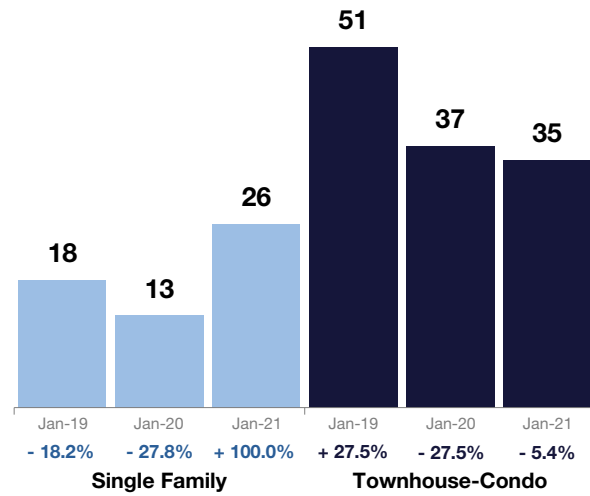
STEAMBOAT SPRINGS  
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Key Metrics	Historical Sparkbars	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		37	35	- 5.4%	37	35	- 5.4%
<b>Pending Sales</b>		25	45	+ 80.0%	25	45	+ 80.0%
<b>Sold Listings</b>		21	36	+ 71.4%	21	36	+ 71.4%
<b>Median Sales Price</b>		\$428,000	\$620,000	+ 44.9%	\$428,000	\$620,000	+ 44.9%
<b>Average Sales Price</b>		\$625,695	\$721,983	+ 15.4%	\$625,695	\$721,983	+ 15.4%
<b>Pct. of List Price Received</b>		97.6%	99.4%	+ 1.8%	97.6%	99.4%	+ 1.8%
<b>Days on Market</b>		80	25	- 68.8%	80	25	- 68.8%
<b>Housing Affordability Index</b>		88	64	- 27.3%	88	64	- 27.3%
<b>Active Listings</b>		159	48	- 69.8%	--	--	--
<b>Months Supply</b>		3.7	0.9	- 75.7%	--	--	--

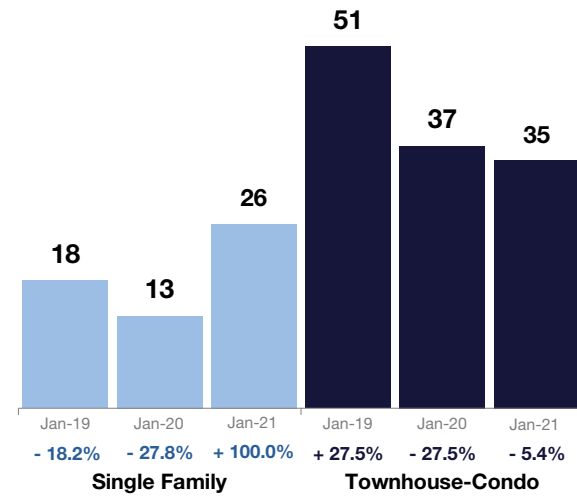
# New Listings



## January

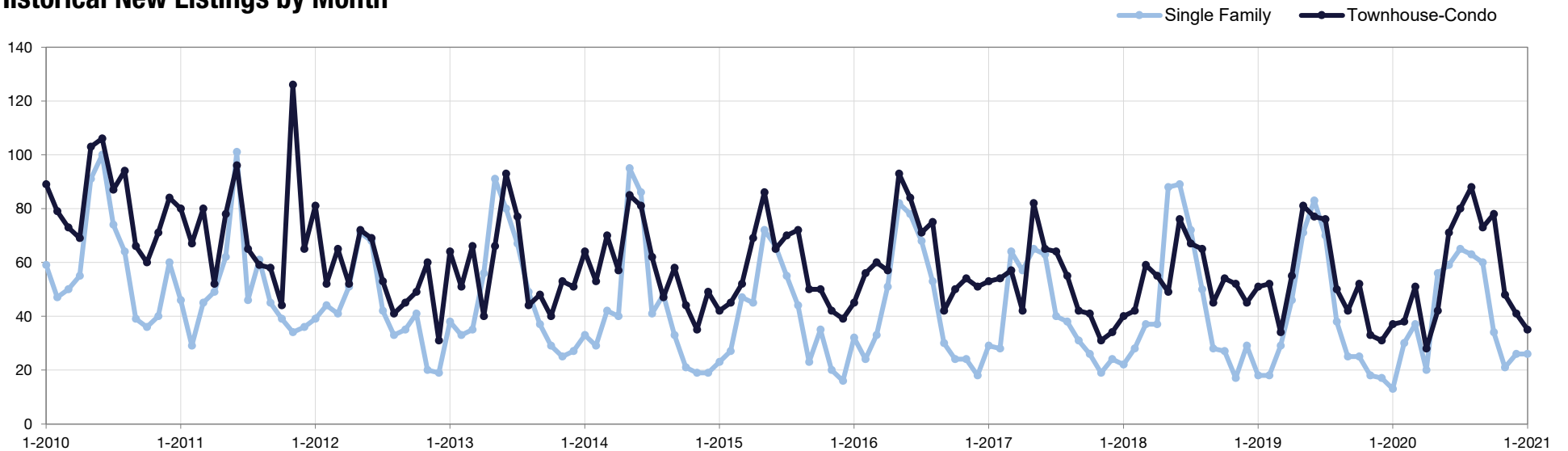


## Year to Date



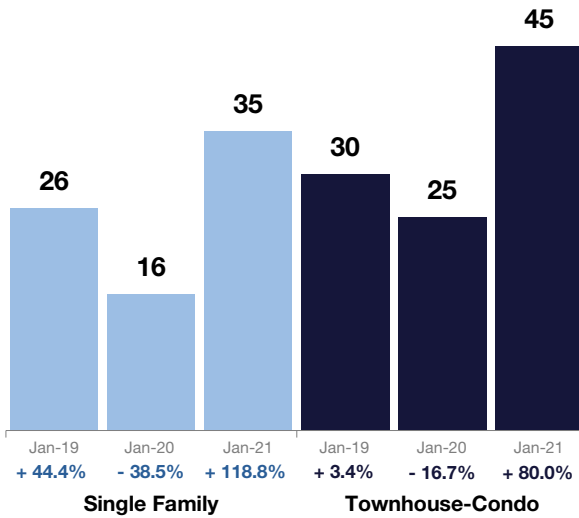
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	30	+66.7%	38	-26.9%
Mar-2020	37	+27.6%	51	+50.0%
Apr-2020	20	-56.5%	28	-49.1%
May-2020	56	-21.1%	42	-48.1%
Jun-2020	59	-28.9%	71	-7.8%
Jul-2020	65	-7.1%	80	+5.3%
Aug-2020	63	+65.8%	88	+76.0%
Sep-2020	60	+140.0%	73	+73.8%
Oct-2020	34	+36.0%	78	+50.0%
Nov-2020	21	+16.7%	48	+45.5%
Dec-2020	26	+52.9%	41	+32.3%
<b>Jan-2021</b>	<b>26</b>	<b>+100.0%</b>	<b>35</b>	<b>-5.4%</b>

## Historical New Listings by Month

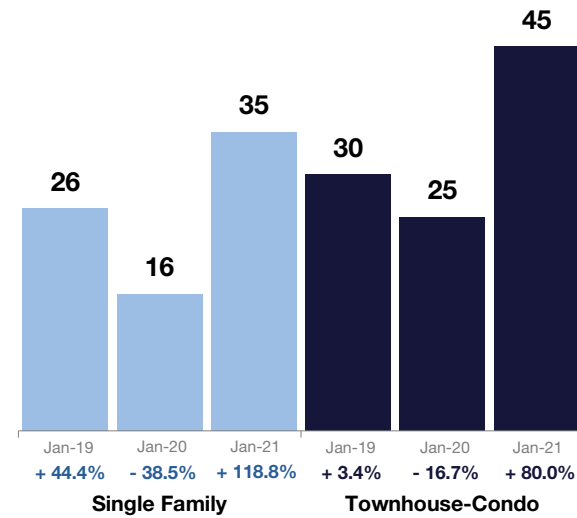


# Pending Sales

## January

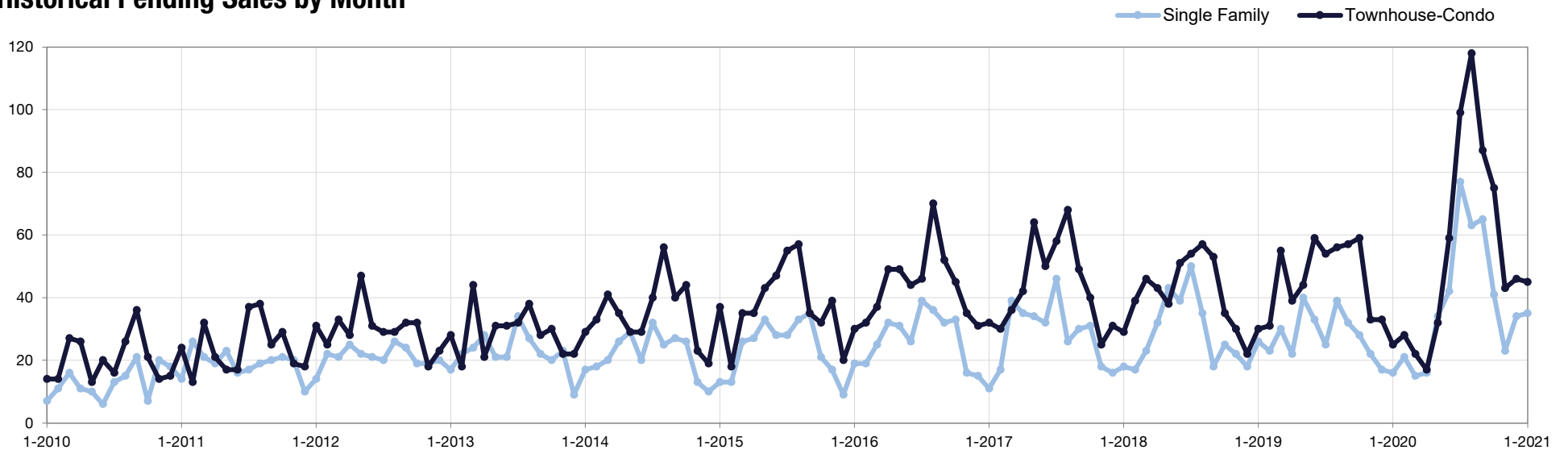


## Year to Date



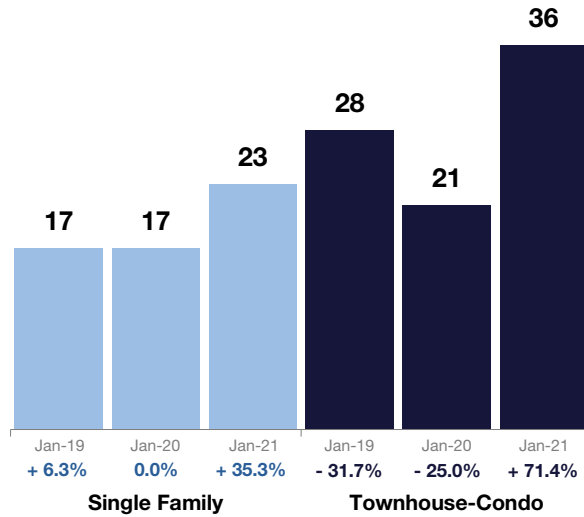
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	21	-8.7%	28	-9.7%
Mar-2020	15	-50.0%	22	-60.0%
Apr-2020	16	-27.3%	17	-56.4%
May-2020	34	-15.0%	32	-27.3%
Jun-2020	42	+27.3%	59	0.0%
Jul-2020	77	+208.0%	99	+83.3%
Aug-2020	63	+61.5%	118	+110.7%
Sep-2020	65	+103.1%	87	+52.6%
Oct-2020	41	+46.4%	75	+27.1%
Nov-2020	23	+4.5%	43	+30.3%
Dec-2020	34	+100.0%	46	+39.4%
<b>Jan-2021</b>	<b>35</b>	<b>+118.8%</b>	<b>45</b>	<b>+80.0%</b>

## Historical Pending Sales by Month

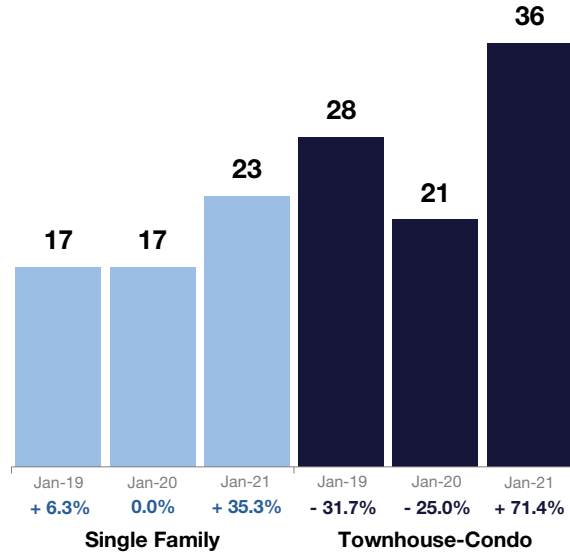


# Sold Listings

## January

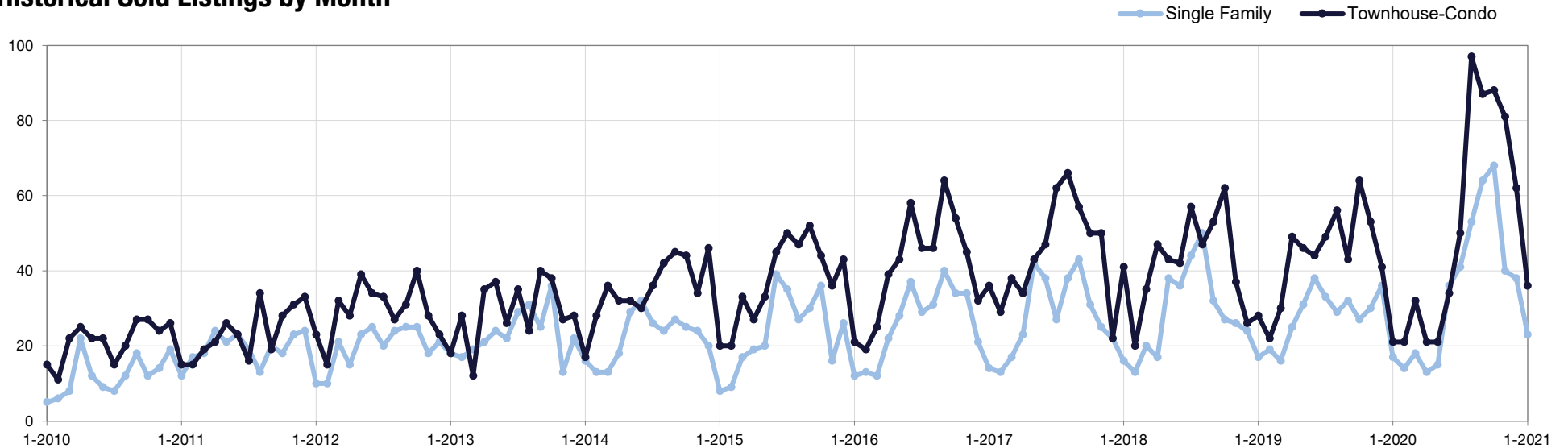


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	14	-26.3%	21	-4.5%
Mar-2020	18	+12.5%	32	+6.7%
Apr-2020	13	-48.0%	21	-57.1%
May-2020	15	-51.6%	21	-54.3%
Jun-2020	36	-5.3%	34	-22.7%
Jul-2020	41	+24.2%	50	+2.0%
Aug-2020	53	+82.8%	97	+73.2%
Sep-2020	64	+100.0%	87	+102.3%
Oct-2020	68	+151.9%	88	+37.5%
Nov-2020	40	+33.3%	81	+52.8%
Dec-2020	38	+5.6%	62	+51.2%
<b>Jan-2021</b>	<b>23</b>	<b>+35.3%</b>	<b>36</b>	<b>+71.4%</b>

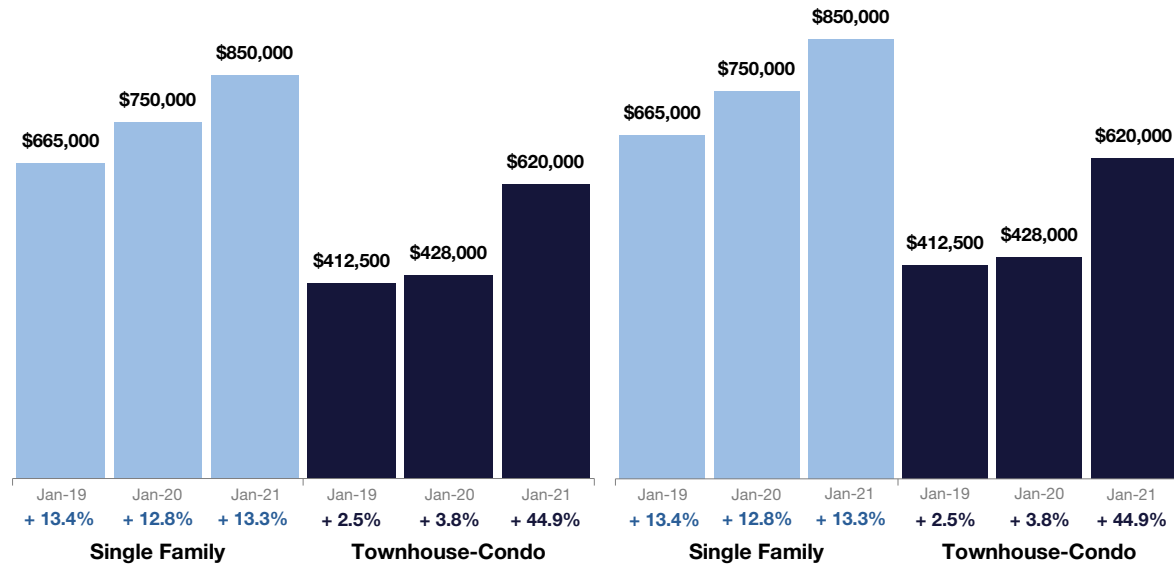
## Historical Sold Listings by Month



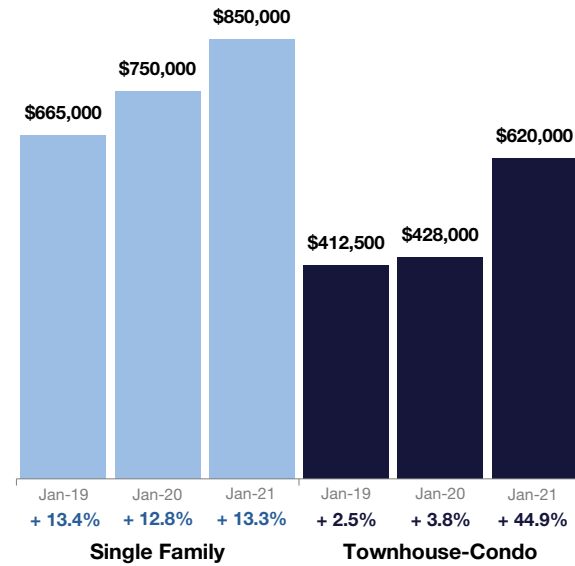
# Median Sales Price



## January

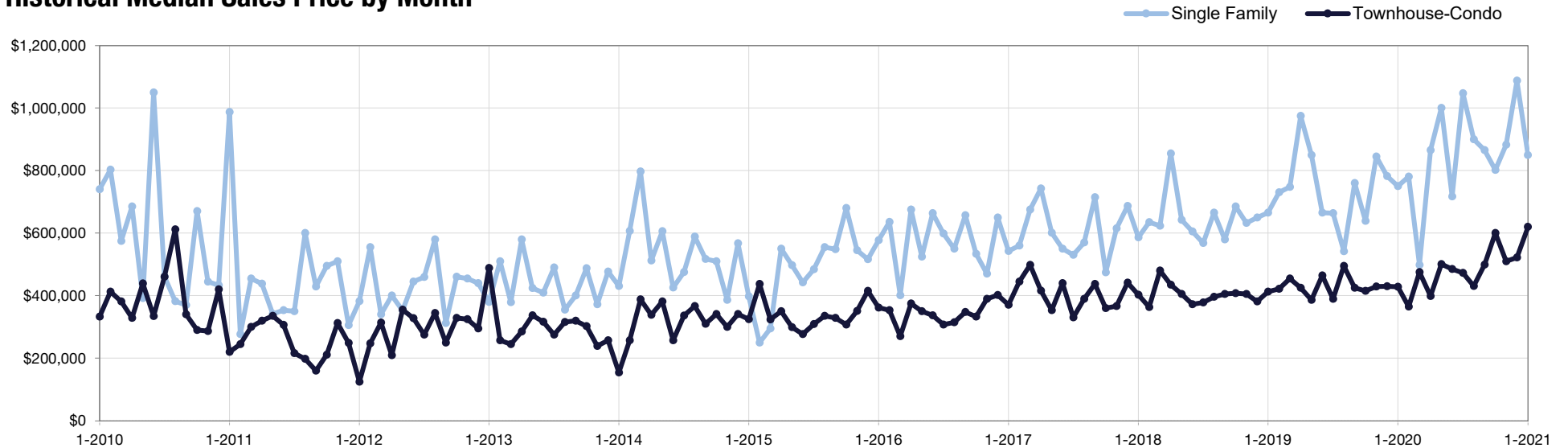


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	\$780,500	+6.9%	\$365,000	-13.4%
Mar-2020	\$498,500	-33.3%	\$475,000	+4.5%
Apr-2020	\$865,000	-11.3%	\$399,000	-6.1%
May-2020	\$1,000,000	+17.6%	\$500,785	+29.7%
Jun-2020	\$717,250	+7.9%	\$485,000	+4.5%
Jul-2020	\$1,047,000	+57.7%	\$472,500	+21.2%
Aug-2020	\$900,000	+66.1%	\$431,000	-12.9%
Sep-2020	\$865,675	+13.9%	\$499,000	+17.4%
Oct-2020	\$801,750	+25.5%	\$600,000	+44.6%
Nov-2020	\$882,250	+4.5%	\$510,000	+18.9%
Dec-2020	\$1,087,500	+39.0%	\$522,000	+21.4%
<b>Jan-2021</b>	<b>\$850,000</b>	<b>+13.3%</b>	<b>\$620,000</b>	<b>+44.9%</b>

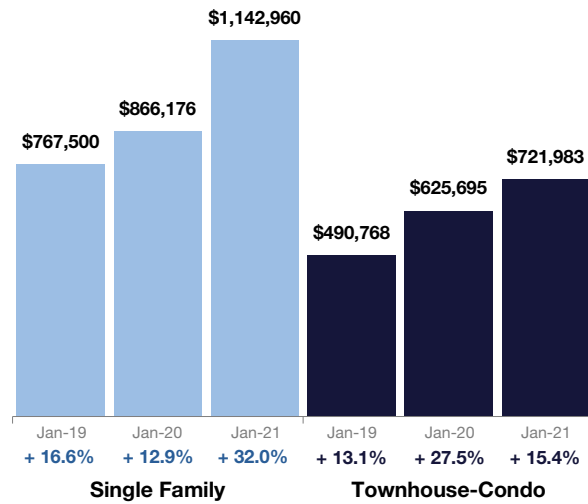
## Historical Median Sales Price by Month



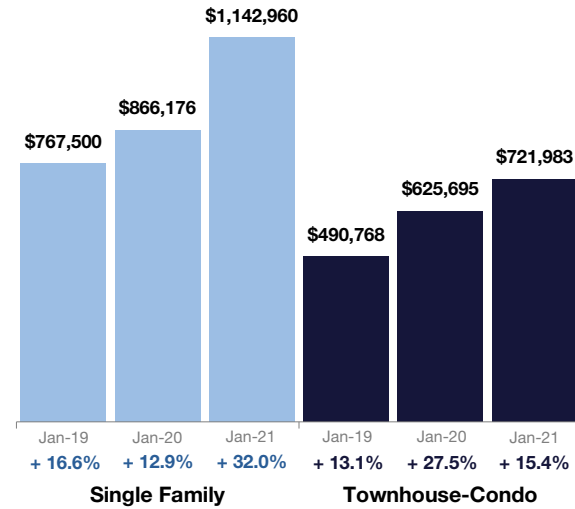
# Average Sales Price



## January

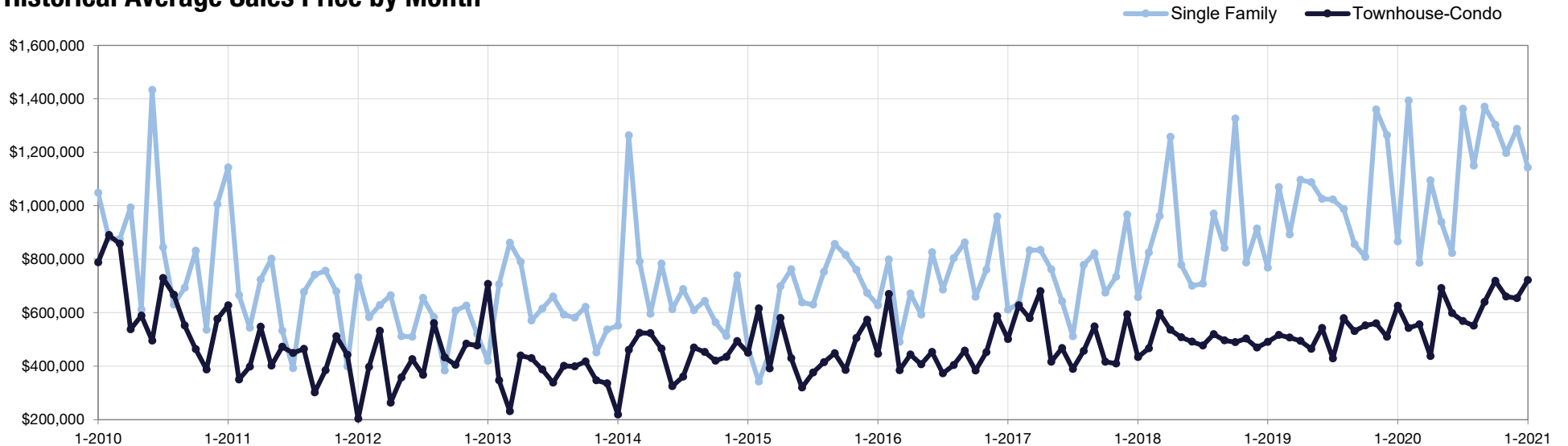


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	\$1,392,932	+30.3%	\$542,533	+5.1%
Mar-2020	\$786,719	-11.8%	\$556,161	+9.8%
Apr-2020	\$1,094,433	-0.2%	\$437,262	-11.6%
May-2020	\$939,320	-13.7%	\$692,216	+49.1%
Jun-2020	\$823,133	-19.7%	\$598,321	+10.3%
Jul-2020	\$1,362,976	+33.2%	\$568,342	+32.7%
Aug-2020	\$1,149,076	+16.3%	\$550,935	-4.9%
Sep-2020	\$1,370,378	+59.9%	\$639,889	+20.5%
Oct-2020	\$1,302,618	+61.0%	\$718,935	+30.2%
Nov-2020	\$1,196,524	-12.0%	\$660,212	+18.0%
Dec-2020	\$1,287,122	+1.8%	\$653,976	+28.4%
<b>Jan-2021</b>	<b>\$1,142,960</b>	<b>+32.0%</b>	<b>\$721,983</b>	<b>+15.4%</b>

## Historical Average Sales Price by Month

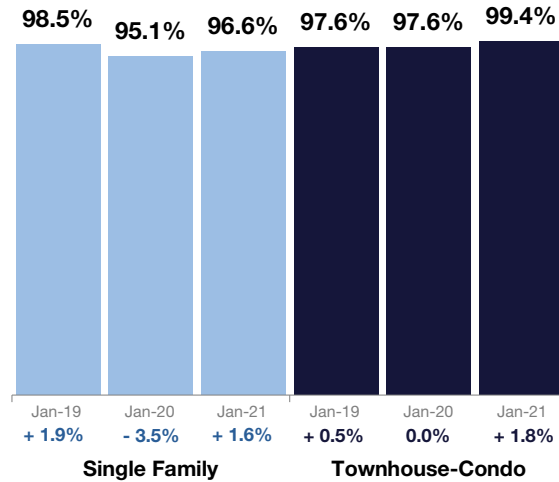




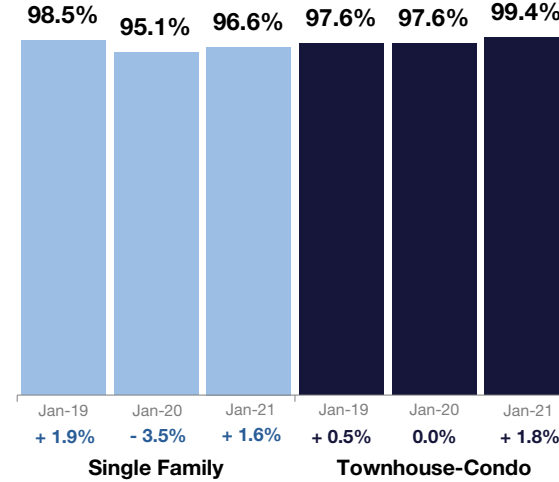
# Percent of List Price Received



## January

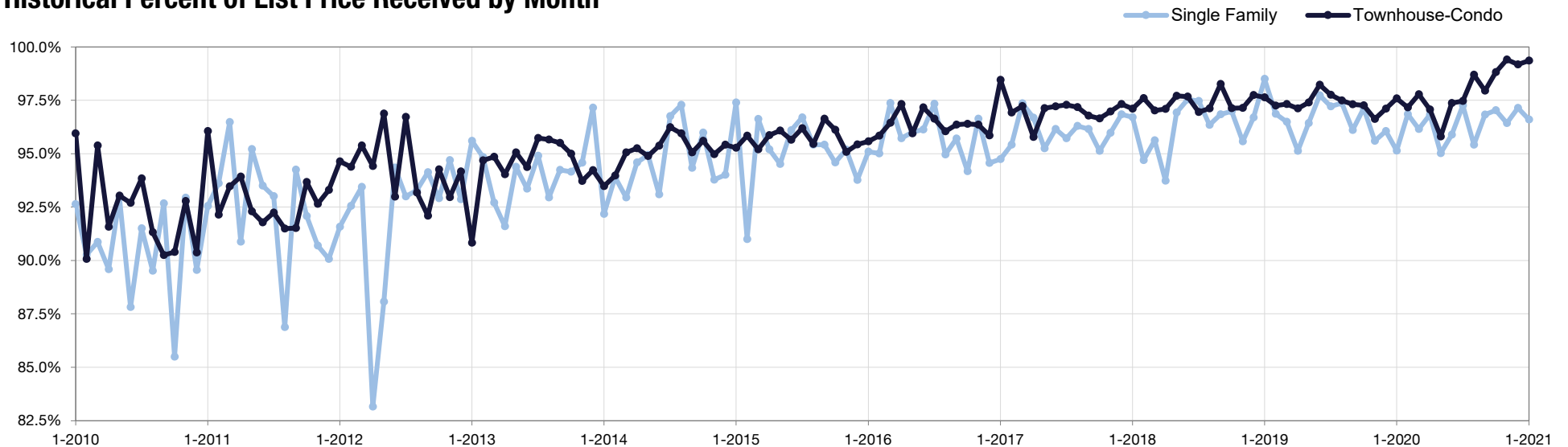


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	96.8%	-0.1%	97.2%	0.0%
Mar-2020	96.2%	-0.3%	97.8%	+0.5%
Apr-2020	96.8%	+1.8%	97.1%	0.0%
May-2020	95.0%	-1.5%	95.8%	-1.6%
Jun-2020	95.9%	-1.8%	97.4%	-0.8%
Jul-2020	97.3%	+0.1%	97.5%	-0.3%
Aug-2020	95.4%	-2.1%	98.7%	+1.2%
Sep-2020	96.8%	+0.7%	97.9%	+0.6%
Oct-2020	97.0%	-0.1%	98.8%	+1.5%
Nov-2020	96.4%	+0.8%	99.4%	+2.9%
Dec-2020	97.1%	+1.0%	99.2%	+2.2%
<b>Jan-2021</b>	<b>96.6%</b>	<b>+1.6%</b>	<b>99.4%</b>	<b>+1.8%</b>

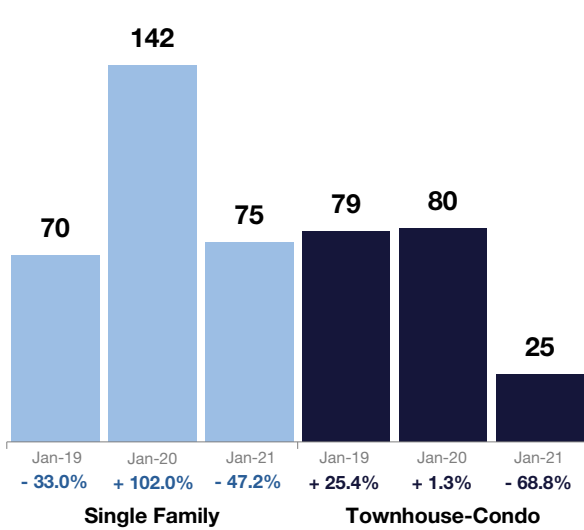
## Historical Percent of List Price Received by Month



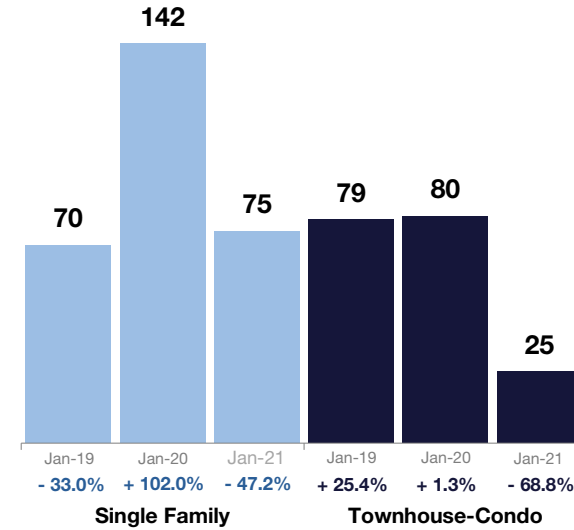
# Days on Market Until Sale



## January

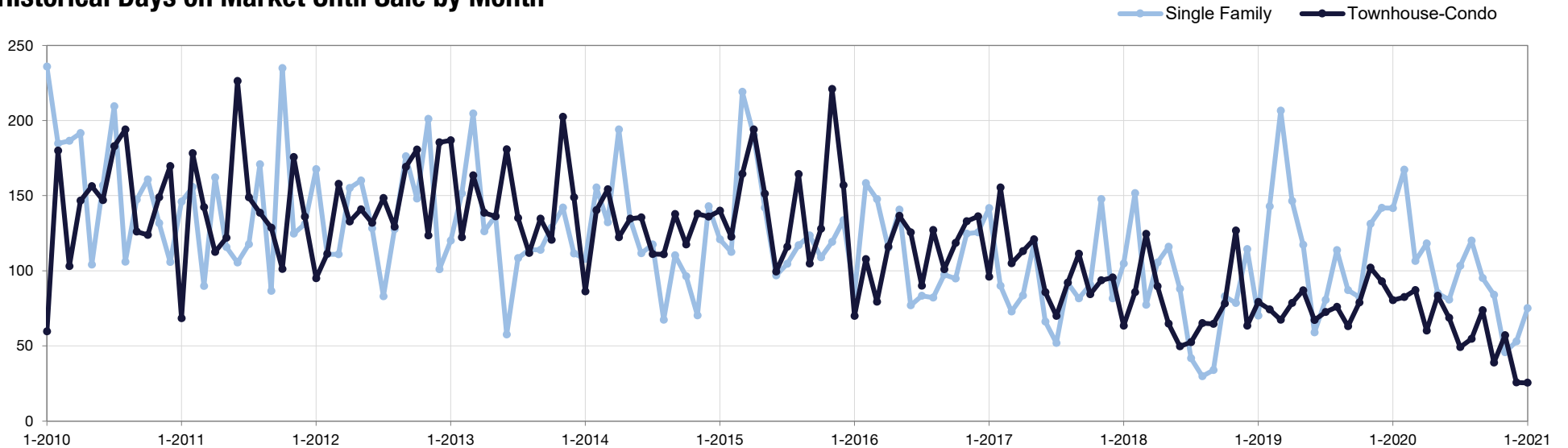


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	167	+16.8%	82	+10.8%
Mar-2020	106	-48.5%	87	+29.9%
Apr-2020	118	-19.2%	60	-23.1%
May-2020	85	-27.4%	83	-4.6%
Jun-2020	81	+37.3%	69	+3.0%
Jul-2020	103	+27.2%	49	-32.9%
Aug-2020	120	+5.3%	55	-27.6%
Sep-2020	95	+9.2%	74	+17.5%
Oct-2020	84	+2.4%	39	-50.6%
Nov-2020	46	-64.9%	57	-44.1%
Dec-2020	53	-62.7%	26	-72.0%
<b>Jan-2021</b>	<b>75</b>	<b>-47.2%</b>	<b>25</b>	<b>-68.8%</b>

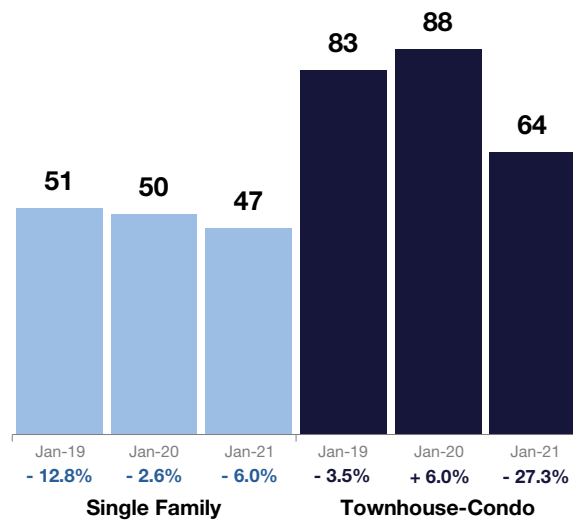
## Historical Days on Market Until Sale by Month



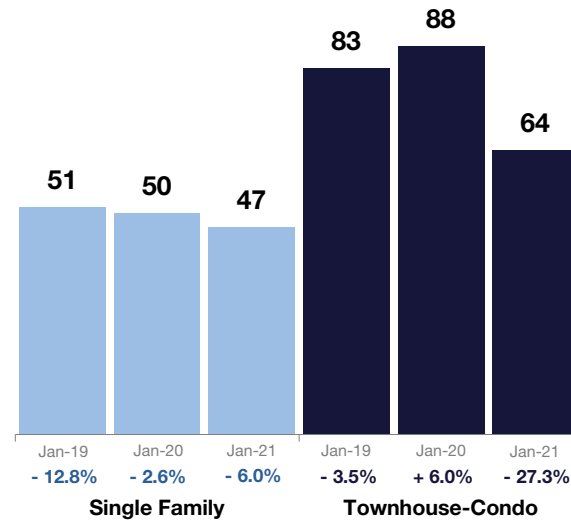
# Housing Affordability Index



## January

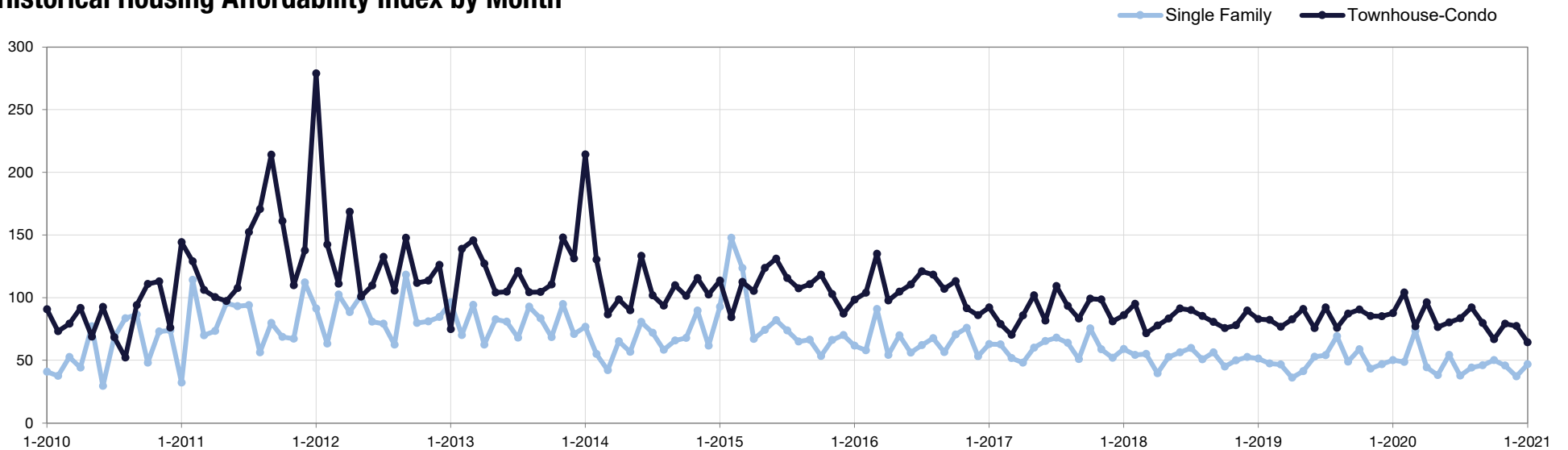


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	49	+4.3%	104	+26.8%
Mar-2020	73	+55.3%	77	0.0%
Apr-2020	44	+22.2%	96	+15.7%
May-2020	38	-7.3%	76	-16.5%
Jun-2020	54	+1.9%	80	+5.3%
Jul-2020	38	-29.6%	83	-9.8%
Aug-2020	44	-36.2%	92	+21.1%
Sep-2020	46	-6.1%	80	-8.0%
Oct-2020	50	-15.3%	67	-25.6%
Nov-2020	46	+7.0%	79	-7.1%
Dec-2020	37	-21.3%	77	-9.4%
<b>Jan-2021</b>	<b>47</b>	<b>-6.0%</b>	<b>64</b>	<b>-27.3%</b>

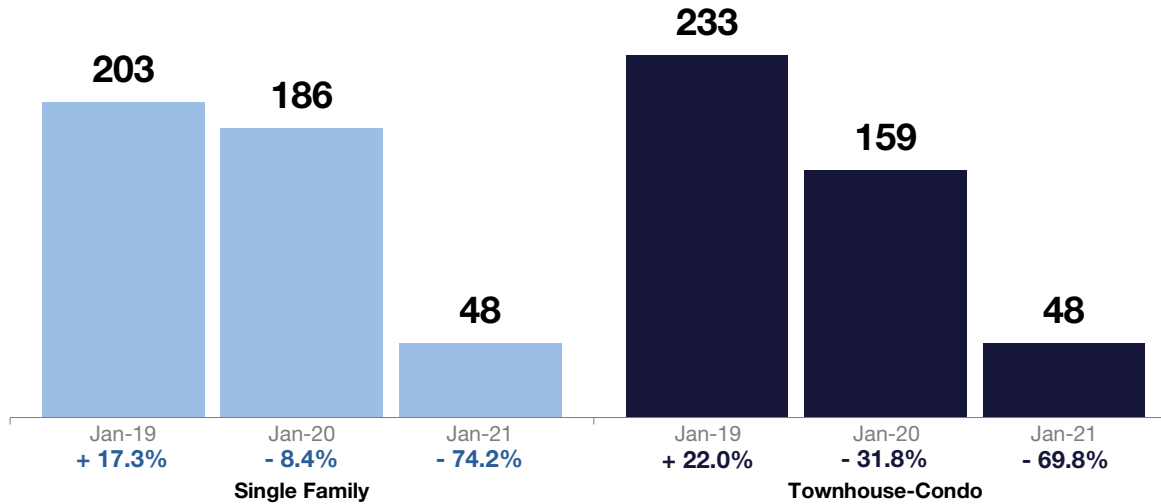
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

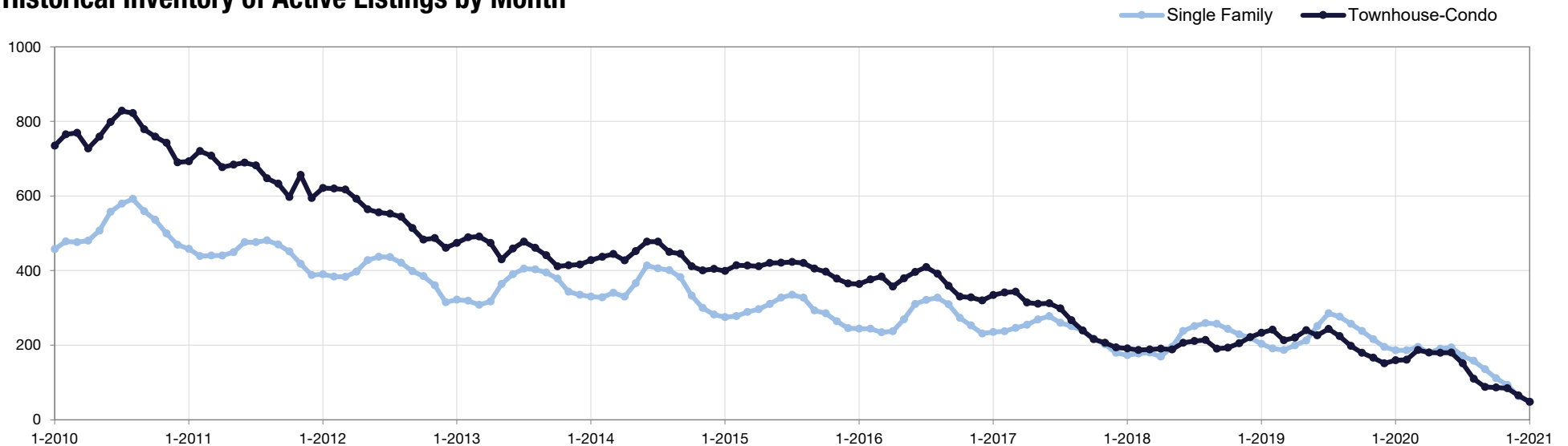


## January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	186	-2.6%	161	-33.2%
Mar-2020	195	+4.3%	187	-12.2%
Apr-2020	180	-9.5%	180	-18.2%
May-2020	190	-10.4%	179	-25.4%
Jun-2020	194	-22.7%	180	-20.4%
Jul-2020	171	-40.0%	151	-37.9%
Aug-2020	158	-42.8%	110	-50.9%
Sep-2020	135	-47.5%	88	-55.6%
Oct-2020	111	-53.4%	86	-52.0%
Nov-2020	93	-56.9%	84	-49.4%
Dec-2020	63	-67.7%	65	-57.0%
<b>Jan-2021</b>	<b>48</b>	<b>-74.2%</b>	<b>48</b>	<b>-69.8%</b>

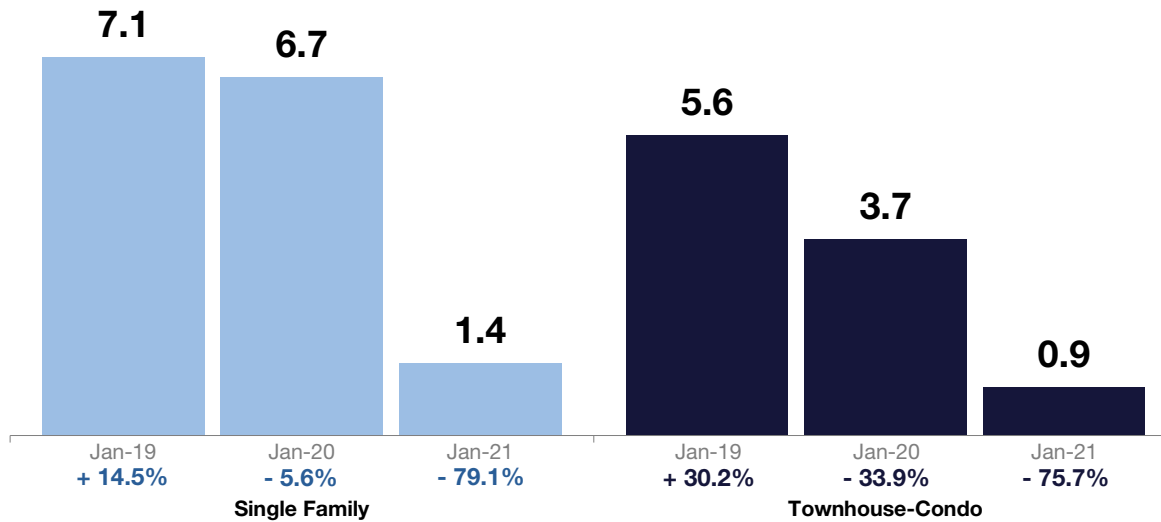
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

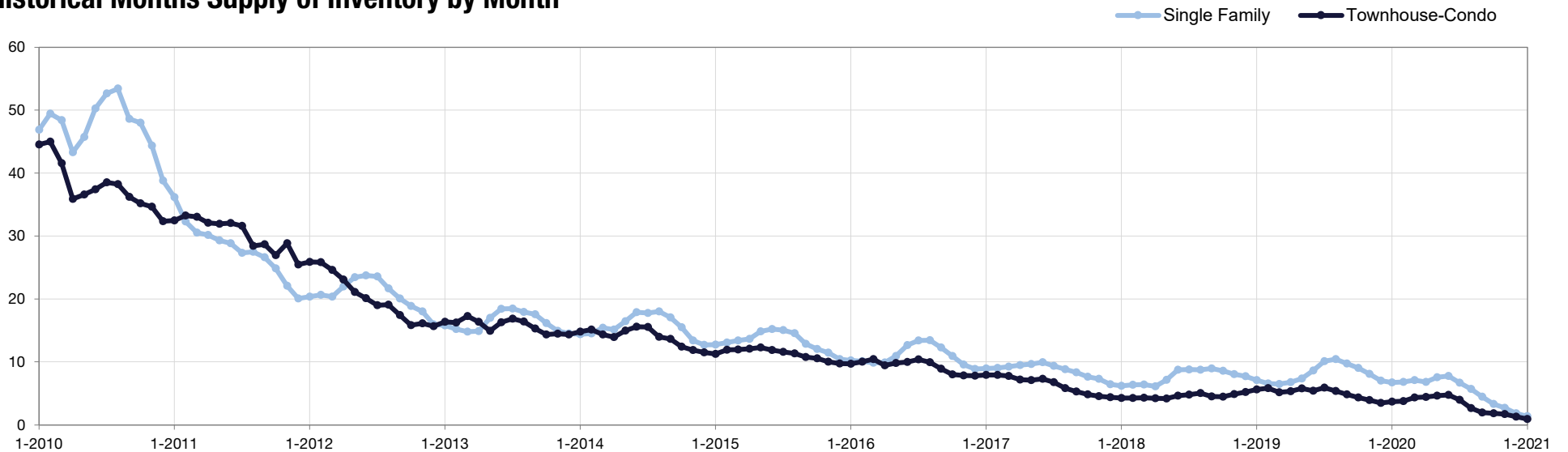


## January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2020	6.8	+4.6%	3.7	-36.2%
Mar-2020	7.1	+9.2%	4.3	-17.3%
Apr-2020	6.8	+1.5%	4.4	-17.0%
May-2020	7.5	+2.7%	4.6	-20.7%
Jun-2020	7.8	-9.3%	4.7	-13.0%
Jul-2020	6.7	-33.7%	4.0	-32.2%
Aug-2020	5.7	-45.2%	2.7	-50.0%
Sep-2020	4.5	-53.6%	1.9	-60.4%
Oct-2020	3.3	-63.3%	1.8	-58.1%
Nov-2020	2.7	-66.7%	1.7	-56.4%
Dec-2020	1.8	-74.3%	1.3	-62.9%
<b>Jan-2021</b>	<b>1.4</b>	<b>-79.1%</b>	<b>0.9</b>	<b>-75.7%</b>

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



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Key Metrics	Historical Sparkbars	1-2020	1-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		61	76	+ 24.6%	61	76	+ 24.6%
<b>Pending Sales</b>		42	96	+ 128.6%	42	96	+ 128.6%
<b>Sold Listings</b>		40	65	+ 62.5%	40	65	+ 62.5%
<b>Median Sales Price</b>		\$605,000	\$685,000	+ 13.2%	\$605,000	\$685,000	+ 13.2%
<b>Average Sales Price</b>		\$699,765	\$827,461	+ 18.2%	\$699,765	\$827,461	+ 18.2%
<b>Pct. of List Price Received</b>		96.4%	98.3%	+ 2.0%	96.4%	98.3%	+ 2.0%
<b>Days on Market</b>		104	60	- 42.3%	104	60	- 42.3%
<b>Housing Affordability Index</b>		62	58	- 6.5%	62	58	- 6.5%
<b>Active Listings</b>		415	131	- 68.4%	--	--	--
<b>Months Supply</b>		5.5	1.4	- 74.5%	--	--	--

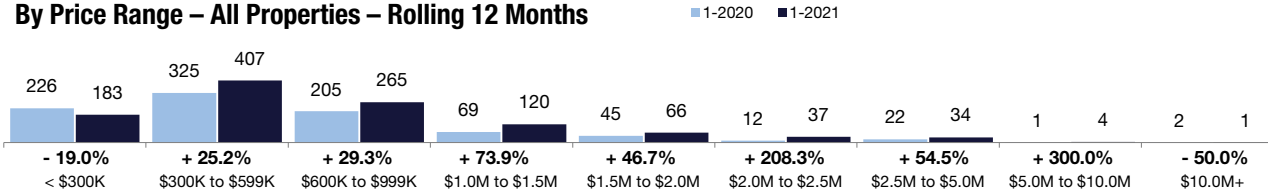
# Closed Sales

Actual sales that have closed in a given month.

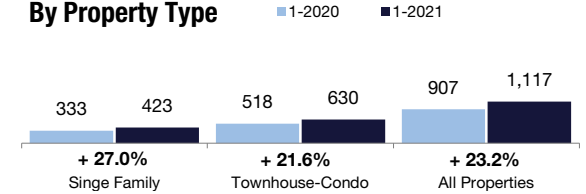


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	43	30	-30.2%	136	97	-28.7%
\$300,000 to \$599,999	84	113	+34.5%	232	287	+23.7%
\$600,000 to \$999,999	95	98	+3.2%	110	166	+50.9%
\$1,000,000 to \$1,499,999	43	74	+72.1%	26	46	+76.9%
\$1,500,00 to \$1,999,999	34	43	+26.5%	11	23	+109.1%
\$2,000,000 to \$2,499,999	11	29	+163.6%	1	8	+700.0%
\$2,500,000 to \$4,999,999	20	31	+55.0%	2	3	+50.0%
\$5,000,000 to \$9,999,999	1	4	+300.0%	0	0	--
\$10,000,000 and Above	2	1	-50.0%	0	0	--
<b>All Price Ranges</b>	<b>333</b>	<b>423</b>	<b>+27.0%</b>	<b>518</b>	<b>630</b>	<b>+21.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2020	1-2021	Change	12-2020	1-2021	Change
\$299,999 and Below	6	0	-100.0%	8	5	-37.5%
\$300,000 to \$599,999	9	5	-44.4%	27	12	-55.6%
\$600,000 to \$999,999	2	8	+300.0%	18	11	-38.9%
\$1,000,000 to \$1,499,999	8	5	-37.5%	6	5	-16.7%
\$1,500,00 to \$1,999,999	3	2	-33.3%	2	2	0.0%
\$2,000,000 to \$2,499,999	5	1	-80.0%	1	1	0.0%
\$2,500,000 to \$4,999,999	5	2	-60.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>38</b>	<b>23</b>	<b>-39.5%</b>	<b>62</b>	<b>36</b>	<b>-41.9%</b>

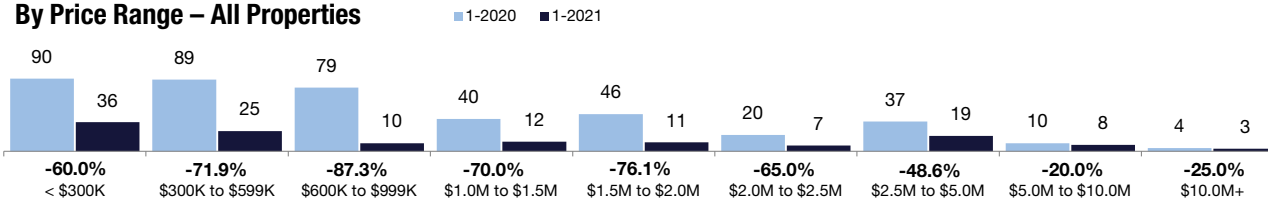
### Year to Date

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	0	0	--	4	5	+25.0%
\$300,000 to \$599,999	4	5	+25.0%	10	12	+20.0%
\$600,000 to \$999,999	10	8	-20.0%	2	11	+450.0%
\$1,000,000 to \$1,499,999	0	5	--	4	5	+25.0%
\$1,500,00 to \$1,999,999	3	2	-33.3%	1	2	+100.0%
\$2,000,000 to \$2,499,999	0	1	--	0	1	--
\$2,500,000 to \$4,999,999	0	2	--	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>17</b>	<b>23</b>	<b>+35.3%</b>	<b>21</b>	<b>36</b>	<b>+71.4%</b>

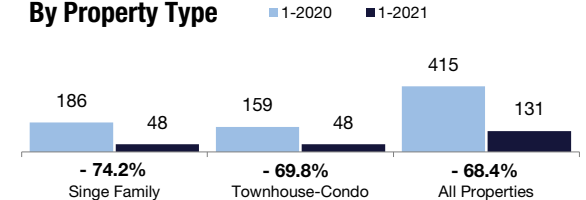
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
\$299,999 and Below	12	3	-75.0%	16	2	-87.5%
\$300,000 to \$599,999	36	9	-75.0%	45	12	-73.3%
\$600,000 to \$999,999	36	2	-94.4%	43	8	-81.4%
\$1,000,000 to \$1,499,999	23	4	-82.6%	17	8	-52.9%
\$1,500,00 to \$1,999,999	27	6	-77.8%	19	5	-73.7%
\$2,000,000 to \$2,499,999	15	3	-80.0%	5	4	-20.0%
\$2,500,000 to \$4,999,999	24	12	-50.0%	13	7	-46.2%
\$5,000,000 to \$9,999,999	9	6	-33.3%	1	2	+100.0%
\$10,000,000 and Above	4	3	-25.0%	0	0	--
<b>All Price Ranges</b>	<b>186</b>	<b>48</b>	<b>-74.2%</b>	<b>159</b>	<b>48</b>	<b>-69.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	12-2020	1-2021	Change	12-2020	1-2021	Change
\$299,999 and Below	3	3	0.0%	4	2	-50.0%
\$300,000 to \$599,999	9	9	0.0%	15	12	-20.0%
\$600,000 to \$999,999	4	2	-50.0%	9	8	-11.1%
\$1,000,000 to \$1,499,999	9	4	-55.6%	10	8	-20.0%
\$1,500,00 to \$1,999,999	10	6	-40.0%	8	5	-37.5%
\$2,000,000 to \$2,499,999	7	3	-57.1%	6	4	-33.3%
\$2,500,000 to \$4,999,999	13	12	-7.7%	11	7	-36.4%
\$5,000,000 to \$9,999,999	5	6	+20.0%	2	2	0.0%
\$10,000,000 and Above	3	3	0.0%	0	0	--
<b>All Price Ranges</b>	<b>63</b>	<b>48</b>	<b>-23.8%</b>	<b>65</b>	<b>48</b>	<b>-26.2%</b>

### Year to Date

By Price Range	Single Family			Condo		
	1-2020	1-2021	Change	1-2020	1-2021	Change
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.						

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



STEAMBOAT SPRINGS  
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<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.