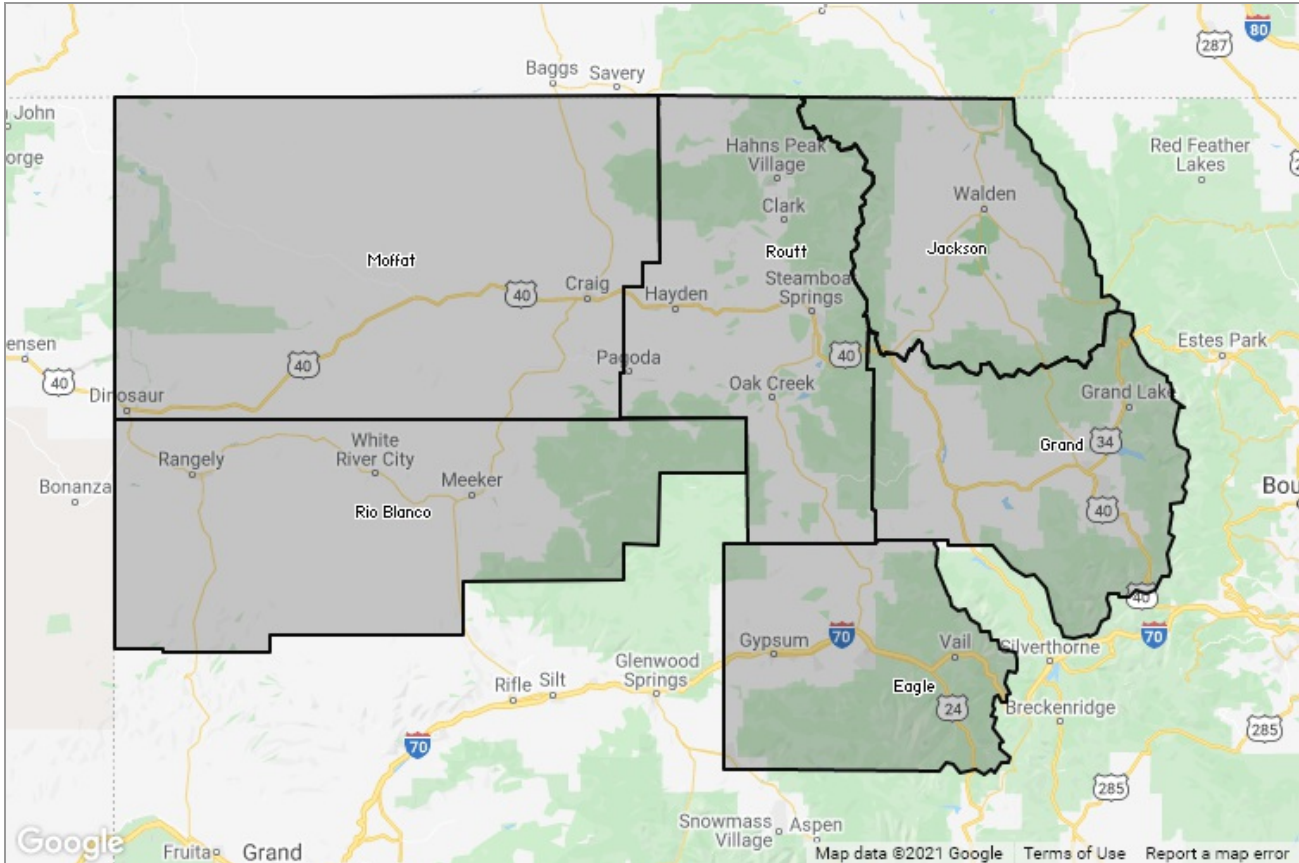




STEAMBOAT SPRINGS BOARD of REALTORS®

MARKET DATA REPORT

Monthly Market Data Report



Report Characteristics

Report Name:
Monthly Market Data Report

Report Date Range:
2/2020 – 2/2021

Filters Used:
Location

Avg/Med: Avg Only

Include Metrics By: County

Run Date: 03/09/2021

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

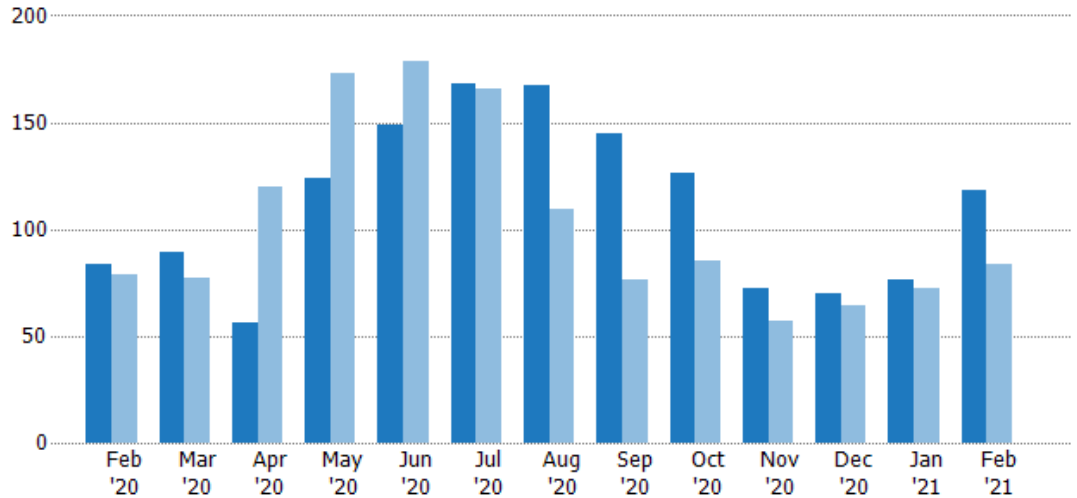
New Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '21	118	40.5%
Feb '20	84	6.3%
Feb '19	79	5.1%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	84	89	56	124	149	168	167	145	126	72	70	76	118
Prior Year	79	77	120	173	179	166	109	76	85	57	64	72	84
Percent Change from Prior Year	6%	16%	-53%	-28%	-17%	1%	53%	91%	48%	26%	9%	6%	40%

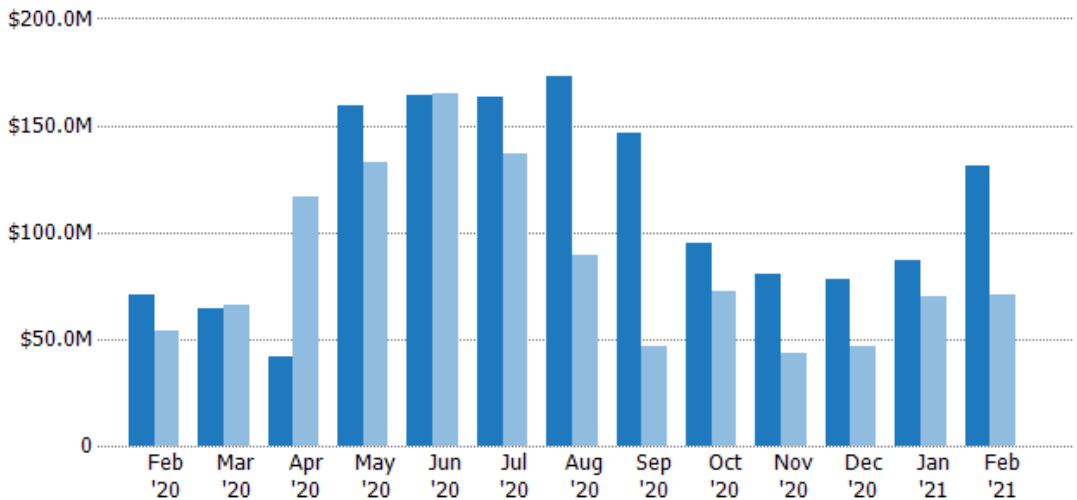
New Listing Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '21	\$131M	84.6%
Feb '20	\$71M	31%
Feb '19	\$54.2M	67.7%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$71M	\$64.1M	\$41.4M	\$159M	\$164M	\$163M	\$173M	\$146M	\$94.6M	\$80.3M	\$77.8M	\$86.9M	\$131M
Prior Year	\$54.2M	\$66.1M	\$116M	\$133M	\$165M	\$136M	\$89.3M	\$46.2M	\$72M	\$43.1M	\$46.6M	\$70.3M	\$71M
Percent Change from Prior Year	31%	-3%	-64%	20%	0%	20%	93%	216%	31%	86%	67%	24%	85%

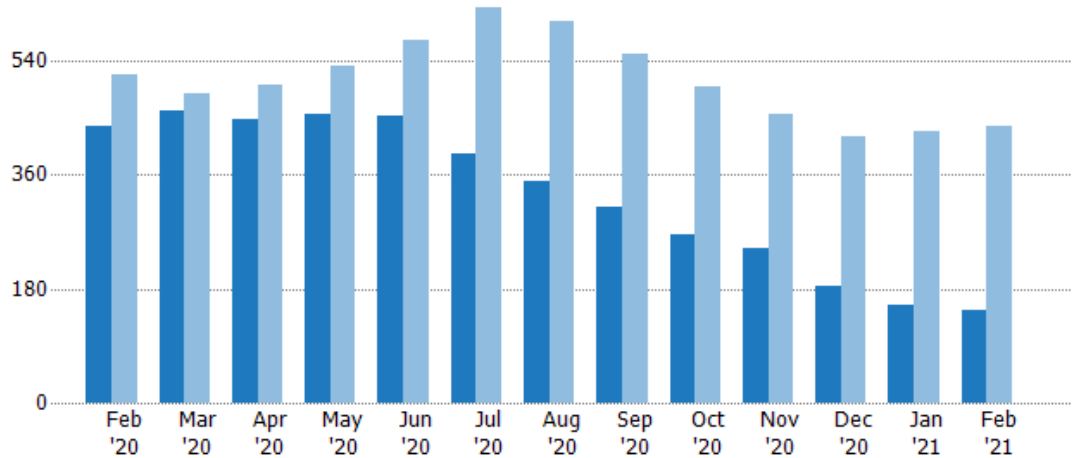
Active Listings

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

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '21	147	-66.3%
Feb '20	436	-16%
Feb '19	519	-22.9%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	436	462	447	456	452	394	349	309	266	243	185	153	147
Prior Year	519	488	501	532	573	625	603	550	500	457	421	428	436
Percent Change from Prior Year	-16%	-5%	-11%	-14%	-21%	-37%	-42%	-44%	-47%	-47%	-56%	-64%	-66%

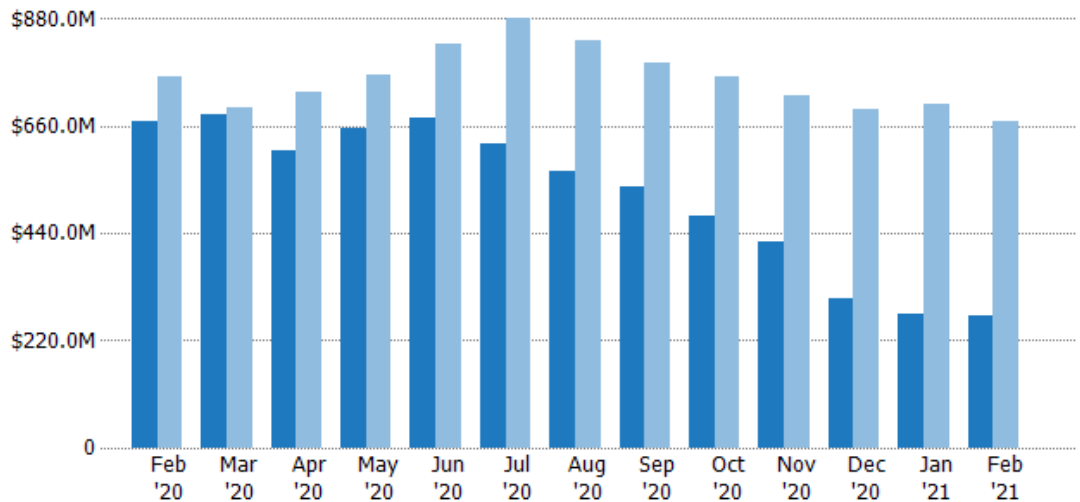
Active Listing Volume

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.
Feb '21	\$271M	-59.5%
Feb '20	\$669M	-12.2%
Feb '19	\$762M	-29.3%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$669M	\$685M	\$610M	\$656M	\$676M	\$623M	\$566M	\$535M	\$477M	\$423M	\$306M	\$274M	\$271M
Prior Year	\$762M	\$700M	\$731M	\$767M	\$828M	\$883M	\$836M	\$789M	\$762M	\$722M	\$695M	\$707M	\$669M
Percent Change from Prior Year	-12%	-2%	-16%	-14%	-18%	-29%	-32%	-32%	-37%	-41%	-56%	-61%	-60%

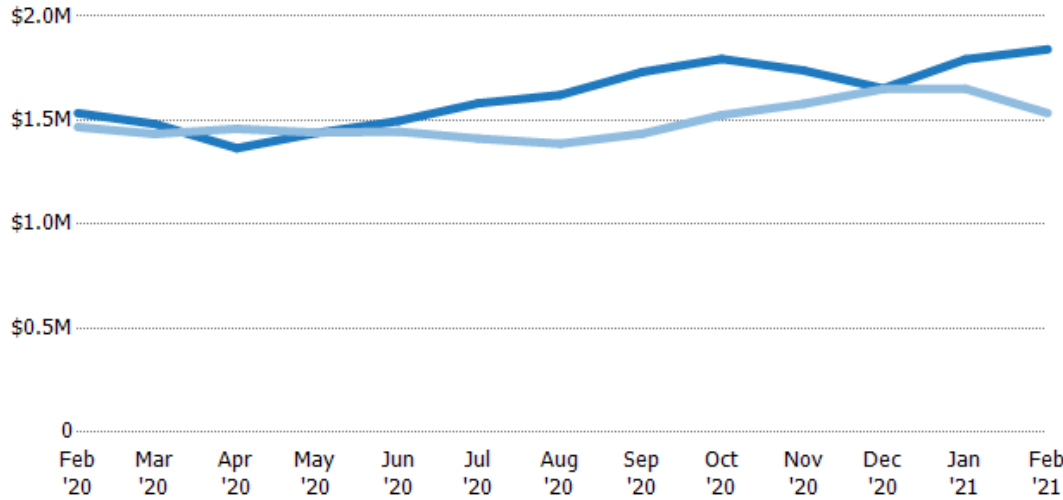
Average Listing Price

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

Filters Used

County: 6 Selected

Month/Year	Price	% Chg.
Feb '21	\$1.84M	20%
Feb '20	\$1.53M	4.5%
Feb '19	\$1.47M	-8.2%



Current Year	\$1.53M	\$1.48M	\$1.37M	\$1.44M	\$1.5M	\$1.58M	\$1.62M	\$1.73M	\$1.79M	\$1.74M	\$1.65M	\$1.79M	\$1.84M
Prior Year	\$1.47M	\$1.43M	\$1.46M	\$1.44M	\$1.45M	\$1.41M	\$1.39M	\$1.44M	\$1.52M	\$1.58M	\$1.65M	\$1.65M	\$1.53M
Percent Change from Prior Year	5%	3%	-6%	0%	4%	12%	17%	21%	18%	10%	0%	9%	20%

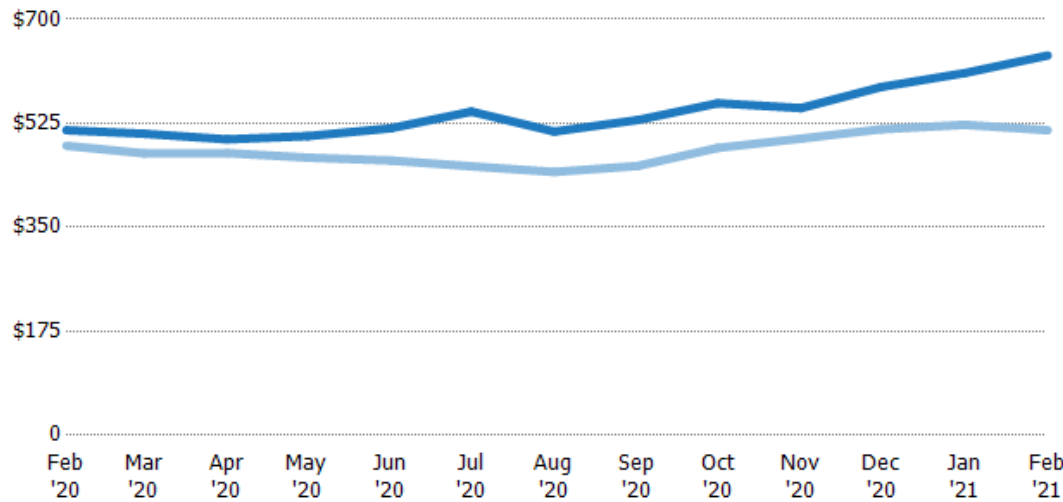
Average Listing Price per Sq Ft

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.
Feb '21	\$639	24.5%
Feb '20	\$513	5.4%
Feb '19	\$487	-9.3%



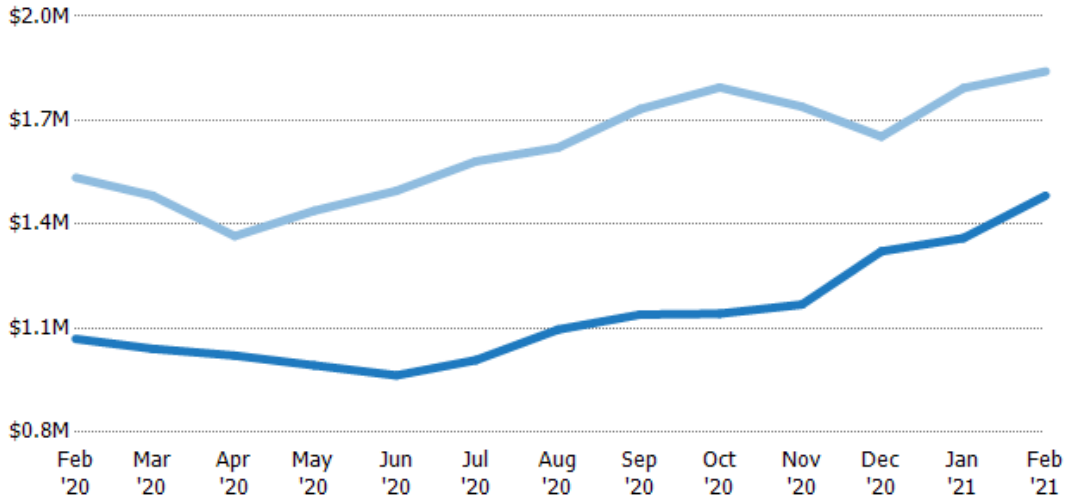
Current Year	\$513	\$507	\$498	\$503	\$517	\$545	\$511	\$530	\$559	\$551	\$586	\$609	\$639
Prior Year	\$487	\$474	\$475	\$467	\$462	\$453	\$443	\$453	\$484	\$499	\$515	\$522	\$513
Percent Change from Prior Year	5%	7%	5%	8%	12%	20%	15%	17%	16%	10%	14%	17%	24%

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	\$1.07M	\$1.04M	\$1.02M	\$993K	\$964K	\$1.01M	\$1.1M	\$1.14M	\$1.14M	\$1.17M	\$1.32M	\$1.36M	\$1.48M
Avg Listing Price	\$1.53M	\$1.48M	\$1.37M	\$1.44M	\$1.5M	\$1.58M	\$1.62M	\$1.73M	\$1.79M	\$1.74M	\$1.65M	\$1.79M	\$1.84M
Avg Listing Price as a % of Avg Est Value	143%	142%	134%	145%	155%	157%	148%	152%	157%	149%	125%	132%	124%

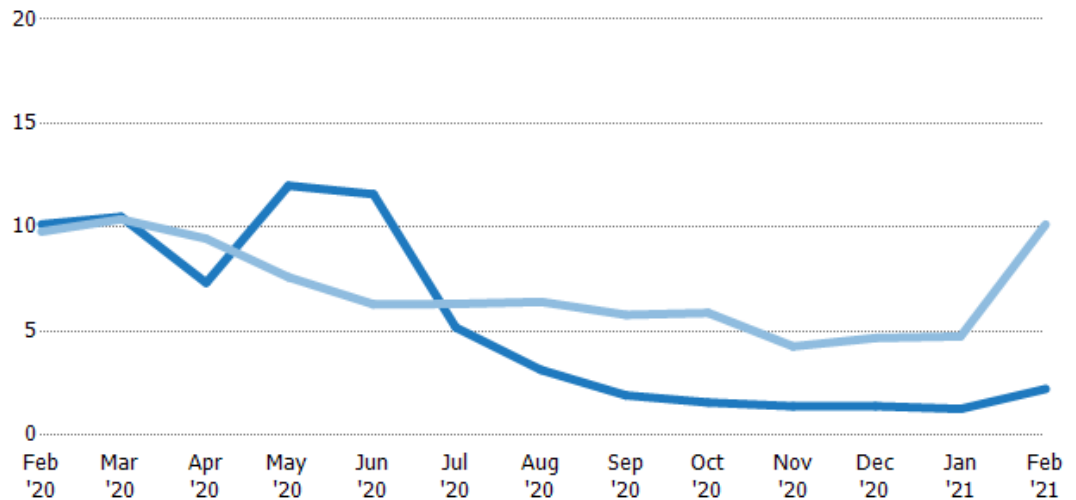
Months of Inventory

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

Filters Used

County: 6 Selected

Month/Year	Months	% Chg.
Feb '21	2.23	-78%
Feb '20	10.1	3.5%
Feb '19	9.79	-33%



Current Year	10.1	10.5	7.33	12	11.6	5.18	3.14	1.92	1.57	1.4	1.4	1.26	2.23
Prior Year	9.79	10.4	9.45	7.6	6.3	6.31	6.41	5.79	5.88	4.27	4.68	4.76	10.1
Percent Change from Prior Year	4%	1%	-22%	58%	84%	-18%	-51%	-67%	-73%	-67%	-70%	-73%	-78%

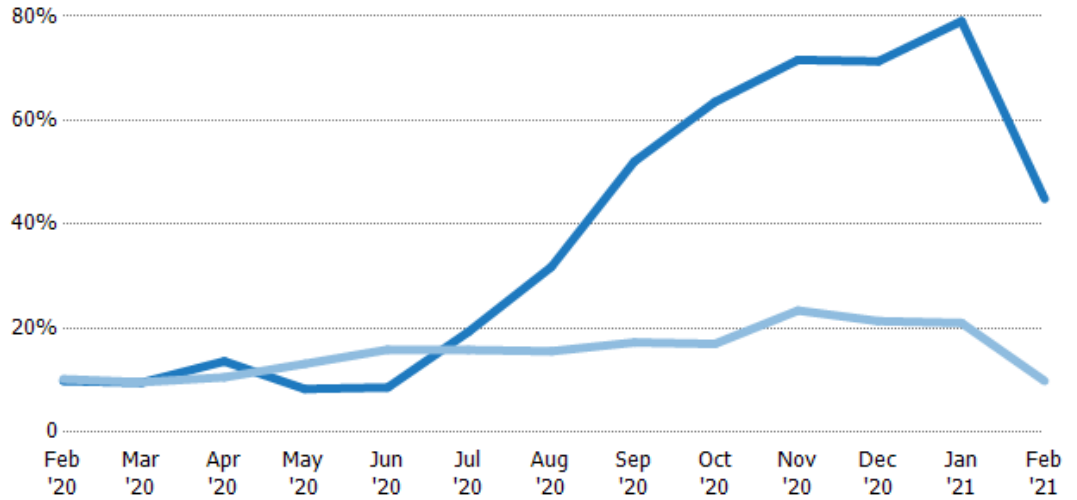
Absorption Rate

The percentage of inventory sold per month.

Filters Used

County: 6 Selected

Month/Year	Rate	Chg.
Feb '21	45%	-35%
Feb '20	10%	0.4%
Feb '19	10%	49.4%

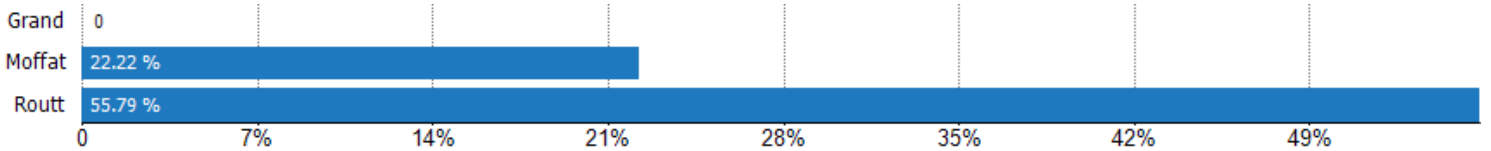


	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	10%	10%	14%	8%	9%	19%	32%	52%	64%	72%	71%	79%	45%
Prior Year	10%	10%	11%	13%	16%	16%	16%	17%	17%	23%	21%	21%	10%
Change from Prior Year	0%	0%	-3%	5%	7%	-3%	-16%	-35%	-47%	-48%	-50%	-58%	-35%

Absorption Rate (By County)

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

Filters Used: County: 6 Selected



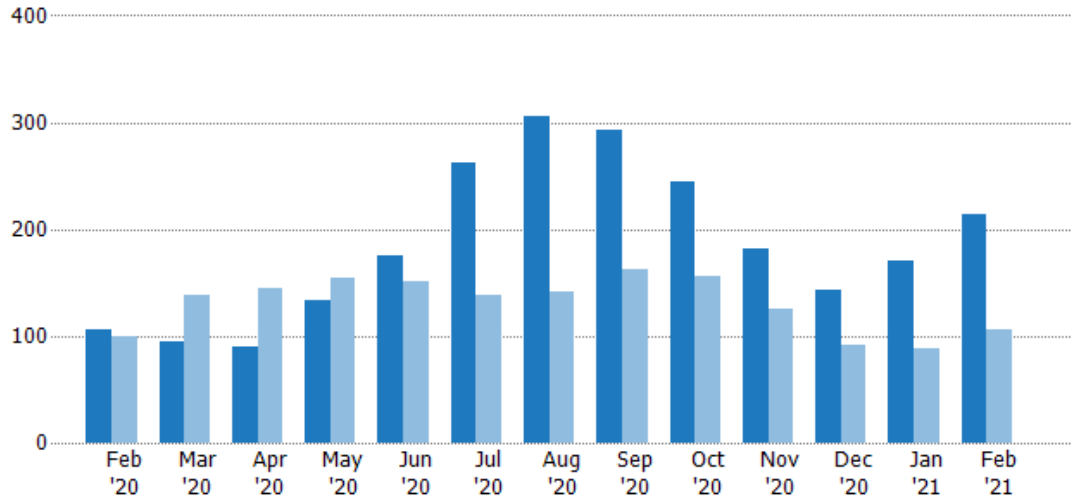
Pending Sales

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.
Feb '21	214	101.9%
Feb '20	106	6%
Feb '19	100	-14%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	106	94	90	133	175	262	305	292	245	182	143	171	214
Prior Year	100	138	144	155	151	138	142	162	156	125	92	89	106
Percent Change from Prior Year	6%	-32%	-38%	-14%	16%	90%	115%	80%	57%	46%	55%	92%	102%

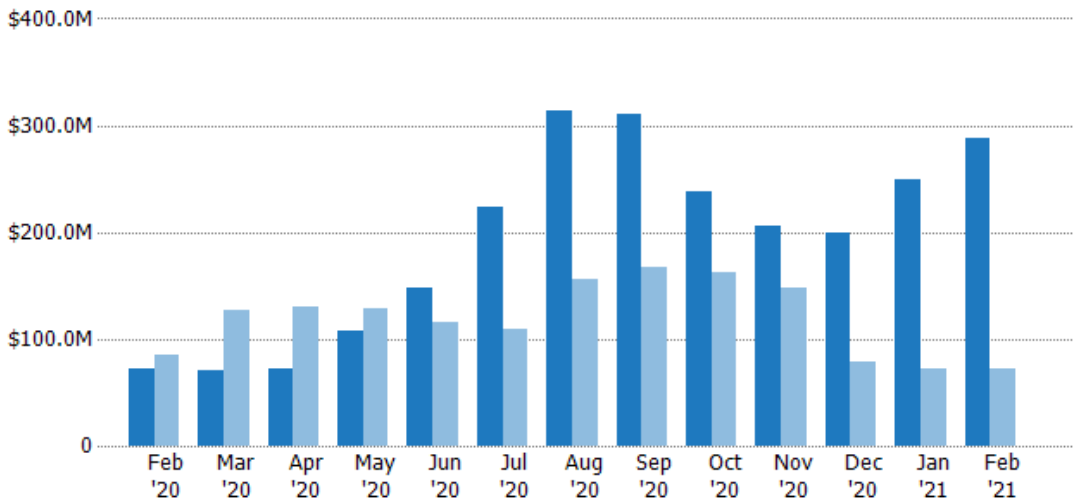
Pending Sales Volume

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.
Feb '21	\$287M	299.1%
Feb '20	\$72M	-15.5%
Feb '19	\$85.3M	-30.5%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$72M	\$70.6M	\$73M	\$107M	\$148M	\$224M	\$313M	\$311M	\$238M	\$207M	\$200M	\$249M	\$287M
Prior Year	\$85.3M	\$127M	\$130M	\$129M	\$116M	\$110M	\$157M	\$168M	\$162M	\$148M	\$78M	\$72.4M	\$72M
Percent Change from Prior Year	-16%	-44%	-44%	-17%	28%	104%	100%	85%	47%	40%	156%	244%	299%

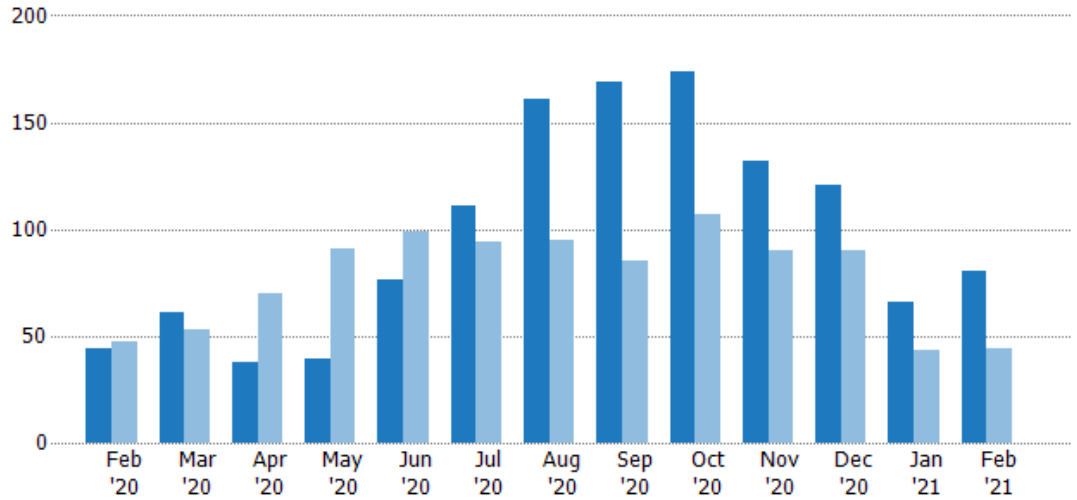
Closed Sales

The total number of residential properties sold each month.

Filters Used

County: 6 Selected

Month/Year	Count	% Chg.
Feb '21	80	81.8%
Feb '20	44	-6.4%
Feb '19	47	-21.3%



Current Year	44	61	38	39	76	111	161	169	174	132	121	66	80
Prior Year	47	53	70	91	99	94	95	85	107	90	90	43	44
Percent Change from Prior Year	-6%	15%	-46%	-57%	-23%	18%	69%	99%	63%	47%	34%	53%	82%

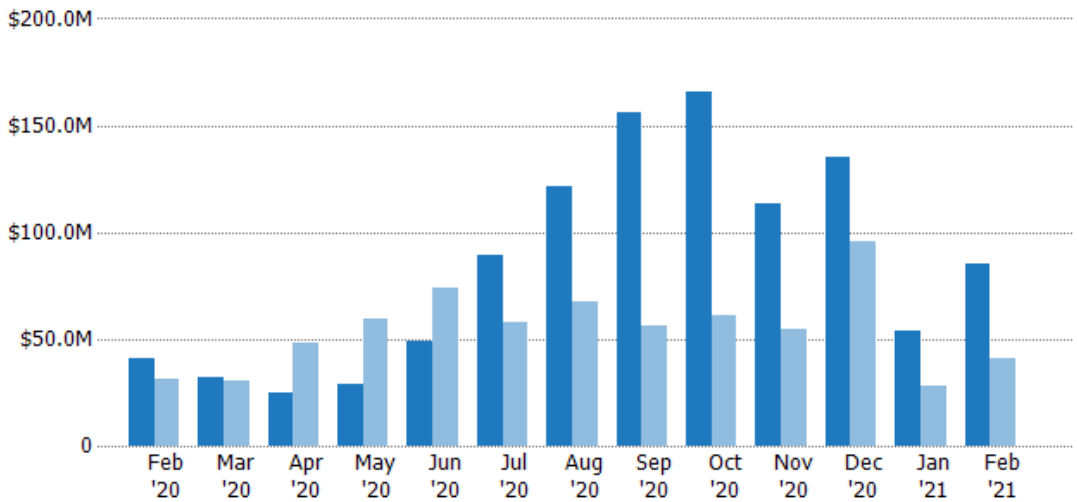
Closed Sales Volume

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

Filters Used

County: 6 Selected

Month/Year	Volume	% Chg.
Feb '21	\$85.1M	108.8%
Feb '20	\$40.8M	30.1%
Feb '19	\$31.3M	-33.8%

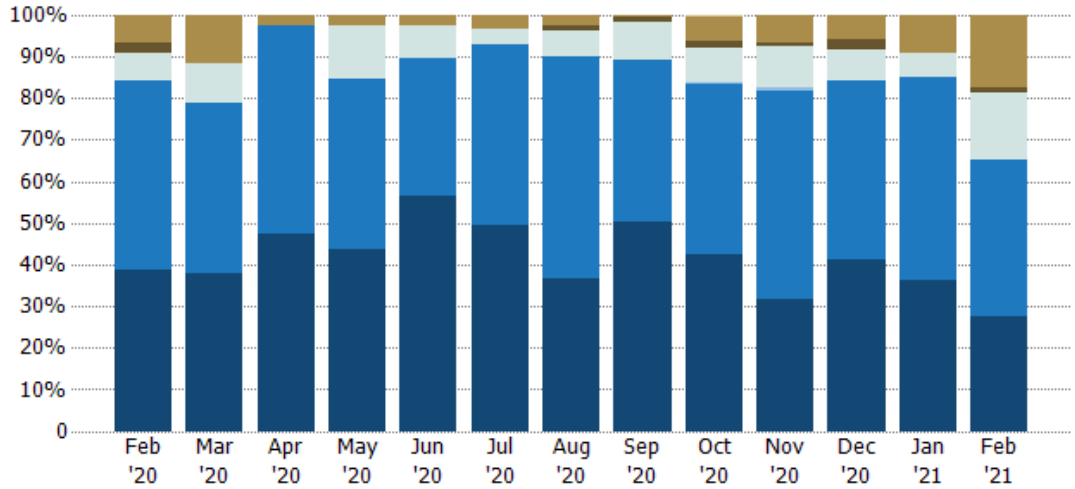


Current Year	\$40.8M	\$31.8M	\$24.6M	\$29.2M	\$49.1M	\$89.5M	\$121M	\$156M	\$166M	\$114M	\$135M	\$54M	\$85.1M
Prior Year	\$31.3M	\$30.3M	\$48M	\$59.1M	\$74.2M	\$57.5M	\$67.7M	\$56M	\$61M	\$54.8M	\$96M	\$28.1M	\$40.8M
Percent Change from Prior Year	30%	5%	-49%	-51%	-34%	56%	79%	178%	172%	107%	41%	92%	109%

Closed Sales by Property Type

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

Filters Used
County: 6 Selected

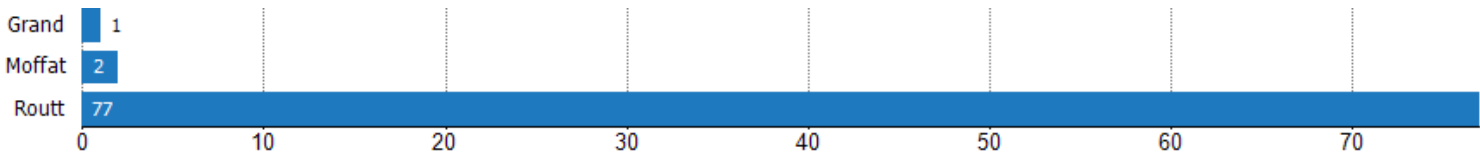


Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Other	-	-	-	-	-	-	-	-	1%	-	-	-	-
Coop	7%	11%	3%	3%	3%	4%	2%	1%	6%	7%	6%	9%	18%
Farm/Ranch	2%	-	-	-	-	-	1%	1%	2%	1%	2%	-	1%
Multifamily/Multiplex	7%	10%	-	13%	8%	4%	6%	9%	8%	10%	7%	6%	16%
Mobile/Manufactured	-	-	-	-	-	-	-	-	1%	1%	-	-	-
Condo/Townhouse	45%	41%	50%	41%	33%	43%	53%	39%	41%	50%	43%	48%	38%
Single Family Residence	39%	38%	47%	44%	57%	50%	37%	50%	43%	32%	41%	36%	28%

Closed Sales (By County)

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

Filters Used: County: 6 Selected

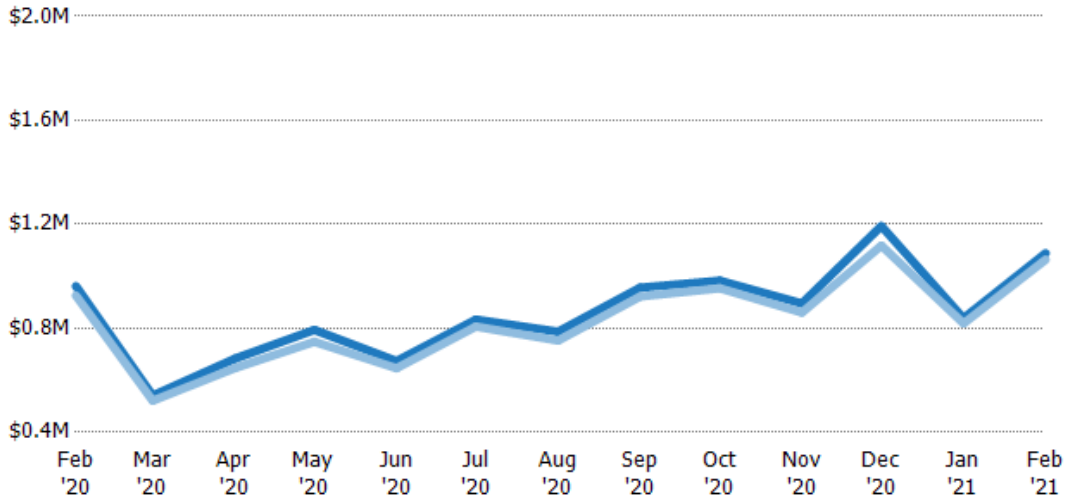


Average Sales Price vs Average Listing Price

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

Filters Used

County: 6 Selected



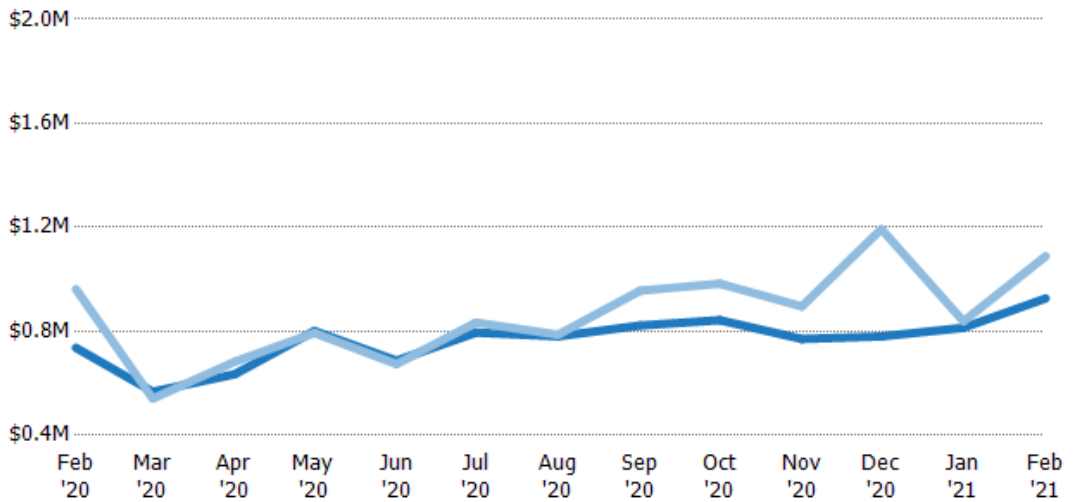
Avg List Price	\$962K	\$541K	\$683K	\$794K	\$674K	\$833K	\$787K	\$956K	\$983K	\$896K	\$1.19M	\$838K	\$1.09M
Avg Sales Price	\$927K	\$521K	\$647K	\$748K	\$646K	\$807K	\$753K	\$922K	\$954K	\$861K	\$1.12M	\$819K	\$1.06M
Avg Sales Price as a % of Avg List Price	96%	96%	95%	94%	96%	97%	96%	96%	97%	96%	94%	98%	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



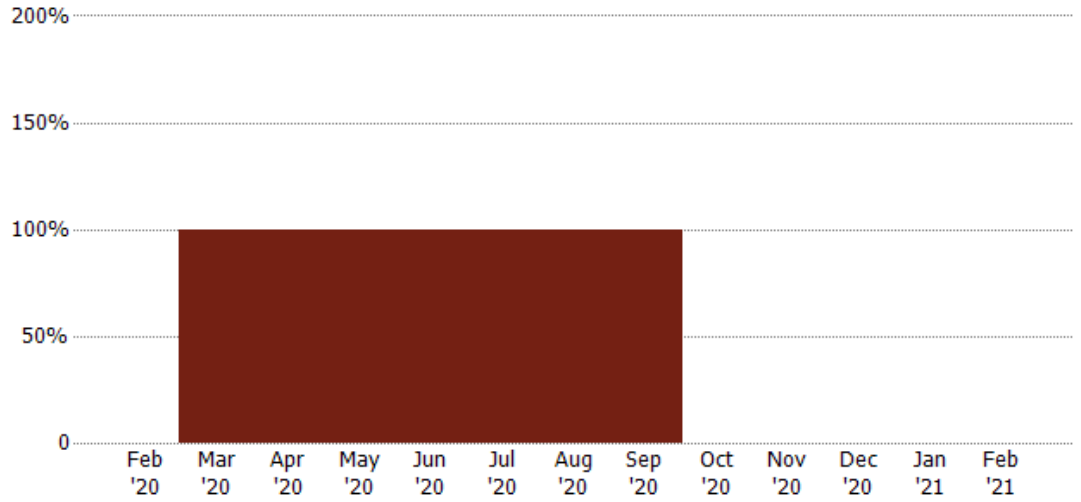
Avg Est Value	\$736K	\$567K	\$635K	\$801K	\$687K	\$795K	\$781K	\$822K	\$843K	\$770K	\$780K	\$813K	\$927K
Avg Sales Price	\$962K	\$541K	\$683K	\$794K	\$674K	\$833K	\$787K	\$956K	\$983K	\$896K	\$1.19M	\$838K	\$1.09M
Avg Sales Price as a % of Avg Est Value	131%	95%	108%	99%	98%	105%	101%	116%	117%	116%	153%	103%	117%

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

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: 03/09/2021

Scheduled: Yes

Report Date Range: From 2/2020 To: 2/2021

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
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 2/2021 data

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