Monthly Indicators

STEAMBOAT SPRINGS BOARD of REALTORS®

April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 14.3 percent for single family homes but decreased 25.0 percent for townhouse-condo properties. Pending Sales increased 13.6 percent for single family homes but decreased 31.9 percent for townhouse-condo properties.

The Median Sales Price was down 23.8 percent to $1,025,000 for single family homes but increased 25.5 percent to $897,500 for townhouse-condo properties. Days on Market increased 97.1 percent for single family homes and 20.8 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at $373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 20.8%	+ 15.3%	- 62.6%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Active Listings 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.

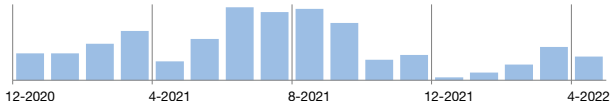
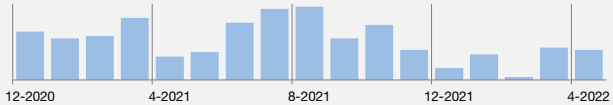
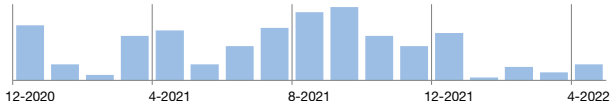
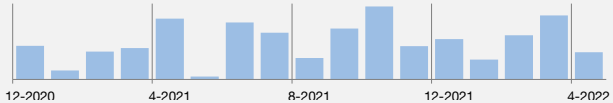
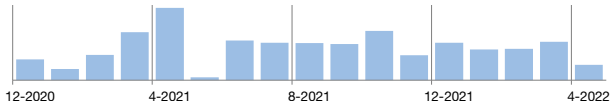
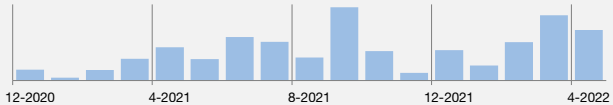
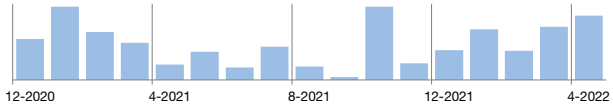
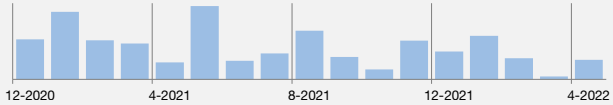
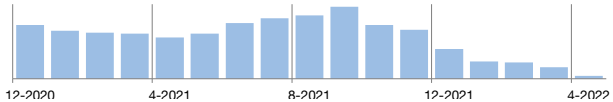
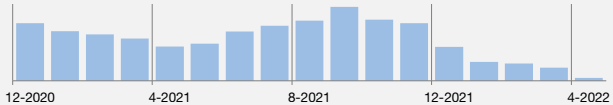
Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16

Current as of May 4, 2022. All data from REcolorado®. Report © 2022 ShowingTime.

Single Family Market Overview

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

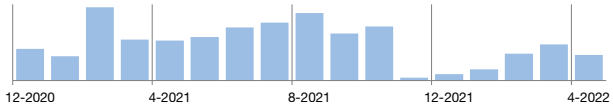
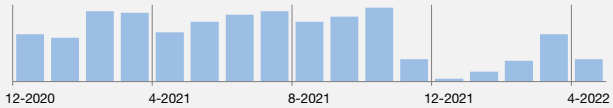
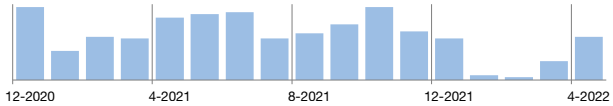
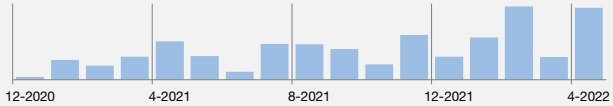
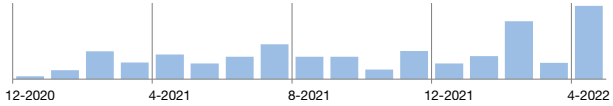
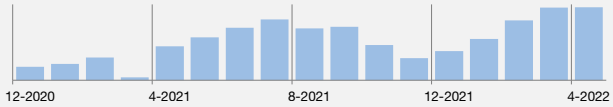
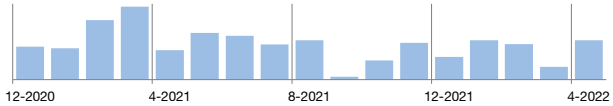
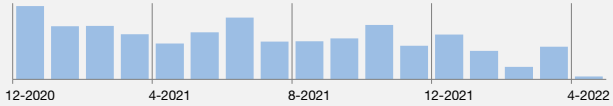
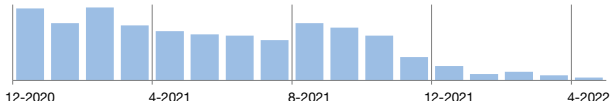
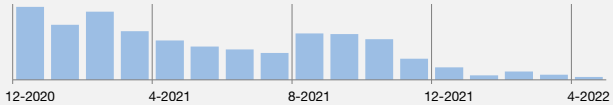
STEAMBOAT SPRINGS BOARD of REALTORS®

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		21	**24**	+ 14.3%	119	**87**	- 26.9%
Pending Sales		22	**25**	+ 13.6%	122	**87**	- 28.7%
Sold Listings		36	**23**	- 36.1%	112	**83**	- 25.9%
Median Sales Price		$1,344,750	**$1,025,000**	- 23.8%	$1,137,500	**$1,176,000**	+ 3.4%
Average Sales Price		$2,069,594	**$1,207,330**	- 41.7%	$1,646,240	**$1,403,945**	- 14.7%
Pct. of List Price Received		98.6%	**99.8%**	+ 1.2%	97.7%	**99.3%**	+ 1.6%
Days on Market		35	**69**	+ 97.1%	52	**59**	+ 13.5%
Housing Affordability Index		29	**30**	+ 3.4%	34	**26**	- 23.5%
Active Listings		70	**30**	- 57.1%	--	**--**	--
Months Supply		1.8	**1.0**	- 44.4%	--	**--**	--

Townhouse-Condo Market Overview

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

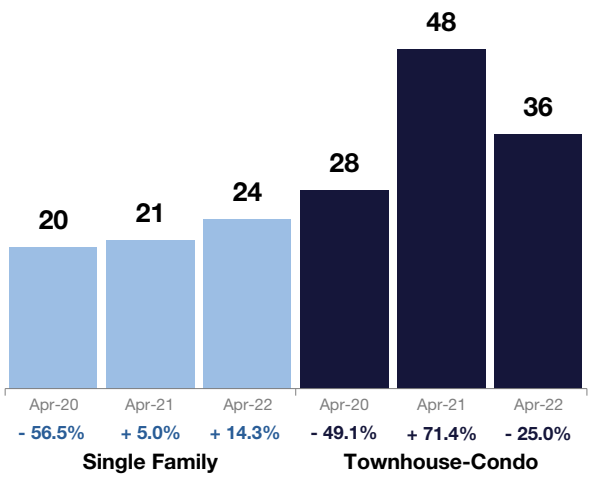
STEAMBOAT SPRINGS BOARD of REALTORS®

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		48	**36**	- 25.0%	208	**142**	- 31.7%
Pending Sales		47	**32**	- 31.9%	208	**134**	- 35.6%
Sold Listings		56	**45**	- 19.6%	182	**121**	- 33.5%
Median Sales Price		$715,000	**$897,500**	+ 25.5%	$642,000	**$775,000**	+ 20.7%
Average Sales Price		$849,274	**$1,284,109**	+ 51.2%	$810,025	**$1,043,075**	+ 28.8%
Pct. of List Price Received		100.7%	**103.5%**	+ 2.8%	99.7%	**102.9%**	+ 3.2%
Days on Market		24	**29**	+ 20.8%	33	**25**	- 24.2%
Housing Affordability Index		54	**34**	- 37.0%	61	**40**	- 34.4%
Active Listings		62	**21**	- 66.1%	--	**--**	--
Months Supply		1.1	**0.5**	- 54.5%	--	**--**	--

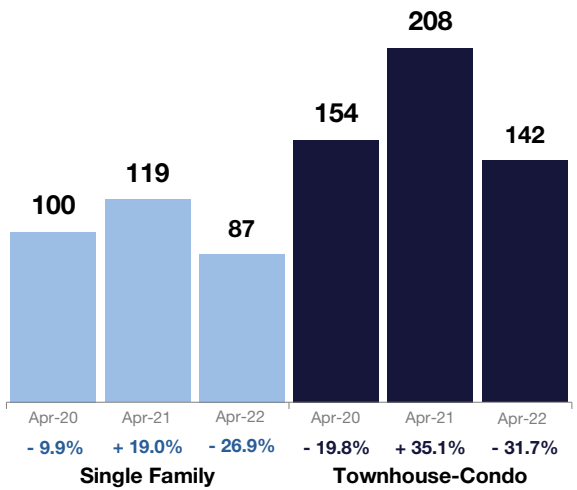
New Listings

STEAMBOAT SPRINGS BOARD of REALTORS®

April

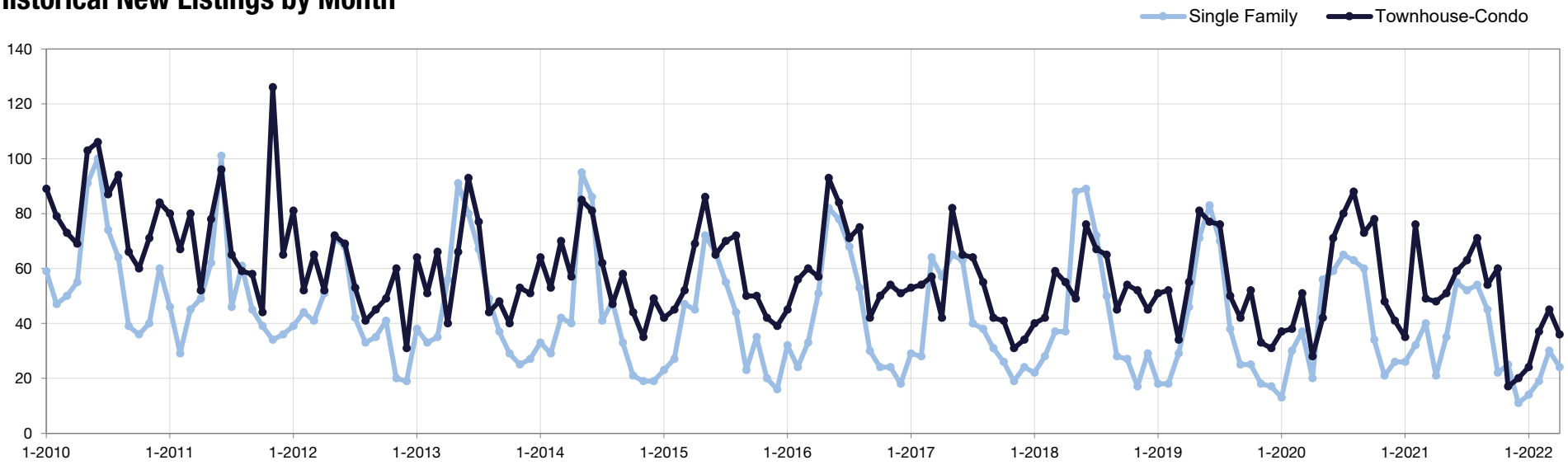


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	35	-37.5%	51	+21.4%
Jun-2021	55	-6.8%	59	-16.9%
Jul-2021	52	-20.0%	63	-21.3%
Aug-2021	54	-14.3%	71	-19.3%
Sep-2021	45	-25.0%	54	-26.0%
Oct-2021	22	-35.3%	60	-23.1%
Nov-2021	25	+19.0%	17	-64.6%
Dec-2021	11	-57.7%	20	-51.2%
Jan-2022	14	-46.2%	24	-31.4%
Feb-2022	19	-40.6%	37	-51.3%
Mar-2022	30	-25.0%	45	-8.2%
Apr-2022	**24**	**+14.3%**	**36**	**-25.0%**

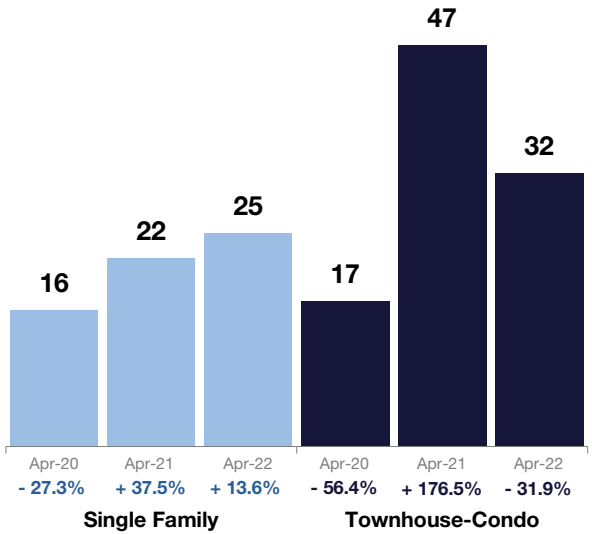
Historical New Listings by Month



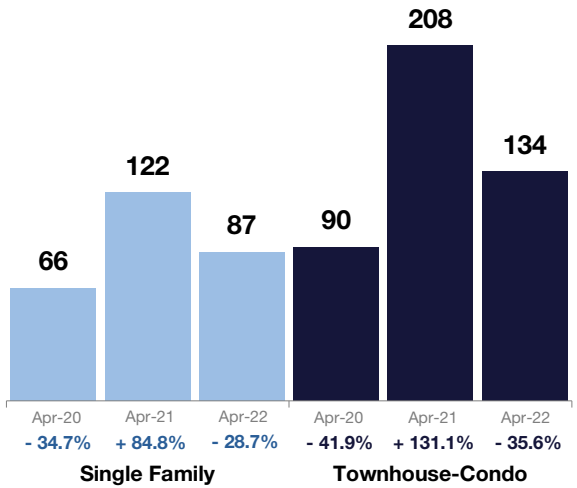
Pending Sales

STEAMBOAT SPRINGS BOARD of REALTORS®

April

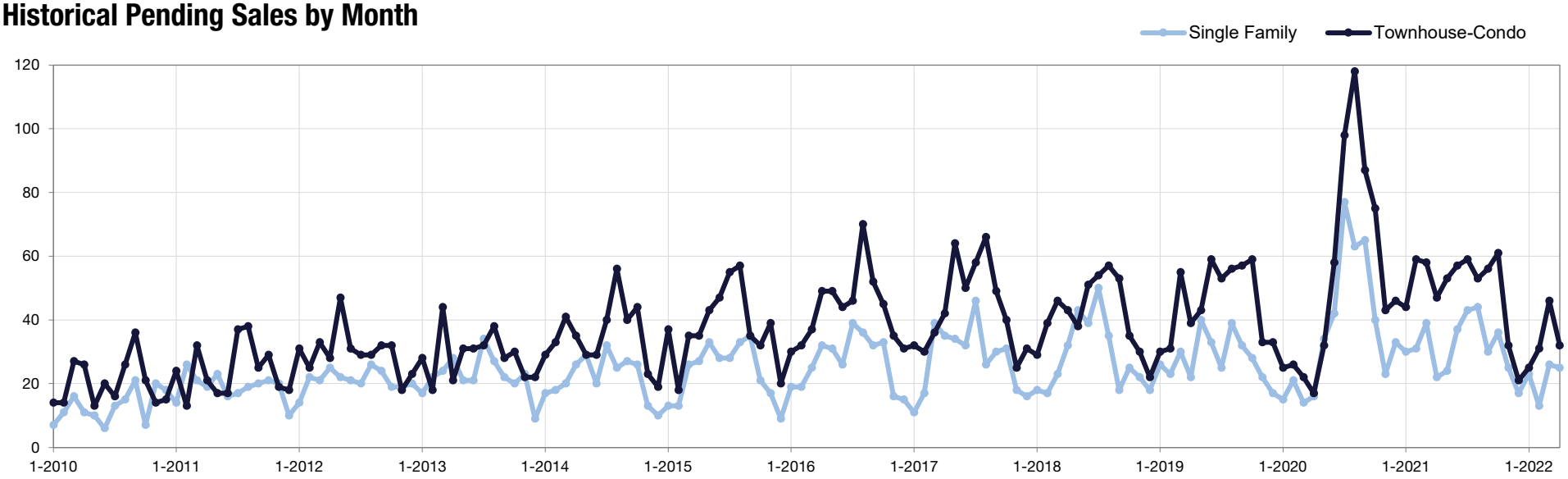


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	24	-29.4%	53	+65.6%
Jun-2021	37	-11.9%	57	-1.7%
Jul-2021	43	-44.2%	59	-39.8%
Aug-2021	44	-30.2%	53	-55.1%
Sep-2021	30	-53.8%	56	-35.6%
Oct-2021	36	-10.0%	61	-18.7%
Nov-2021	25	+8.7%	32	-25.6%
Dec-2021	17	-48.5%	21	-54.3%
Jan-2022	23	-23.3%	25	-43.2%
Feb-2022	13	-58.1%	31	-47.5%
Mar-2022	26	-33.3%	46	-20.7%
Apr-2022	**25**	**+13.6%**	**32**	**-31.9%**

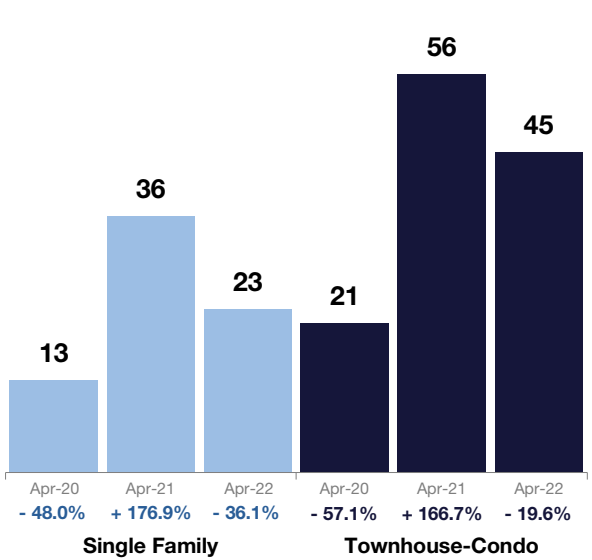
Historical Pending Sales by Month



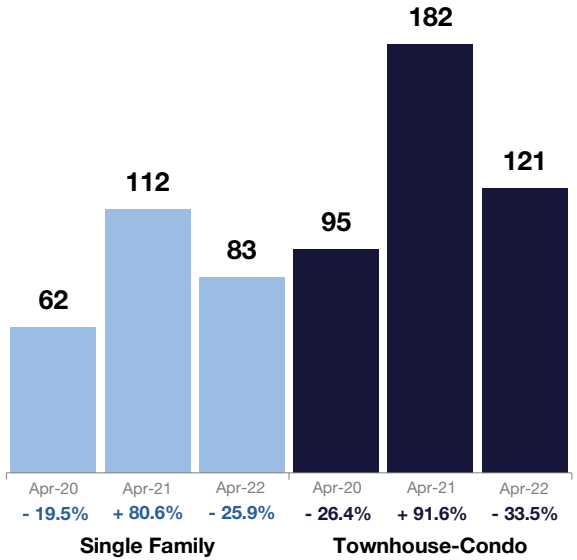
Sold Listings

STEAMBOAT SPRINGS BOARD of REALTORS®

April

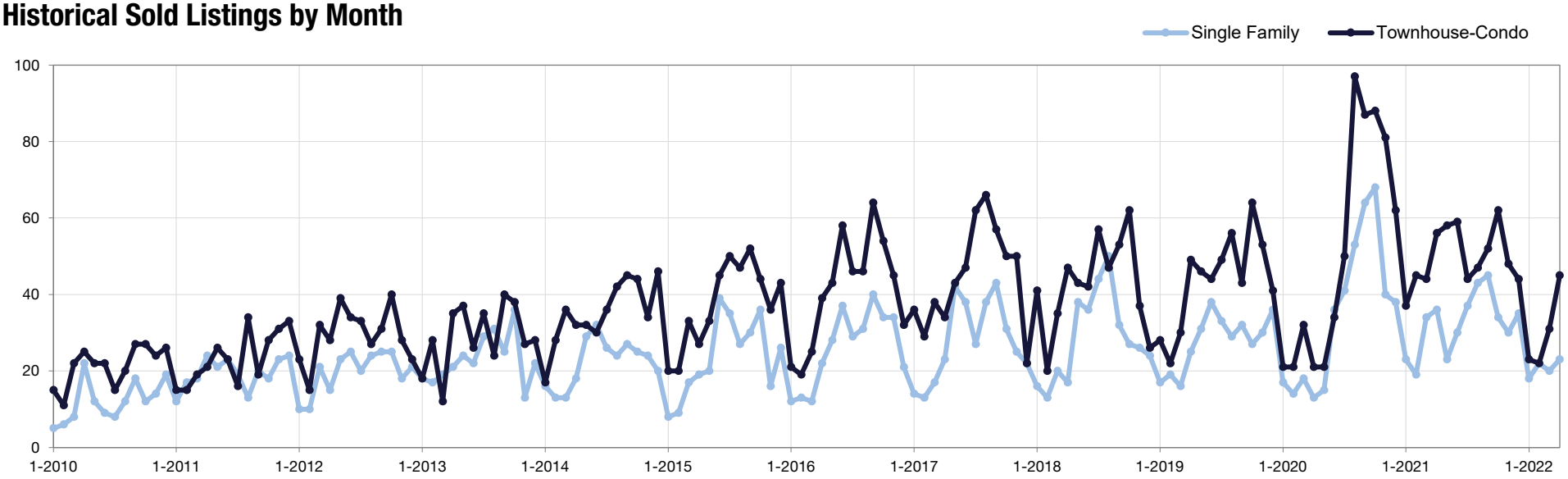


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	23	+53.3%	58	+176.2%
Jun-2021	30	-16.7%	59	+73.5%
Jul-2021	37	-9.8%	44	-12.0%
Aug-2021	43	-18.9%	47	-51.5%
Sep-2021	45	-29.7%	52	-40.2%
Oct-2021	34	-50.0%	62	-29.5%
Nov-2021	30	-25.0%	48	-40.7%
Dec-2021	35	-7.9%	44	-29.0%
Jan-2022	18	-21.7%	23	-37.8%
Feb-2022	22	+15.8%	22	-51.1%
Mar-2022	20	-41.2%	31	-29.5%
Apr-2022	**23**	**-36.1%**	**45**	**-19.6%**

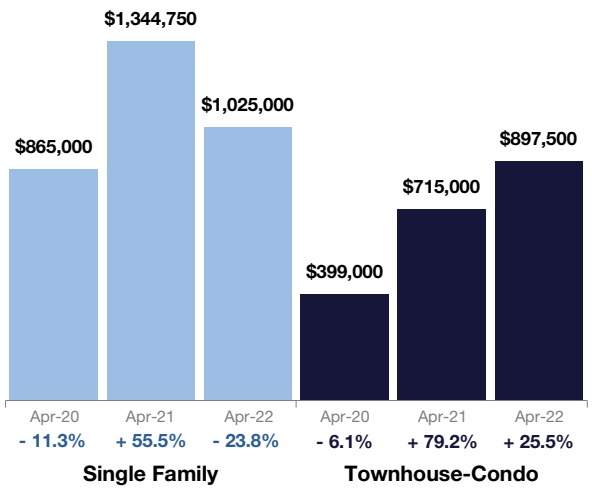
Historical Sold Listings by Month



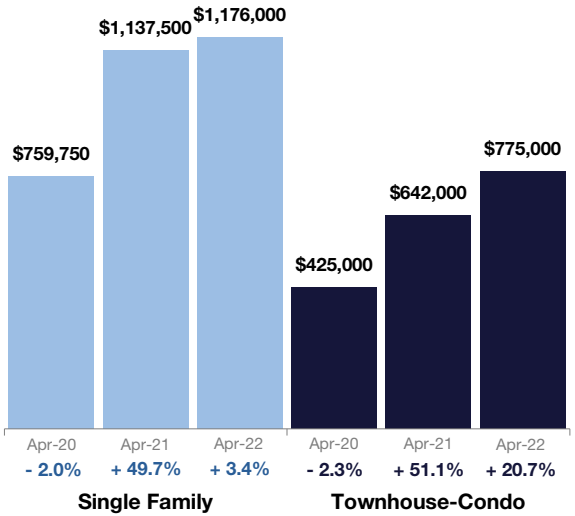
Median Sales Price

STEAMBOAT SPRINGS BOARD of REALTORS®

April

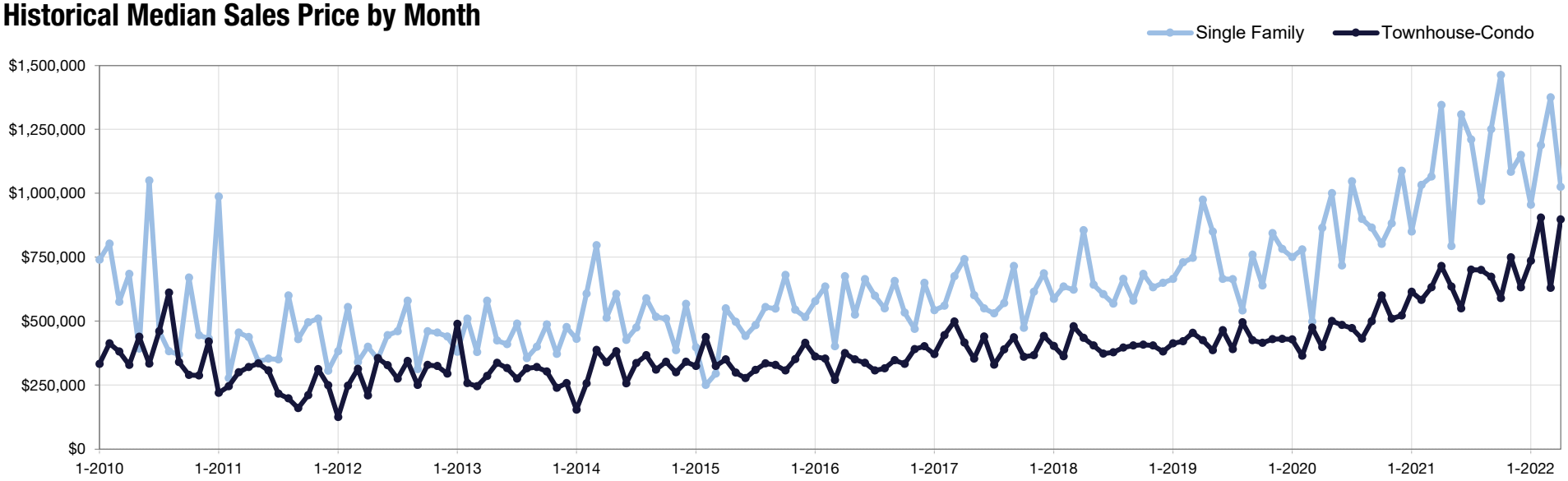


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	$794,000	-20.6%	$635,000	+26.8%
Jun-2021	$1,307,700	+82.3%	$550,000	+13.4%
Jul-2021	$1,210,000	+15.6%	$701,000	+48.4%
Aug-2021	$970,000	+7.8%	$700,000	+62.4%
Sep-2021	$1,250,000	+44.4%	$673,750	+35.0%
Oct-2021	$1,462,500	+82.4%	$590,000	-1.7%
Nov-2021	$1,083,680	+22.8%	$749,750	+47.0%
Dec-2021	$1,150,000	+5.7%	$632,500	+21.2%
Jan-2022	$955,000	+12.4%	$736,000	+19.7%
Feb-2022	$1,187,500	+15.1%	$905,000	+55.2%
Mar-2022	$1,375,000	+29.1%	$630,000	-0.4%
Apr-2022	**$1,025,000**	**-23.8%**	**$897,500**	**+25.5%**

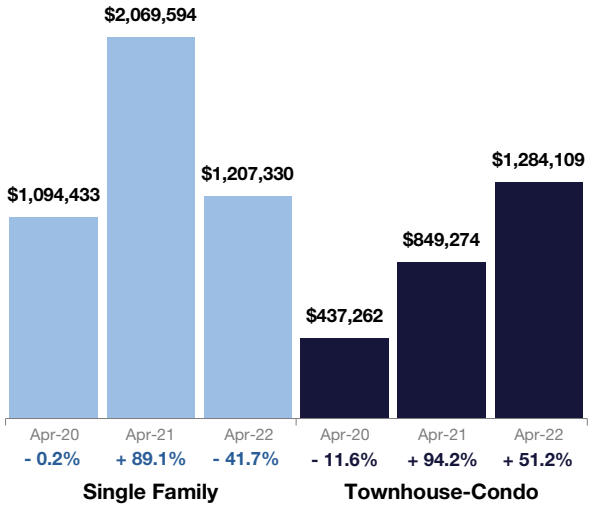
Historical Median Sales Price by Month



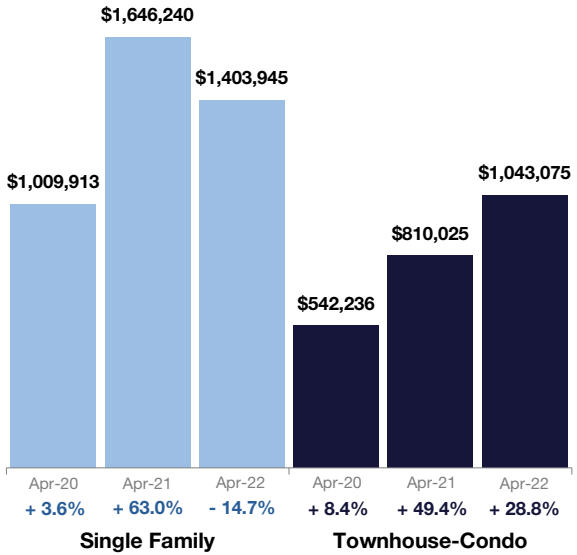
Average Sales Price

STEAMBOAT SPRINGS BOARD of REALTORS®

April

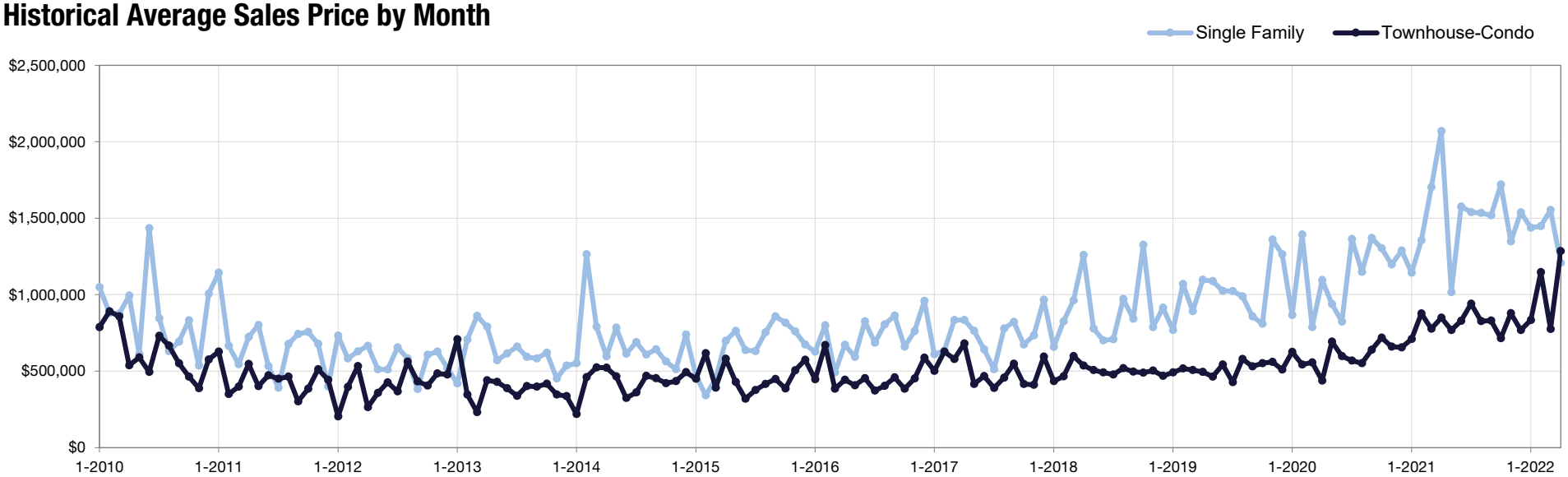


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	$1,015,373	+8.1%	$767,486	+10.9%
Jun-2021	$1,574,816	+91.3%	$829,065	+38.6%
Jul-2021	$1,538,408	+12.9%	$940,082	+65.4%
Aug-2021	$1,533,783	+33.5%	$827,445	+50.2%
Sep-2021	$1,518,007	+10.8%	$829,385	+29.6%
Oct-2021	$1,718,993	+32.0%	$715,364	-0.5%
Nov-2021	$1,348,743	+12.7%	$878,974	+33.1%
Dec-2021	$1,537,291	+19.4%	$768,428	+17.5%
Jan-2022	$1,437,167	+25.7%	$833,135	+17.5%
Feb-2022	$1,447,025	+6.9%	$1,146,209	+30.8%
Mar-2022	$1,552,766	-8.8%	$775,758	-0.2%
Apr-2022	**$1,207,330**	**-41.7%**	**$1,284,109**	**+51.2%**

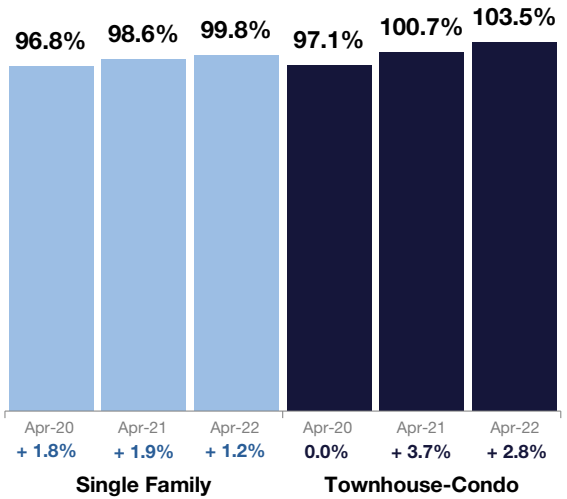
Historical Average Sales Price by Month



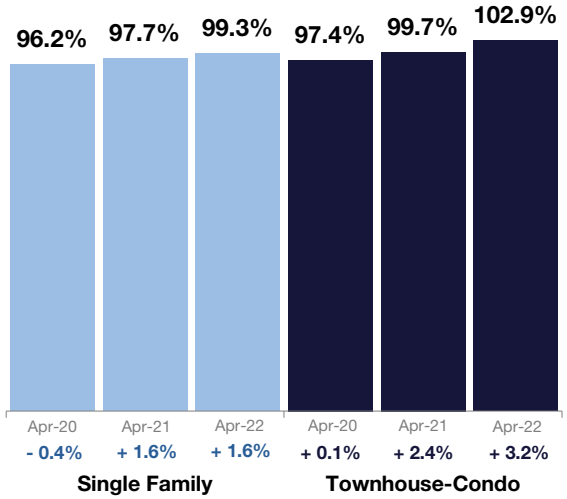
Percent of List Price Received

STEAMBOAT SPRINGS BOARD of REALTORS®

April

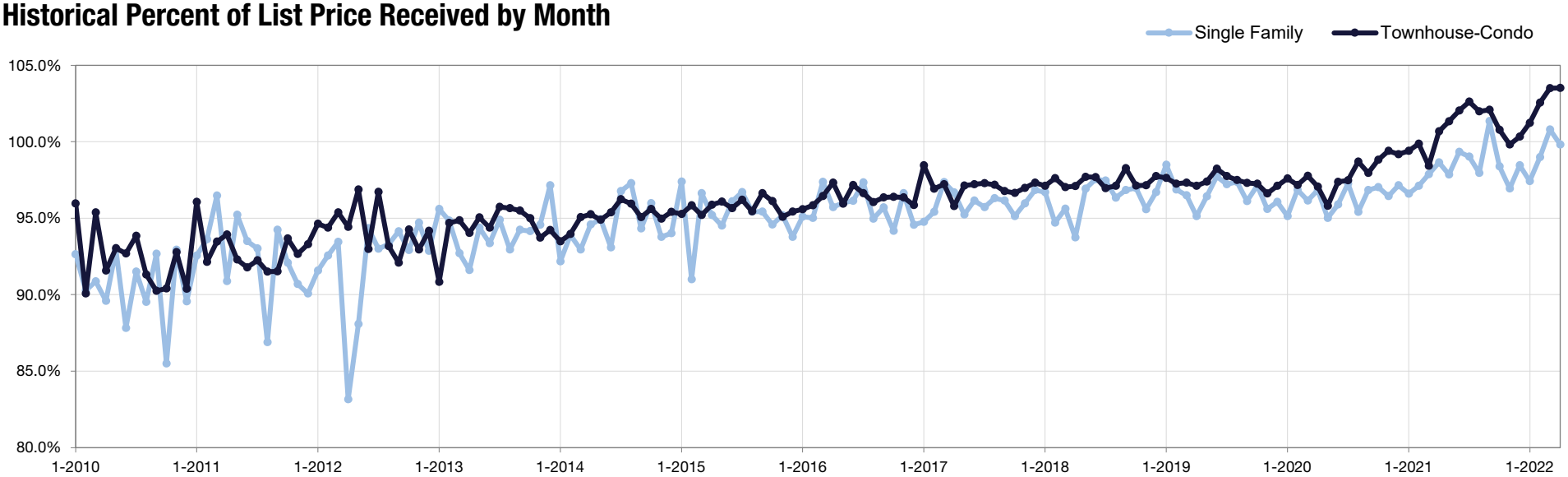


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	97.9%	+3.1%	101.3%	+5.7%
Jun-2021	99.3%	+3.5%	102.0%	+4.7%
Jul-2021	99.0%	+1.7%	102.6%	+5.2%
Aug-2021	98.0%	+2.7%	102.0%	+3.3%
Sep-2021	101.3%	+4.6%	102.1%	+4.3%
Oct-2021	98.4%	+1.4%	100.8%	+2.0%
Nov-2021	96.9%	+0.5%	99.8%	+0.4%
Dec-2021	98.5%	+1.4%	100.3%	+1.1%
Jan-2022	97.4%	+0.8%	101.2%	+1.8%
Feb-2022	99.0%	+2.0%	102.5%	+2.6%
Mar-2022	100.8%	+3.0%	103.5%	+5.2%
Apr-2022	**99.8%**	**+1.2%**	**103.5%**	**+2.8%**

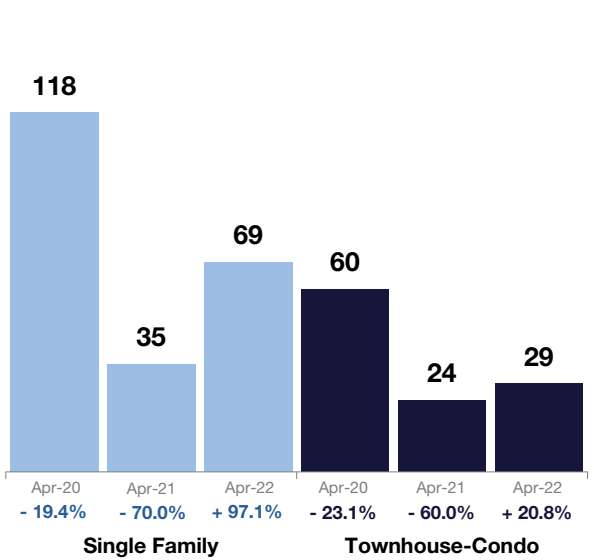
Historical Percent of List Price Received by Month



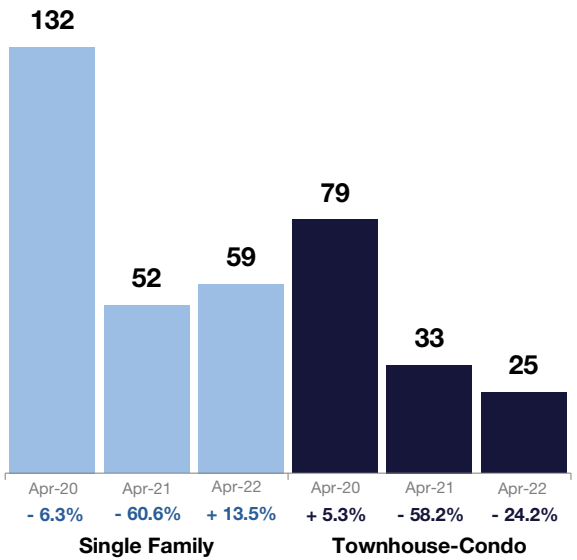
Days on Market Until Sale

STEAMBOAT SPRINGS BOARD of REALTORS®

April

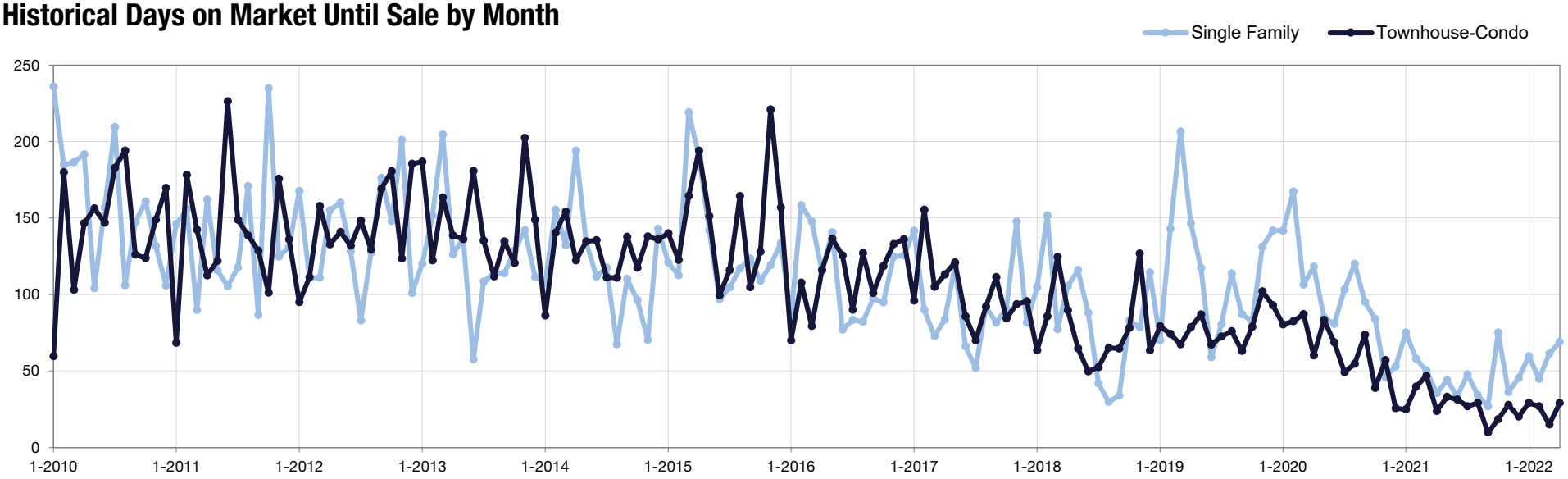


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	44	-48.2%	33	-60.2%
Jun-2021	33	-59.3%	31	-55.1%
Jul-2021	48	-53.4%	27	-44.9%
Aug-2021	34	-71.7%	29	-47.3%
Sep-2021	27	-71.6%	10	-86.5%
Oct-2021	75	-10.7%	18	-53.8%
Nov-2021	36	-21.7%	28	-50.9%
Dec-2021	45	-15.1%	20	-23.1%
Jan-2022	60	-20.0%	29	+16.0%
Feb-2022	45	-22.4%	27	-32.5%
Mar-2022	61	+22.0%	15	-68.1%
Apr-2022	**69**	**+97.1%**	**29**	**+20.8%**

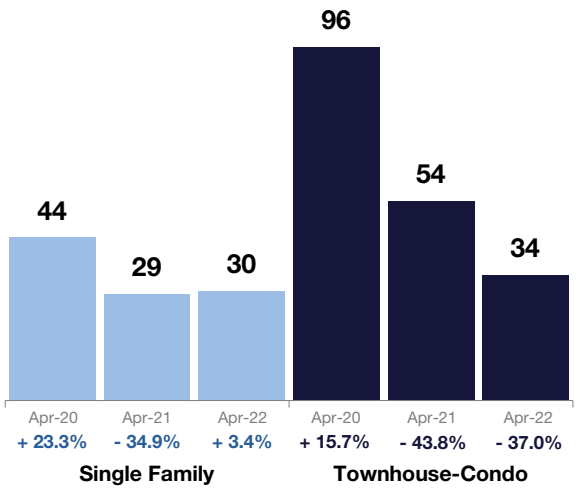
Historical Days on Market Until Sale by Month



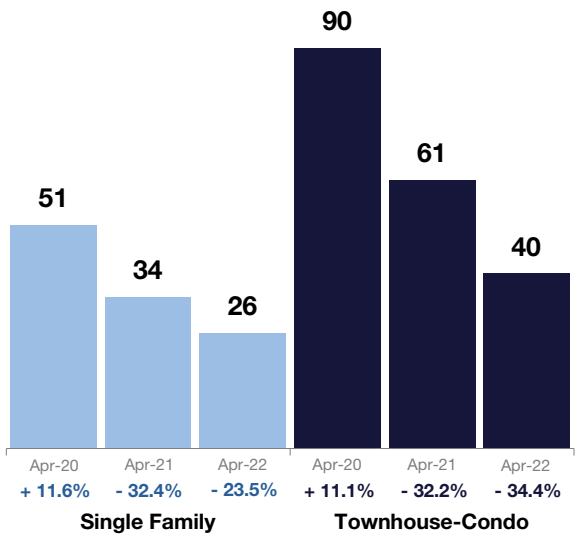
Housing Affordability Index

STEAMBOAT SPRINGS BOARD of REALTORS®

April

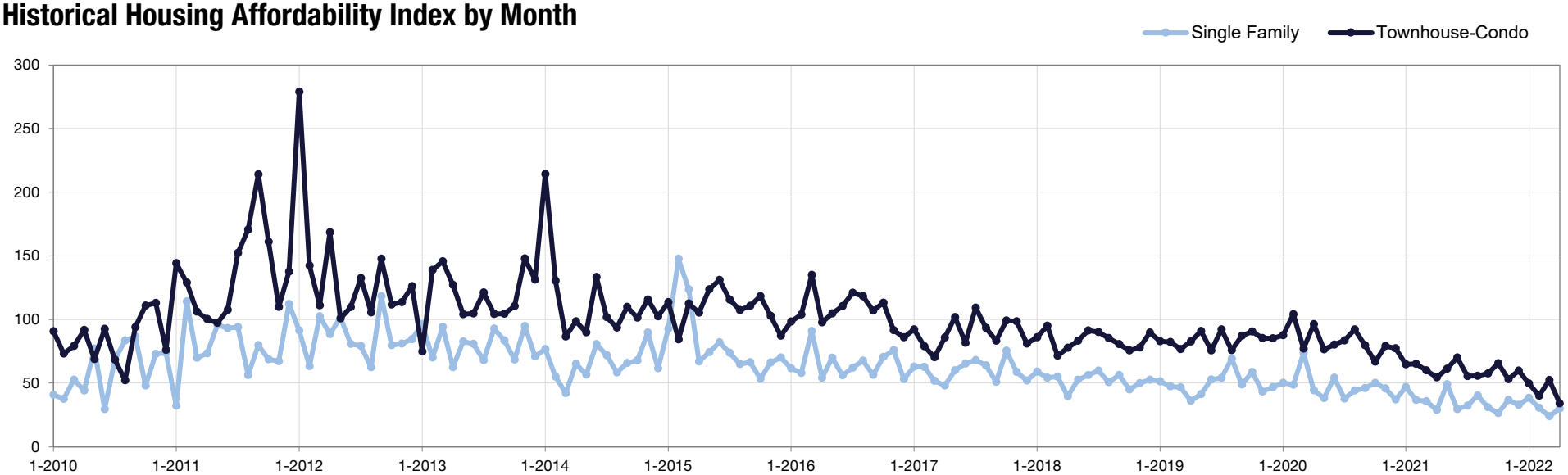


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	49	+28.9%	61	-19.7%
Jun-2021	29	-46.3%	70	-12.5%
Jul-2021	32	-15.8%	56	-32.5%
Aug-2021	40	-9.1%	56	-39.1%
Sep-2021	31	-32.6%	57	-28.8%
Oct-2021	26	-48.0%	66	-1.5%
Nov-2021	37	-19.6%	53	-32.9%
Dec-2021	33	-10.8%	60	-22.1%
Jan-2022	38	-19.1%	50	-23.1%
Feb-2022	30	-18.9%	40	-38.5%
Mar-2022	24	-33.3%	52	-13.3%
Apr-2022	**30**	**+3.4%**	**34**	**-37.0%**

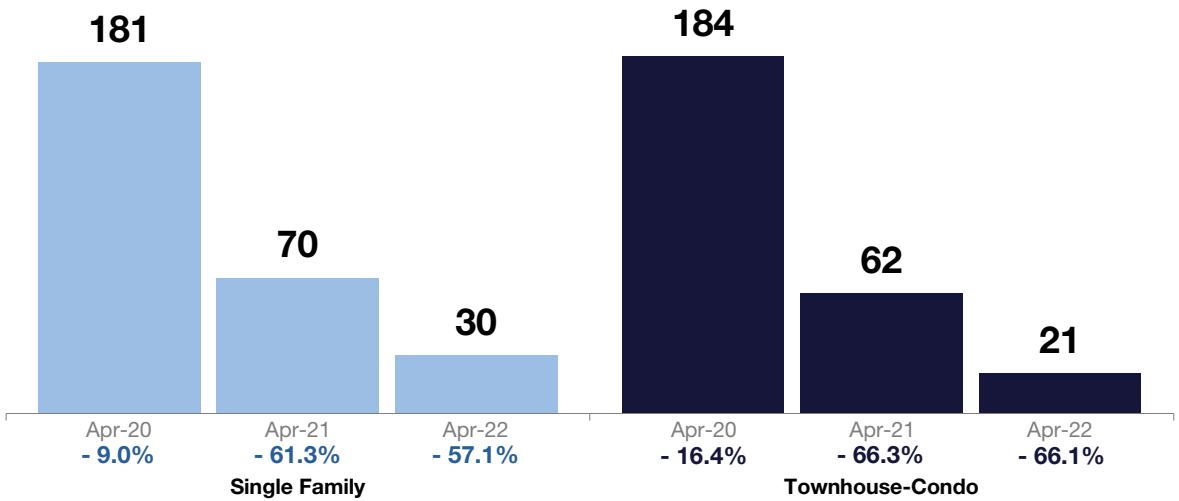
Historical Housing Affordability Index by Month



Inventory of Active Listings

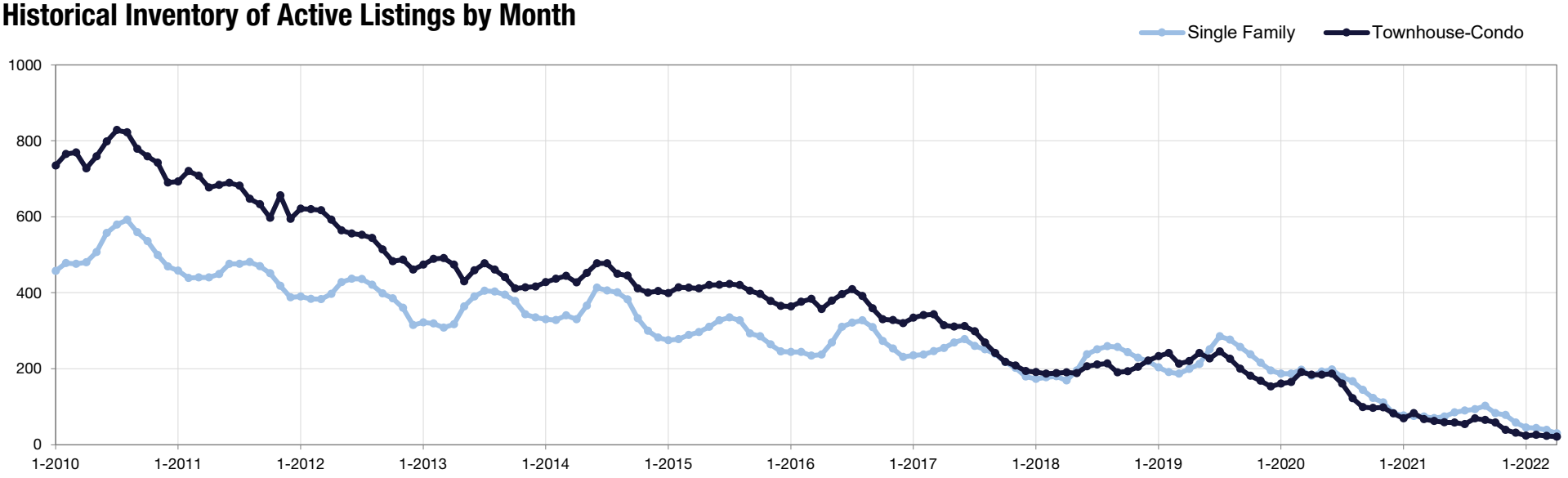
STEAMBOAT SPRINGS BOARD of REALTORS®

April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	74	-61.5%	59	-67.9%
Jun-2021	85	-57.1%	58	-69.0%
Jul-2021	90	-49.4%	54	-66.5%
Aug-2021	93	-44.3%	69	-43.4%
Sep-2021	102	-29.2%	65	-34.3%
Oct-2021	83	-32.5%	58	-40.2%
Nov-2021	78	-29.7%	39	-60.2%
Dec-2021	58	-30.1%	31	-62.2%
Jan-2022	45	-41.6%	24	-65.2%
Feb-2022	44	-41.3%	26	-68.7%
Mar-2022	39	-47.3%	23	-65.7%
Apr-2022	**30**	**-57.1%**	**21**	**-66.1%**

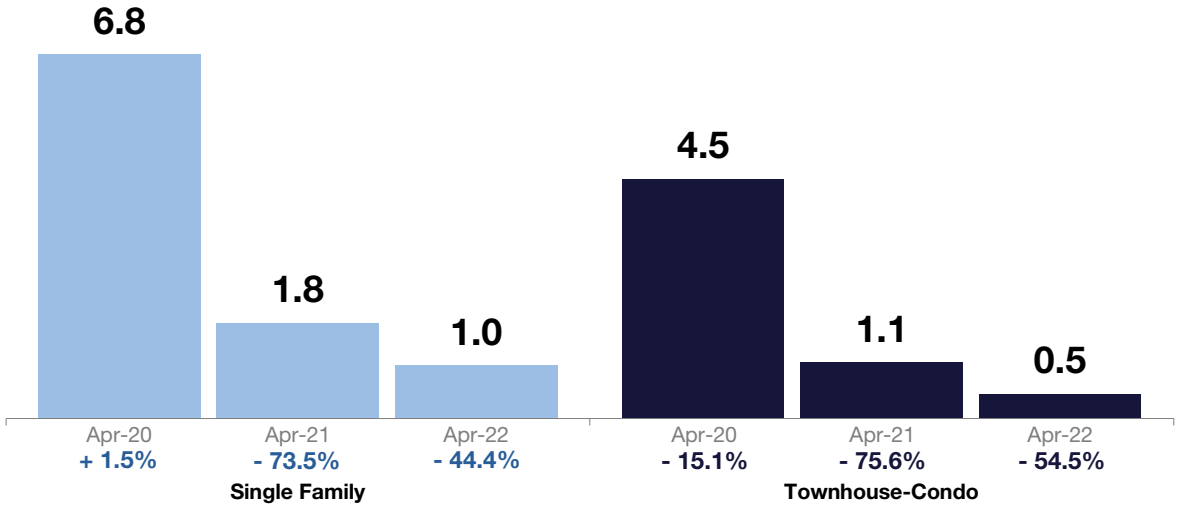
Historical Inventory of Active Listings by Month



Months Supply of Inventory

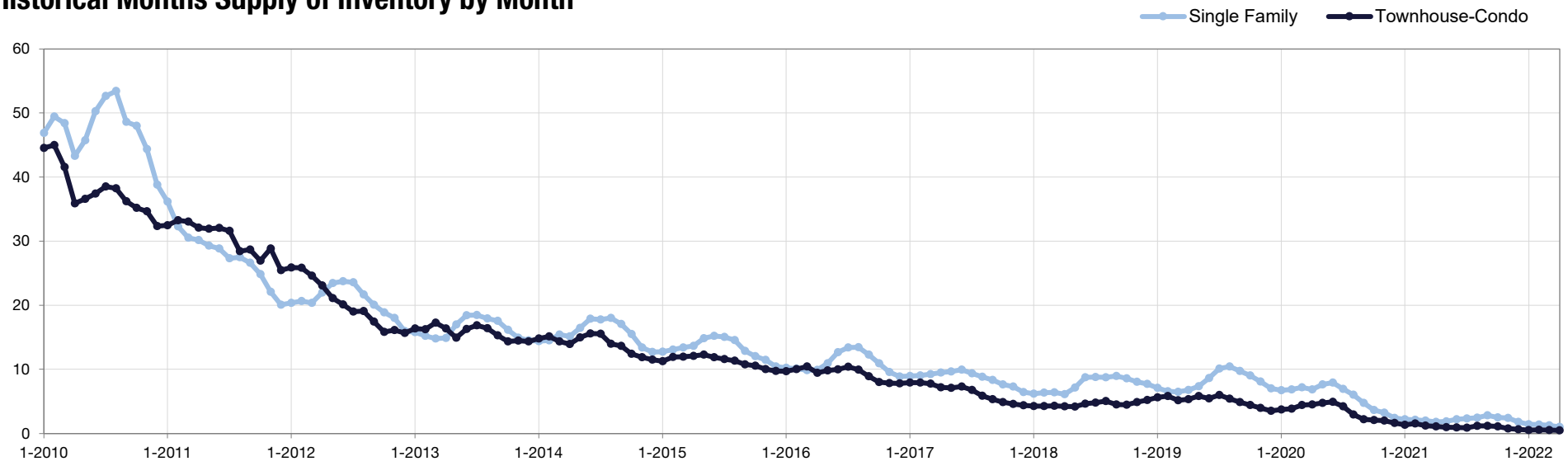
STEAMBOAT SPRINGS BOARD of REALTORS®

April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	1.9	-75.0%	1.0	-78.7%
Jun-2021	2.2	-72.2%	0.9	-81.6%
Jul-2021	2.3	-66.7%	0.9	-78.6%
Aug-2021	2.5	-58.3%	1.2	-58.6%
Sep-2021	2.8	-40.4%	1.2	-45.5%
Oct-2021	2.5	-30.6%	1.1	-47.6%
Nov-2021	2.4	-25.0%	0.8	-60.0%
Dec-2021	1.8	-25.0%	0.6	-62.5%
Jan-2022	1.4	-36.4%	0.5	-61.5%
Feb-2022	1.4	-33.3%	0.6	-60.0%
Mar-2022	1.3	-35.0%	0.5	-58.3%
Apr-2022	**1.0**	**-44.4%**	**0.5**	**-54.5%**

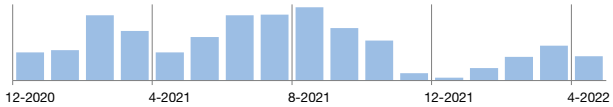
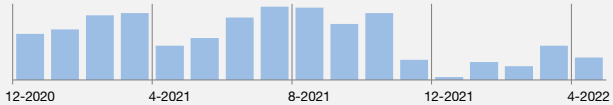
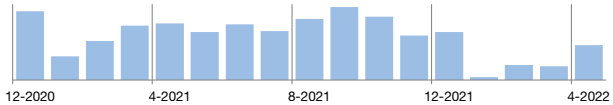
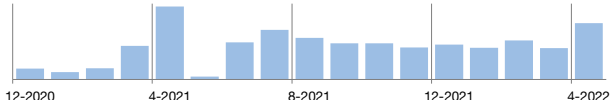
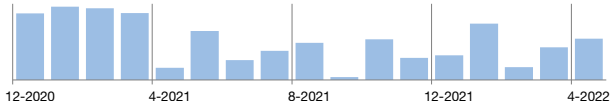
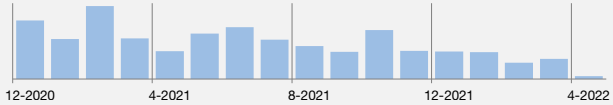
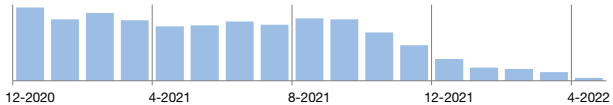
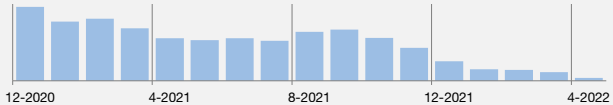
Historical Months Supply of Inventory by Month



Total Market Overview

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

STEAMBOAT SPRINGS BOARD of REALTORS®

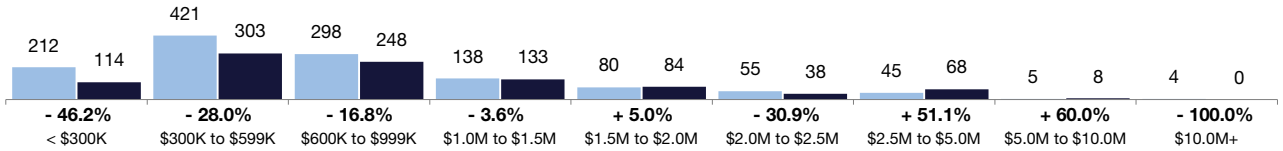
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		73	**68**	- 6.8%	374	**269**	- 28.1%
Pending Sales		75	**64**	- 14.7%	373	**255**	- 31.6%
Sold Listings		96	**76**	- 20.8%	336	**238**	- 29.2%
Median Sales Price		$772,000	**$890,250**	+ 15.3%	$656,750	**$777,500**	+ 18.4%
Average Sales Price		$1,275,747	**$1,160,112**	- 9.1%	$1,007,062	**$1,054,853**	+ 4.7%
Pct. of List Price Received		99.8%	**101.9%**	+ 2.1%	98.6%	**101.1%**	+ 2.5%
Days on Market		28	**43**	+ 53.6%	50	**40**	- 20.0%
Housing Affordability Index		50	**34**	- 32.0%	59	**39**	- 33.9%
Active Listings		174	**65**	- 62.6%	--	**--**	--
Months Supply		1.7	**0.8**	- 52.9%	--	**--**	--

Closed Sales

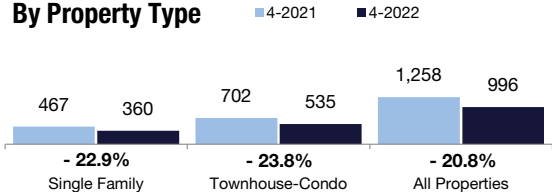
Actual sales that have closed in a given month.

STEAMBOAT SPRINGS BOARD of REALTORS®

By Price Range – All Properties – Rolling 12 Months



By Property Type

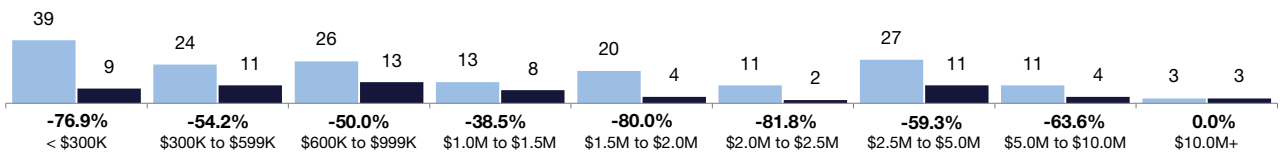


	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
By Price Range	4-2021	4-2022	Change	4-2021	4-2022	Change	3-2022	4-2022	Change	3-2022	4-2022	Change	4-2021	4-2022	Change	4-2021	4-2022	Change
$299,999 and Below	34	17	- 50.0%	100	21	- 79.0%	1	1	0.0%	2	0	- 100.0%	7	4	- 42.9%	28	2	- 92.9%
$300,000 to $599,999	119	70	- 41.2%	293	208	- 29.0%	2	3	+ 50.0%	12	9	- 25.0%	25	10	- 60.0%	52	36	- 30.8%
$600,000 to $999,999	99	70	- 29.3%	197	178	- 9.6%	2	6	+ 200.0%	11	19	+ 72.7%	21	19	- 9.5%	54	47	- 13.0%
$1,000,000 to $1,499,999	78	70	- 10.3%	60	63	+ 5.0%	6	8	+ 33.3%	2	6	+ 200.0%	18	22	+ 22.2%	25	15	- 40.0%
$1,500,00 to $1,999,999	49	49	0.0%	31	35	+ 12.9%	5	1	- 80.0%	3	3	0.0%	11	12	+ 9.1%	12	8	- 33.3%
$2,000,000 to $2,499,999	40	27	- 32.5%	15	11	- 26.7%	1	3	+ 200.0%	1	2	+ 100.0%	13	6	- 53.8%	8	4	- 50.0%
$2,500,000 to $4,999,999	39	50	+ 28.2%	6	18	+ 200.0%	3	1	- 66.7%	0	5	--	12	10	- 16.7%	3	8	+ 166.7%
$5,000,000 to $9,999,999	5	7	+ 40.0%	0	1	--	0	0	--	0	1	--	2	0	- 100.0%	0	1	--
$10,000,000 and Above	4	0	- 100.0%	0	0	--	0	0	--	0	0	--	3	0	- 100.0%	0	0	--
All Price Ranges	**467**	**360**	**- 22.9%**	**702**	**535**	**- 23.8%**	**20**	**23**	**+ 15.0%**	**31**	**45**	**+ 45.2%**	**112**	**83**	**- 25.9%**	**182**	**121**	**- 33.5%**

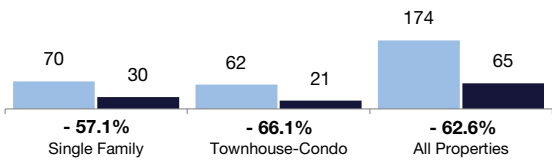
Inventory of Active Listings

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						Compared to Prior Month						Year to Date	
	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family	Townhouse-Condo
By Price Range	4-2021	4-2022	Change	4-2021	4-2022	Change	3-2022	4-2022	Change	3-2022	4-2022	Change		
$299,999 and Below	1	0	- 100.0%	3	1	- 66.7%	0	0	--	1	1	0.0%	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.	
$300,000 to $599,999	8	4	- 50.0%	9	1	- 88.9%	1	4	+ 300.0%	6	1	- 83.3%		
$600,000 to $999,999	6	4	- 33.3%	20	9	- 55.0%	4	4	0.0%	6	9	+ 50.0%		
$1,000,000 to $1,499,999	7	7	0.0%	6	1	- 83.3%	8	7	- 12.5%	0	1	--		
$1,500,00 to $1,999,999	12	3	- 75.0%	8	1	- 87.5%	7	3	- 57.1%	1	1	0.0%		
$2,000,000 to $2,499,999	6	1	- 83.3%	5	1	- 80.0%	3	1	- 66.7%	0	1	--		
$2,500,000 to $4,999,999	18	5	- 72.2%	9	6	- 33.3%	8	5	- 37.5%	7	6	- 14.3%		
$5,000,000 to $9,999,999	9	3	- 66.7%	2	1	- 50.0%	4	3	- 25.0%	1	1	0.0%		
$10,000,000 and Above	3	3	0.0%	0	0	--	4	3	- 25.0%	1	0	- 100.0%		
All Price Ranges	**70**	**30**	**- 57.1%**	**62**	**21**	**- 66.1%**	**39**	**30**	**- 23.1%**	**23**	**21**	**- 8.7%**		

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®

STEAMBOAT SPRINGS BOARD of REALTORS®

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	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.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Inventory of Active Listings	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.
Months Supply of Inventory	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.