

Monthly Indicators



May 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 28.6 percent for single family homes and 3.9 percent for townhouse-condo properties. Pending Sales increased 20.8 percent for single family homes but decreased 24.5 percent for townhouse-condo properties.

The Median Sales Price was up 111.0 percent to \$1,675,000 for single family homes and 57.0 percent to \$997,000 for townhouse-condo properties. Days on Market increased 68.2 percent for single family homes but decreased 51.5 percent for townhouse-condo properties.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Activity Snapshot

- 22.7% **+ 69.3%** **- 44.9%**

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
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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	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		35	45	+ 28.6%	154	132	- 14.3%
Pending Sales		24	29	+ 20.8%	146	117	- 19.9%
Sold Listings		23	23	0.0%	135	106	- 21.5%
Median Sales Price		\$794,000	\$1,675,000	+ 111.0%	\$993,500	\$1,262,500	+ 27.1%
Average Sales Price		\$1,015,373	\$2,133,011	+ 110.1%	\$1,538,759	\$1,562,139	+ 1.5%
Pct. of List Price Received		97.9%	101.1%	+ 3.3%	97.8%	99.7%	+ 1.9%
Days on Market		44	74	+ 68.2%	51	62	+ 21.6%
Housing Affordability Index		49	19	- 61.2%	39	25	- 35.9%
Active Listings		74	42	- 43.2%	--	--	--
Months Supply		1.9	1.4	- 26.3%	--	--	--

Townhouse-Condo Market Overview

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

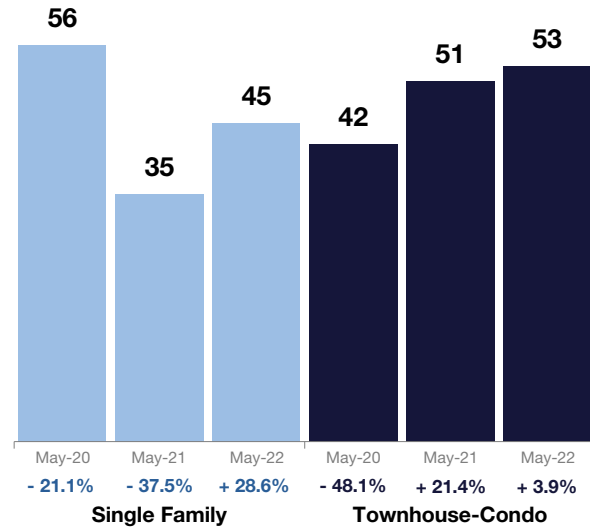


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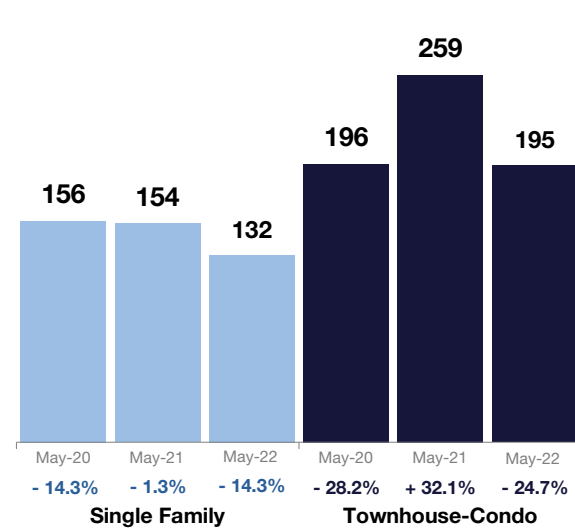
Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		51	53	+ 3.9%	259	195	- 24.7%
Pending Sales		53	40	- 24.5%	261	172	- 34.1%
Sold Listings		58	37	- 36.2%	240	157	- 34.6%
Median Sales Price		\$635,000	\$997,000	+ 57.0%	\$636,750	\$850,000	+ 33.5%
Average Sales Price		\$767,486	\$1,360,783	+ 77.3%	\$799,745	\$1,123,032	+ 40.4%
Pct. of List Price Received		101.3%	103.1%	+ 1.8%	100.1%	103.0%	+ 2.9%
Days on Market		33	16	- 51.5%	33	23	- 30.3%
Housing Affordability Index		61	31	- 49.2%	61	37	- 39.3%
Active Listings		59	31	- 47.5%	--	--	--
Months Supply		1.0	0.7	- 30.0%	--	--	--

New Listings

May

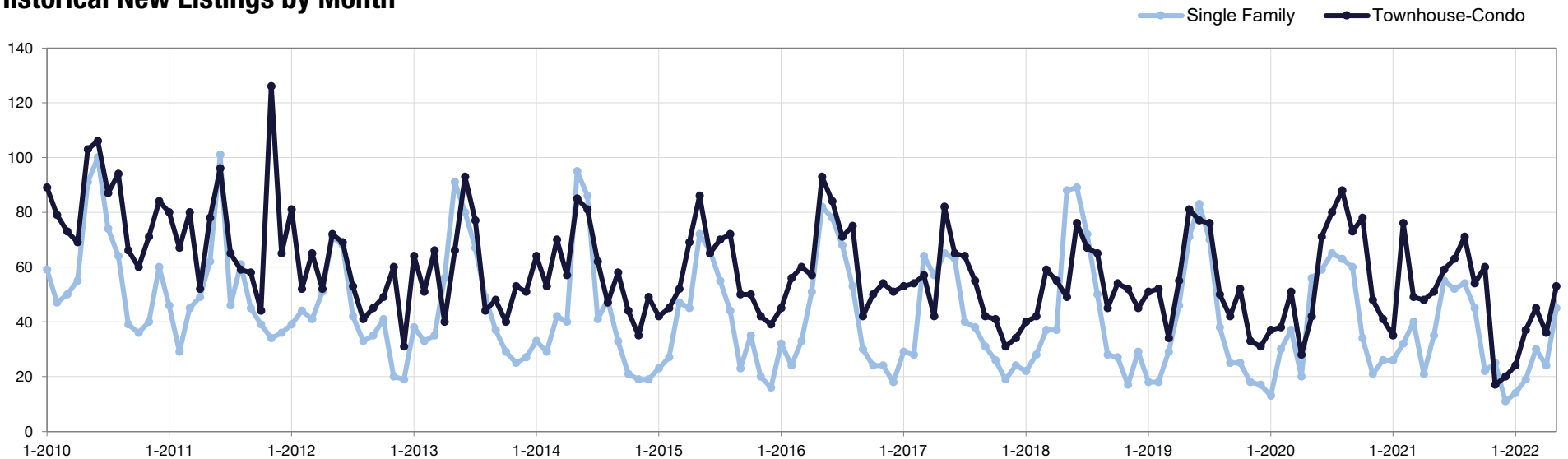


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2022	45	+28.6%	53	+3.9%

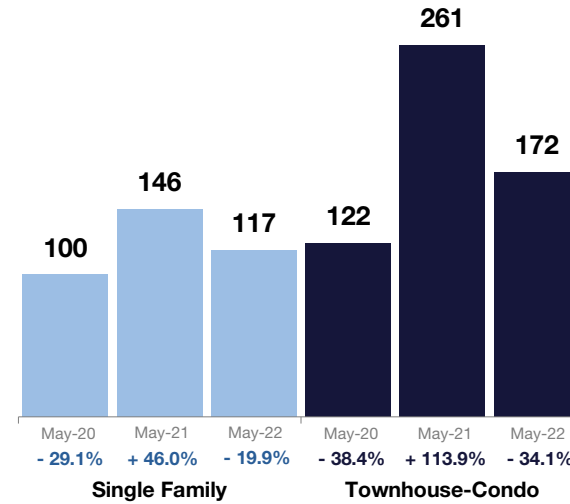
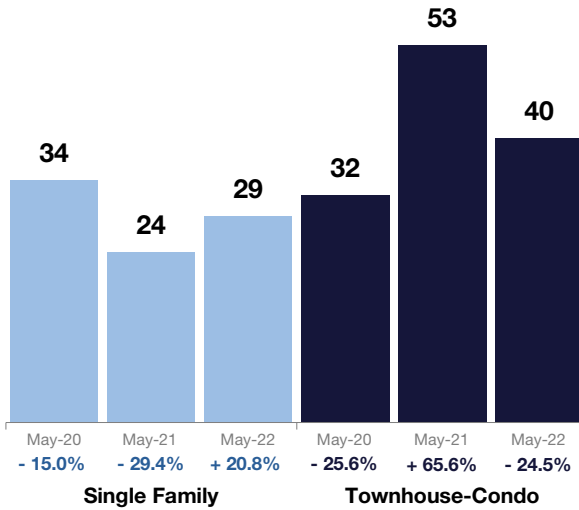
Historical New Listings by Month



Pending Sales

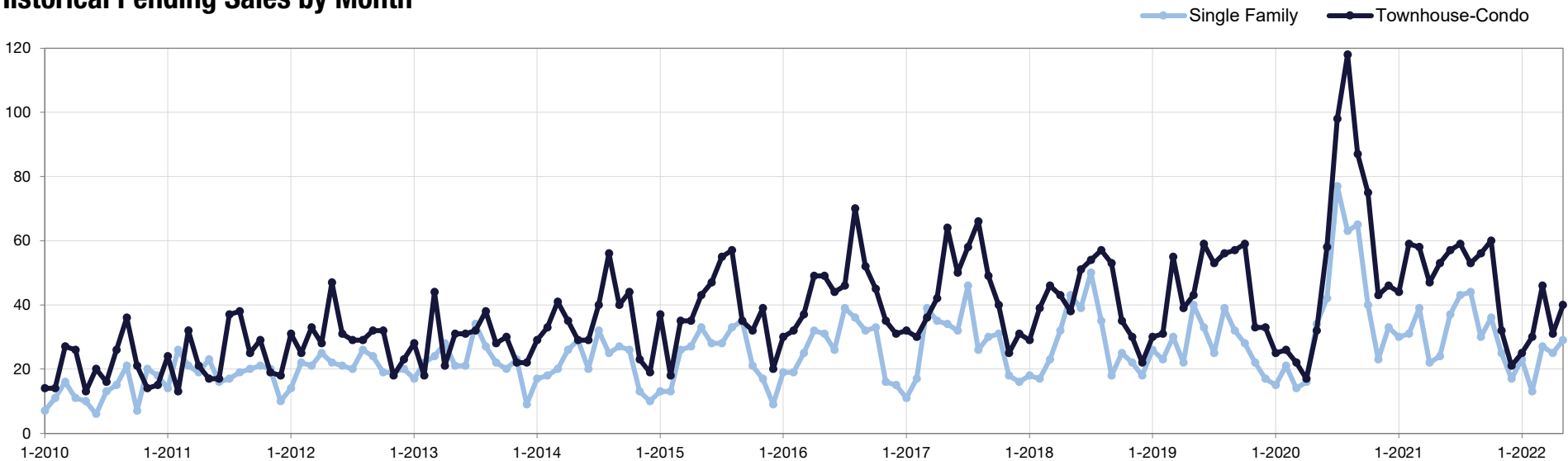
May

Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	60	-20.0%
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%	30	-49.2%
Mar-2022	27	-30.8%	46	-20.7%
Apr-2022	25	+13.6%	31	-34.0%
May-2022	29	+20.8%	40	-24.5%

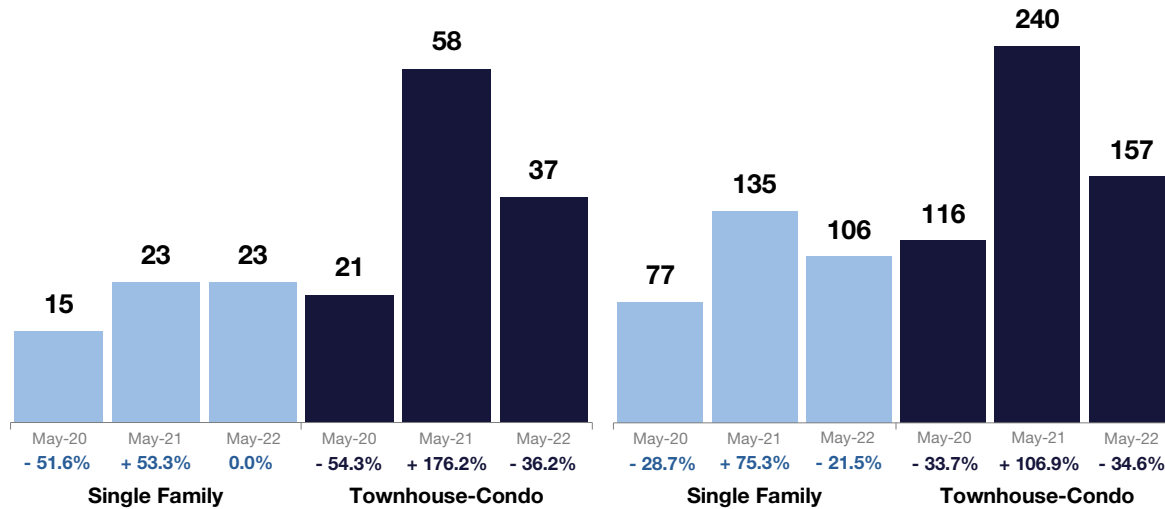
Historical Pending Sales by Month



Sold Listings

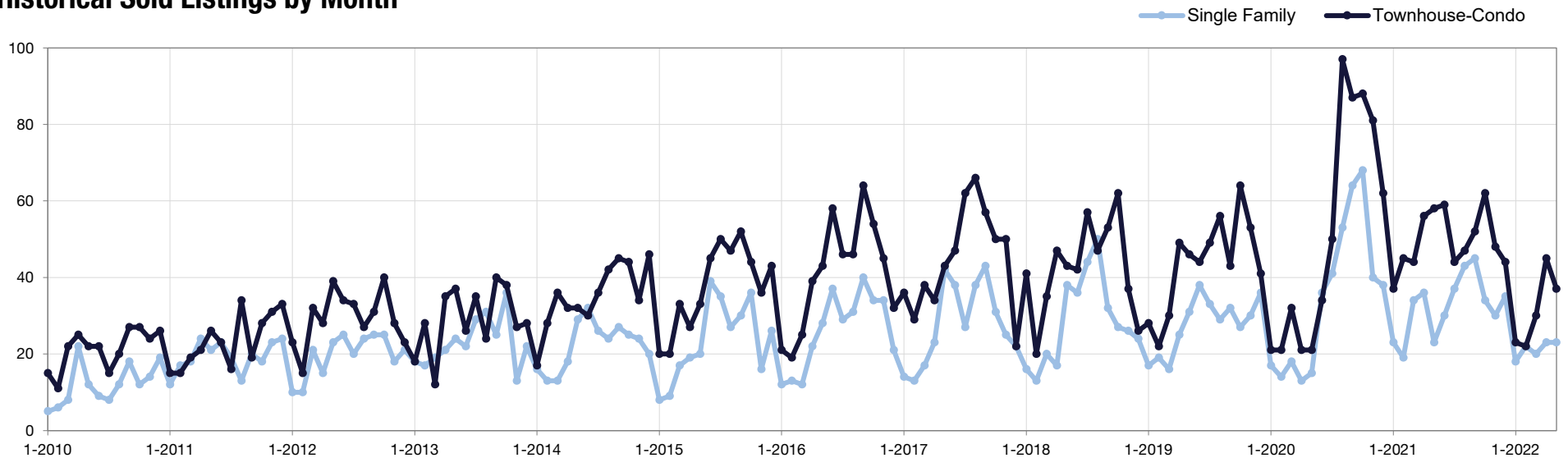
May

Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	30	-31.8%
Apr-2022	23	-36.1%	45	-19.6%
May-2022	23	0.0%	37	-36.2%

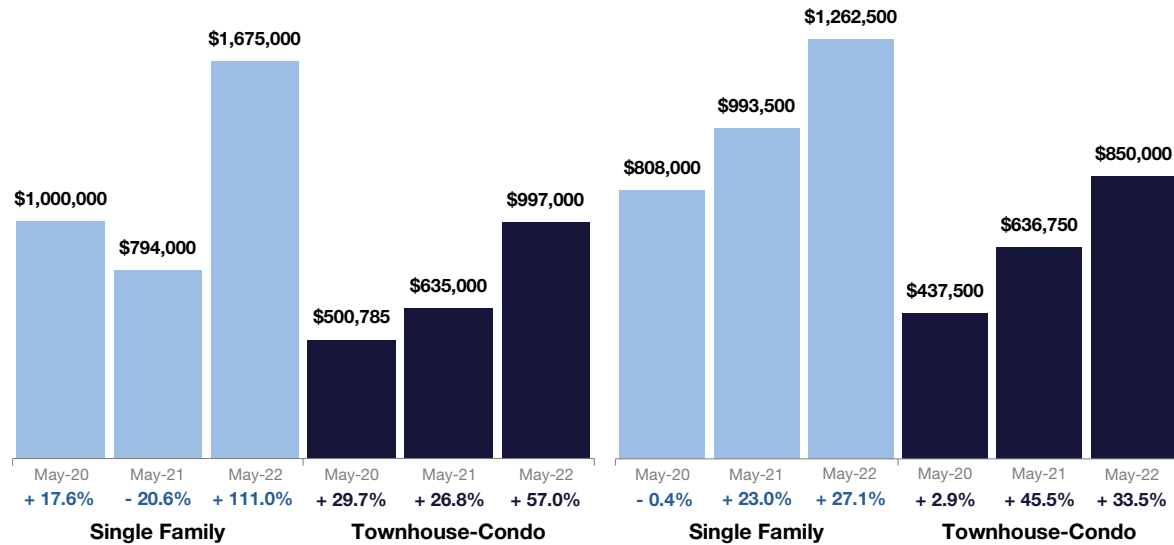
Historical Sold Listings by Month



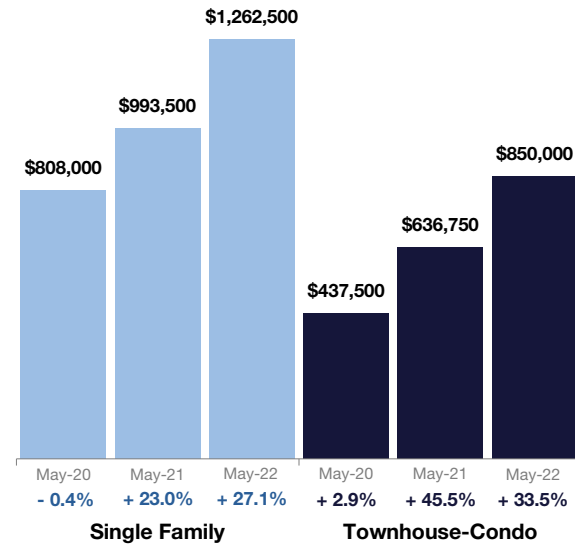
Median Sales Price



May

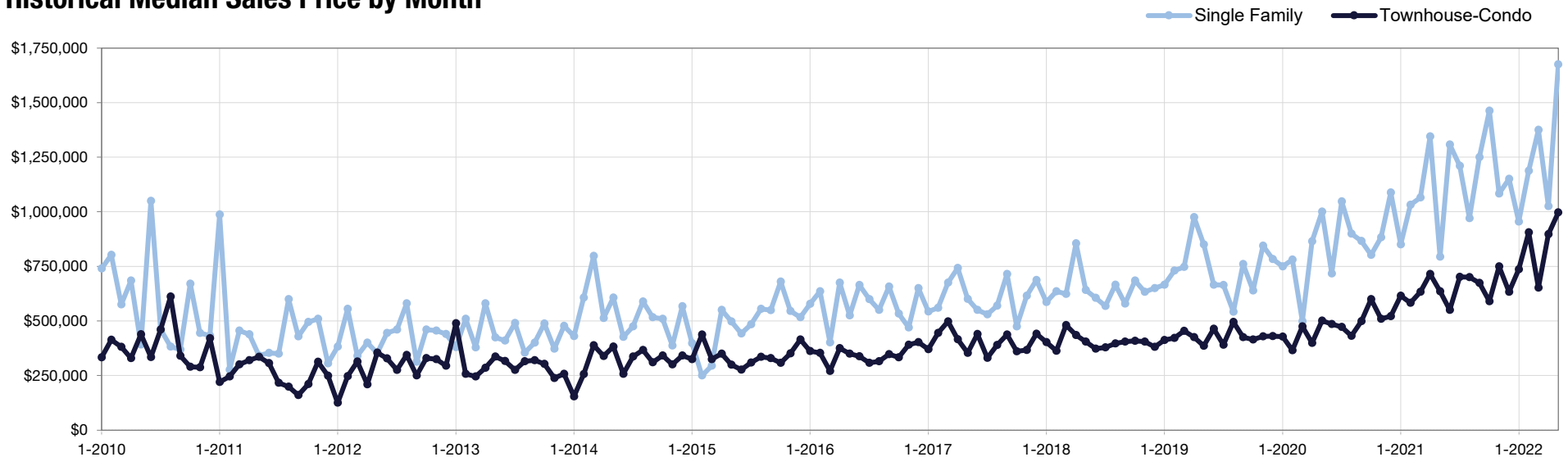


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$652,500	+3.2%
Apr-2022	\$1,025,000	-23.8%	\$897,500	+25.5%
May-2022	\$1,675,000	+111.0%	\$997,000	+57.0%

Historical Median Sales Price by Month

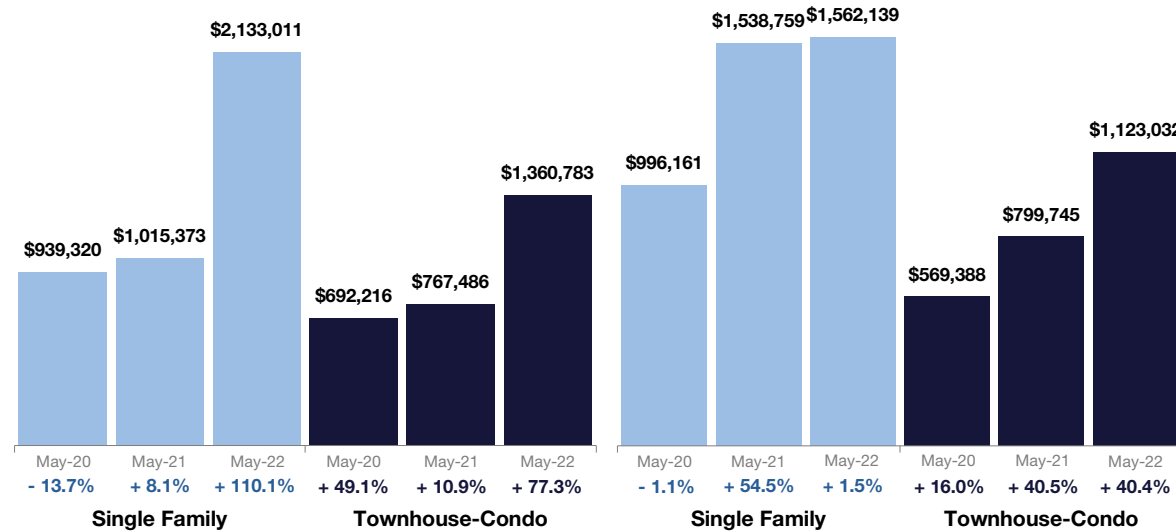


Average Sales Price



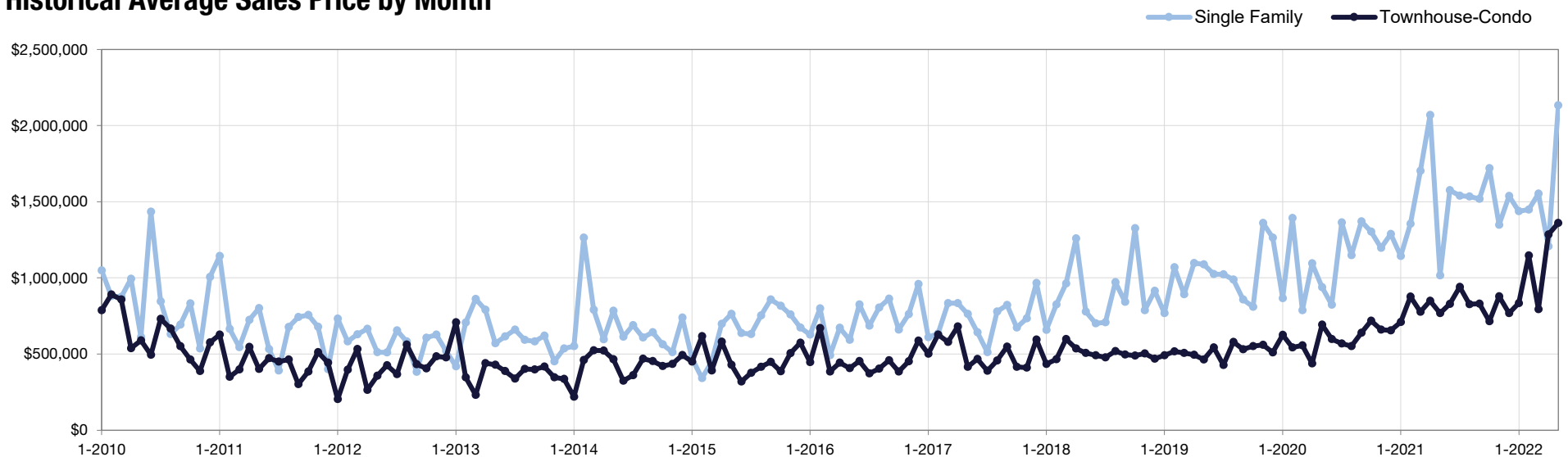
May

Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$793,450	+2.0%
Apr-2022	\$1,207,330	-41.7%	\$1,284,109	+51.2%
May-2022	\$2,133,011	+110.1%	\$1,360,783	+77.3%

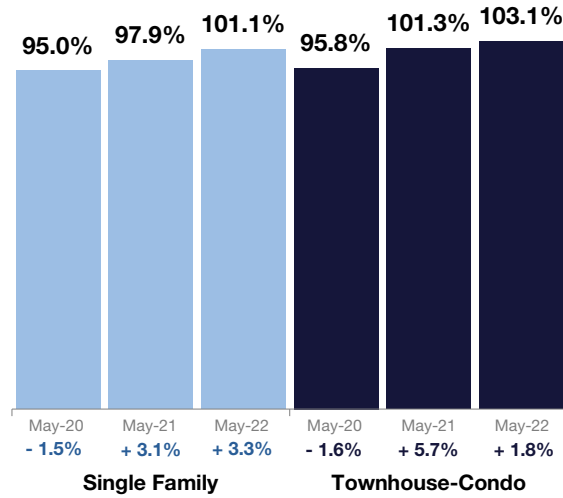
Historical Average Sales Price by Month



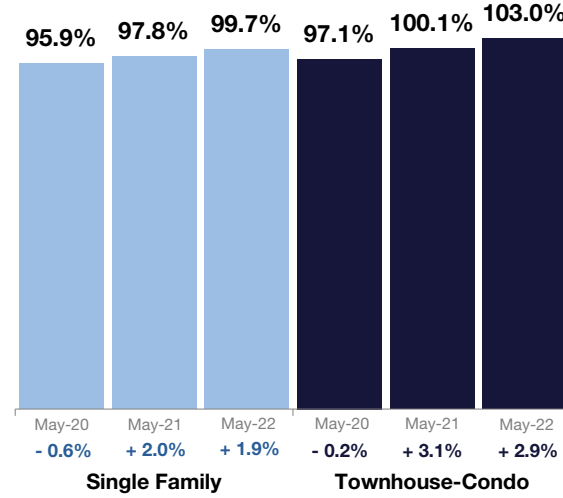
Percent of List Price Received



May

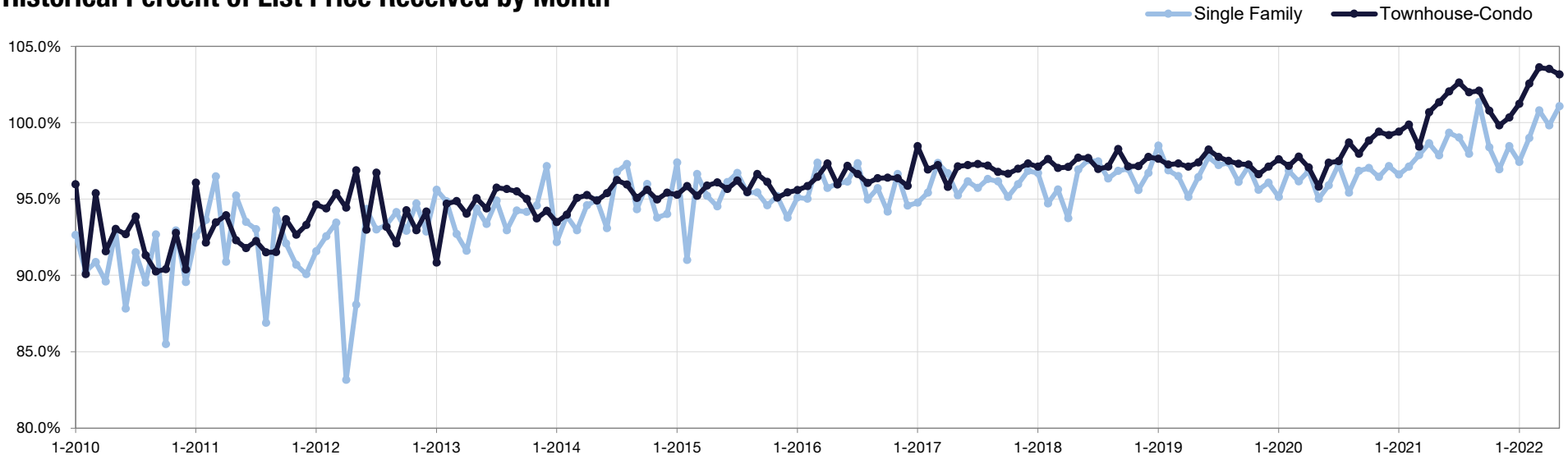


Year to Date



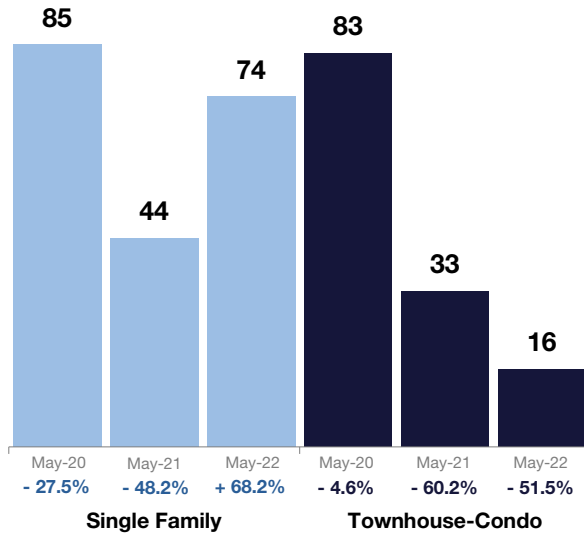
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	99.3%	+3.5%	102.0%	+4.7%
Jul-2021	99.0%	+1.7%	102.6%	+5.2%
Aug-2021	98.0%	+2.7%	102.0%	+3.3%
Sep-2021	101.3%	+4.6%	102.1%	+4.3%
Oct-2021	98.4%	+1.4%	100.8%	+2.0%
Nov-2021	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%	103.6%	+5.3%
Apr-2022	99.8%	+1.2%	103.5%	+2.8%
May-2022	101.1%	+3.3%	103.1%	+1.8%

Historical Percent of List Price Received by Month

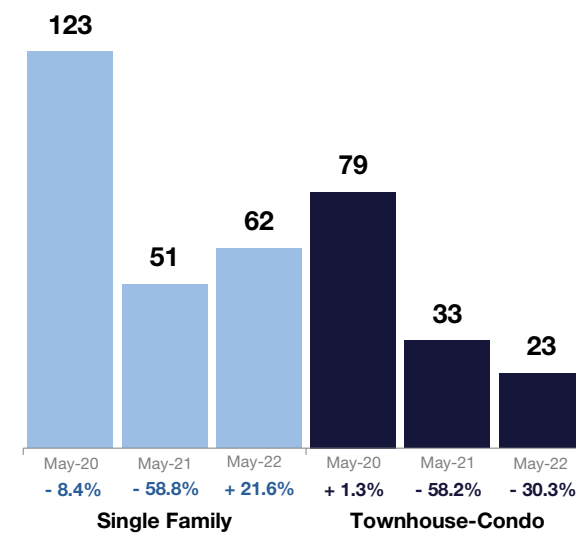


Days on Market Until Sale

May

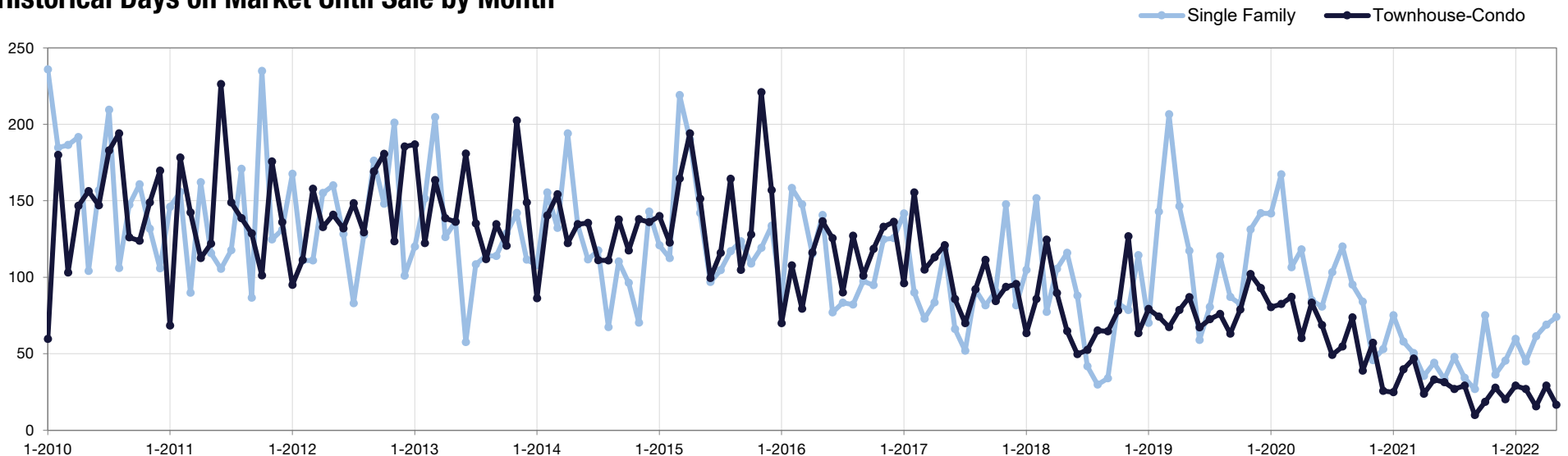


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	16	-66.0%
Apr-2022	69	+97.1%	29	+20.8%
May-2022	74	+68.2%	16	-51.5%

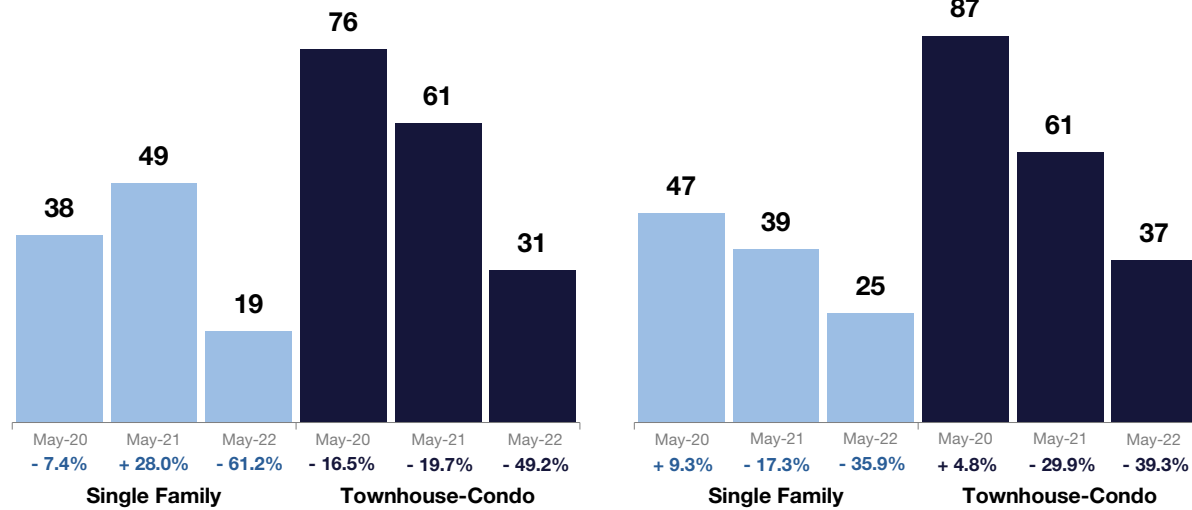
Historical Days on Market Until Sale by Month



Housing Affordability Index

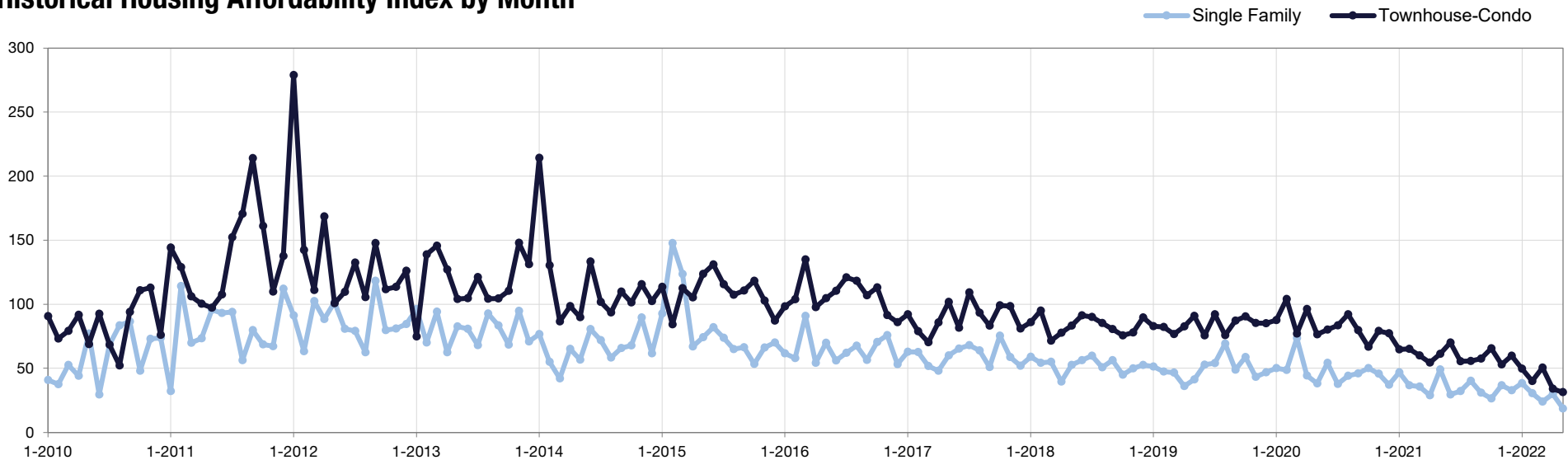
May

Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	50	-16.7%
Apr-2022	30	+3.4%	34	-37.0%
May-2022	19	-61.2%	31	-49.2%

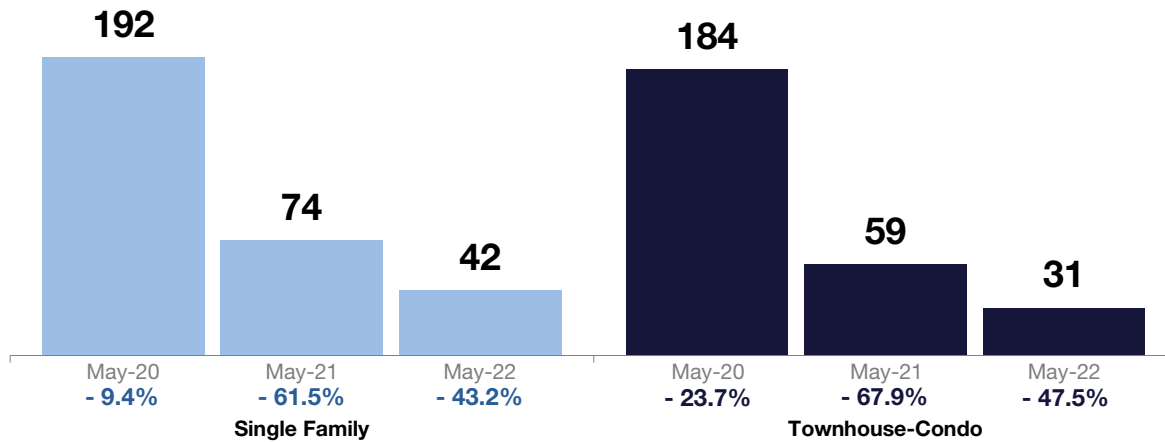
Historical Housing Affordability Index by Month



Inventory of Active Listings

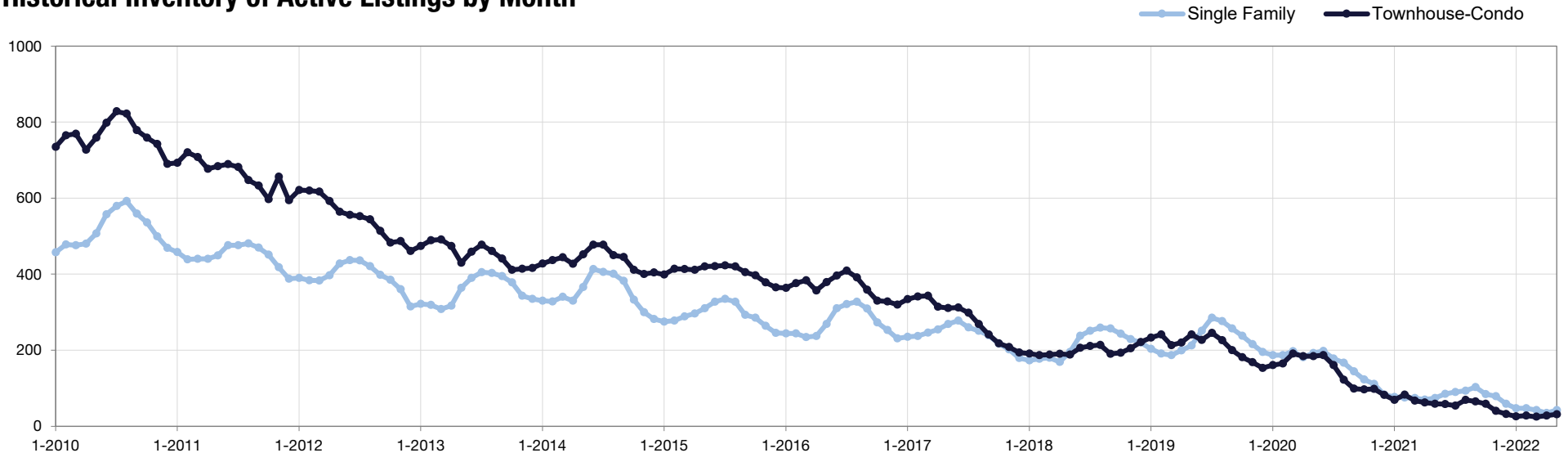


May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	103	-28.5%	65	-34.3%
Oct-2021	84	-31.7%	59	-39.2%
Nov-2021	79	-28.8%	40	-59.2%
Dec-2021	59	-28.9%	32	-61.0%
Jan-2022	47	-39.0%	26	-62.3%
Feb-2022	47	-37.3%	28	-66.3%
Mar-2022	42	-43.2%	25	-62.7%
Apr-2022	35	-50.0%	28	-54.8%
May-2022	42	-43.2%	31	-47.5%

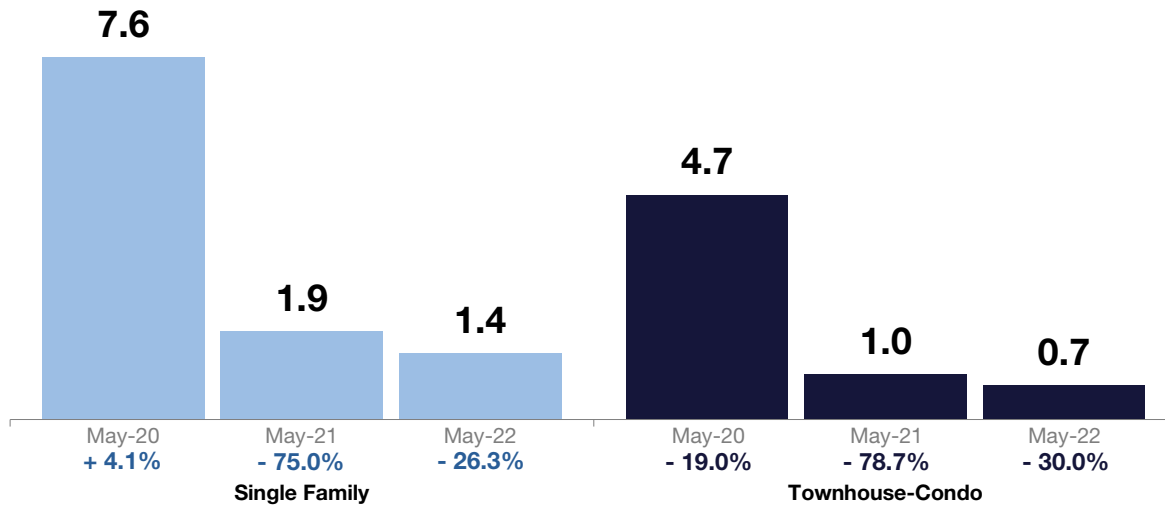
Historical Inventory of Active Listings by Month



Months Supply of Inventory

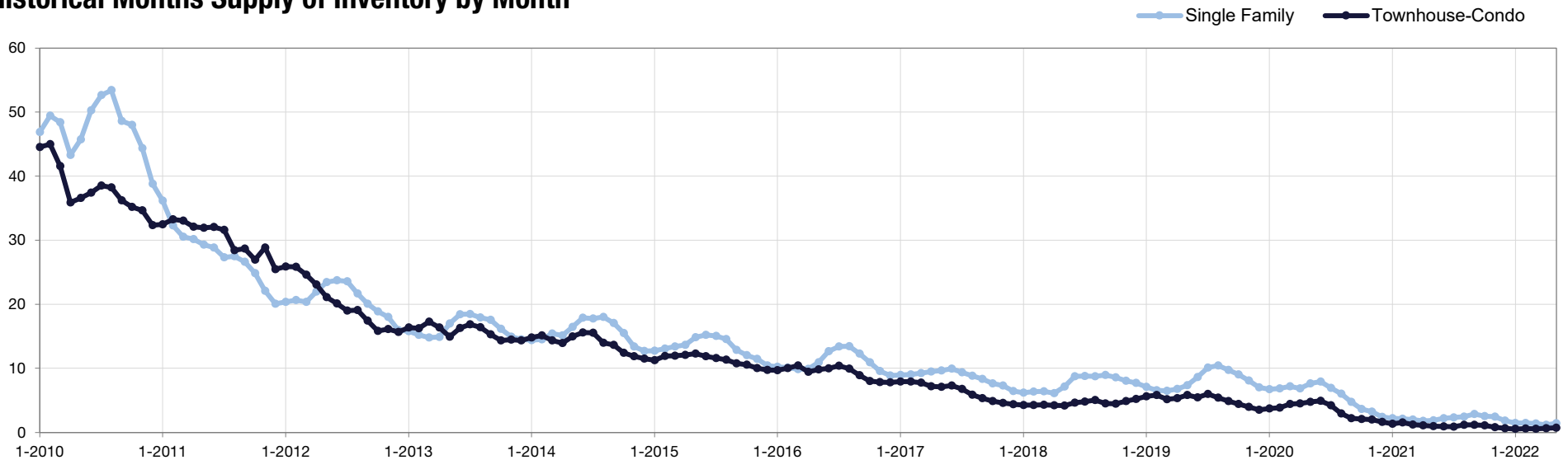


May



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	1.5	-31.8%	0.5	-61.5%
Feb-2022	1.5	-28.6%	0.6	-60.0%
Mar-2022	1.4	-30.0%	0.6	-50.0%
Apr-2022	1.2	-33.3%	0.6	-45.5%
May-2022	1.4	-26.3%	0.7	-30.0%

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	5-2021	5-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		94	115	+ 22.3%	468	385	- 17.7%
Pending Sales		82	75	- 8.5%	455	330	- 27.5%
Sold Listings		88	68	- 22.7%	424	306	- 27.8%
Median Sales Price		\$629,000	\$1,065,000	+ 69.3%	\$642,000	\$855,000	+ 33.2%
Average Sales Price		\$789,208	\$1,494,254	+ 89.3%	\$961,847	\$1,152,498	+ 19.8%
Pct. of List Price Received		100.0%	102.0%	+ 2.0%	98.9%	101.3%	+ 2.4%
Days on Market		47	39	- 17.0%	49	40	- 18.4%
Housing Affordability Index		62	29	- 53.2%	61	36	- 41.0%
Active Listings		176	97	- 44.9%	--	--	--
Months Supply		1.6	1.2	- 25.0%	--	--	--

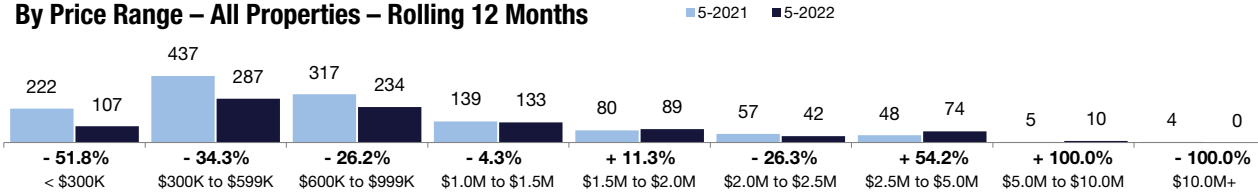
Closed Sales

Actual sales that have closed in a given month.

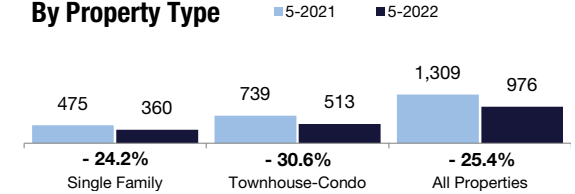


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	37	14	-62.2%	103	16	-84.5%
\$300,000 to \$599,999	120	68	-43.3%	306	193	-36.9%
\$600,000 to \$999,999	103	66	-35.9%	212	168	-20.8%
\$1,000,000 to \$1,499,999	76	70	-7.9%	63	63	0.0%
\$1,500,000 to \$1,999,999	49	50	+2.0%	31	39	+25.8%
\$2,000,000 to \$2,499,999	41	29	-29.3%	16	13	-18.8%
\$2,500,000 to \$4,999,999	40	54	+35.0%	8	20	+150.0%
\$5,000,000 to \$9,999,999	5	9	+80.0%	0	1	--
\$10,000,000 and Above	4	0	-100.0%	0	0	--
All Price Ranges	475	360	-24.2%	739	513	-30.6%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
	1	0	-100.0%	0	0	--
	3	3	0.0%	9	8	-11.1%
	6	3	-50.0%	19	11	-42.1%
	8	4	-50.0%	6	5	-16.7%
	1	3	+200.0%	3	6	+100.0%
	3	3	0.0%	2	3	+50.0%
	1	5	+400.0%	5	4	-20.0%
	0	2	--	1	0	-100.0%
	0	0	--	0	0	--
All Price Ranges	23	23	0.0%	45	37	-17.8%

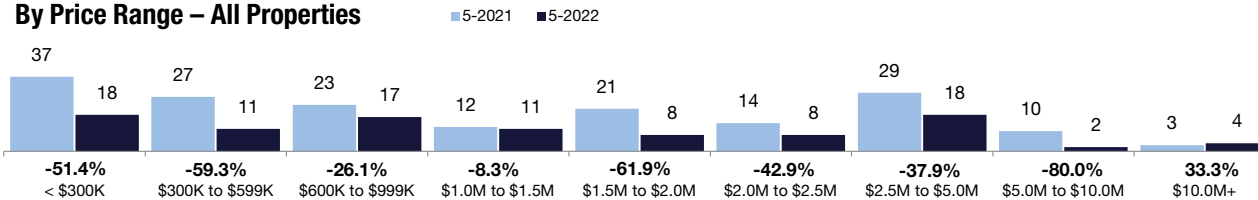
Year to Date

	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
	10	4	-60.0%	32	1	-96.9%
	30	13	-56.7%	75	44	-41.3%
	28	22	-21.4%	75	58	-22.7%
	22	26	+18.2%	30	20	-33.3%
	13	15	+15.4%	14	14	0.0%
	14	9	-35.7%	9	7	-22.2%
	13	15	+15.4%	5	12	+140.0%
	2	2	0.0%	0	1	--
	3	0	-100.0%	0	0	--
All Price Ranges	135	106	-21.5%	240	157	-34.6%

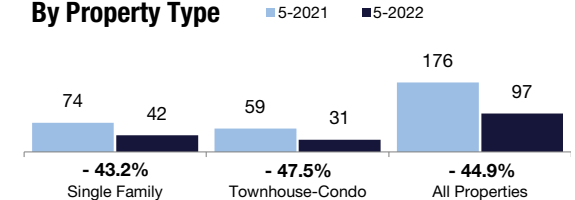
Inventory of Active Listings

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			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$299,999 and Below	0	0	--	2	1	-50.0%
\$300,000 to \$599,999	9	1	-88.9%	10	3	-70.0%
\$600,000 to \$999,999	6	5	-16.7%	17	12	-29.4%
\$1,000,000 to \$1,499,999	6	8	+33.3%	6	3	-50.0%
\$1,500,000 to \$1,999,999	13	5	-61.5%	8	3	-62.5%
\$2,000,000 to \$2,499,999	9	6	-33.3%	5	2	-60.0%
\$2,500,000 to \$4,999,999	19	12	-36.8%	10	6	-40.0%
\$5,000,000 to \$9,999,999	9	1	-88.9%	1	1	0.0%
\$10,000,000 and Above	3	4	+33.3%	0	0	--
All Price Ranges	74	42	-43.2%	59	31	-47.5%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
	0	0	--	2	1	-50.0%
	4	1	-75.0%	2	3	+50.0%
	6	5	-16.7%	10	12	+20.0%
	7	8	+14.3%	2	3	+50.0%
	3	5	+66.7%	2	3	+50.0%
	2	6	+200.0%	1	2	+100.0%
	6	12	+100.0%	7	6	-14.3%
	4	1	-75.0%	1	1	0.0%
	3	4	+33.3%	1	0	-100.0%
All Price Ranges	35	42	+20.0%	28	31	+10.7%

Year to Date

Single Family	Townhouse-Condo
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®



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.