

Monthly Indicators



June 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.3 percent for single family homes and 6.8 percent for townhouse-condo properties. Pending Sales decreased 24.3 percent for single family homes and 45.6 percent for townhouse-condo properties.

The Median Sales Price was up 9.9 percent to \$1,437,500 for single family homes and 46.1 percent to \$803,750 for townhouse-condo properties. Days on Market increased 3.0 percent for single family homes but decreased 54.8 percent for townhouse-condo properties.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Activity Snapshot

- 20.0% **+ 57.7%** **- 11.8%**

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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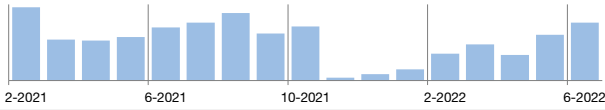
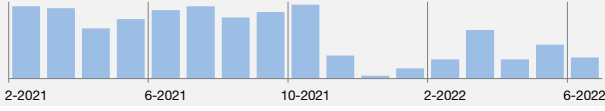
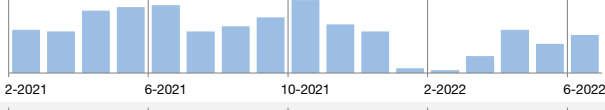
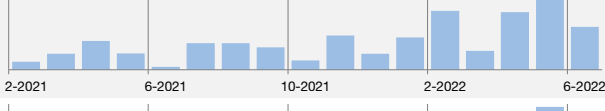
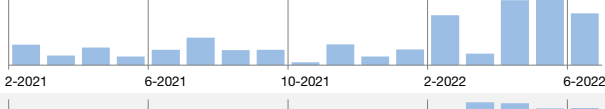
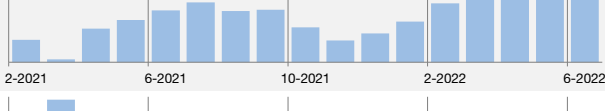
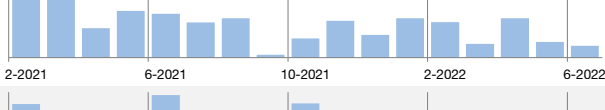
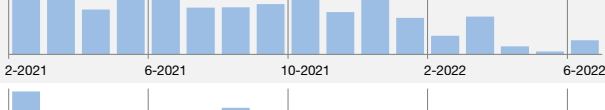
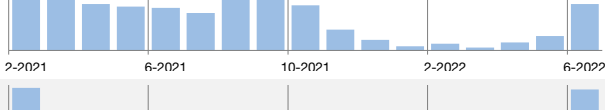
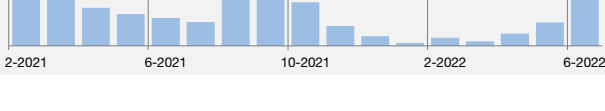
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		55	59	+ 7.3%	209	191	- 8.6%
Pending Sales		37	28	- 24.3%	182	139	- 23.6%
Sold Listings		30	31	+ 3.3%	165	137	- 17.0%
Median Sales Price		\$1,307,700	\$1,437,500	+ 9.9%	\$1,100,000	\$1,275,000	+ 15.9%
Average Sales Price		\$1,574,816	\$1,642,995	+ 4.3%	\$1,545,315	\$1,580,435	+ 2.3%
Pct. of List Price Received		99.3%	99.1%	- 0.2%	98.0%	99.6%	+ 1.6%
Days on Market		33	34	+ 3.0%	48	56	+ 16.7%
Housing Affordability Index		29	21	- 27.6%	35	24	- 31.4%
Active Listings		86	77	- 10.5%	--	--	--
Months Supply		2.2	2.6	+ 18.2%	--	--	--

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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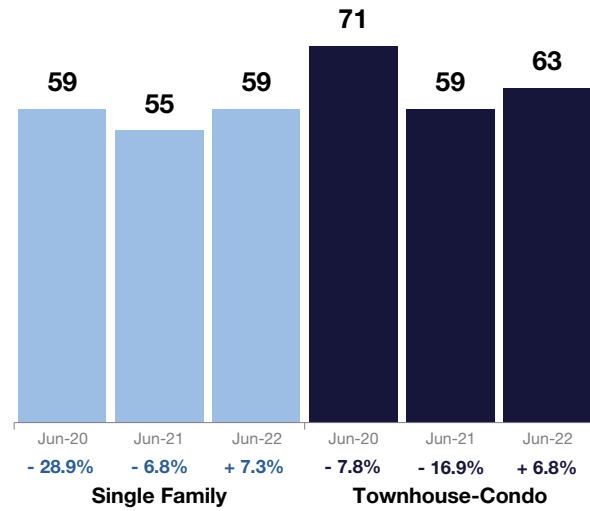
Key Metrics	Historical Sparkbars	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		59	63	+ 6.8%	318	258	- 18.9%
Pending Sales		57	31	- 45.6%	317	200	- 36.9%
Sold Listings		59	42	- 28.8%	299	199	- 33.4%
Median Sales Price		\$550,000	\$803,750	+ 46.1%	\$635,000	\$850,000	+ 33.9%
Average Sales Price		\$829,065	\$1,163,345	+ 40.3%	\$805,530	\$1,131,541	+ 40.5%
Pct. of List Price Received		102.0%	103.2%	+ 1.2%	100.5%	103.0%	+ 2.5%
Days on Market		31	14	- 54.8%	33	21	- 36.4%
Housing Affordability Index		70	37	- 47.1%	61	35	- 42.6%
Active Listings		59	62	+ 5.1%	--	--	--
Months Supply		0.9	1.5	+ 66.7%	--	--	--

New Listings

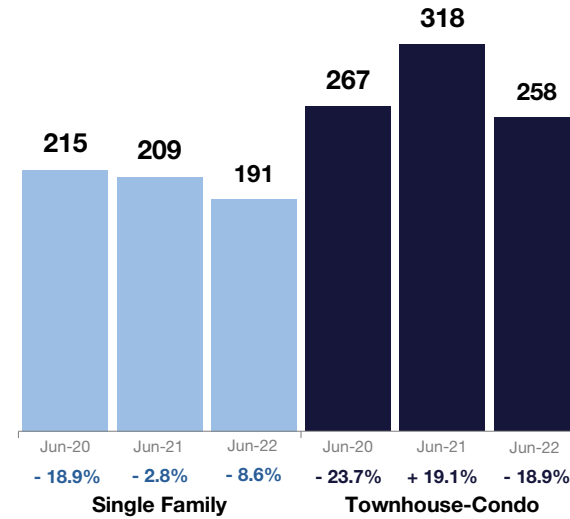


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June

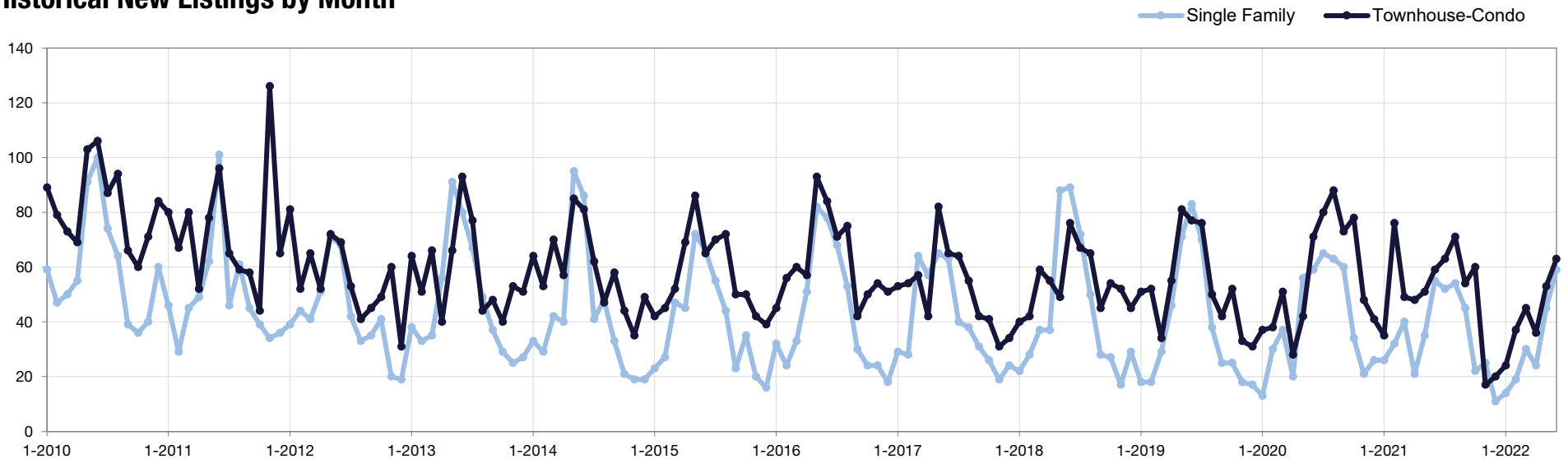


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2022	59	+7.3%	63	+6.8%

Historical New Listings by Month



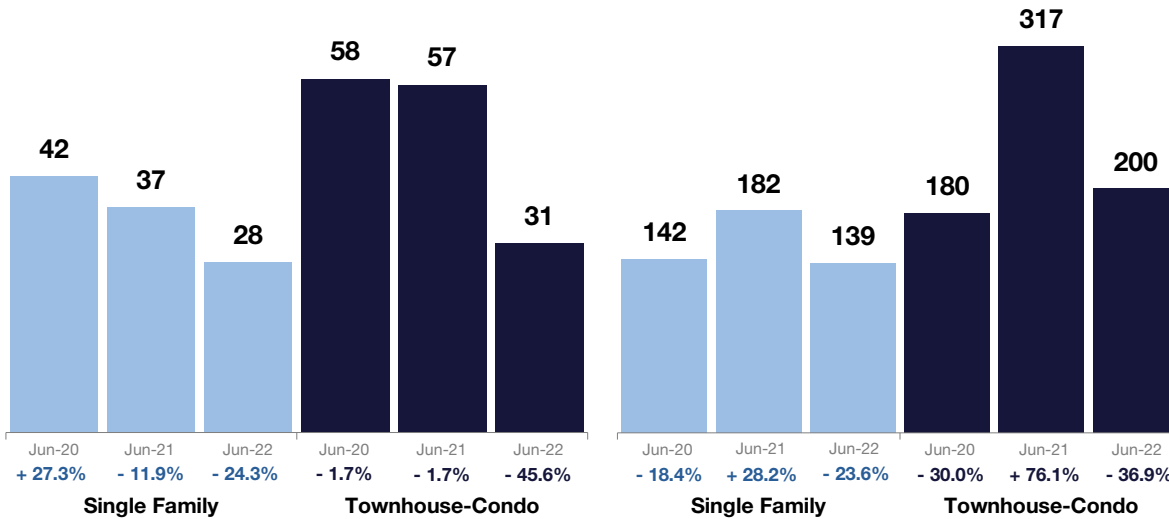
Pending Sales



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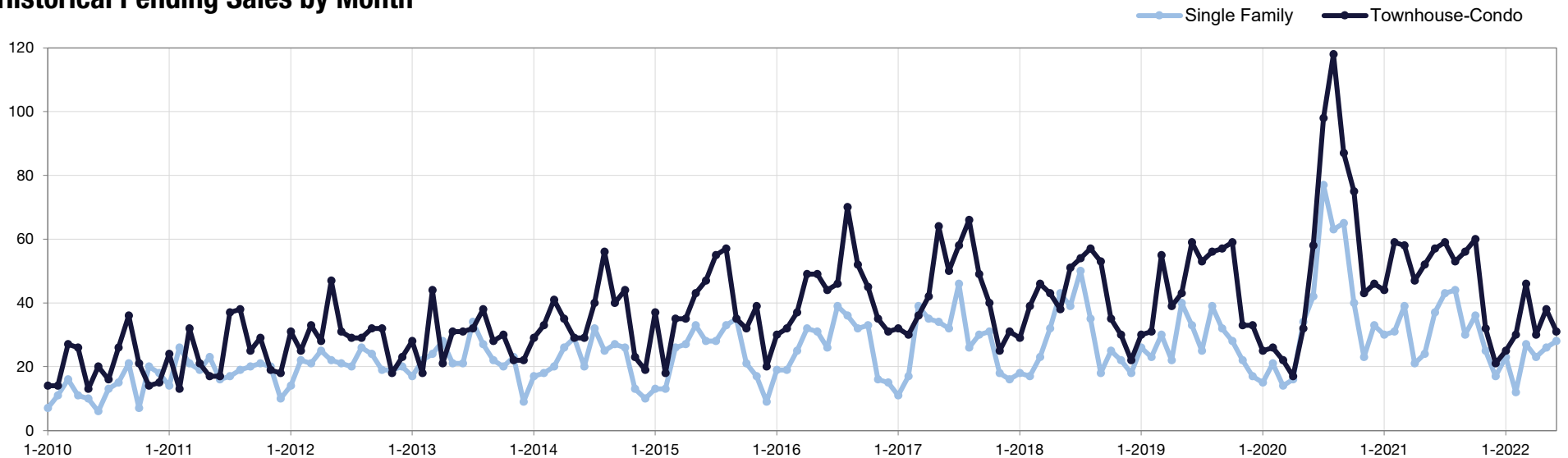
June

Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	12	-61.3%	30	-49.2%
Mar-2022	27	-30.8%	46	-20.7%
Apr-2022	23	+9.5%	30	-36.2%
May-2022	26	+8.3%	38	-26.9%
Jun-2022	28	-24.3%	31	-45.6%

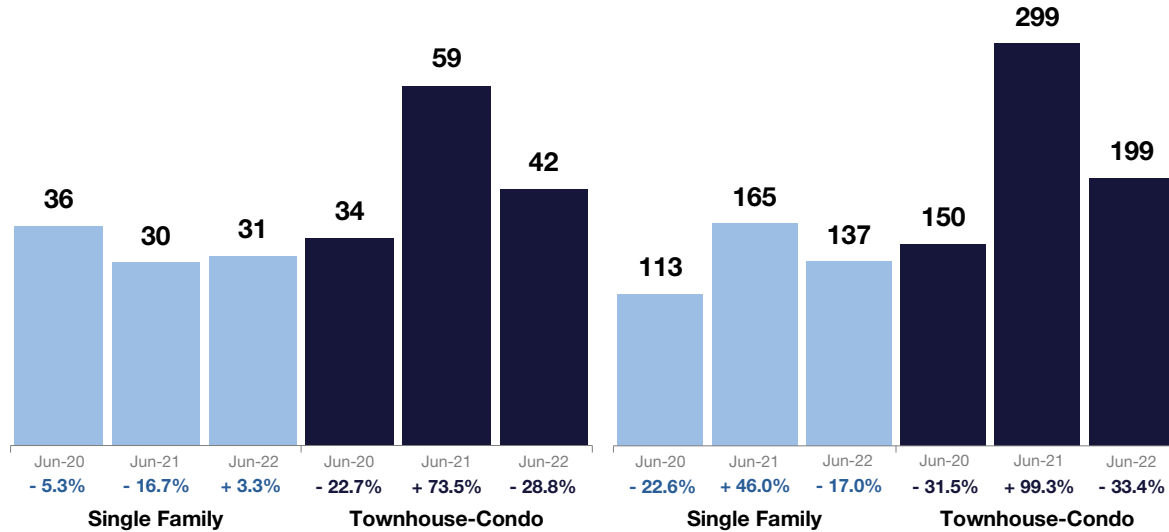
Historical Pending Sales by Month



Sold Listings

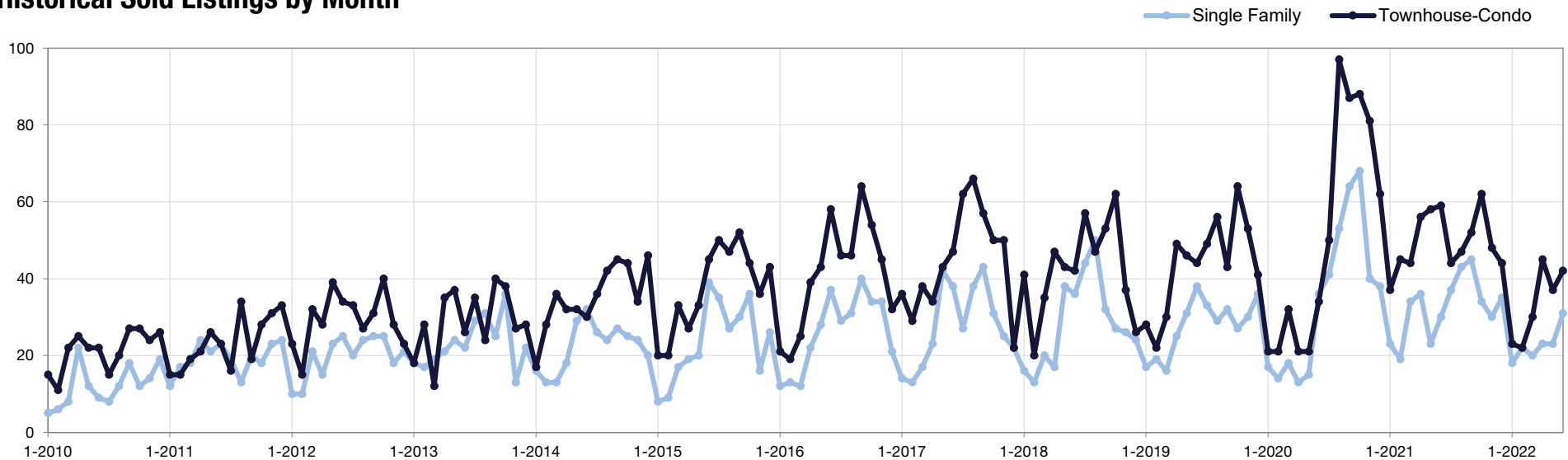
June

Year to Date



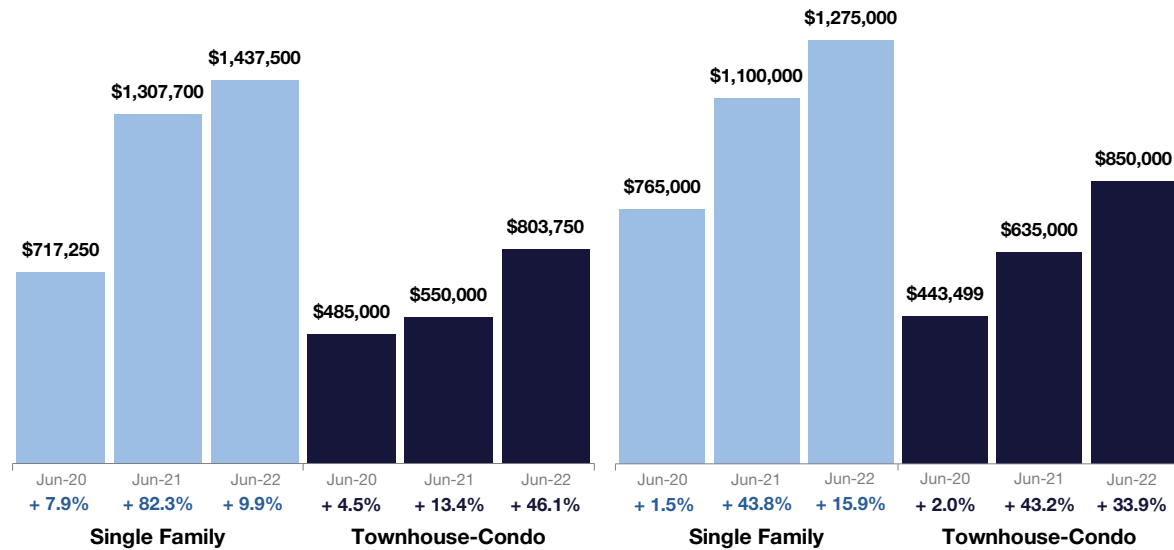
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	37	-9.8%	44	-12.0%
Aug-2021	43	-18.9%	47	-51.5%
Sep-2021	45	-29.7%	52	-40.2%
Oct-2021	34	-50.0%	62	-29.5%
Nov-2021	30	-25.0%	48	-40.7%
Dec-2021	35	-7.9%	44	-29.0%
Jan-2022	18	-21.7%	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%
Jun-2022	31	+3.3%	42	-28.8%

Historical Sold Listings by Month

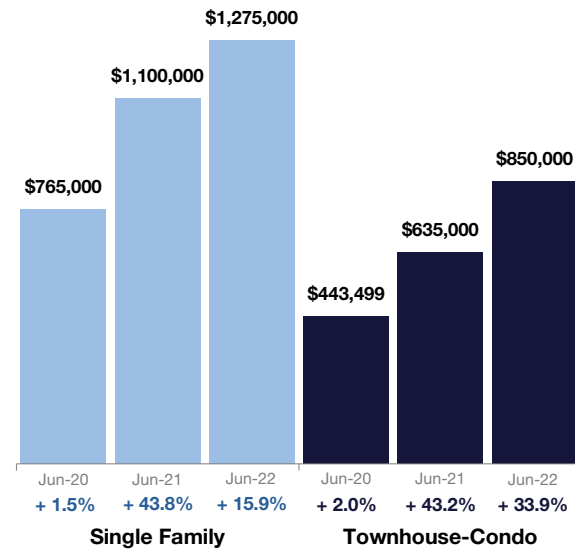


Median Sales Price

June

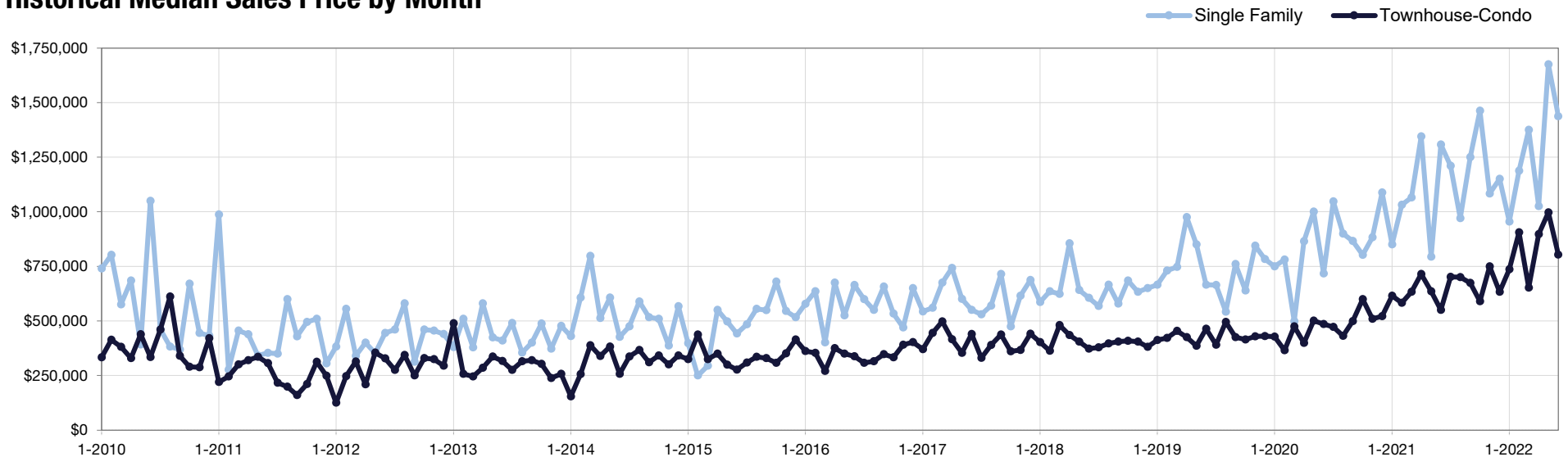


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2022	\$1,437,500	+9.9%	\$803,750	+46.1%

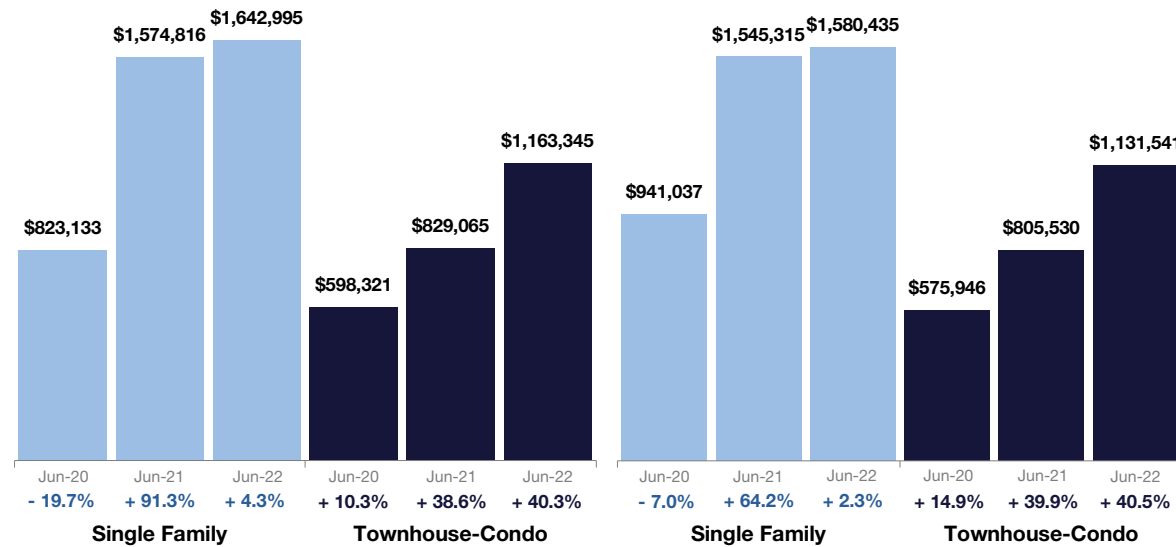
Historical Median Sales Price by Month



Average Sales Price

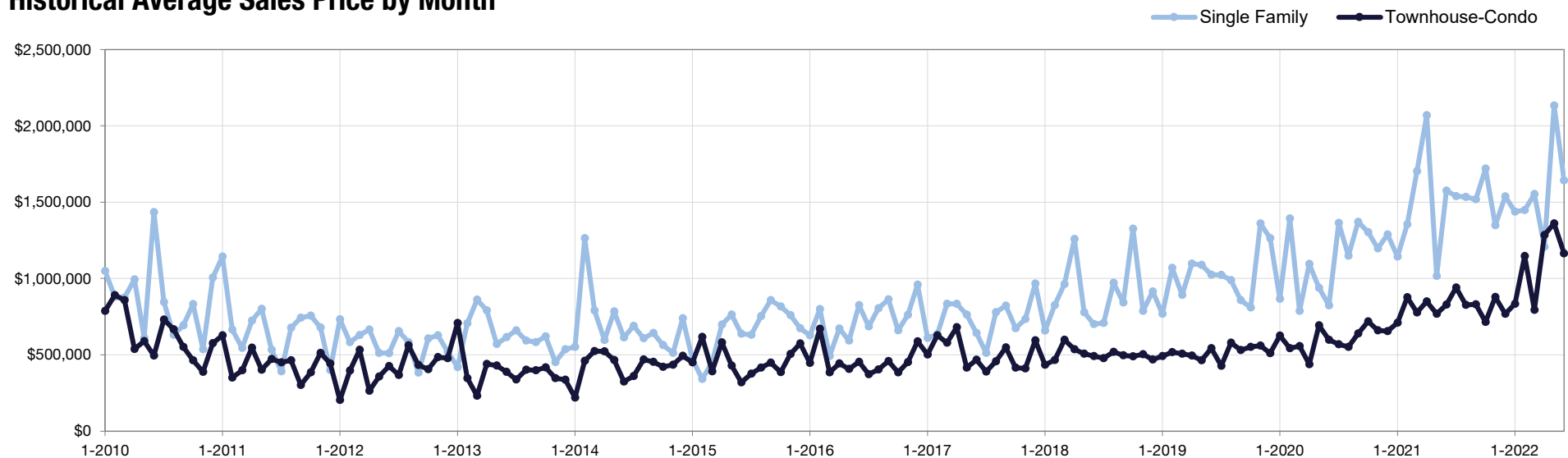


June



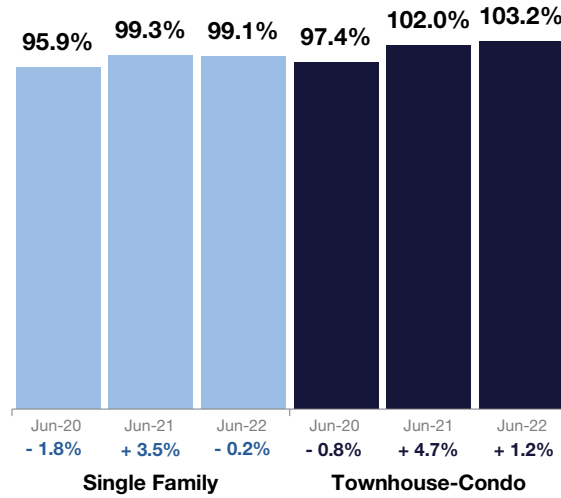
Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	\$1,538,408	+12.9%	\$940,082	+65.4%
Aug-2021	\$1,533,783	+33.5%	\$827,445	+50.2%
Sep-2021	\$1,518,007	+10.8%	\$829,385	+29.6%
Oct-2021	\$1,718,993	+32.0%	\$715,364	-0.5%
Nov-2021	\$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%
Jun-2022	\$1,642,995	+4.3%	\$1,163,345	+40.3%

Historical Average Sales Price by Month

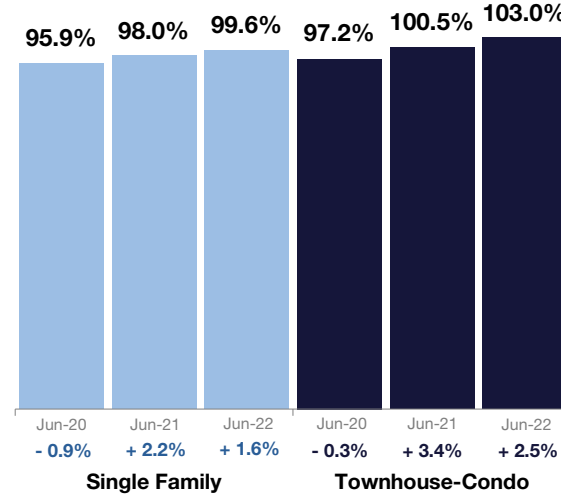


Percent of List Price Received

June

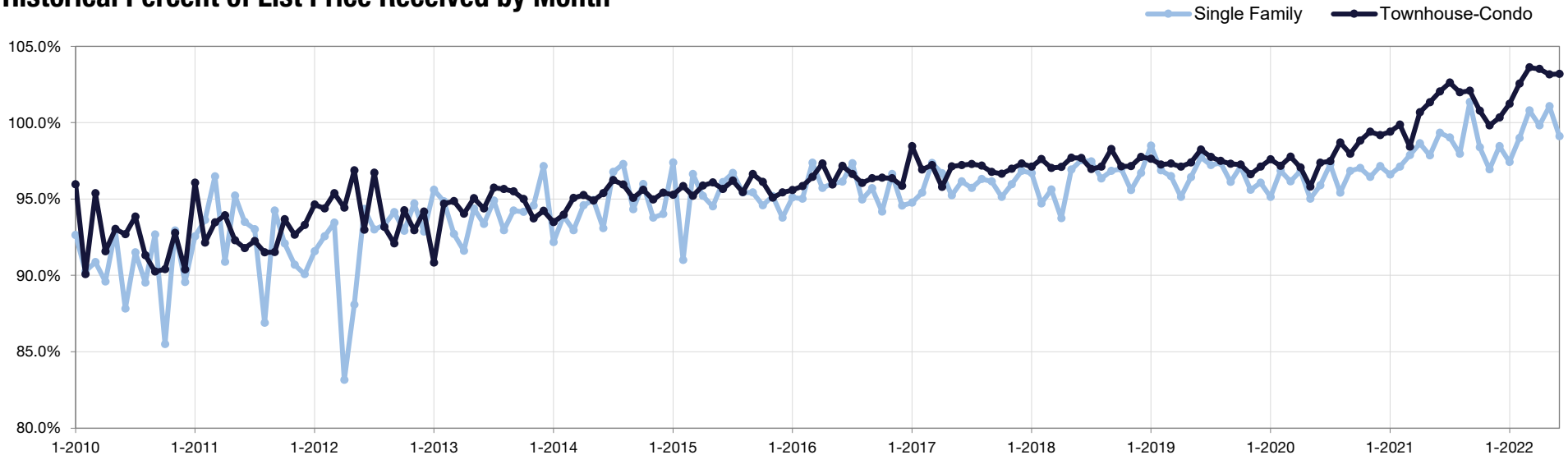


Year to Date



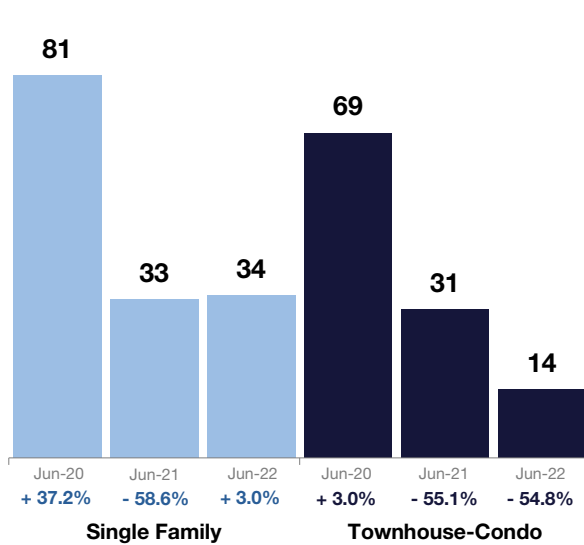
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	99.0%	+1.7%	102.6%	+5.2%
Aug-2021	98.0%	+2.7%	102.0%	+3.3%
Sep-2021	101.3%	+4.6%	102.1%	+4.3%
Oct-2021	98.4%	+1.4%	100.8%	+2.0%
Nov-2021	96.9%	+0.5%	99.8%	+0.4%
Dec-2021	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%
Jun-2022	99.1%	-0.2%	103.2%	+1.2%

Historical Percent of List Price Received by Month

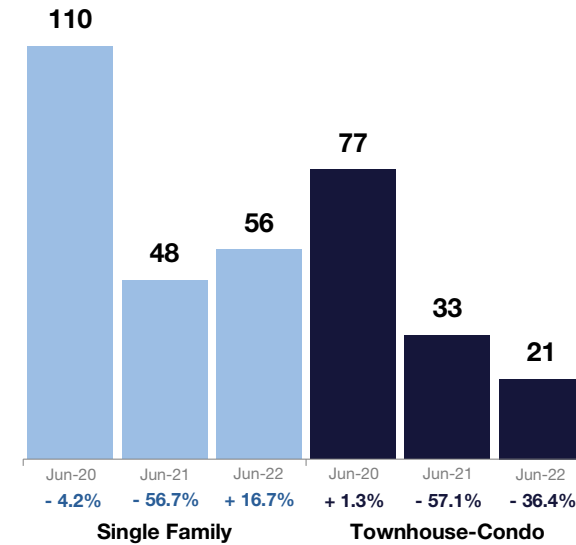


Days on Market Until Sale

June

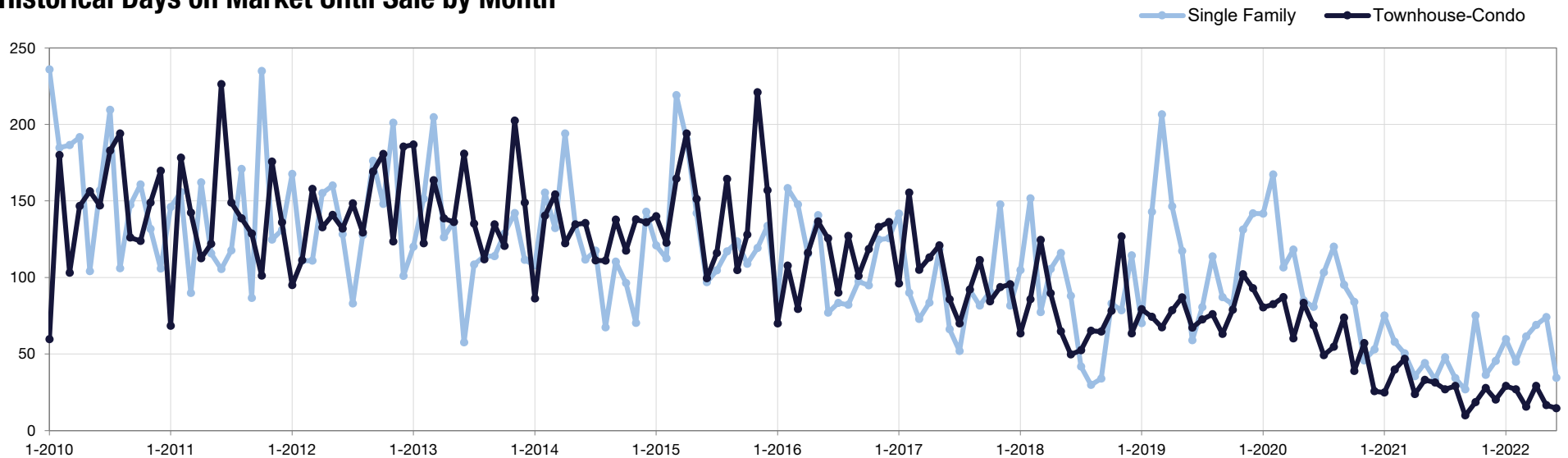


Year to Date



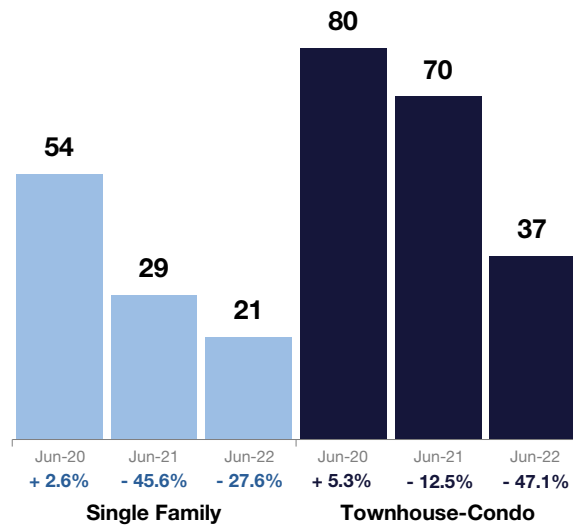
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	48	-53.4%	27	-44.9%
Aug-2021	34	-71.7%	29	-47.3%
Sep-2021	27	-71.6%	10	-86.5%
Oct-2021	75	-10.7%	18	-53.8%
Nov-2021	36	-21.7%	28	-50.9%
Dec-2021	45	-15.1%	20	-23.1%
Jan-2022	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%
Jun-2022	34	+3.0%	14	-54.8%

Historical Days on Market Until Sale by Month

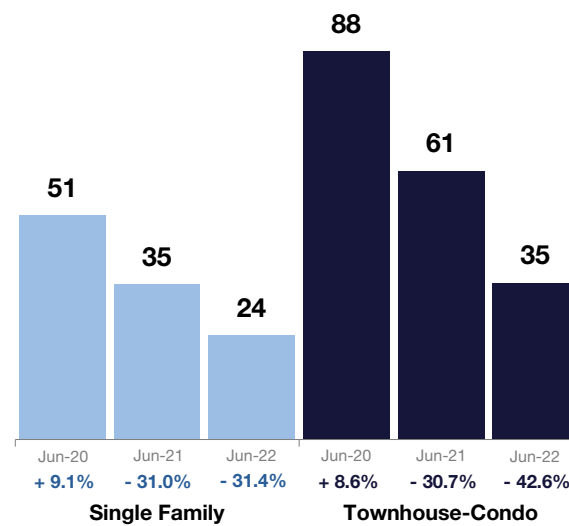


Housing Affordability Index

June

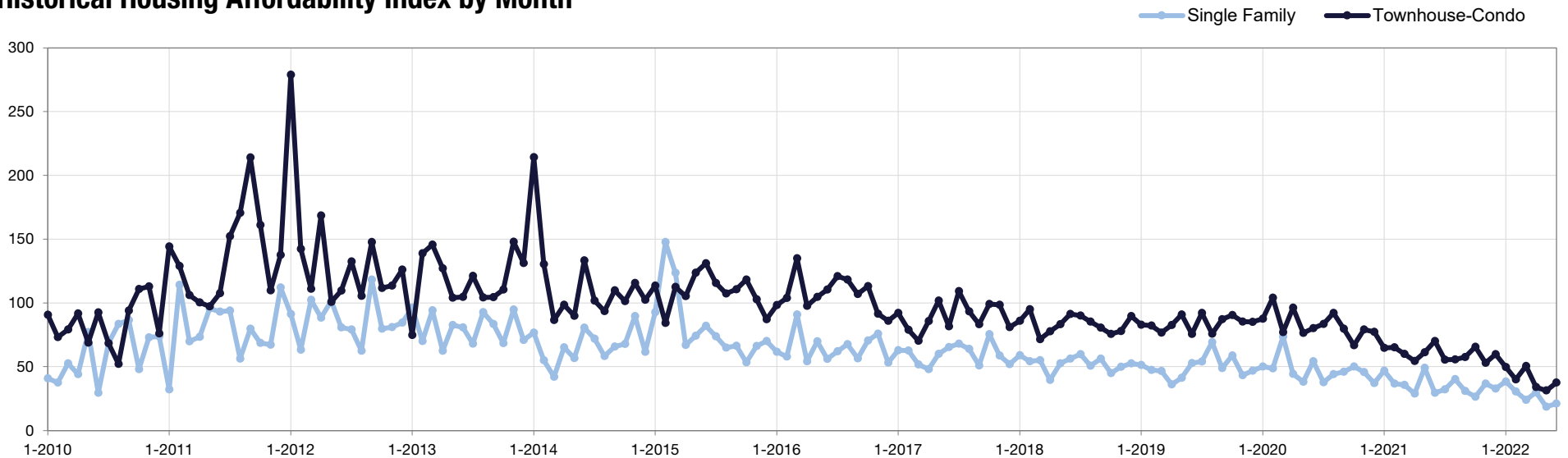


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2022	21	-27.6%	37	-47.1%

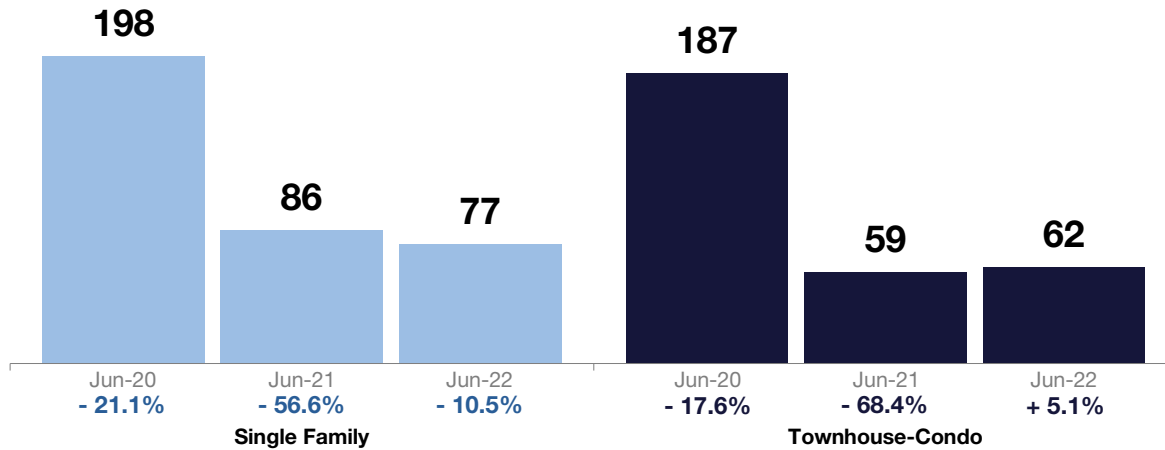
Historical Housing Affordability Index by Month



Inventory of Active Listings

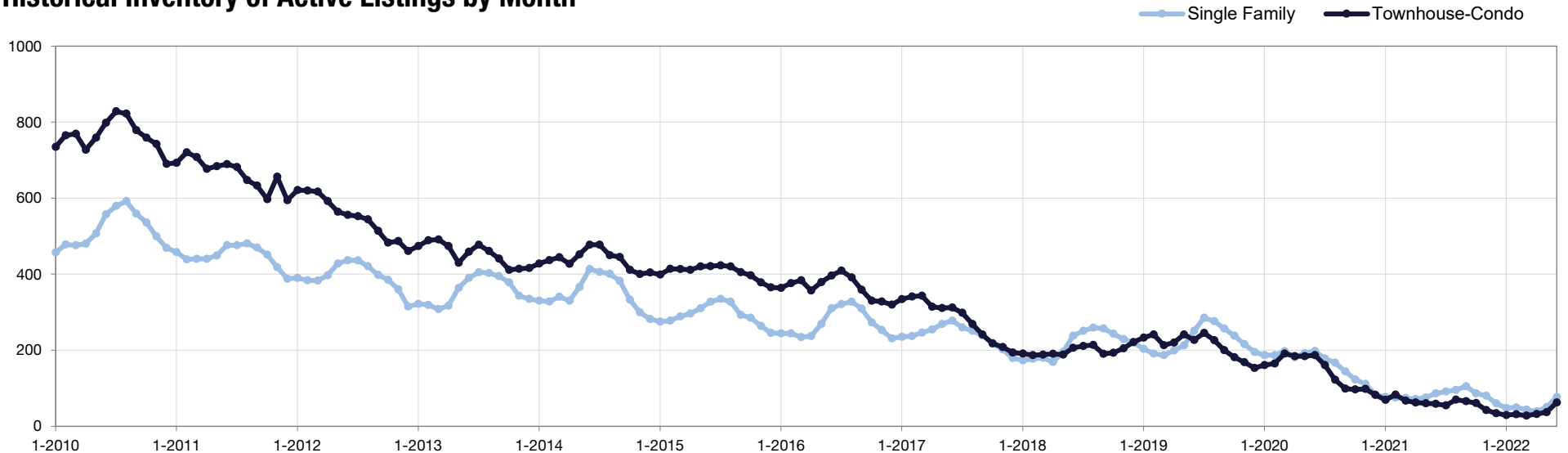


June



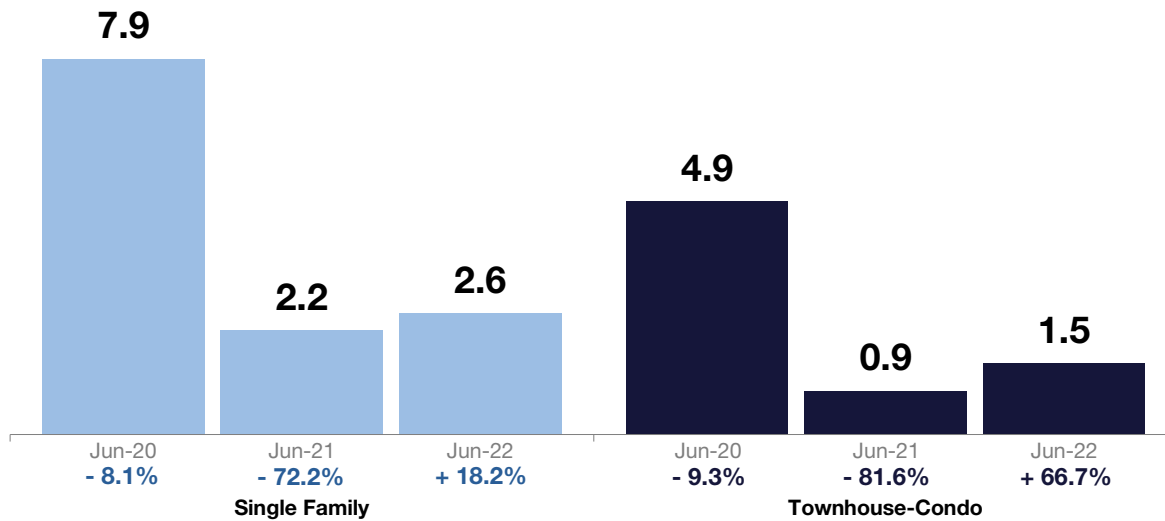
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	91	-48.9%	55	-65.8%
Aug-2021	95	-43.1%	70	-42.6%
Sep-2021	105	-27.1%	66	-33.3%
Oct-2021	86	-30.1%	61	-37.1%
Nov-2021	80	-27.9%	42	-57.1%
Dec-2021	60	-27.7%	34	-58.5%
Jan-2022	48	-37.7%	29	-58.0%
Feb-2022	49	-34.7%	31	-62.7%
Mar-2022	44	-40.5%	28	-58.2%
Apr-2022	39	-45.1%	32	-48.4%
May-2022	50	-33.3%	37	-38.3%
Jun-2022	77	-10.5%	62	+5.1%

Historical Inventory of Active Listings by Month



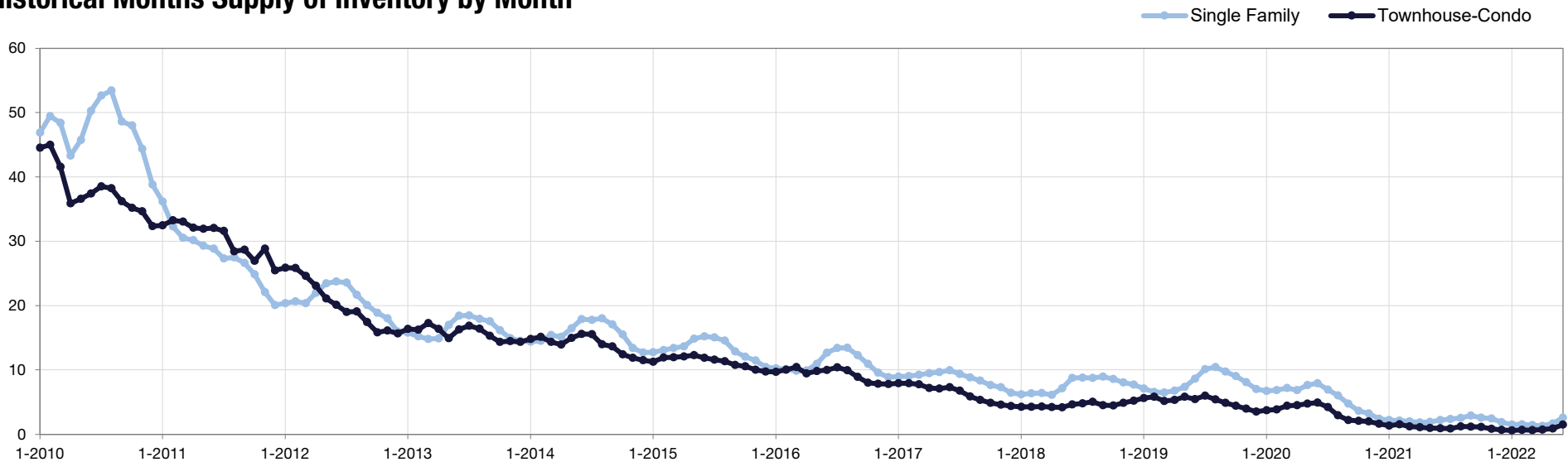
Months Supply of Inventory

June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2021	2.3	-66.7%	0.9	-78.6%
Aug-2021	2.5	-58.3%	1.2	-58.6%
Sep-2021	2.9	-38.3%	1.2	-45.5%
Oct-2021	2.6	-27.8%	1.1	-47.6%
Nov-2021	2.4	-25.0%	0.8	-60.0%
Dec-2021	1.9	-20.8%	0.7	-56.3%
Jan-2022	1.5	-31.8%	0.6	-53.8%
Feb-2022	1.5	-28.6%	0.7	-53.3%
Mar-2022	1.4	-30.0%	0.6	-50.0%
Apr-2022	1.3	-27.8%	0.7	-36.4%
May-2022	1.7	-10.5%	0.9	-10.0%
Jun-2022	2.6	+18.2%	1.5	+66.7%

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	6-2021	6-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		123	126	+ 2.4%	591	511	- 13.5%
Pending Sales		101	61	- 39.6%	554	382	- 31.0%
Sold Listings		95	76	- 20.0%	519	382	- 26.4%
Median Sales Price		\$585,000	\$922,500	+ 57.7%	\$639,000	\$877,500	+ 37.3%
Average Sales Price		\$1,025,761	\$1,320,623	+ 28.7%	\$973,546	\$1,185,947	+ 21.8%
Pct. of List Price Received		100.9%	101.3%	+ 0.4%	99.3%	101.3%	+ 2.0%
Days on Market		32	23	- 28.1%	46	37	- 19.6%
Housing Affordability Index		66	33	- 50.0%	60	34	- 43.3%
Active Listings		186	164	- 11.8%	--	--	--
Months Supply		1.7	2.1	+ 23.5%	--	--	--

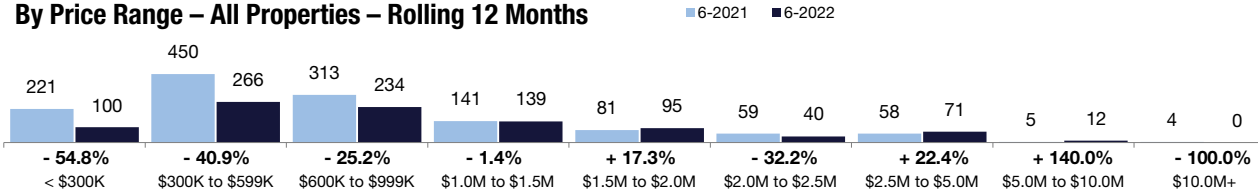
Closed Sales

Actual sales that have closed in a given month.

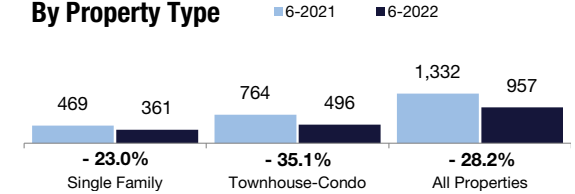


STEAMBOAT SPRINGS
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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	36	13	-63.9%	101	11	-89.1%
\$300,000 to \$599,999	117	65	-44.4%	320	177	-44.7%
\$600,000 to \$999,999	92	71	-22.8%	219	163	-25.6%
\$1,000,000 to \$1,499,999	77	69	-10.4%	64	70	+9.4%
\$1,500,000 to \$1,999,999	48	55	+14.6%	33	40	+21.2%
\$2,000,000 to \$2,499,999	43	27	-37.2%	16	13	-18.8%
\$2,500,000 to \$4,999,999	47	50	+6.4%	11	21	+90.9%
\$5,000,000 to \$9,999,999	5	11	+120.0%	0	1	--
\$10,000,000 and Above	4	0	-100.0%	0	0	--
All Price Ranges	469	361	-23.0%	764	496	-35.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
	0	0	--	0	0	--
	3	6	+100.0%	8	12	+50.0%
	3	7	+133.3%	11	13	+18.2%
	4	4	0.0%	5	8	+60.0%
	3	8	+166.7%	6	4	-33.3%
	3	1	-66.7%	3	1	-66.7%
	5	3	-40.0%	4	4	0.0%
	2	2	0.0%	0	0	--
	0	0	--	0	0	--
All Price Ranges	23	31	+34.8%	37	42	+13.5%

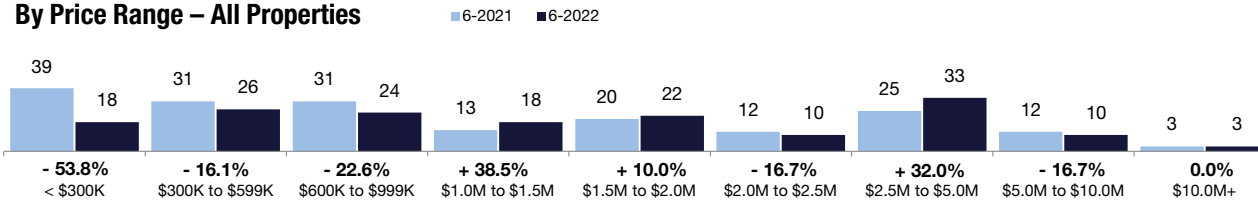
Year to Date

	Single Family			Townhouse-Condo		
	6-2021	6-2022	Change	6-2021	6-2022	Change
	11	4	-63.6%	37	1	-97.3%
	39	19	-51.3%	103	56	-45.6%
	30	29	-3.3%	93	71	-23.7%
	27	30	+11.1%	31	28	-9.7%
	16	23	+43.8%	17	18	+5.9%
	17	10	-41.2%	10	8	-20.0%
	20	18	-10.0%	8	16	+100.0%
	2	4	+100.0%	0	1	--
	3	0	-100.0%	0	0	--
All Price Ranges	165	137	-17.0%	299	199	-33.4%

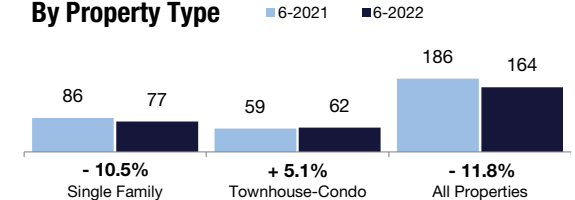
Inventory of Active Listings

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		
	6-2021	6-2022	Change	6-2021	6-2022	Change
\$299,999 and Below	4	0	-100.0%	2	1	-50.0%
\$300,000 to \$599,999	12	4	-66.7%	11	14	+27.3%
\$600,000 to \$999,999	11	7	-36.4%	20	17	-15.0%
\$1,000,000 to \$1,499,999	8	10	+25.0%	5	8	+60.0%
\$1,500,000 to \$1,999,999	13	14	+7.7%	7	8	+14.3%
\$2,000,000 to \$2,499,999	8	8	0.0%	4	2	-50.0%
\$2,500,000 to \$4,999,999	16	23	+43.8%	9	10	+11.1%
\$5,000,000 to \$9,999,999	11	8	-27.3%	1	2	+100.0%
\$10,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	86	77	-10.5%	59	62	+5.1%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2022	6-2022	Change	5-2022	6-2022	Change
	0	0	--	1	1	0.0%
	2	4	+100.0%	5	14	+180.0%
	6	7	+16.7%	13	17	+30.8%
	10	10	0.0%	3	8	+166.7%
	6	14	+133.3%	3	8	+166.7%
	6	8	+33.3%	3	2	-33.3%
	13	23	+76.9%	8	10	+25.0%
	3	8	+166.7%	1	2	+100.0%
	4	3	-25.0%	0	0	--
All Price Ranges	50	77	+54.0%	37	62	+67.6%

Year to Date

Single Family	Townhouse-Condo
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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.