

Monthly Indicators



September 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 55.6 percent for single family homes and 38.9 percent for townhouse-condo properties. Pending Sales decreased 50.0 percent for single family homes and 53.6 percent for townhouse-condo properties.

The Median Sales Price was down 22.0 percent to \$975,000 for single family homes but increased 43.6 percent to \$967,500 for townhouse-condo properties. Days on Market increased 55.6 percent for single family homes and 200.0 percent for townhouse-condo properties.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

Activity Snapshot

- 35.1% **+ 12.3%** **0.0%**

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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		45	20	- 55.6%	360	299	- 16.9%
Pending Sales		30	15	- 50.0%	299	216	- 27.8%
Sold Listings		45	31	- 31.1%	290	228	- 21.4%
Median Sales Price		\$1,250,000	\$975,000	- 22.0%	\$1,162,500	\$1,299,500	+ 11.8%
Average Sales Price		\$1,518,007	\$1,307,873	- 13.8%	\$1,538,486	\$1,627,394	+ 5.8%
Pct. of List Price Received		101.3%	96.4%	- 4.8%	98.7%	98.8%	+ 0.1%
Days on Market		27	42	+ 55.6%	42	48	+ 14.3%
Housing Affordability Index		31	29	- 6.5%	33	22	- 33.3%
Active Listings		107	86	- 19.6%	--	--	--
Months Supply		2.9	3.2	+ 10.3%	--	--	--

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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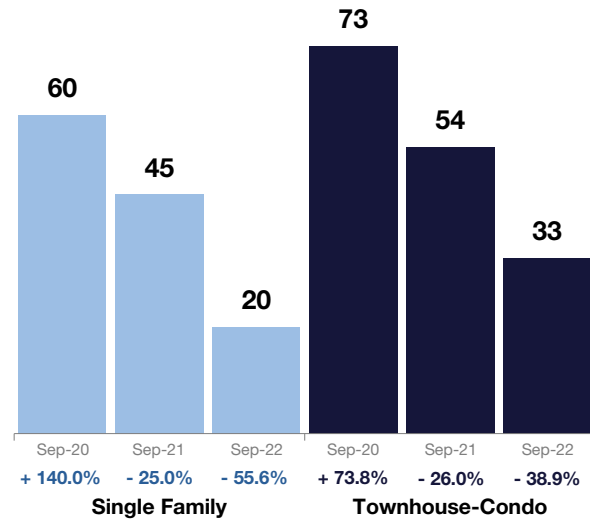
Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		54	33	- 38.9%	506	386	- 23.7%
Pending Sales		56	26	- 53.6%	485	294	- 39.4%
Sold Listings		52	34	- 34.6%	442	304	- 31.2%
Median Sales Price		\$673,750	\$967,500	+ 43.6%	\$646,750	\$855,000	+ 32.2%
Average Sales Price		\$829,385	\$1,258,771	+ 51.8%	\$824,061	\$1,101,708	+ 33.7%
Pct. of List Price Received		102.1%	97.9%	- 4.1%	101.0%	101.9%	+ 0.9%
Days on Market		10	30	+ 200.0%	29	22	- 24.1%
Housing Affordability Index		57	29	- 49.1%	60	33	- 45.0%
Active Listings		67	73	+ 9.0%	--	--	--
Months Supply		1.2	1.9	+ 58.3%	--	--	--

New Listings

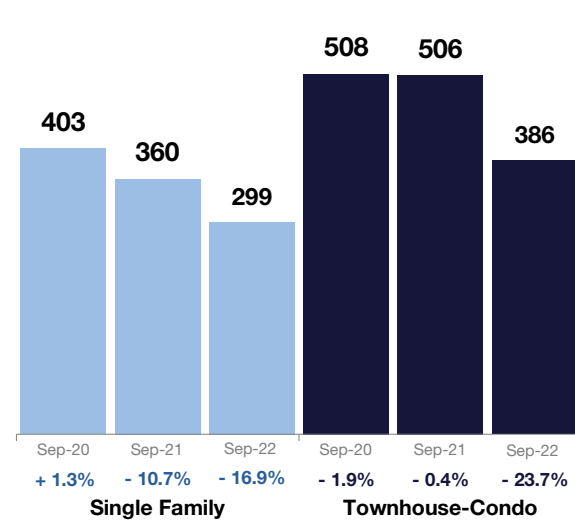


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September

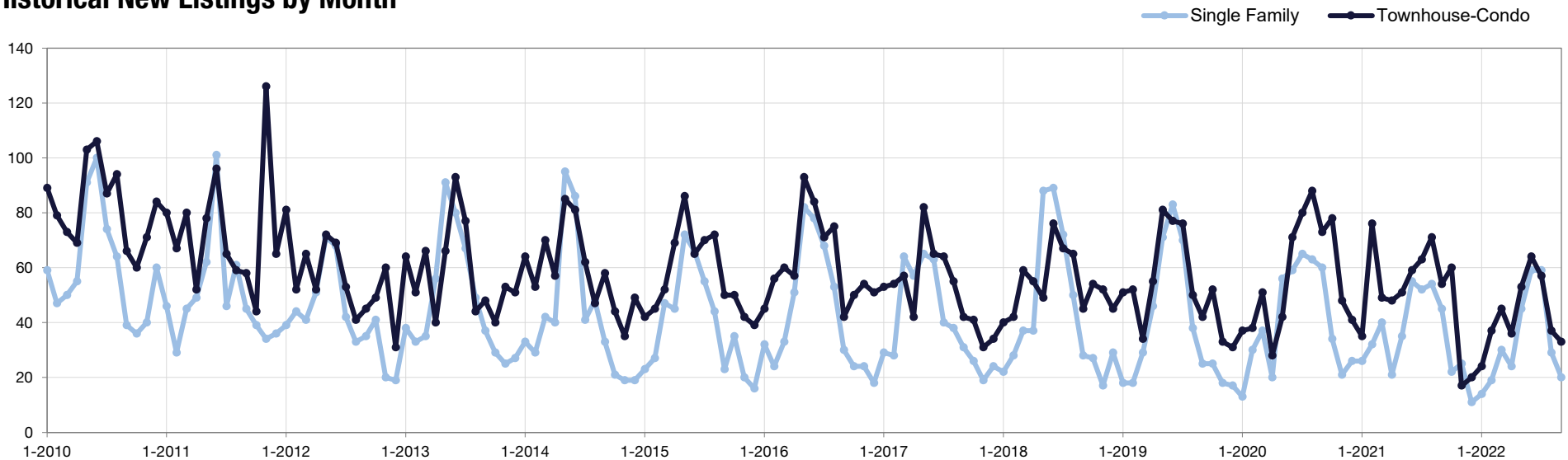


Year to Date



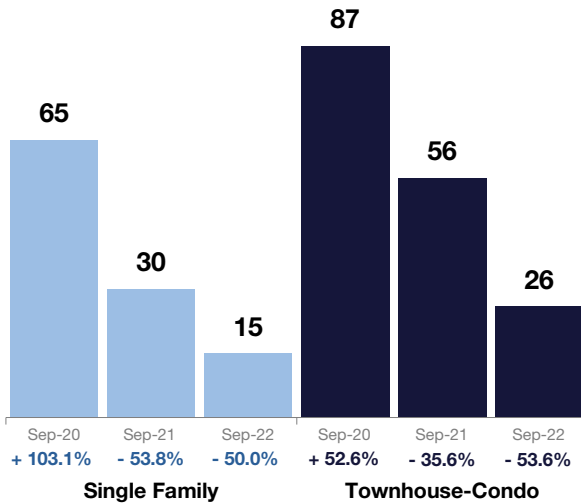
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	22	-35.3%	60	-23.1%
Nov-2021	25	+19.0%	17	-64.6%
Dec-2021	11	-57.7%	20	-51.2%
Jan-2022	14	-46.2%	24	-31.4%
Feb-2022	19	-40.6%	37	-51.3%
Mar-2022	30	-25.0%	45	-8.2%
Apr-2022	24	+14.3%	36	-25.0%
May-2022	45	+28.6%	53	+3.9%
Jun-2022	59	+7.3%	64	+8.5%
Jul-2022	59	+13.5%	57	-9.5%
Aug-2022	29	-46.3%	37	-47.9%
Sep-2022	20	-55.6%	33	-38.9%

Historical New Listings by Month

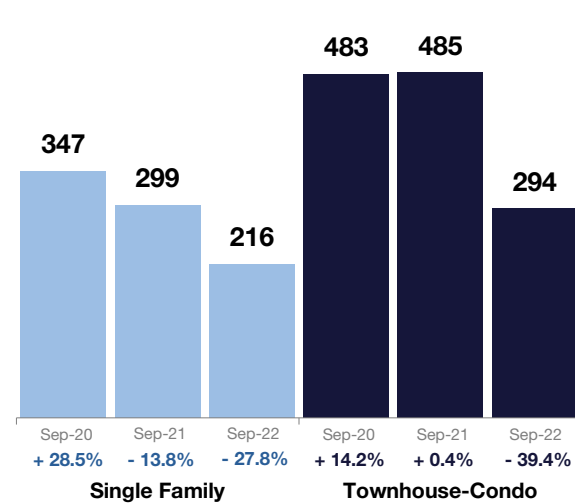


Pending Sales

September

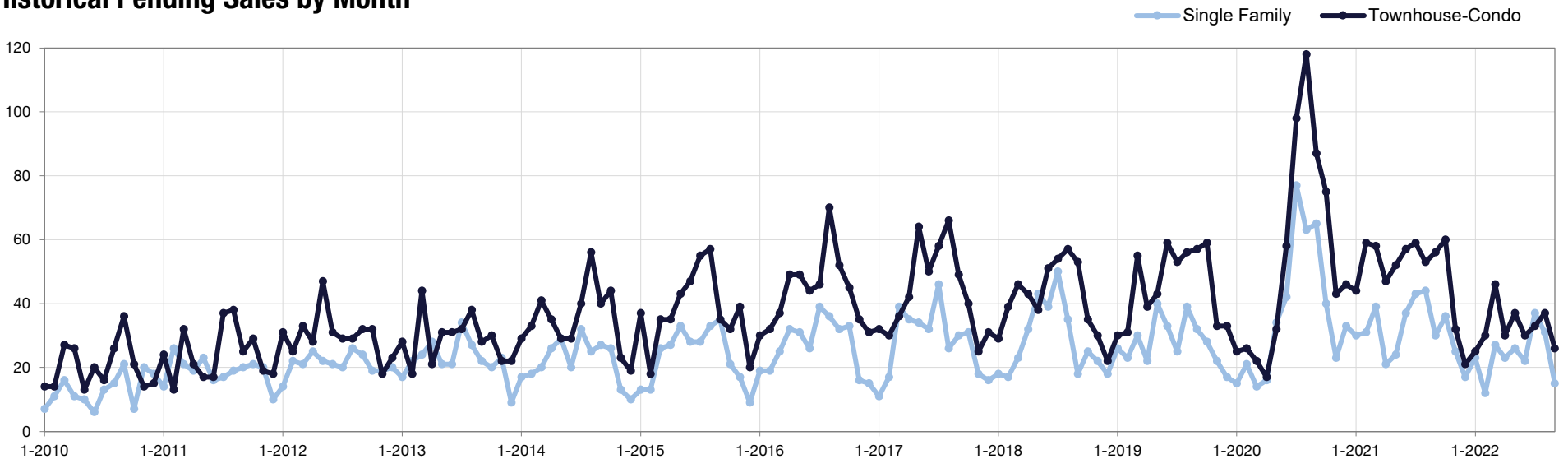


Year to Date



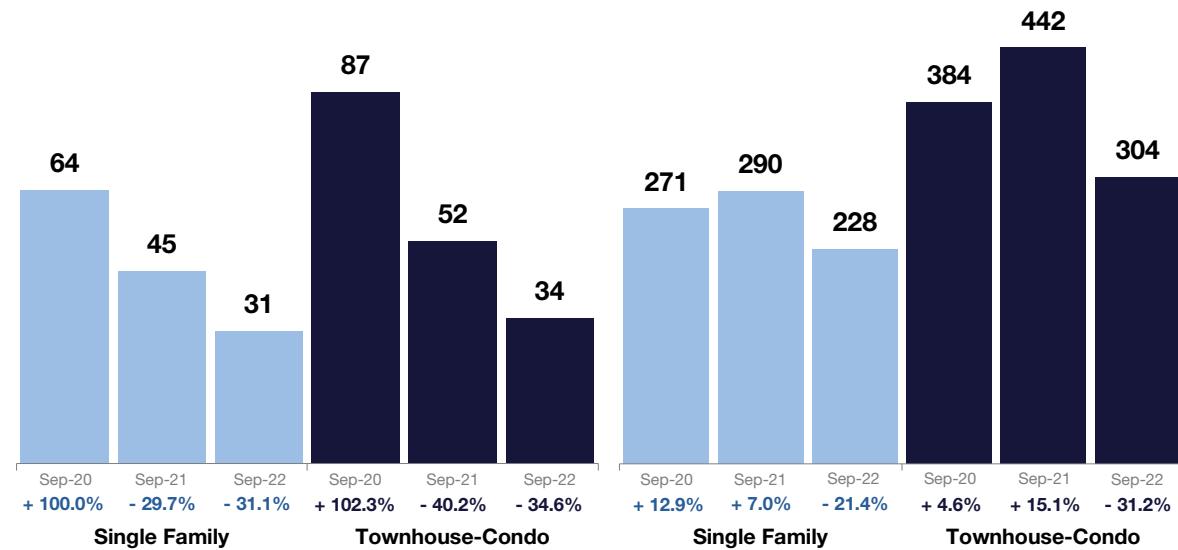
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	36	-10.0%	60	-20.0%
Nov-2021	25	+8.7%	32	-25.6%
Dec-2021	17	-48.5%	21	-54.3%
Jan-2022	23	-23.3%	25	-43.2%
Feb-2022	12	-61.3%	30	-49.2%
Mar-2022	27	-30.8%	46	-20.7%
Apr-2022	23	+9.5%	30	-36.2%
May-2022	26	+8.3%	37	-28.8%
Jun-2022	22	-40.5%	30	-47.4%
Jul-2022	37	-14.0%	33	-44.1%
Aug-2022	31	-29.5%	37	-30.2%
Sep-2022	15	-50.0%	26	-53.6%

Historical Pending Sales by Month



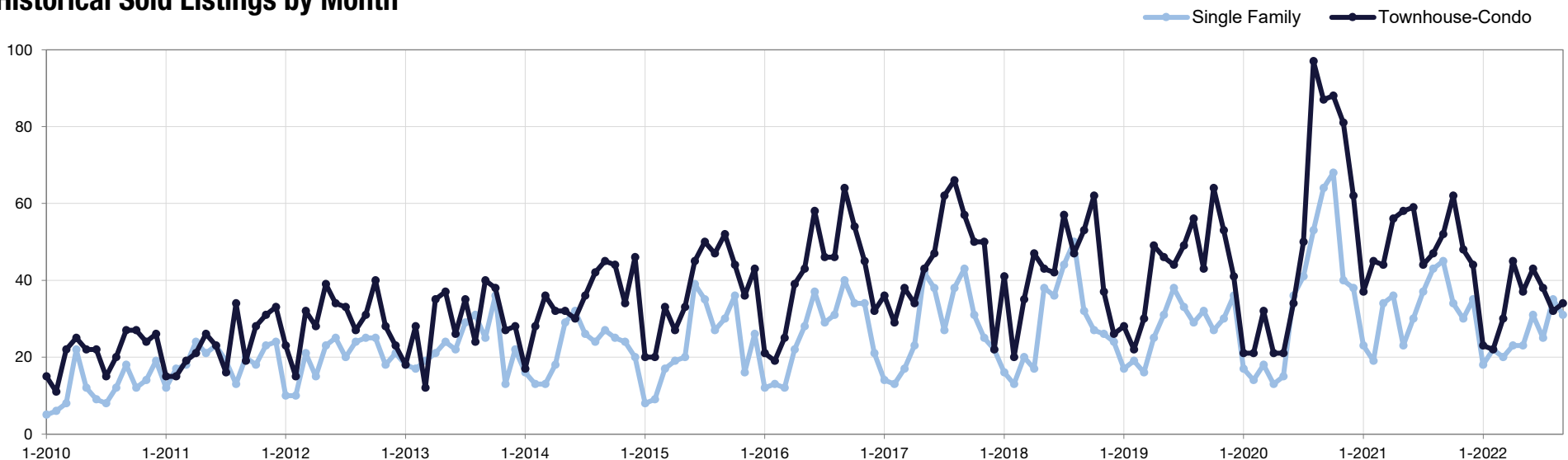
Sold Listings

September



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	43	-27.1%
Jul-2022	25	-32.4%	38	-13.6%
Aug-2022	35	-18.6%	32	-31.9%
Sep-2022	31	-31.1%	34	-34.6%

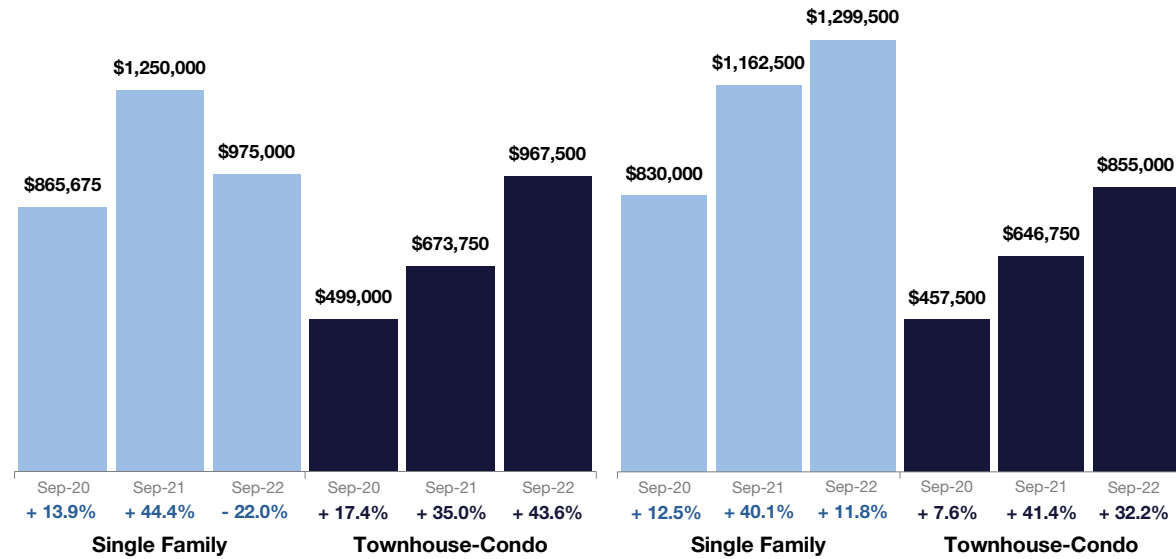
Historical Sold Listings by Month



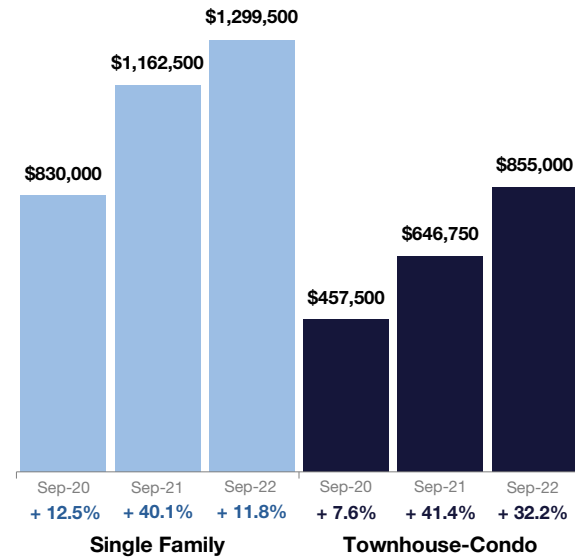
Median Sales Price



September

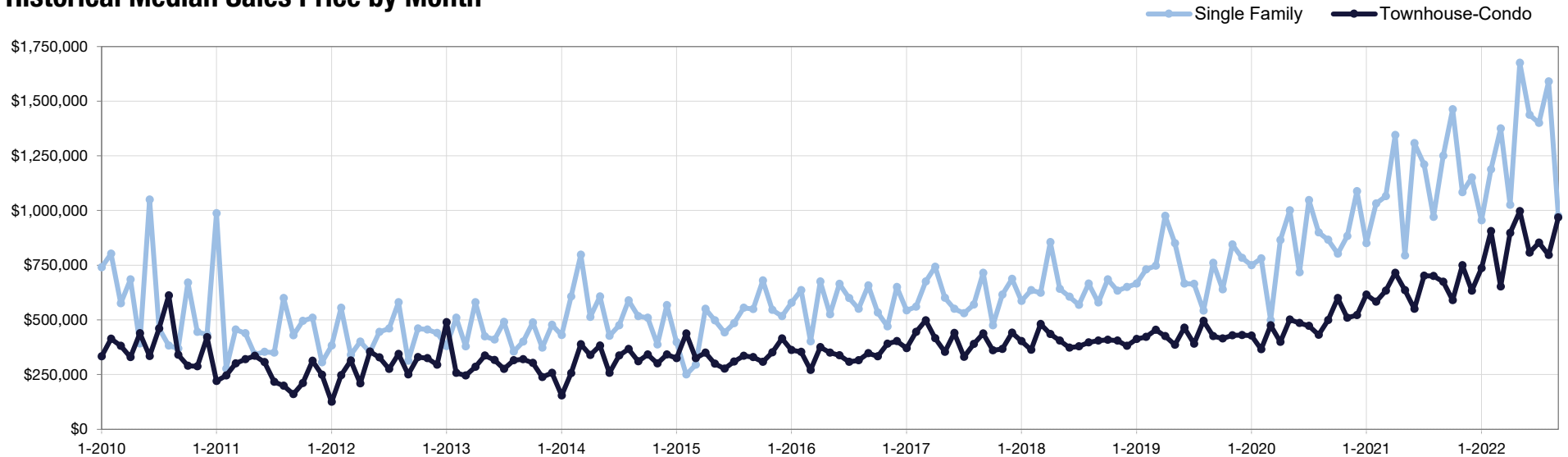


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$807,500	+46.8%
Jul-2022	\$1,400,000	+15.7%	\$852,642	+21.6%
Aug-2022	\$1,589,500	+63.9%	\$796,500	+13.8%
Sep-2022	\$975,000	-22.0%	\$967,500	+43.6%

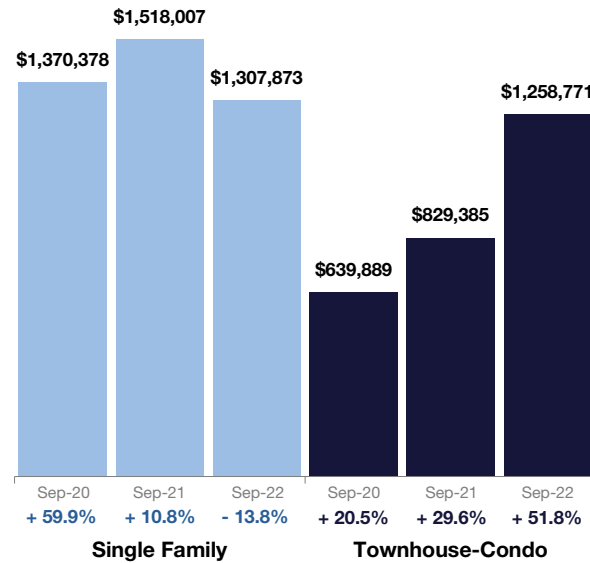
Historical Median Sales Price by Month



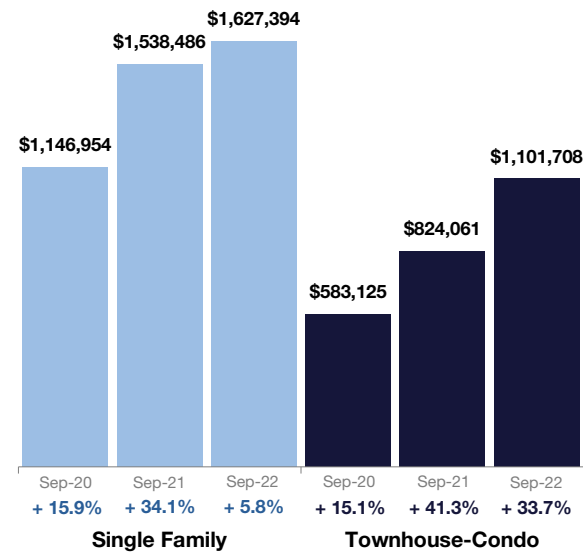
Average Sales Price



September

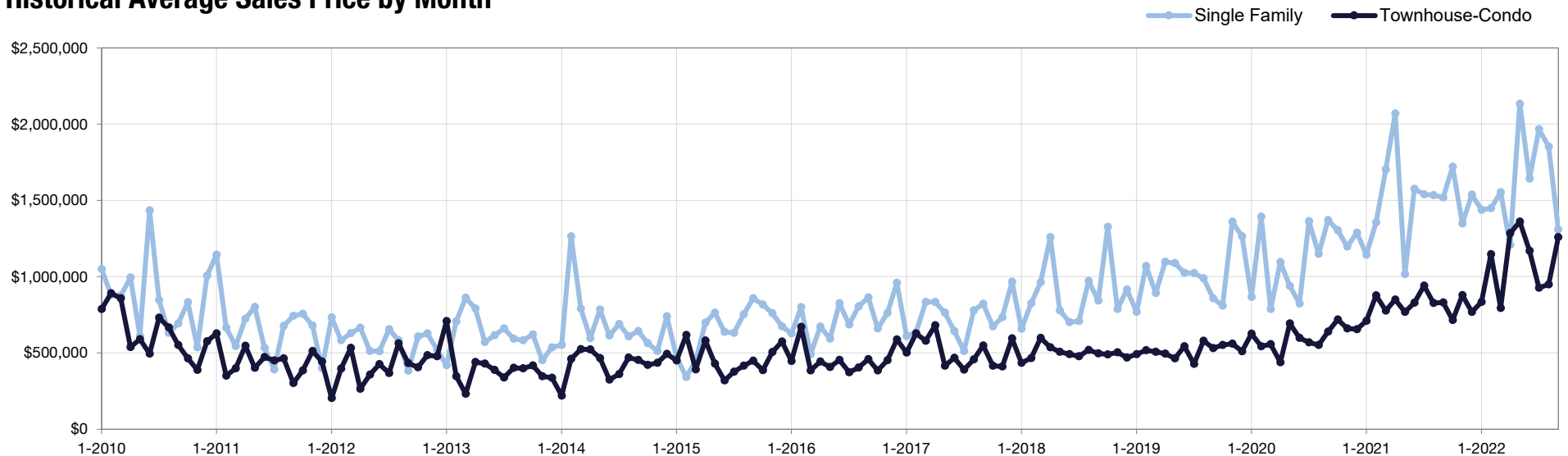


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$1,168,849	+41.0%
Jul-2022	\$1,965,926	+27.8%	\$926,020	-1.5%
Aug-2022	\$1,852,403	+20.8%	\$948,613	+14.6%
Sep-2022	\$1,307,873	-13.8%	\$1,258,771	+51.8%

Historical Average Sales Price by Month



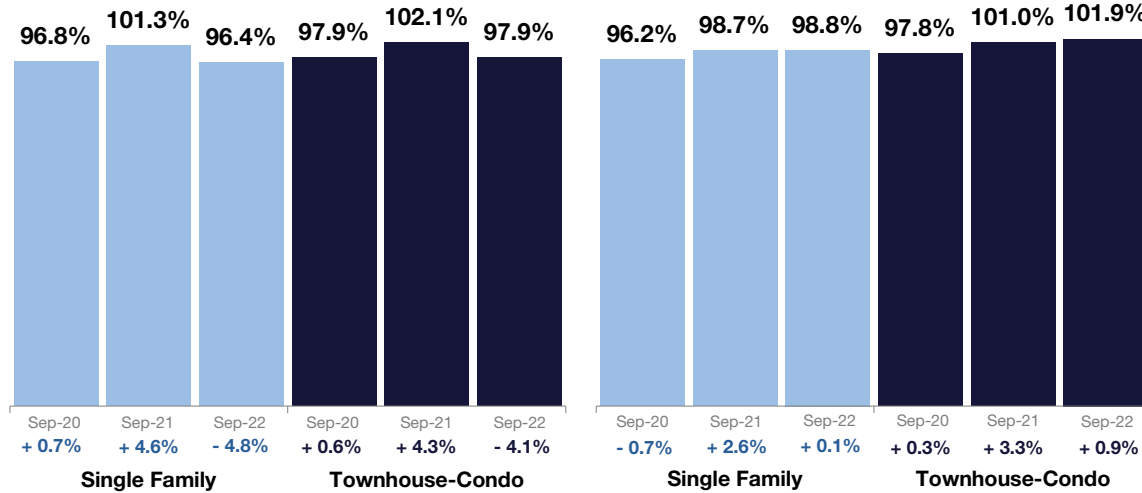
Percent of List Price Received



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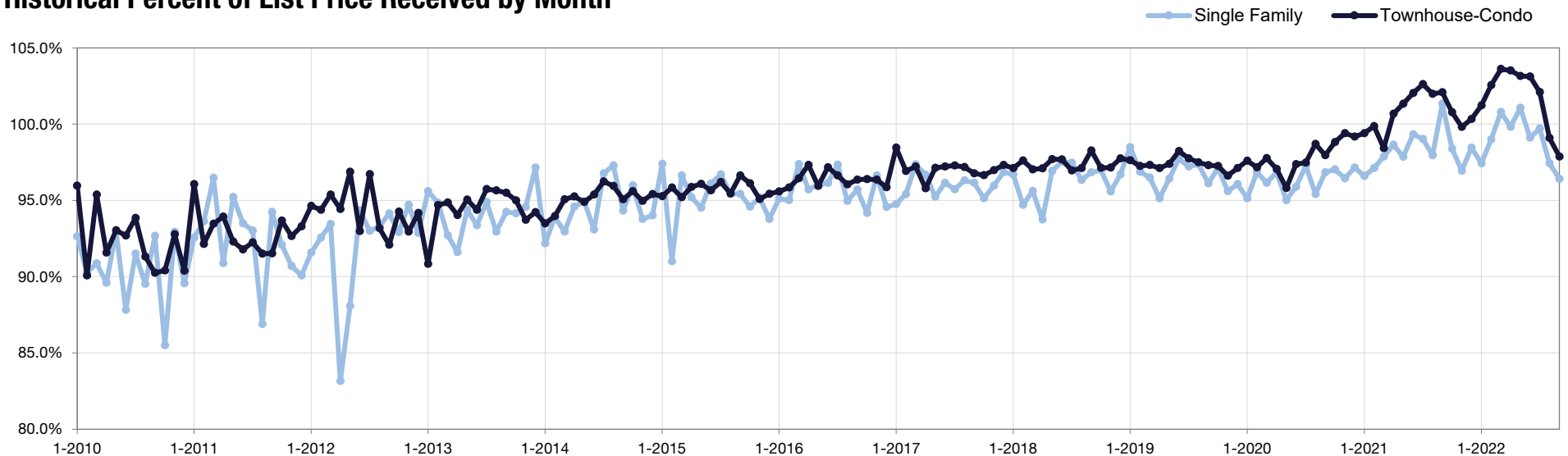
September

Year to Date



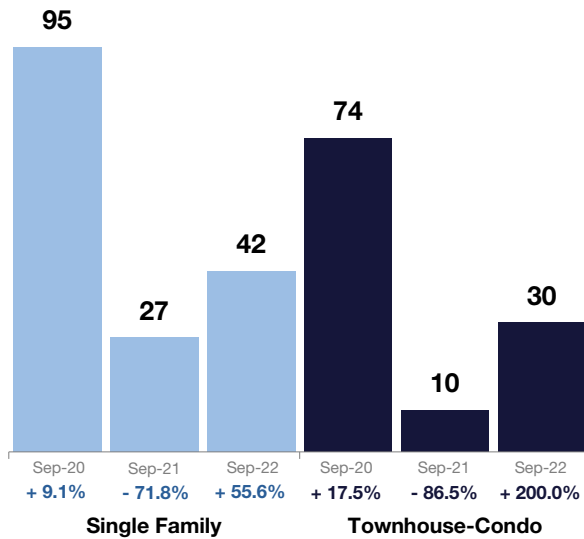
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	98.4%	+1.4%	100.8%	+2.0%
Nov-2021	96.9%	+0.5%	99.8%	+0.4%
Dec-2021	98.5%	+1.4%	100.3%	+1.1%
Jan-2022	97.4%	+0.8%	101.2%	+1.8%
Feb-2022	99.0%	+2.0%	102.5%	+2.6%
Mar-2022	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%	103.1%	+1.1%
Jul-2022	99.7%	+0.7%	102.1%	-0.5%
Aug-2022	97.4%	-0.6%	99.1%	-2.8%
Sep-2022	96.4%	-4.8%	97.9%	-4.1%

Historical Percent of List Price Received by Month

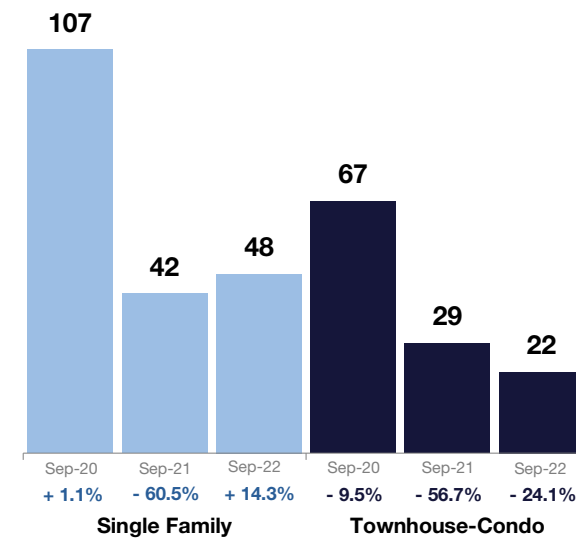


Days on Market Until Sale

September

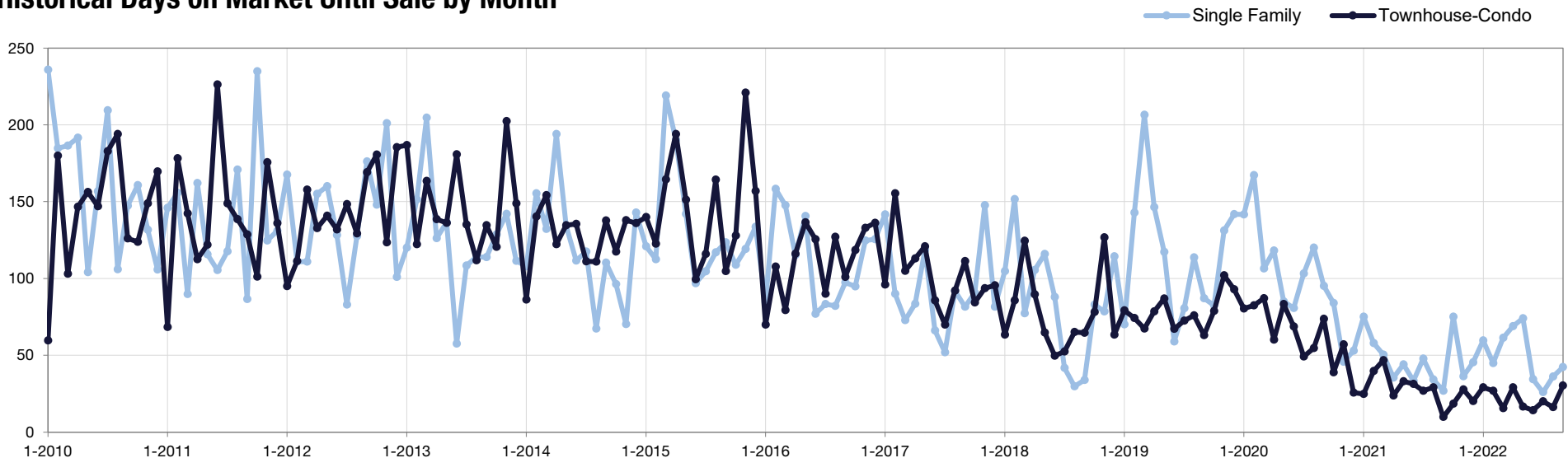


Year to Date



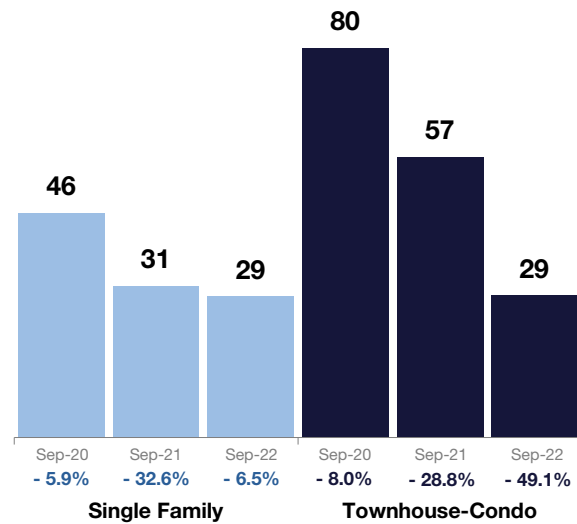
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	75	-10.7%	18	-53.8%
Nov-2021	36	-21.7%	28	-50.9%
Dec-2021	45	-15.1%	20	-23.1%
Jan-2022	60	-20.0%	29	+16.0%
Feb-2022	45	-22.4%	27	-32.5%
Mar-2022	61	+22.0%	16	-66.0%
Apr-2022	69	+97.1%	29	+20.8%
May-2022	74	+68.2%	16	-51.5%
Jun-2022	34	+3.0%	14	-54.8%
Jul-2022	26	-45.8%	20	-25.9%
Aug-2022	36	+5.9%	16	-44.8%
Sep-2022	42	+55.6%	30	+200.0%

Historical Days on Market Until Sale by Month

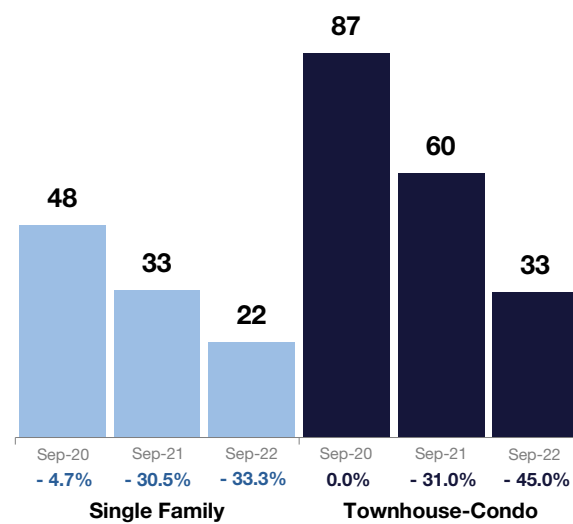


Housing Affordability Index

September

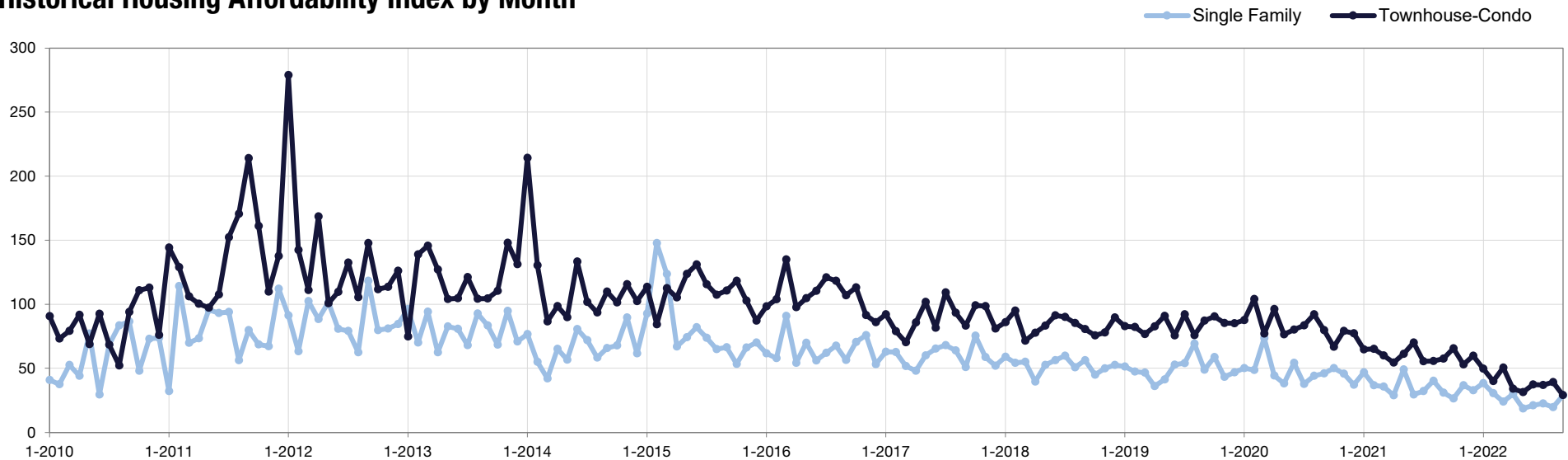


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jul-2022	22	-31.3%	37	-33.9%
Aug-2022	20	-50.0%	39	-30.4%
Sep-2022	29	-6.5%	29	-49.1%

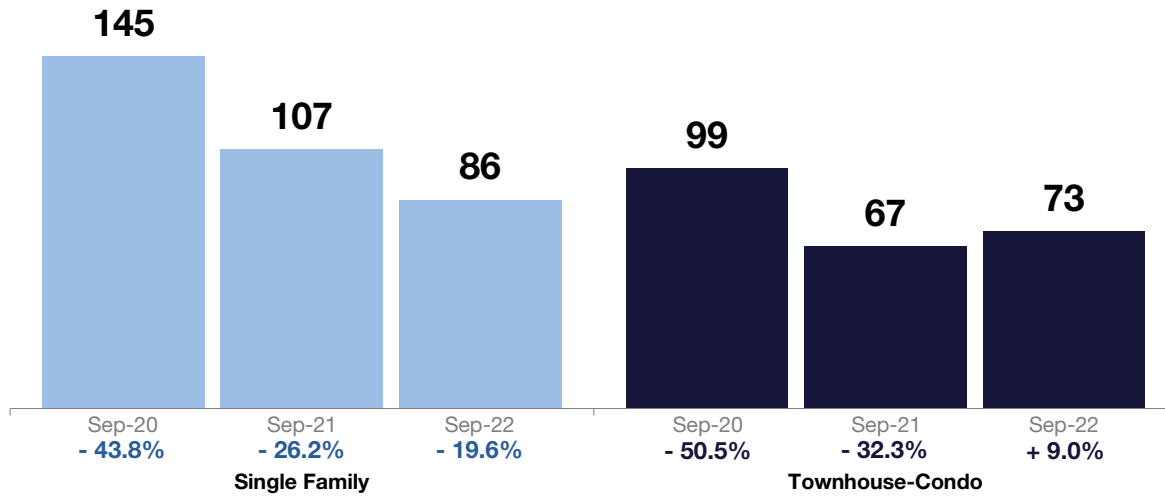
Historical Housing Affordability Index by Month



Inventory of Active Listings

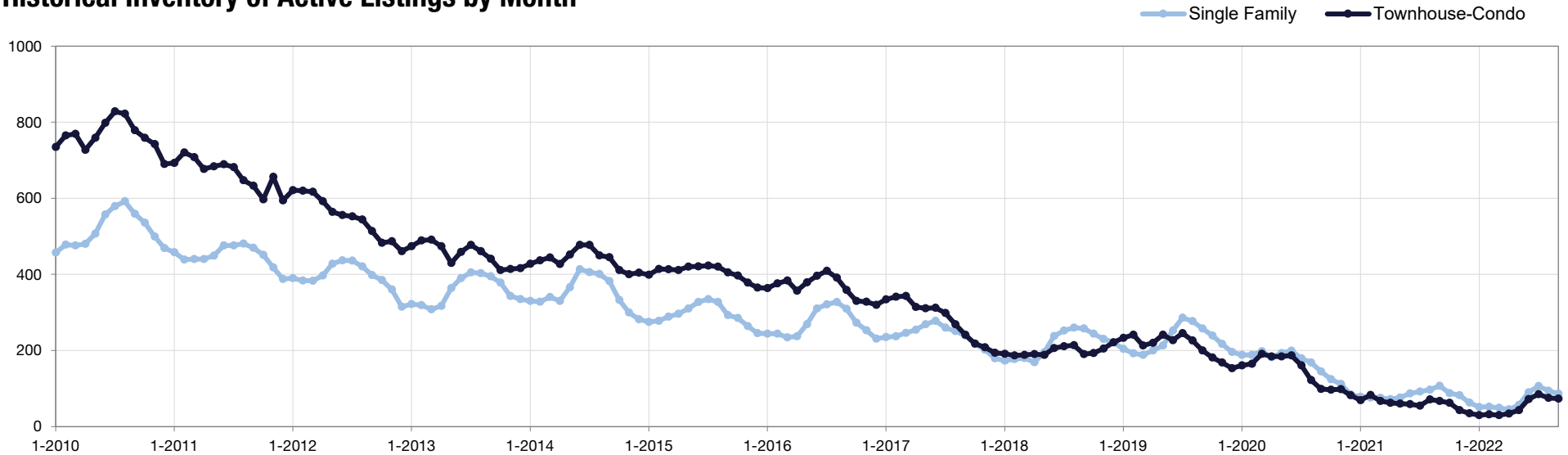


September



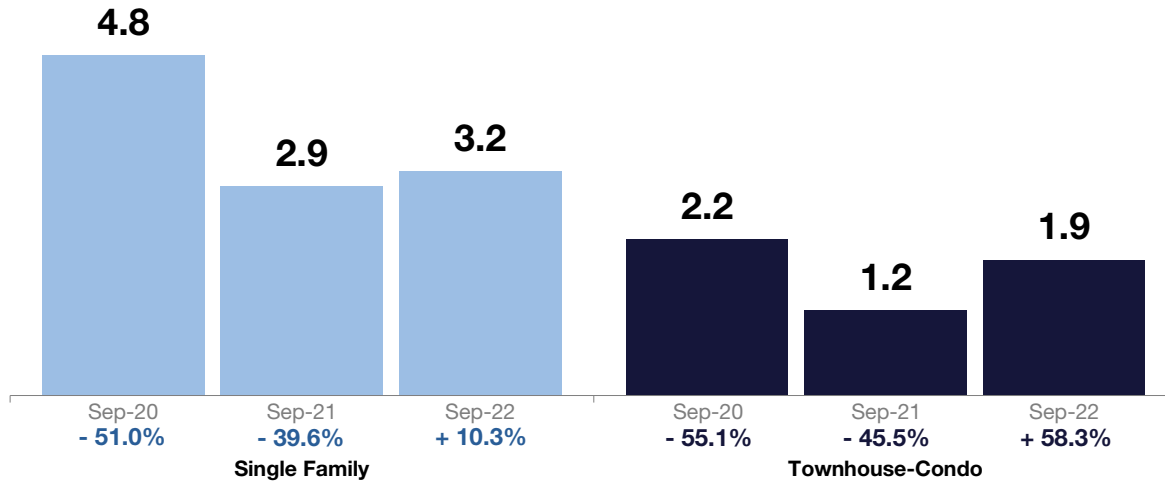
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	88	-29.0%	62	-36.1%
Nov-2021	82	-26.8%	43	-56.1%
Dec-2021	63	-25.0%	35	-57.3%
Jan-2022	51	-34.6%	30	-56.5%
Feb-2022	52	-31.6%	32	-61.4%
Mar-2022	49	-34.7%	30	-55.2%
Apr-2022	45	-37.5%	34	-45.2%
May-2022	57	-25.0%	43	-28.3%
Jun-2022	90	+3.4%	72	+22.0%
Jul-2022	106	+15.2%	85	+54.5%
Aug-2022	94	-3.1%	75	+5.6%
Sep-2022	86	-19.6%	73	+9.0%

Historical Inventory of Active Listings by Month



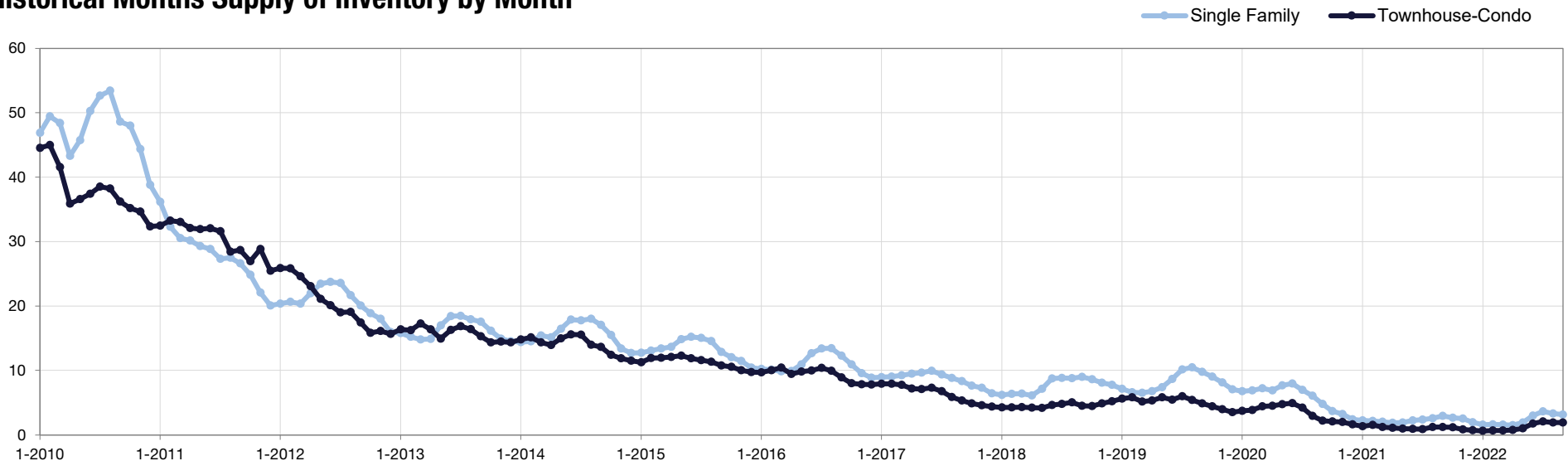
Months Supply of Inventory

September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	2.6	-29.7%	1.1	-47.6%
Nov-2021	2.5	-21.9%	0.8	-60.0%
Dec-2021	1.9	-20.8%	0.7	-56.3%
Jan-2022	1.6	-27.3%	0.6	-53.8%
Feb-2022	1.6	-23.8%	0.7	-53.3%
Mar-2022	1.6	-20.0%	0.7	-41.7%
Apr-2022	1.5	-21.1%	0.8	-27.3%
May-2022	1.9	0.0%	1.0	0.0%
Jun-2022	3.0	+36.4%	1.7	+88.9%
Jul-2022	3.6	+50.0%	2.1	+133.3%
Aug-2022	3.3	+26.9%	1.9	+58.3%
Sep-2022	3.2	+10.3%	1.9	+58.3%

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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		106	73	- 31.1%	955	788	- 17.5%
Pending Sales		95	51	- 46.3%	870	577	- 33.7%
Sold Listings		111	72	- 35.1%	819	595	- 27.4%
Median Sales Price		\$775,000	\$870,000	+ 12.3%	\$665,000	\$885,000	+ 33.1%
Average Sales Price		\$1,019,835	\$1,182,795	+ 16.0%	\$1,005,138	\$1,212,505	+ 20.6%
Pct. of List Price Received		101.2%	97.2%	- 4.0%	99.8%	100.3%	+ 0.5%
Days on Market		23	33	+ 43.5%	41	33	- 19.5%
Housing Affordability Index		50	32	- 36.0%	58	32	- 44.8%
Active Listings		196	196	0.0%	--	--	--
Months Supply		1.9	2.7	+ 42.1%	--	--	--

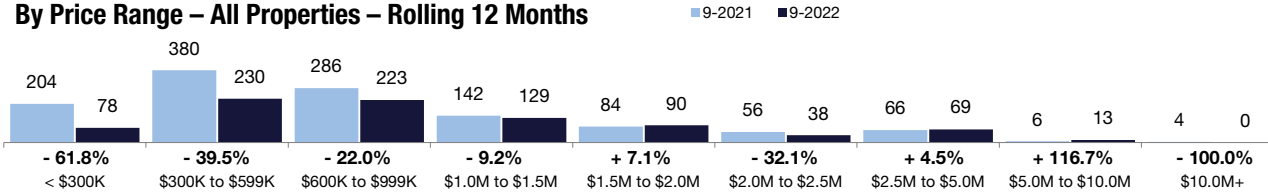
Closed Sales

Actual sales that have closed in a given month.

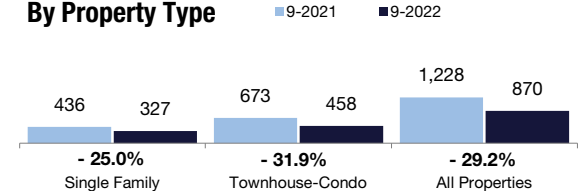


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change
\$299,999 and Below	31	13	-58.1%	69	8	-88.4%
\$300,000 to \$599,999	109	51	-53.2%	258	151	-41.5%
\$600,000 to \$999,999	75	71	-5.3%	209	152	-27.3%
\$1,000,000 to \$1,499,999	72	57	-20.8%	70	72	+2.9%
\$1,500,000 to \$1,999,999	49	52	+6.1%	35	38	+8.6%
\$2,000,000 to \$2,499,999	38	25	-34.2%	18	13	-27.8%
\$2,500,000 to \$4,999,999	52	46	-11.5%	14	23	+64.3%
\$5,000,000 to \$9,999,999	6	12	+100.0%	0	1	--
\$10,000,000 and Above	4	0	-100.0%	0	0	--
All Price Ranges	436	327	-25.0%	673	458	-31.9%

Compared to Prior Month

Single Family			Townhouse-Condo		
8-2022	9-2022	Change	8-2022	9-2022	Change
1	2	+100.0%	1	0	-100.0%
4	5	+25.0%	10	6	-40.0%
7	9	+28.6%	12	11	-8.3%
4	3	-25.0%	5	6	+20.0%
6	6	0.0%	1	6	+500.0%
5	2	-60.0%	1	2	+100.0%
6	4	-33.3%	2	3	+50.0%
2	0	-100.0%	0	0	--
0	0	--	0	0	--
35	31	-11.4%	32	34	+6.3%

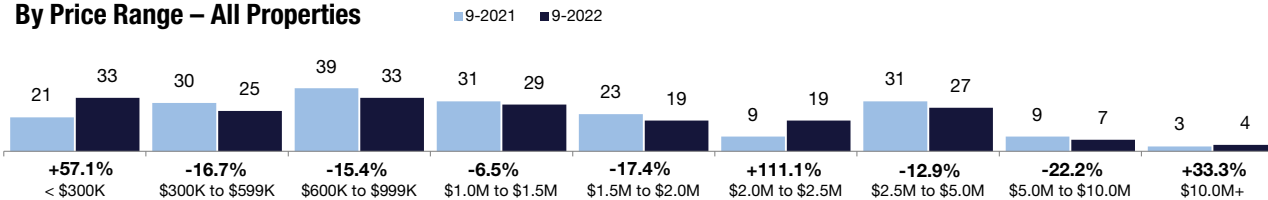
Year to Date

Single Family			Townhouse-Condo		
9-2021	9-2022	Change	9-2021	9-2022	Change
15	8	-46.7%	43	4	-90.7%
69	35	-49.3%	155	82	-47.1%
49	48	-2.0%	140	107	-23.6%
49	40	-18.4%	51	50	-2.0%
33	37	+12.1%	27	26	-3.7%
29	20	-31.0%	14	12	-14.3%
38	32	-15.8%	12	22	+83.3%
5	8	+60.0%	0	1	--
3	0	-100.0%	0	0	--
290	228	-21.4%	442	304	-31.2%

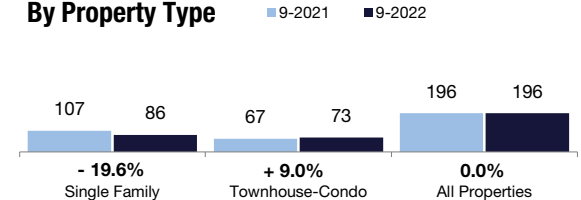
Inventory of Active Listings

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		
	9-2021	9-2022	Change	9-2021	9-2022	Change
\$299,999 and Below	5	2	-60.0%	3	1	-66.7%
\$300,000 to \$599,999	9	3	-66.7%	12	15	+25.0%
\$600,000 to \$999,999	23	7	-69.6%	16	26	+62.5%
\$1,000,000 to \$1,499,999	17	21	+23.5%	14	8	-42.9%
\$1,500,000 to \$1,999,999	17	14	-17.6%	6	5	-16.7%
\$2,000,000 to \$2,499,999	5	9	+80.0%	4	10	+150.0%
\$2,500,000 to \$4,999,999	21	20	-4.8%	10	7	-30.0%
\$5,000,000 to \$9,999,999	7	6	-14.3%	2	1	-50.0%
\$10,000,000 and Above	3	4	+33.3%	0	0	--
All Price Ranges	107	86	-19.6%	67	73	+9.0%

Compared to Prior Month

Single Family			Townhouse-Condo		
8-2022	9-2022	Change	8-2022	9-2022	Change
2	2	0.0%	1	1	0.0%
4	3	-25.0%	15	15	0.0%
10	7	-30.0%	24	26	+8.3%
23	21	-8.7%	11	8	-27.3%
12	14	+16.7%	5	5	0.0%
10	9	-10.0%	9	10	+11.1%
22	20	-9.1%	9	7	-22.2%
8	6	-25.0%	1	1	0.0%
3	4	+33.3%	0	0	--
94	86	-8.5%	75	73	-2.7%

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.