

Monthly Indicators



October 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 22.7 percent for single family homes and 61.7 percent for townhouse-condo properties. Pending Sales decreased 27.8 percent for single family homes and 61.7 percent for townhouse-condo properties.

The Median Sales Price was up 15.4 percent to \$1,687,500 for single family homes and 20.3 percent to \$709,500 for townhouse-condo properties. Days on Market decreased 33.3 percent for single family homes but increased 111.1 percent for townhouse-condo properties.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Activity Snapshot

- 42.2%	+ 40.5%	+ 4.7%
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.

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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	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		22	17	- 22.7%	382	316	- 17.3%
Pending Sales		36	26	- 27.8%	335	236	- 29.6%
Sold Listings		34	20	- 41.2%	324	247	- 23.8%
Median Sales Price		\$1,462,500	\$1,687,500	+ 15.4%	\$1,200,000	\$1,350,000	+ 12.5%
Average Sales Price		\$1,718,993	\$2,524,685	+ 46.9%	\$1,557,428	\$1,706,314	+ 9.6%
Pct. of List Price Received		98.4%	94.9%	- 3.6%	98.6%	98.6%	0.0%
Days on Market		75	50	- 33.3%	46	48	+ 4.3%
Housing Affordability Index		26	16	- 38.5%	32	20	- 37.5%
Active Listings		88	68	- 22.7%	--	--	--
Months Supply		2.6	2.6	0.0%	--	--	--

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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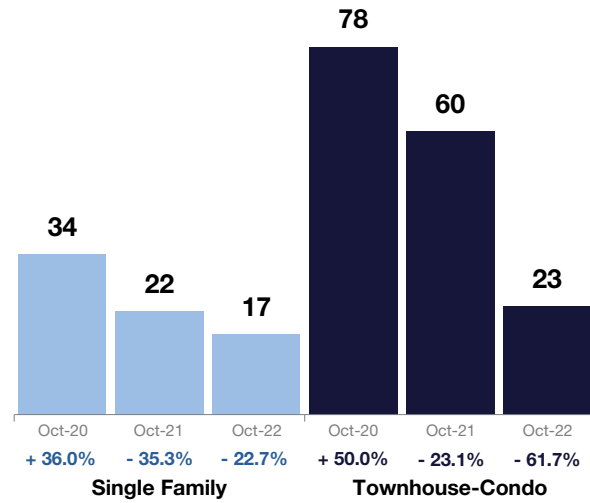
Key Metrics	Historical Sparkbars	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		60	23	- 61.7%	566	409	- 27.7%
Pending Sales		60	23	- 61.7%	545	310	- 43.1%
Sold Listings		62	30	- 51.6%	504	333	- 33.9%
Median Sales Price		\$590,000	\$709,500	+ 20.3%	\$638,750	\$850,000	+ 33.1%
Average Sales Price		\$715,364	\$982,775	+ 37.4%	\$810,690	\$1,098,055	+ 35.4%
Pct. of List Price Received		100.8%	97.5%	- 3.3%	101.0%	101.5%	+ 0.5%
Days on Market		18	38	+ 111.1%	28	23	- 17.9%
Housing Affordability Index		66	39	- 40.9%	61	32	- 47.5%
Active Listings		62	68	+ 9.7%	--	--	--
Months Supply		1.1	1.9	+ 72.7%	--	--	--

New Listings

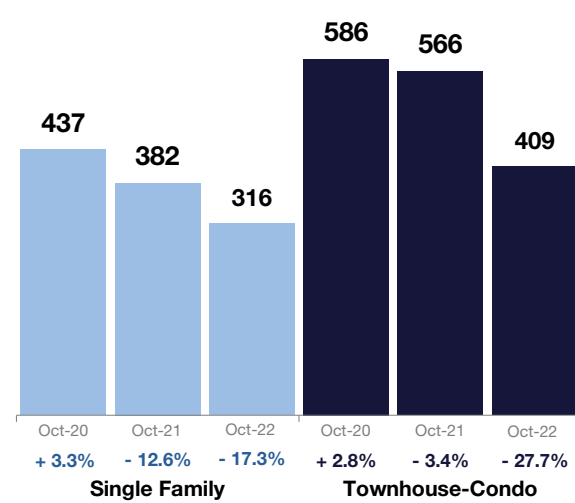


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October

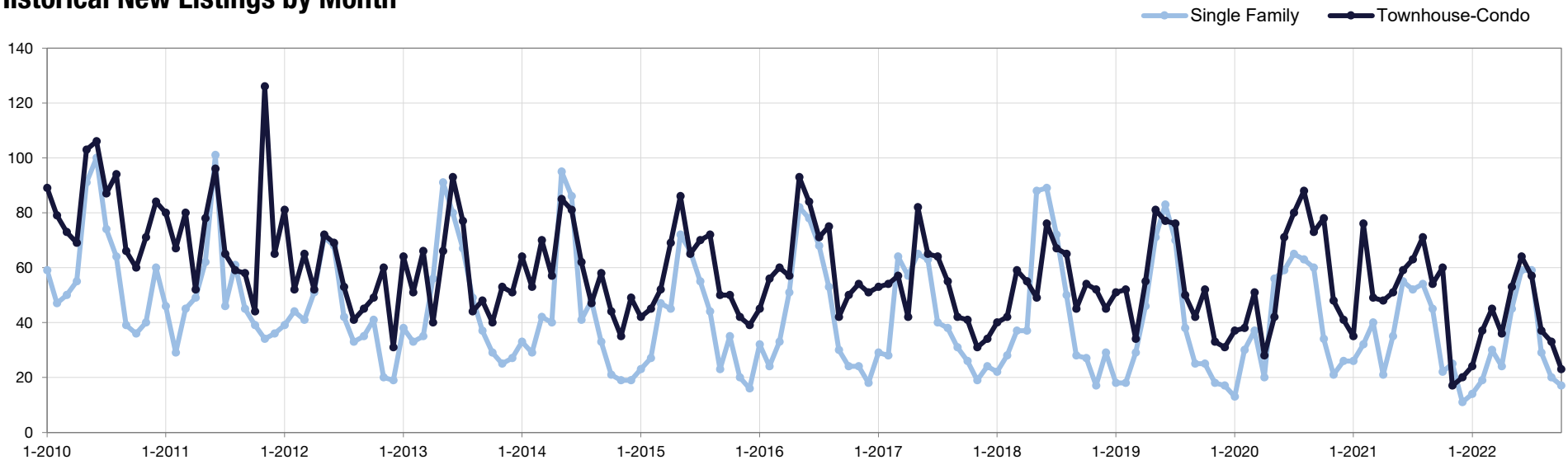


Year to Date



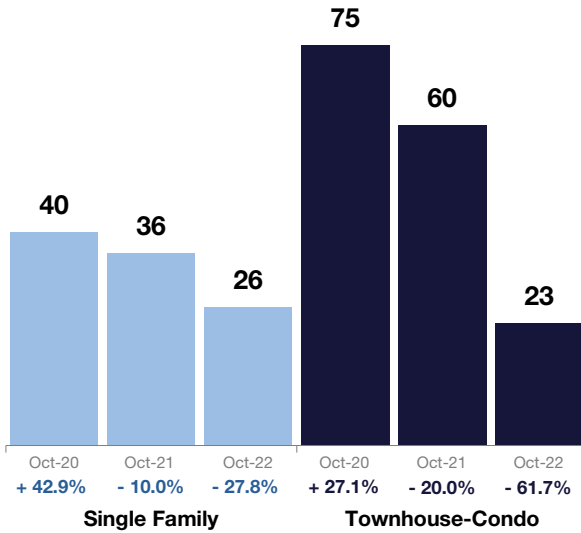
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	25	+19.0%	17	-64.6%
Dec-2021	11	-57.7%	20	-51.2%
Jan-2022	14	-46.2%	24	-31.4%
Feb-2022	19	-40.6%	37	-51.3%
Mar-2022	30	-25.0%	45	-8.2%
Apr-2022	24	+14.3%	36	-25.0%
May-2022	45	+28.6%	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%
Oct-2022	17	-22.7%	23	-61.7%

Historical New Listings by Month

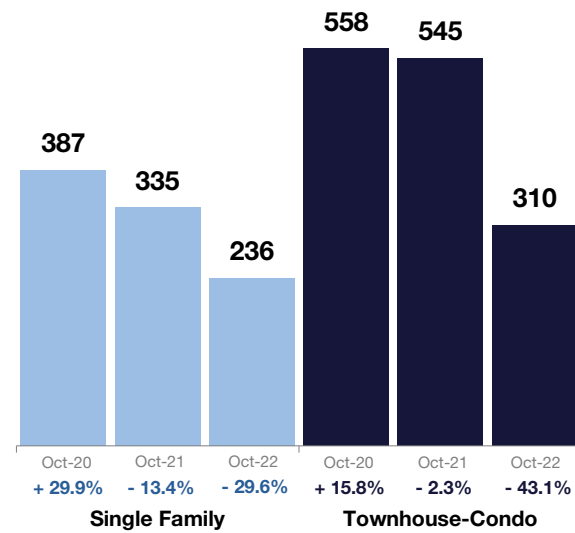


Pending Sales

October

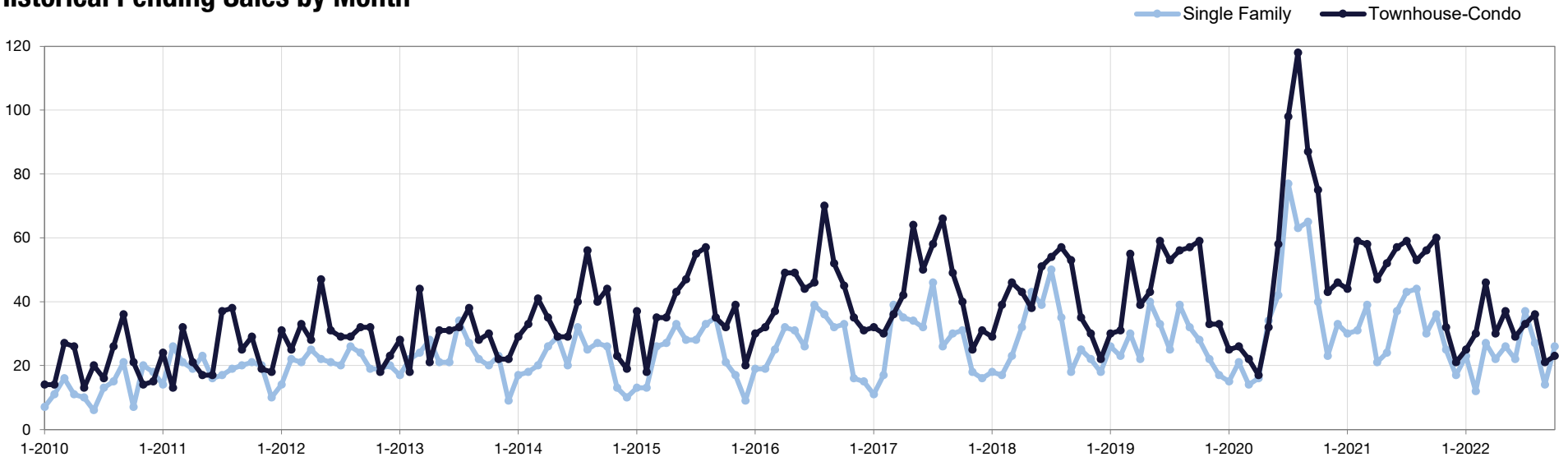


Year to Date



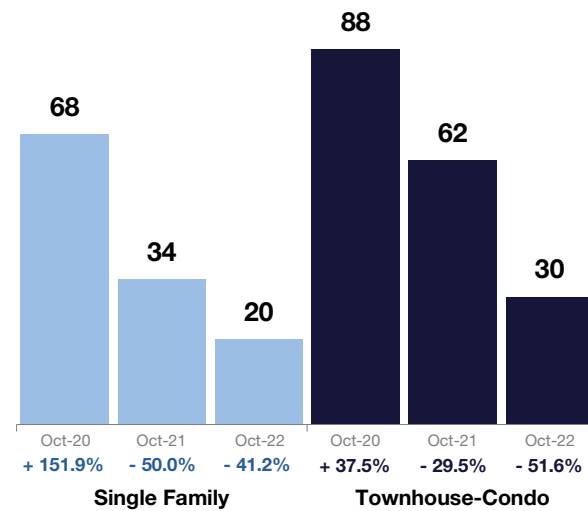
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	25	+8.7%	32	-25.6%
Dec-2021	17	-48.5%	21	-54.3%
Jan-2022	23	-23.3%	25	-43.2%
Feb-2022	12	-61.3%	30	-49.2%
Mar-2022	27	-30.8%	46	-20.7%
Apr-2022	22	+4.8%	30	-36.2%
May-2022	26	+8.3%	37	-28.8%
Jun-2022	22	-40.5%	29	-49.1%
Jul-2022	37	-14.0%	33	-44.1%
Aug-2022	27	-38.6%	36	-32.1%
Sep-2022	14	-53.3%	21	-62.5%
Oct-2022	26	-27.8%	23	-61.7%

Historical Pending Sales by Month

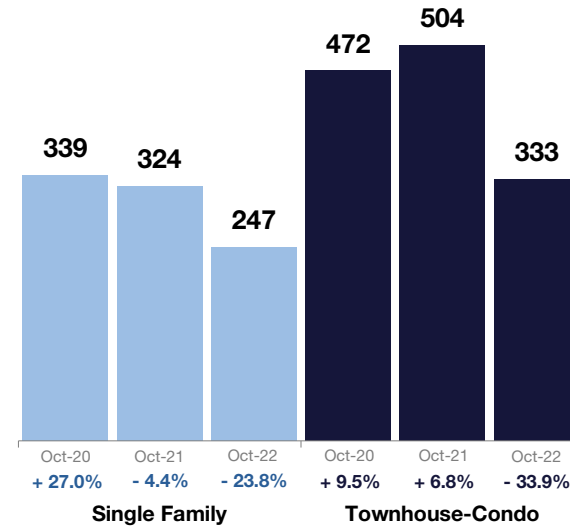


Sold Listings

October

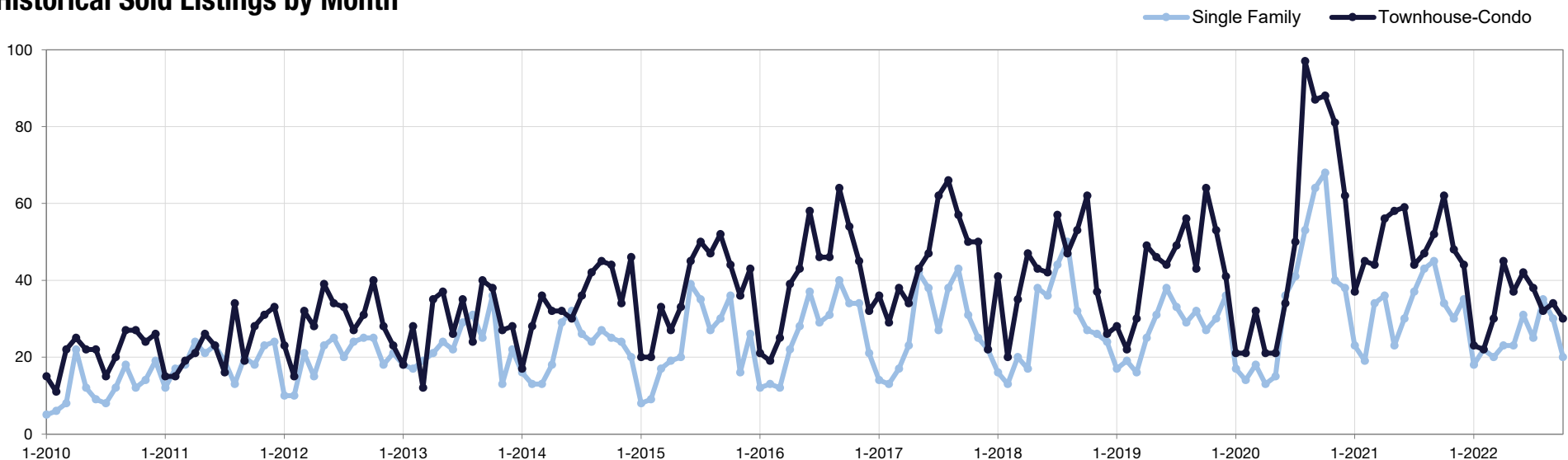


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jul-2022	25	-32.4%	38	-13.6%
Aug-2022	35	-18.6%	32	-31.9%
Sep-2022	30	-33.3%	34	-34.6%
Oct-2022	20	-41.2%	30	-51.6%

Historical Sold Listings by Month

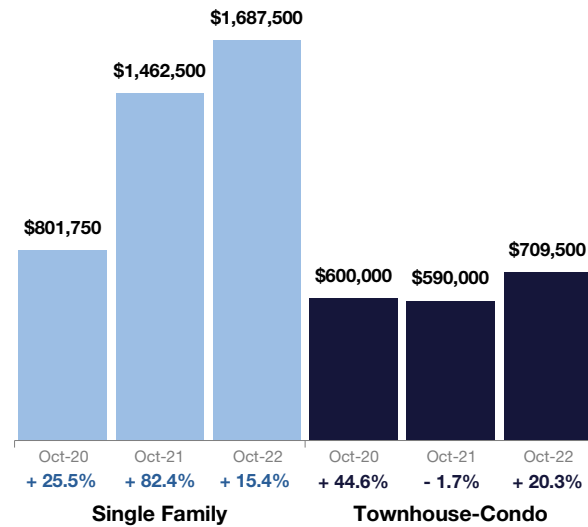


Median Sales Price

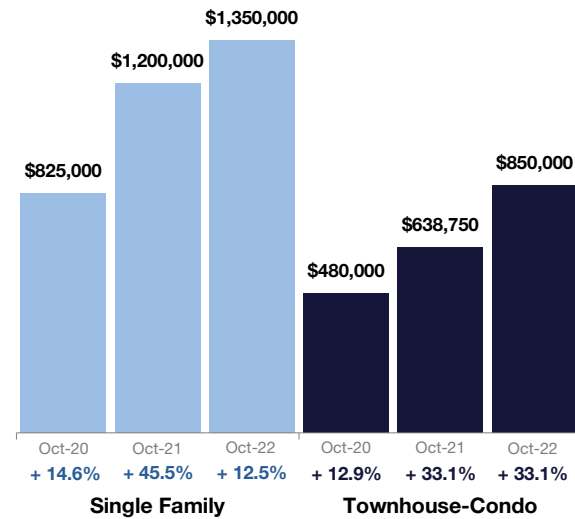


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October

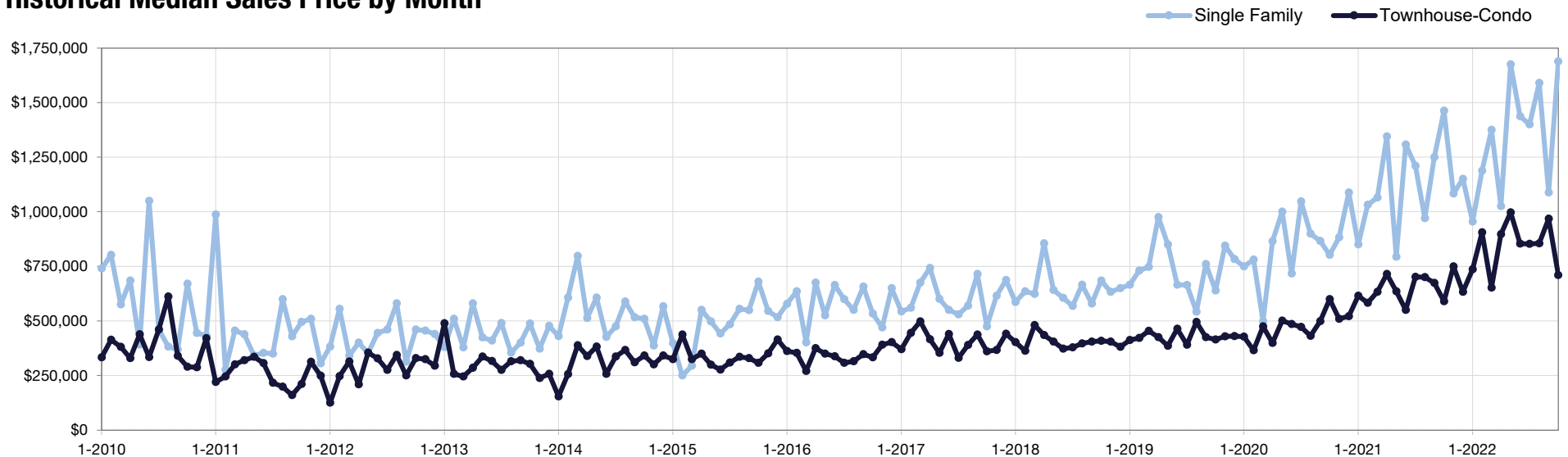


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$853,750	+55.2%
Jul-2022	\$1,400,000	+15.7%	\$852,642	+21.6%
Aug-2022	\$1,589,500	+63.9%	\$855,000	+22.1%
Sep-2022	\$1,087,500	-13.0%	\$967,500	+43.6%
Oct-2022	\$1,687,500	+15.4%	\$709,500	+20.3%

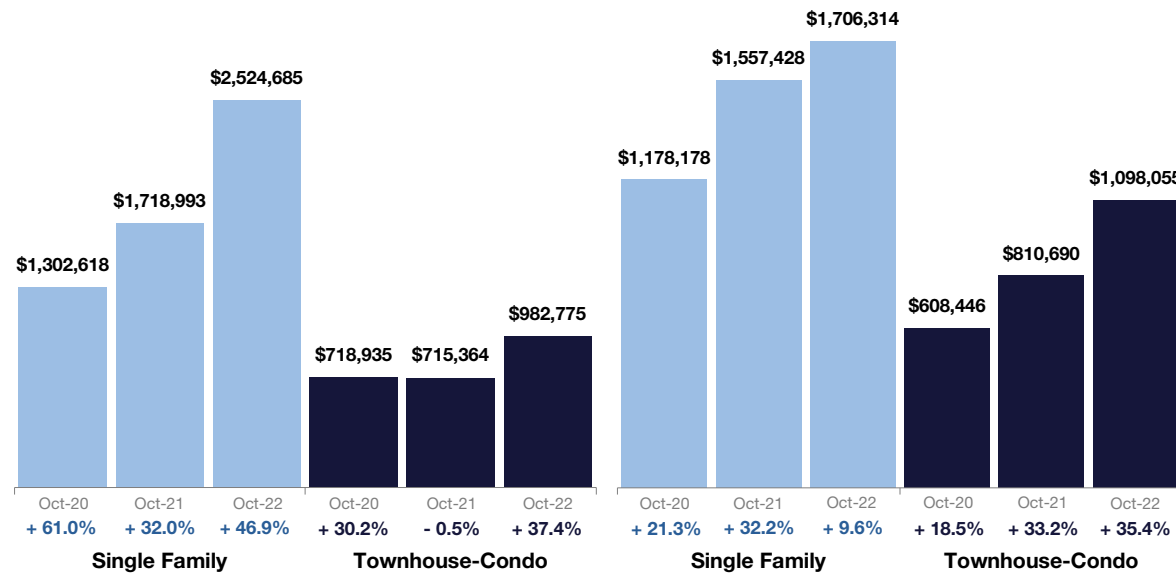
Historical Median Sales Price by Month



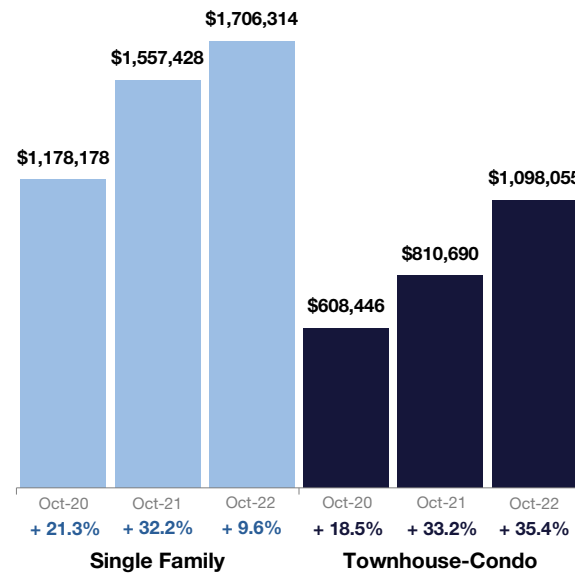
Average Sales Price



October

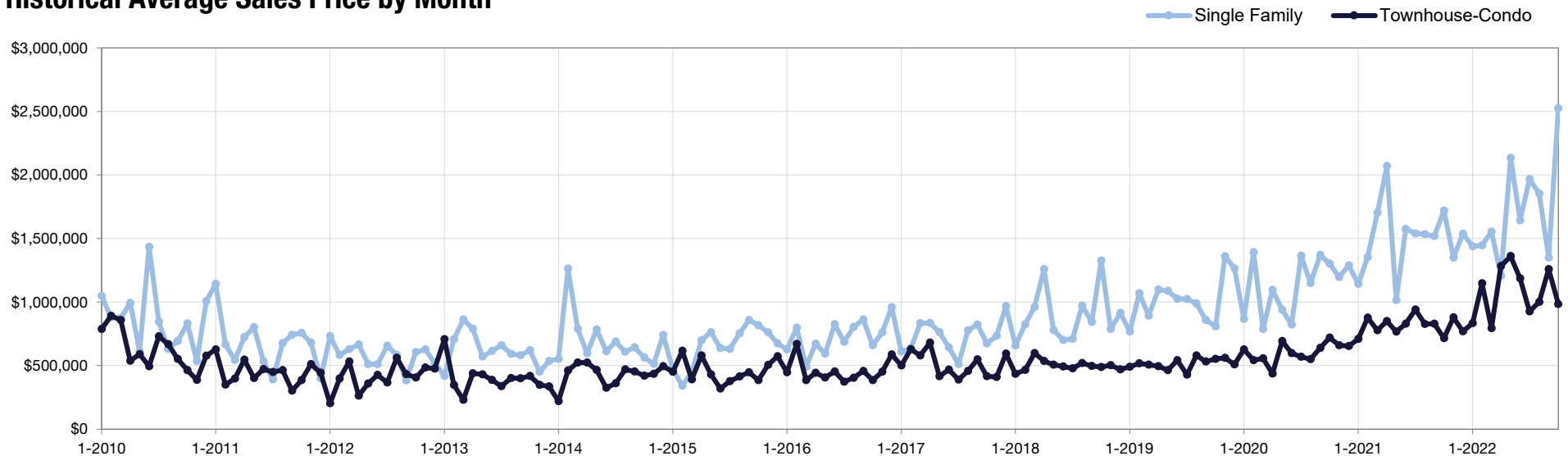


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$1,186,917	+43.2%
Jul-2022	\$1,965,926	+27.8%	\$926,020	-1.5%
Aug-2022	\$1,852,403	+20.8%	\$1,000,488	+20.9%
Sep-2022	\$1,348,803	-11.1%	\$1,258,771	+51.8%
Oct-2022	\$2,524,685	+46.9%	\$982,775	+37.4%

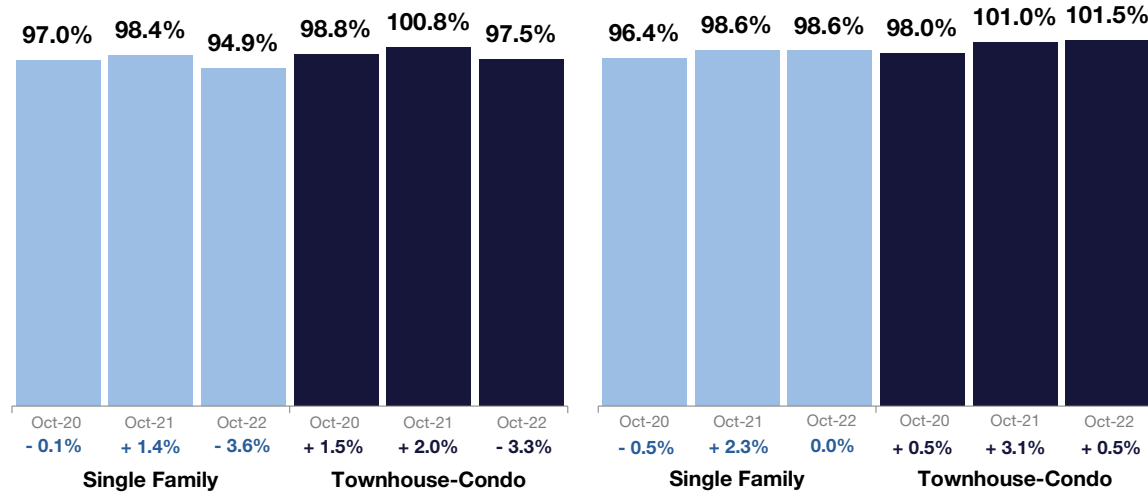
Historical Average Sales Price by Month



Percent of List Price Received

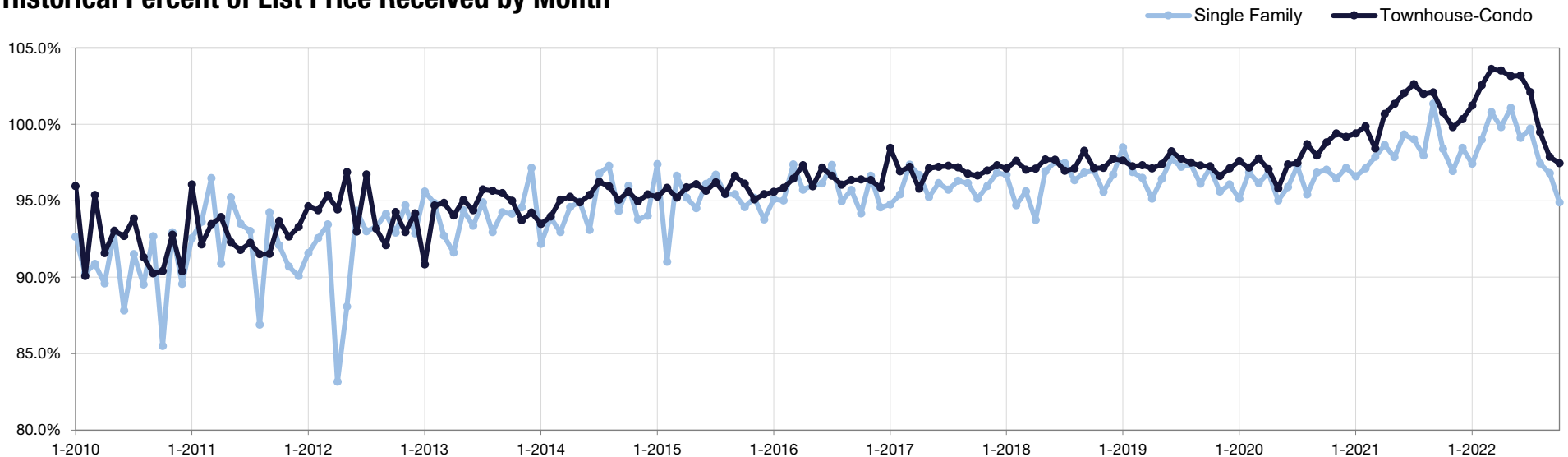
October

Year to Date



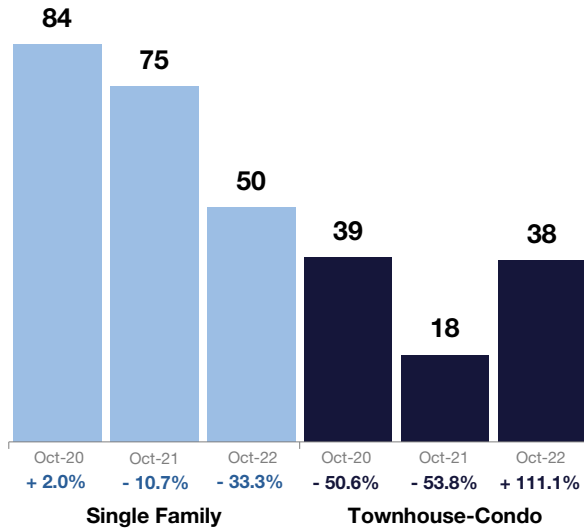
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	96.9%	+0.5%	99.8%	+0.4%
Dec-2021	98.5%	+1.4%	100.3%	+1.1%
Jan-2022	97.4%	+0.8%	101.2%	+1.8%
Feb-2022	99.0%	+2.0%	102.5%	+2.6%
Mar-2022	100.8%	+3.0%	103.6%	+5.3%
Apr-2022	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%
Jul-2022	99.7%	+0.7%	102.1%	-0.5%
Aug-2022	97.4%	-0.6%	99.5%	-2.5%
Sep-2022	96.8%	-4.4%	97.9%	-4.1%
Oct-2022	94.9%	-3.6%	97.5%	-3.3%

Historical Percent of List Price Received by Month

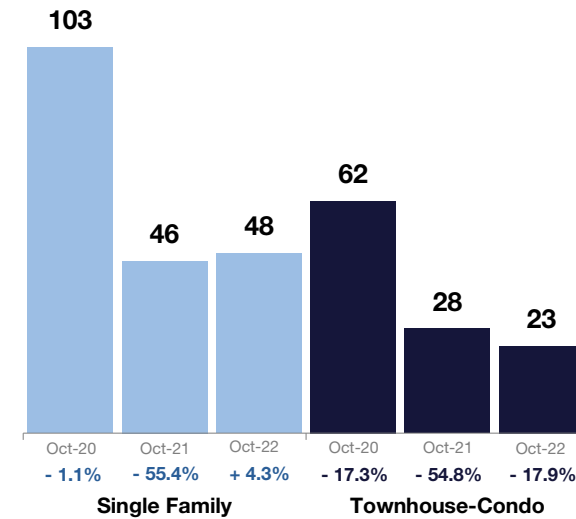


Days on Market Until Sale

October

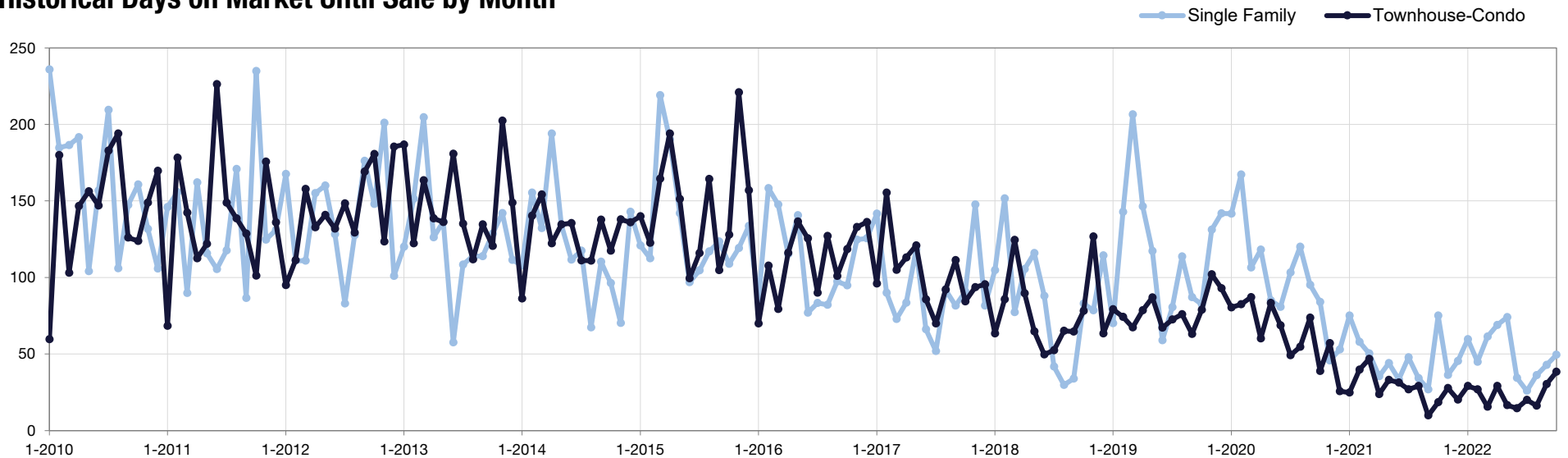


Year to Date



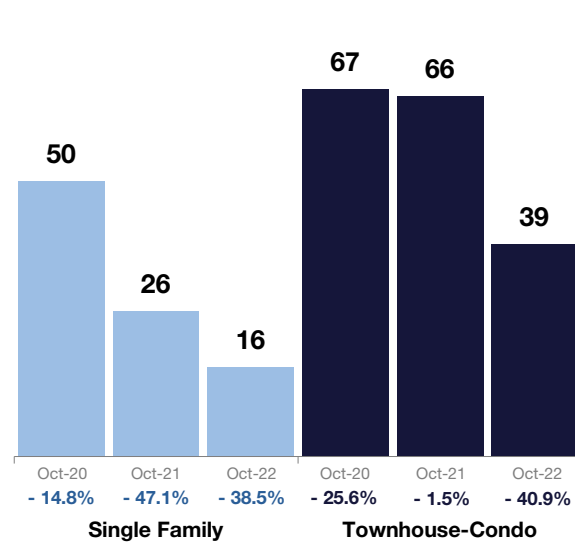
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2021	36	-21.7%	28	-50.9%
Dec-2021	45	-15.1%	20	-23.1%
Jan-2022	60	-20.0%	29	+16.0%
Feb-2022	45	-22.4%	27	-32.5%
Mar-2022	61	+22.0%	16	-66.0%
Apr-2022	69	+97.1%	29	+20.8%
May-2022	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	43	+59.3%	30	+200.0%
Oct-2022	50	-33.3%	38	+111.1%

Historical Days on Market Until Sale by Month

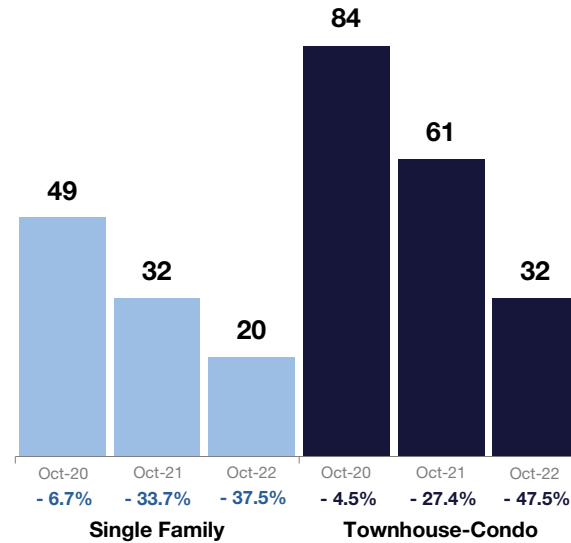


Housing Affordability Index

October

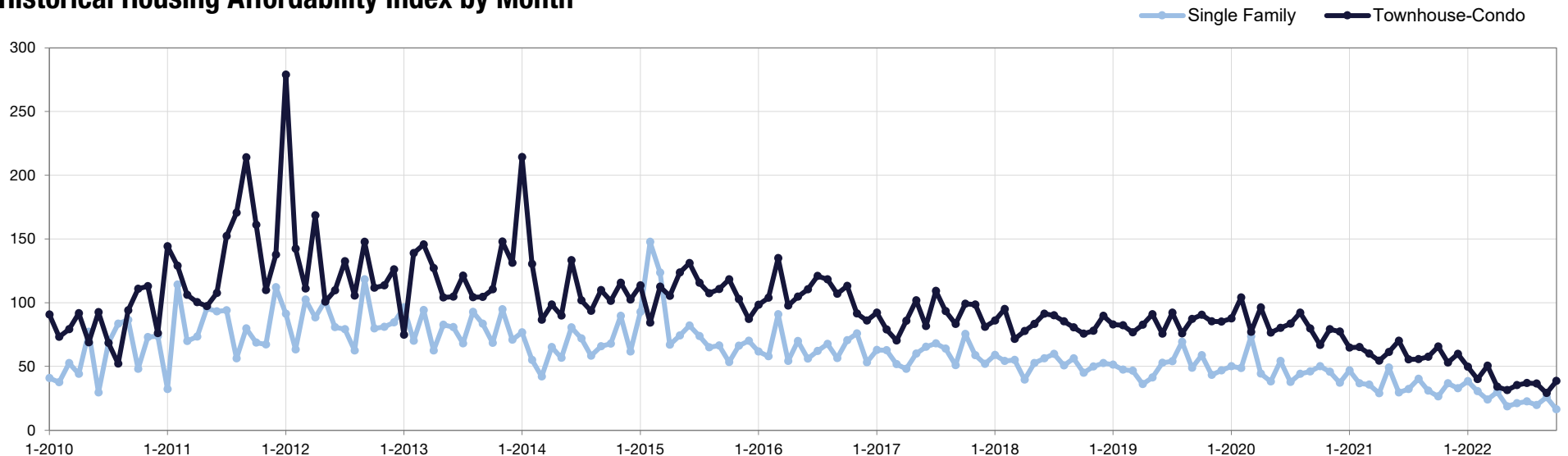


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	35	-50.0%
Jul-2022	22	-31.3%	37	-33.9%
Aug-2022	20	-50.0%	36	-35.7%
Sep-2022	26	-16.1%	29	-49.1%
Oct-2022	16	-38.5%	39	-40.9%

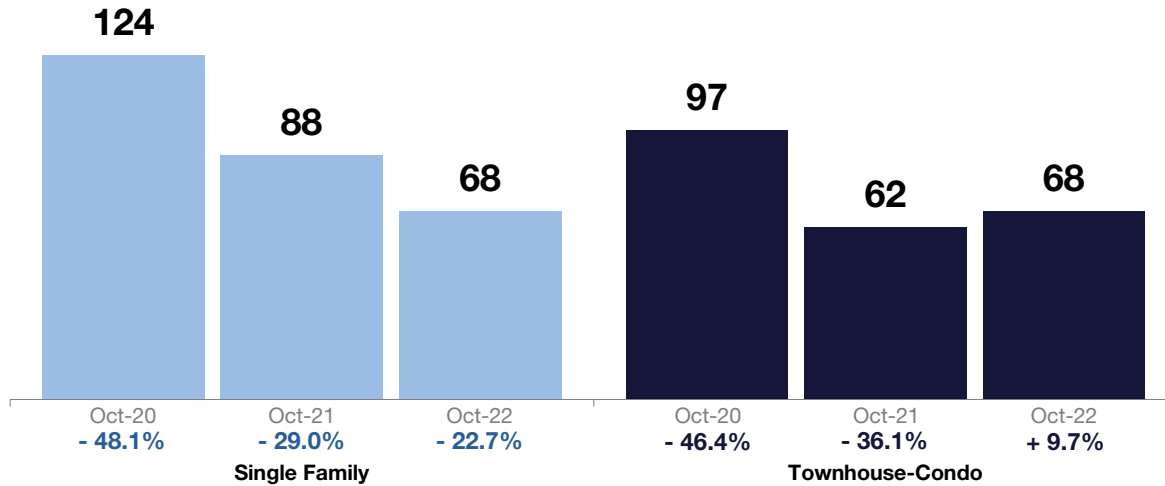
Historical Housing Affordability Index by Month



Inventory of Active Listings

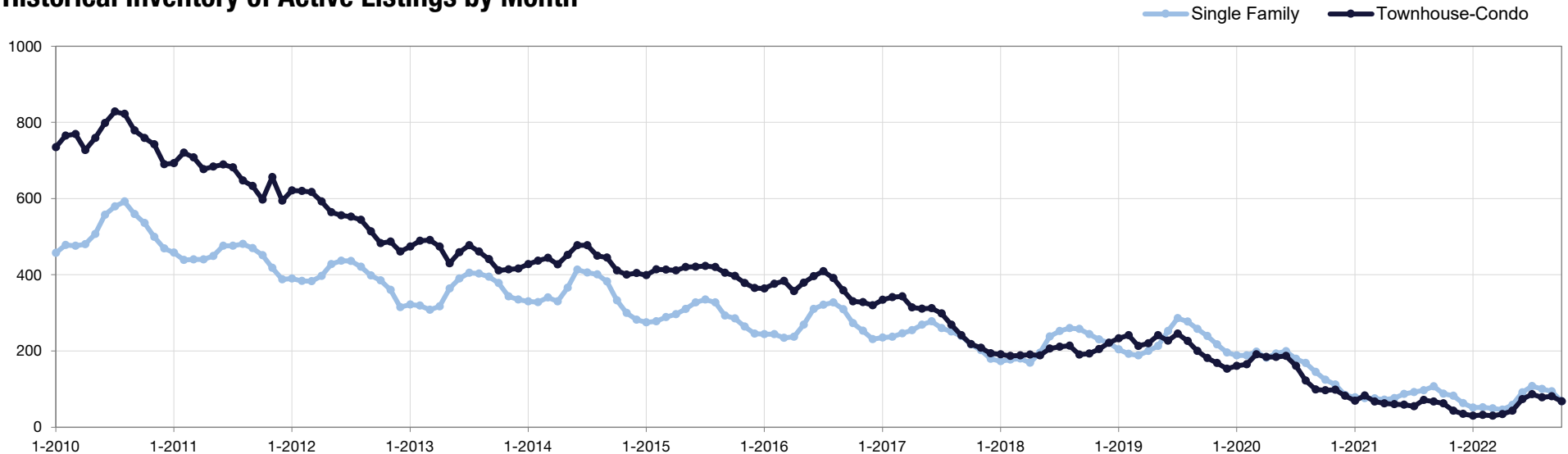


October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	46	-36.1%	34	-45.2%
May-2022	58	-23.7%	43	-28.3%
Jun-2022	91	+4.6%	73	+23.7%
Jul-2022	108	+17.4%	86	+56.4%
Aug-2022	100	+3.1%	78	+9.9%
Sep-2022	94	-12.1%	81	+20.9%
Oct-2022	68	-22.7%	68	+9.7%

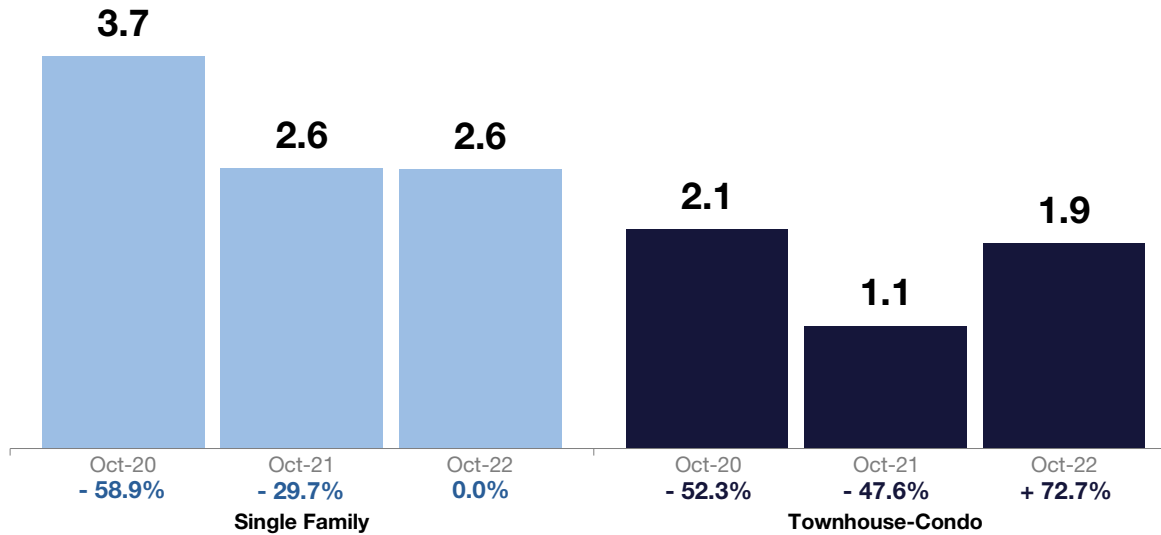
Historical Inventory of Active Listings by Month



Months Supply of Inventory

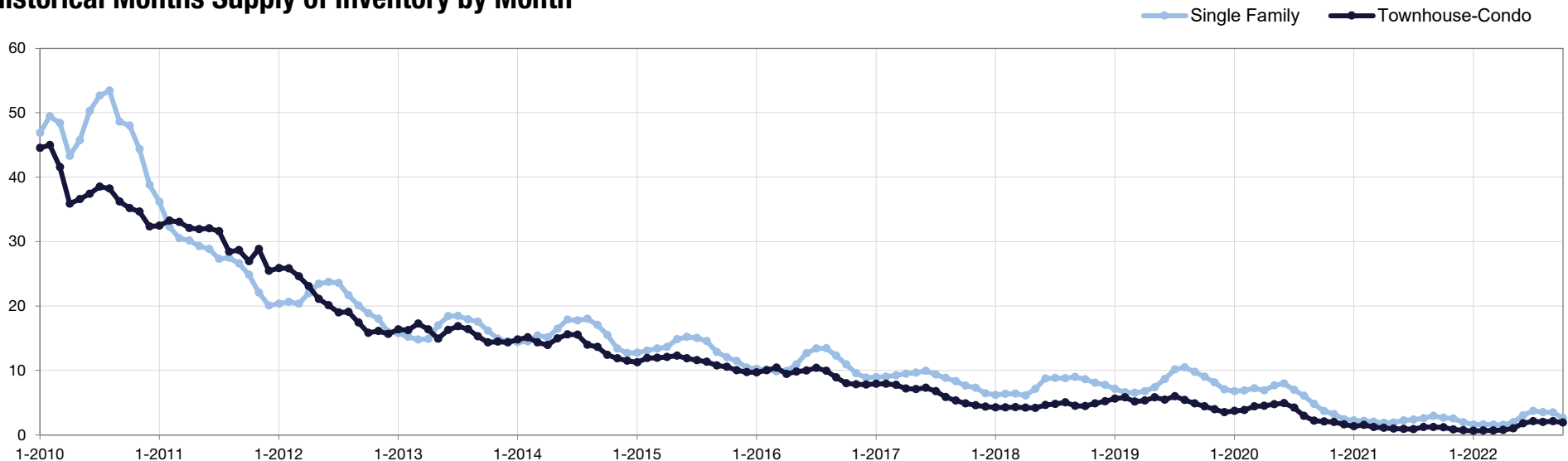


October



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	1.8	+100.0%
Jul-2022	3.7	+54.2%	2.1	+133.3%
Aug-2022	3.5	+34.6%	2.0	+66.7%
Sep-2022	3.5	+20.7%	2.1	+75.0%
Oct-2022	2.6	0.0%	1.9	+72.7%

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	10-2021	10-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		89	52	- 41.6%	1,044	841	- 19.4%
Pending Sales		104	54	- 48.1%	974	618	- 36.6%
Sold Listings		102	59	- 42.2%	921	653	- 29.1%
Median Sales Price		\$605,000	\$850,000	+ 40.5%	\$658,000	\$885,000	+ 34.5%
Average Sales Price		\$1,019,861	\$1,396,262	+ 36.9%	\$1,006,768	\$1,232,894	+ 22.5%
Pct. of List Price Received		99.8%	95.9%	- 3.9%	99.8%	100.0%	+ 0.2%
Days on Market		43	42	- 2.3%	41	34	- 17.1%
Housing Affordability Index		64	32	- 50.0%	59	31	- 47.5%
Active Listings		170	178	+ 4.7%	--	--	--
Months Supply		1.8	2.6	+ 44.4%	--	--	--

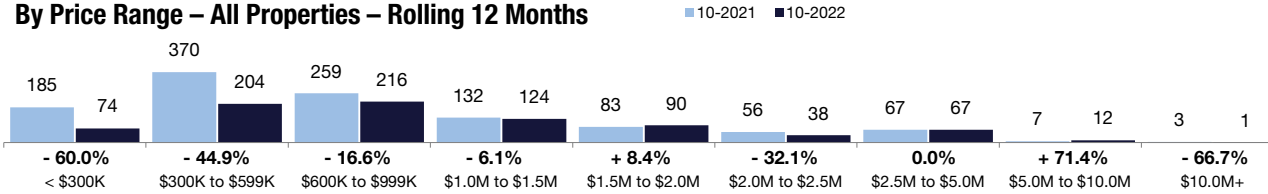
Closed Sales

Actual sales that have closed in a given month.

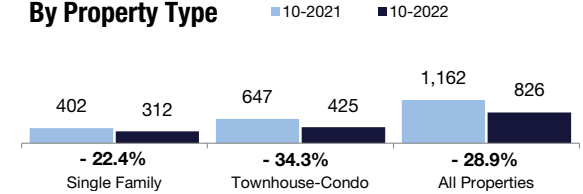


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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$299,999 and Below	26	10	-61.5%	63	4	-93.7%
\$300,000 to \$599,999	100	43	-57.0%	255	132	-48.2%
\$600,000 to \$999,999	62	72	+16.1%	195	144	-26.2%
\$1,000,000 to \$1,499,999	64	58	-9.4%	68	66	-2.9%
\$1,500,000 to \$1,999,999	47	50	+6.4%	36	40	+11.1%
\$2,000,000 to \$2,499,999	40	24	-40.0%	16	14	-12.5%
\$2,500,000 to \$4,999,999	53	43	-18.9%	14	24	+71.4%
\$5,000,000 to \$9,999,999	7	11	+57.1%	0	1	--
\$10,000,000 and Above	3	1	-66.7%	0	0	--
All Price Ranges	402	312	-22.4%	647	425	-34.3%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
	1	0	-100.0%	0	0	--
	5	1	-80.0%	6	13	+116.7%
	9	4	-55.6%	11	7	-36.4%
	3	4	+33.3%	6	2	-66.7%
	6	4	-33.3%	6	6	0.0%
	2	2	0.0%	2	1	-50.0%
	4	3	-25.0%	3	1	-66.7%
	0	1	--	0	0	--
	0	1	--	0	0	--
	30	20	-33.3%	34	30	-11.8%

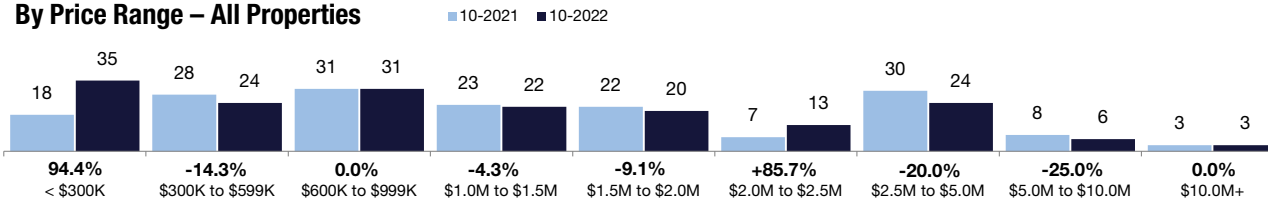
Year to Date

	Single Family			Townhouse-Condo		
	10-2021	10-2022	Change	10-2021	10-2022	Change
	17	7	-58.8%	46	3	-93.5%
	78	36	-53.8%	186	94	-49.5%
	52	52	0.0%	155	114	-26.5%
	52	44	-15.4%	59	52	-11.9%
	39	41	+5.1%	32	33	+3.1%
	32	22	-31.3%	14	13	-7.1%
	44	35	-20.5%	12	23	+91.7%
	7	9	+28.6%	0	1	--
	3	1	-66.7%	0	0	--
	324	247	-23.8%	504	333	-33.9%

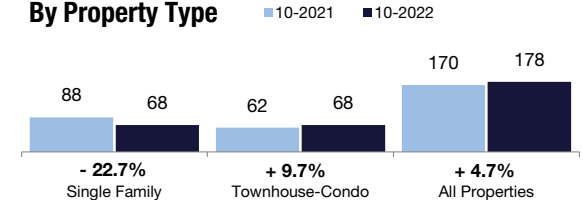
Inventory of Active Listings

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		
	10-2021	10-2022	Change	10-2021	10-2022	Change
\$299,999 and Below	3	1	-66.7%	2	1	-50.0%
\$300,000 to \$599,999	9	2	-77.8%	12	13	+8.3%
\$600,000 to \$999,999	14	6	-57.1%	17	25	+47.1%
\$1,000,000 to \$1,499,999	14	15	+7.1%	9	7	-22.2%
\$1,500,000 to \$1,999,999	15	14	-6.7%	7	6	-14.3%
\$2,000,000 to \$2,499,999	4	7	+75.0%	3	6	+100.0%
\$2,500,000 to \$4,999,999	20	15	-25.0%	10	9	-10.0%
\$5,000,000 to \$9,999,999	6	5	-16.7%	2	1	-50.0%
\$10,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	88	68	-22.7%	62	68	+9.7%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	9-2022	10-2022	Change	9-2022	10-2022	Change
	3	1	-66.7%	2	1	-50.0%
	5	2	-60.0%	16	13	-18.8%
	8	6	-25.0%	28	25	-10.7%
	21	15	-28.6%	9	7	-22.2%
	16	14	-12.5%	7	6	-14.3%
	10	7	-30.0%	10	6	-40.0%
	21	15	-28.6%	7	9	+28.6%
	6	5	-16.7%	2	1	-50.0%
	4	3	-25.0%	0	0	--
	94	68	-27.7%	81	68	-16.0%

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.