

Routt County Housing Market

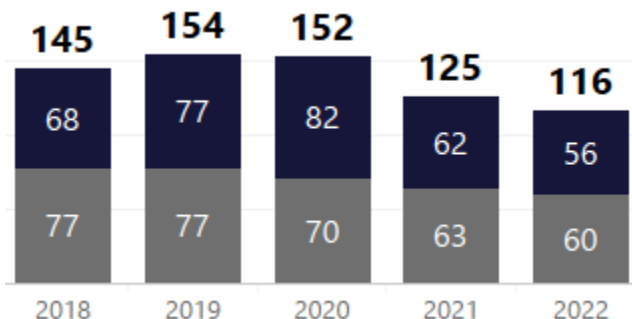
Buyer demand softened in July as prospective buyers took a closer look at their finances given today's home prices and higher interest rates. The number of July closings was lower than both last year and last month throughout the county. Although still higher than we saw last July, the median amount buyers paid for a home was slightly lower than last month, which is a sign that home prices could be stabilizing.

The number of listings that are currently pending sale is 31% lower than last year but 37% higher than last month, indicating August and September could see an uptick in closings. Although we saw sellers bring less new listings to the market, the number of listings actively for sale is 48% higher than last July and 9% higher than last month, giving buyers more choices.

183 Active Listings	\$1,351,905 Average Closed Price	64 Listings Closed	7 Median Days in MLS
116 New Listings	\$915,000 Median Closed Price	78 Pending Listings	12 Weeks of Inventory

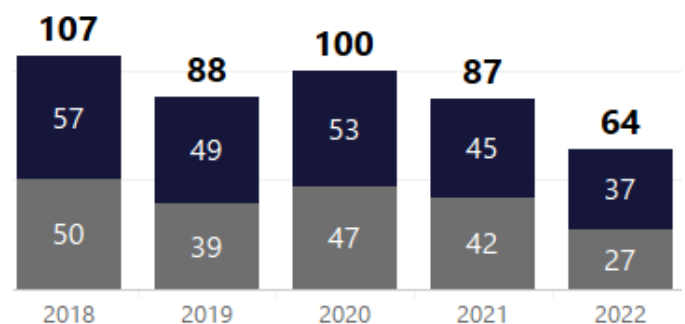
NEW LISTINGS

-7% Year Over Year | -11% Month Over Month



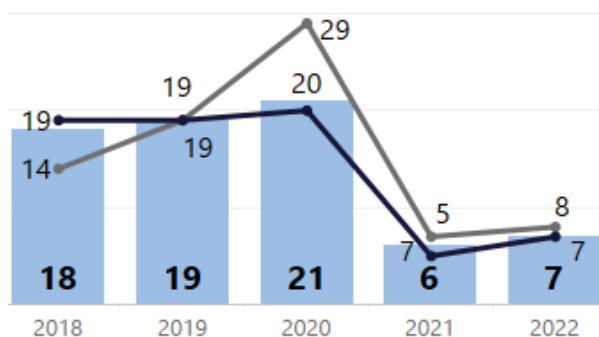
CLOSED LISTINGS

-26% Year Over Year | -17% Month Over Month



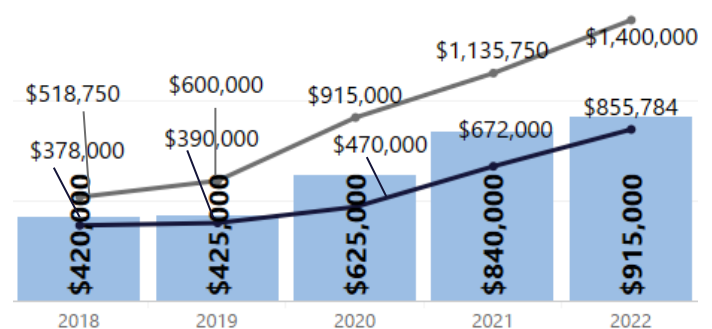
MEDIAN DAYS IN MLS

+1 Day Year Over Year | +1 Day Month Over Month



MEDIAN CLOSED PRICE

+9% Year Over Year | -1% Month Over Month



■ Condo/Townhome/Multi-Family ■ Single-Family Residential

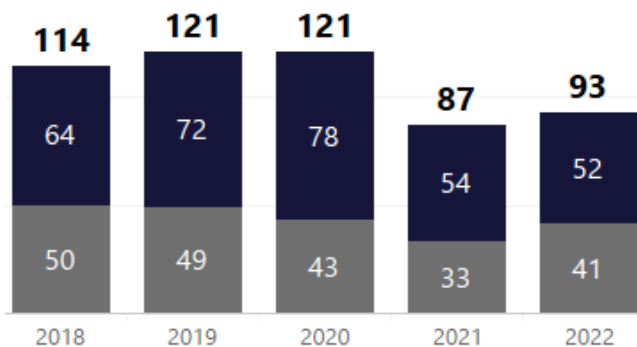
Steamboat Springs Housing Market

Throughout the month, there were 49 closings in Steamboat Springs—69% condos, townhomes or multi-family homes and 31% single-family residences. The price range with the most closings was \$1-2M. with 35% of all sales. Buyer demand saw a month-over-month jump with contracts written on 60 homes. Those homes moved off the market in a median of 6 days. The median sold price was lower both year over year and month over month as we saw more closings of homes priced below the \$1M mark. Sellers brought 7% more listings to the market this year, which helped to bump up inventory levels especially in the \$1-2M price range. 60% of all new listings that came on the market in July were priced \$1M or more. There is currently a 13-week supply of inventory in Steamboat Springs.

146 Active Listings	\$1,535,138 Average Closed Price	49 Listings Closed	6 Median Days in MLS
93 New Listings	\$1,015,000 Median Closed Price	60 Pending Listings	13 Weeks of Inventory

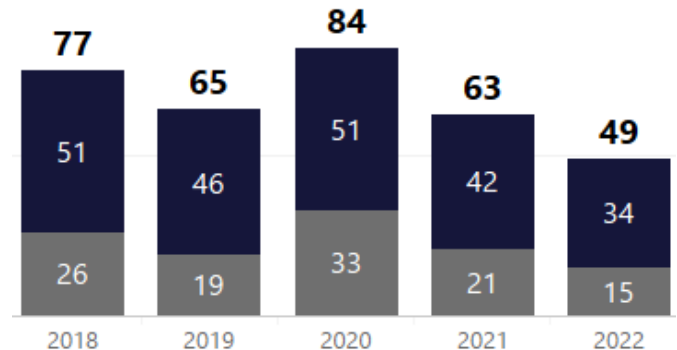
NEW LISTINGS

+7% Year Over Year | -4% Month Over Month



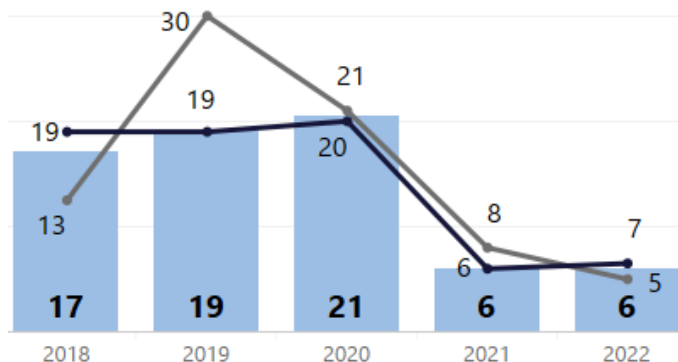
CLOSED LISTINGS

-22% Year Over Year | -21% Month Over Month



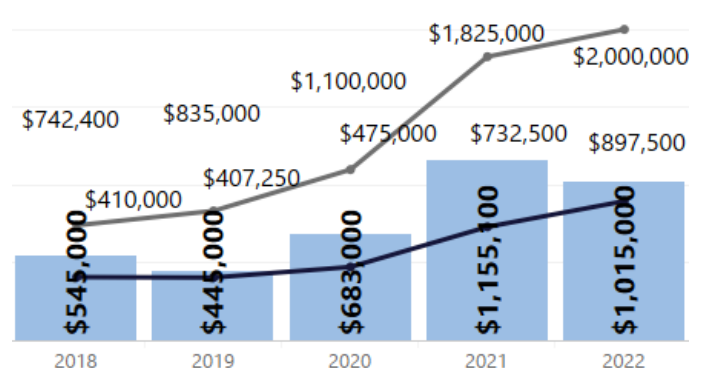
MEDIAN DAYS IN MLS

0 Days Year Over Year | 0 Days Month Over Month



MEDIAN CLOSED PRICE

-12% Year Over Year | -4% Month Over Month



■ Condo/Townhome/Multi-Family ■ Single-Family Residential