

Monthly Indicators



March 2023

Percent changes calculated using year-over-year comparisons.

New Listings were down 53.3 percent for single family homes and 44.4 percent for townhouse-condo properties. Pending Sales decreased 29.6 percent for single family homes and 50.0 percent for townhouse-condo properties.

The Median Sales Price was down 18.2 percent to \$1,125,000 for single family homes but increased 37.9 percent to \$900,000 for townhouse-condo properties. Days on Market increased 111.5 percent for single family homes and 193.8 percent for townhouse-condo properties.

Monthly sales might have been even higher if not for limited inventory nationwide. At the current sales pace, there were just 2.6 months' supply of existing homes at the beginning of March, far below the 4 – 6 months' supply of a balanced market. Inventory remains suppressed in part because of mortgage interest rates, which nearly hit 7% before falling again in recent weeks. Higher rates have continued to put downward pressure on sales prices, and for the first time in more than a decade, national home prices were lower year-over-year, according to NAR, breaking a 131-month streak of annual price increases.

Activity Snapshot

- 3.5%

One-Year Change in
Sold Listings
All Properties

- 12.9%

One-Year Change in
Median Sales Price
All Properties

+ 8.7%

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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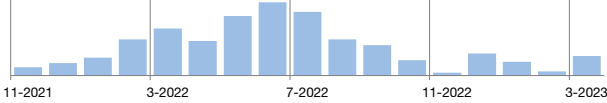
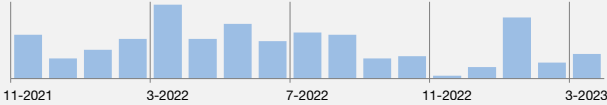
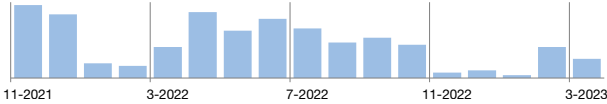
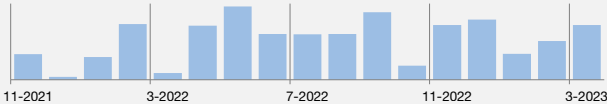
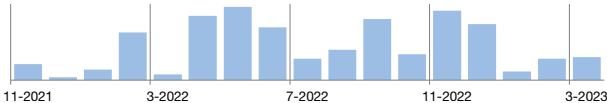
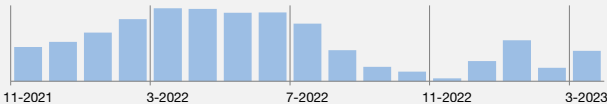
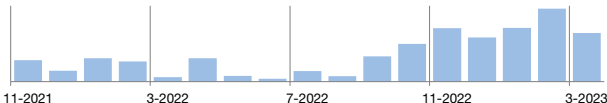
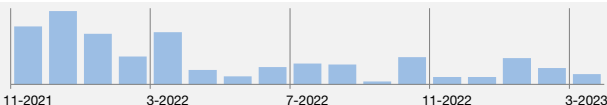
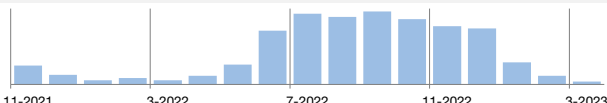
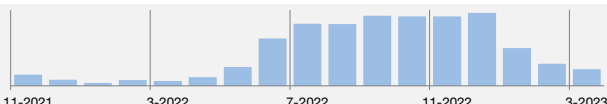
Key Metrics	Historical Sparkbars	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		30	14	- 53.3%	63	40	- 36.5%
Pending Sales		27	19	- 29.6%	62	43	- 30.6%
Sold Listings		20	13	- 35.0%	60	31	- 48.3%
Median Sales Price		\$1,375,000	\$1,125,000	- 18.2%	\$1,262,500	\$1,161,500	- 8.0%
Average Sales Price		\$1,552,766	\$1,482,027	- 4.6%	\$1,479,315	\$1,875,816	+ 26.8%
Pct. of List Price Received		100.8%	96.4%	- 4.4%	99.1%	95.9%	- 3.2%
Days on Market		61	129	+ 111.5%	55	81	+ 47.3%
Housing Affordability Index		24	26	+ 8.3%	26	25	- 3.8%
Active Listings		54	42	- 22.2%	--	--	--
Months Supply		1.7	2.0	+ 17.6%	--	--	--

Townhouse-Condo Market Overview

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

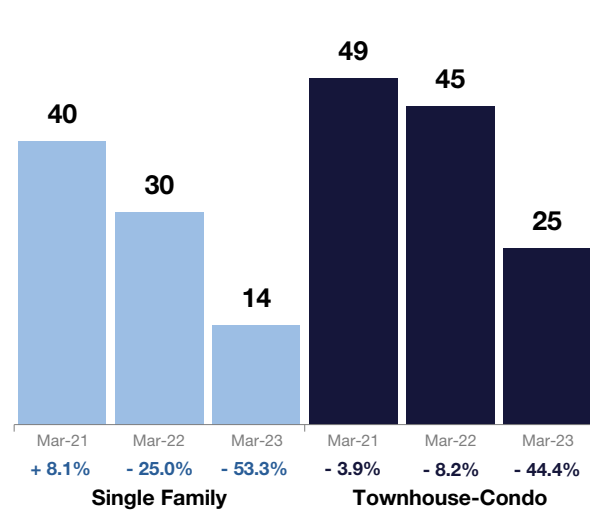


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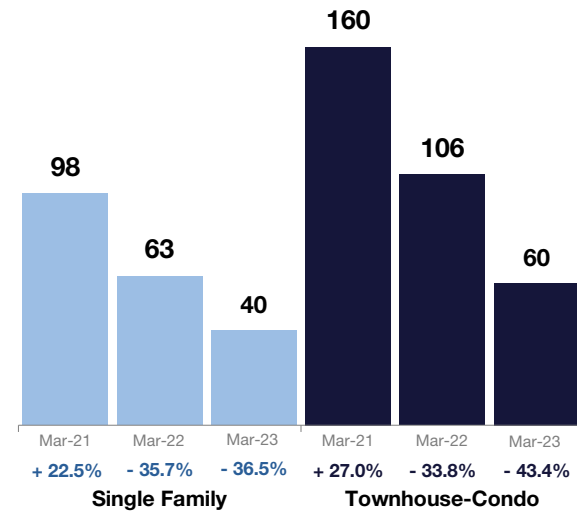
Key Metrics	Historical Sparkbars	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		45	25	- 44.4%	106	60	- 43.4%
Pending Sales		46	23	- 50.0%	101	82	- 18.8%
Sold Listings		30	25	- 16.7%	75	73	- 2.7%
Median Sales Price		\$652,500	\$900,000	+ 37.9%	\$736,000	\$831,500	+ 13.0%
Average Sales Price		\$793,450	\$938,263	+ 18.3%	\$909,096	\$902,594	- 0.7%
Pct. of List Price Received		103.6%	99.4%	- 4.1%	102.6%	99.0%	- 3.5%
Days on Market		16	47	+ 193.8%	23	55	+ 139.1%
Housing Affordability Index		50	32	- 36.0%	45	35	- 22.2%
Active Listings		34	33	- 2.9%	--	--	--
Months Supply		0.7	1.1	+ 57.1%	--	--	--

New Listings

March

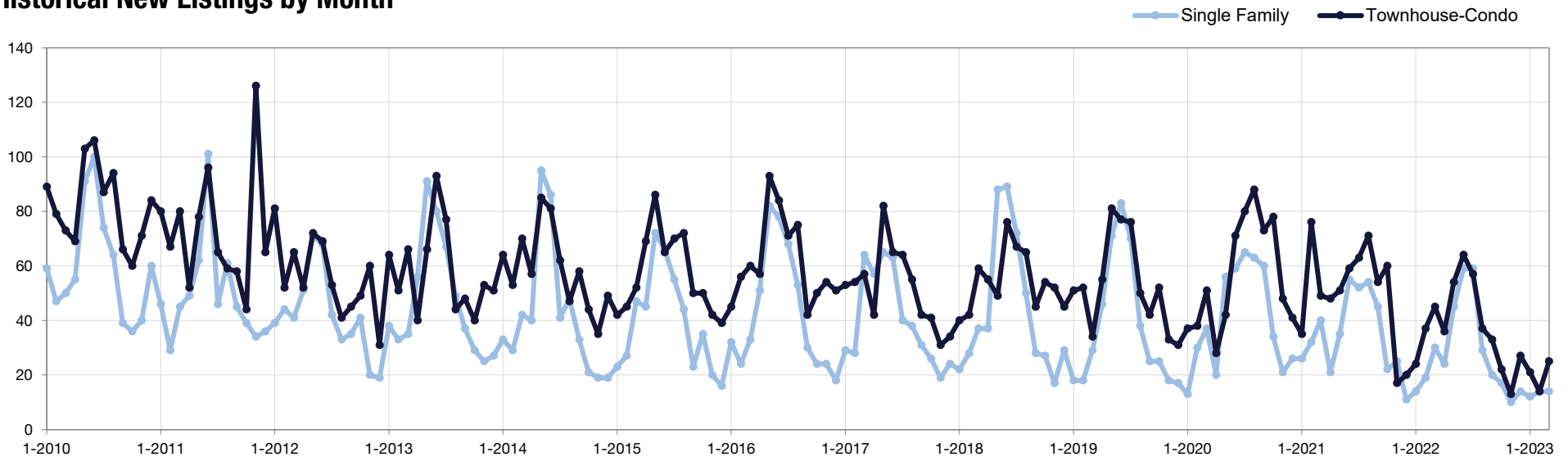


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	24	+14.3%	36	-25.0%
May-2022	45	+28.6%	54	+5.9%
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%	22	-63.3%
Nov-2022	10	-60.0%	13	-23.5%
Dec-2022	14	+27.3%	27	+35.0%
Jan-2023	12	-14.3%	21	-12.5%
Feb-2023	14	-26.3%	14	-62.2%
Mar-2023	14	-53.3%	25	-44.4%

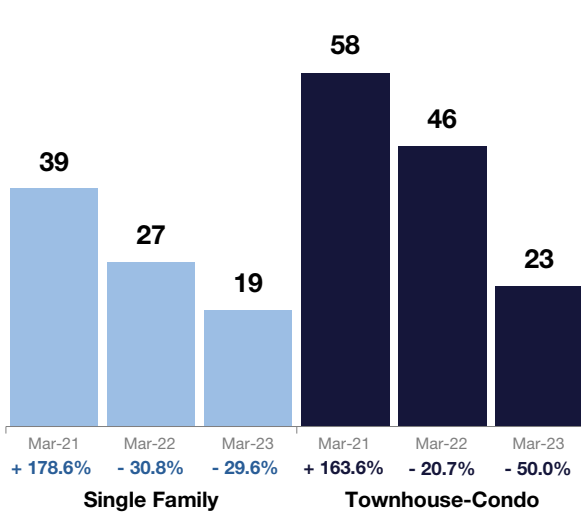
Historical New Listings by Month



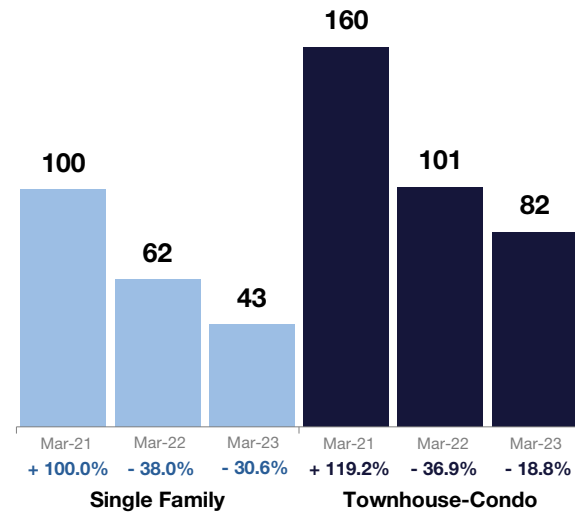
Pending Sales



March

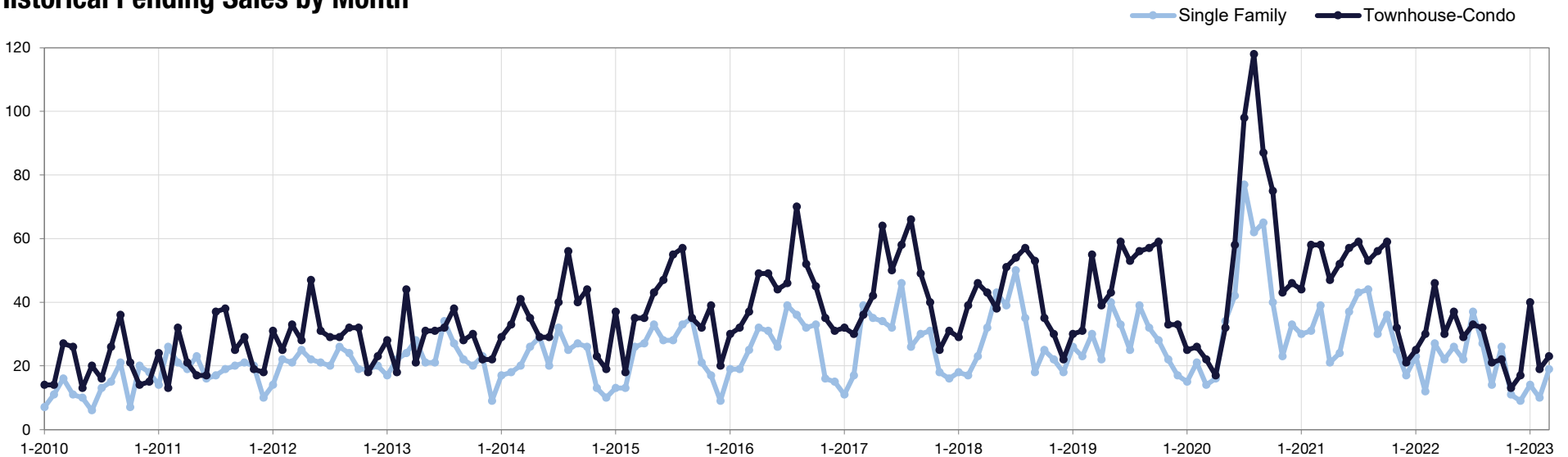


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	32	-39.6%
Sep-2022	14	-53.3%	21	-62.5%
Oct-2022	26	-27.8%	22	-62.7%
Nov-2022	11	-56.0%	13	-59.4%
Dec-2022	9	-47.1%	17	-19.0%
Jan-2023	14	-39.1%	40	+60.0%
Feb-2023	10	-16.7%	19	-36.7%
Mar-2023	19	-29.6%	23	-50.0%

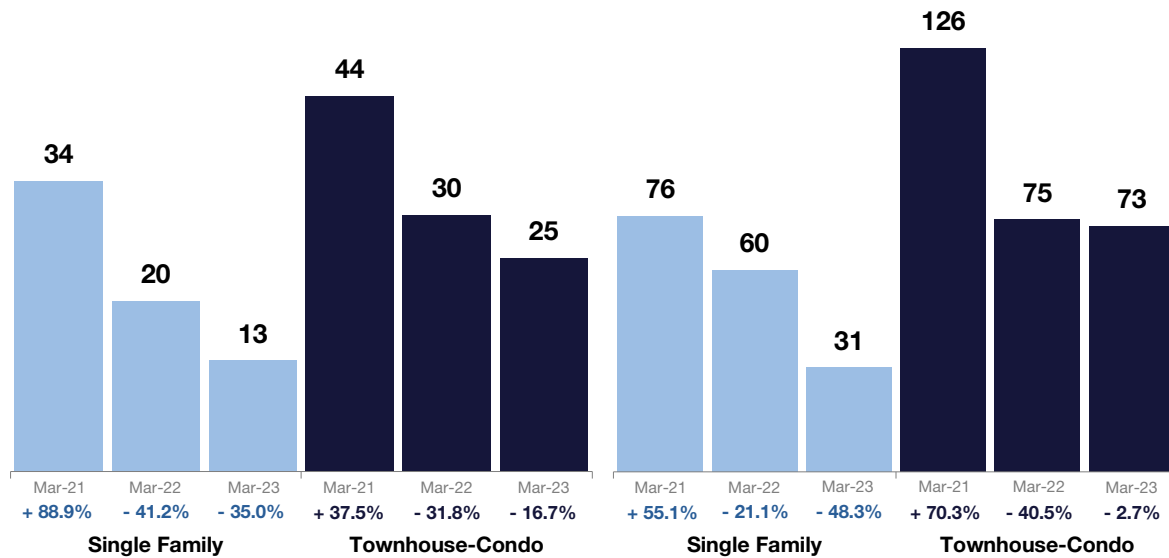
Historical Pending Sales by Month



Sold Listings

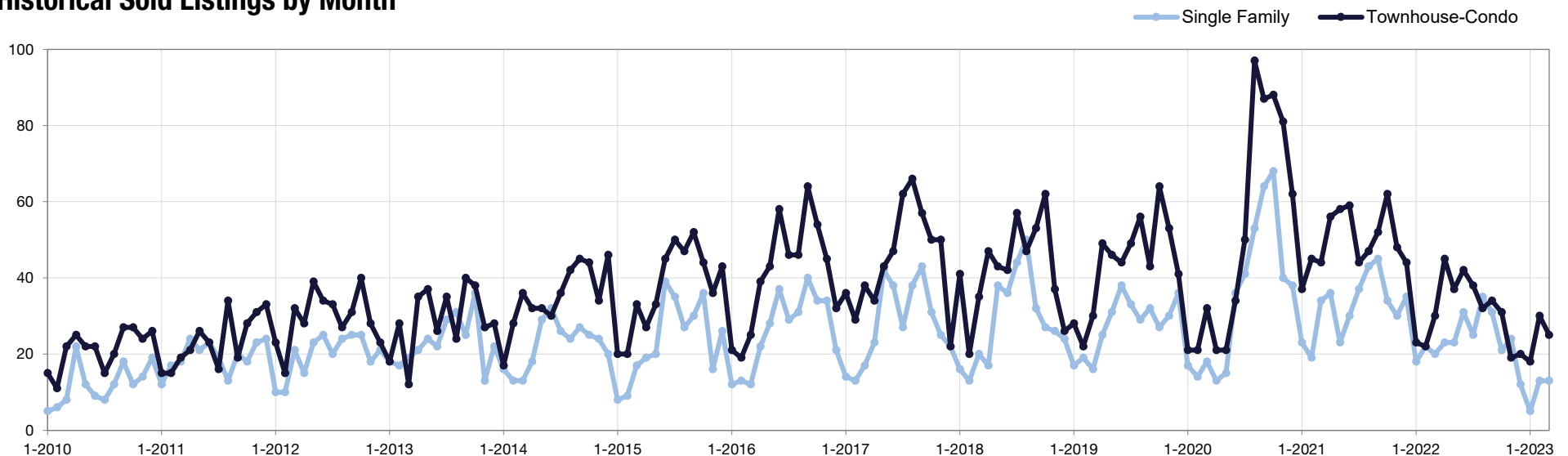
March

Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	31	-31.1%	34	-34.6%
Oct-2022	21	-38.2%	31	-50.0%
Nov-2022	24	-20.0%	19	-60.4%
Dec-2022	12	-65.7%	20	-54.5%
Jan-2023	5	-72.2%	18	-21.7%
Feb-2023	13	-40.9%	30	+36.4%
Mar-2023	13	-35.0%	25	-16.7%

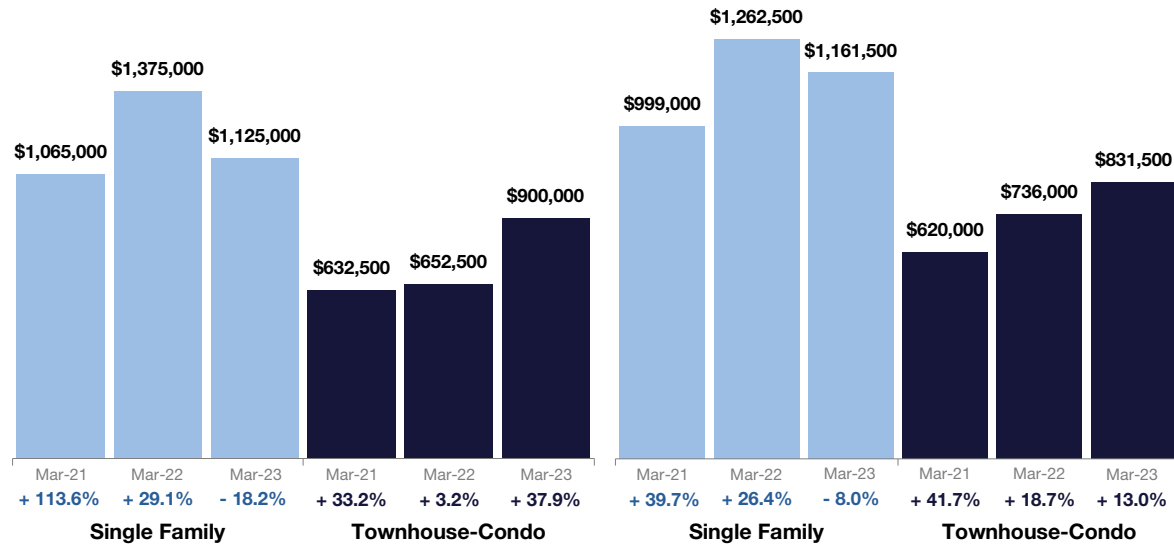
Historical Sold Listings by Month



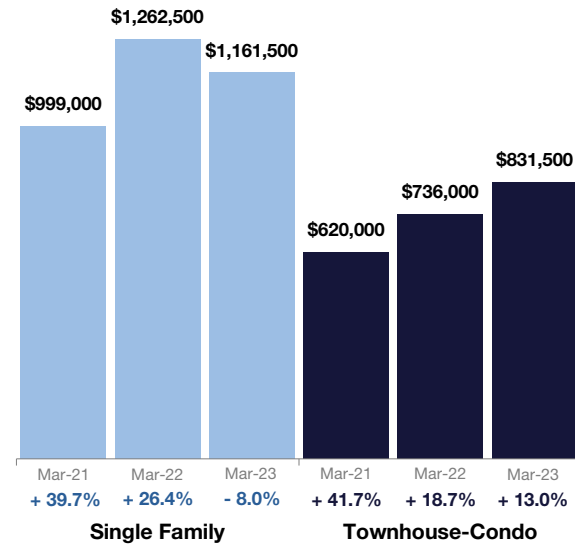
Median Sales Price



March

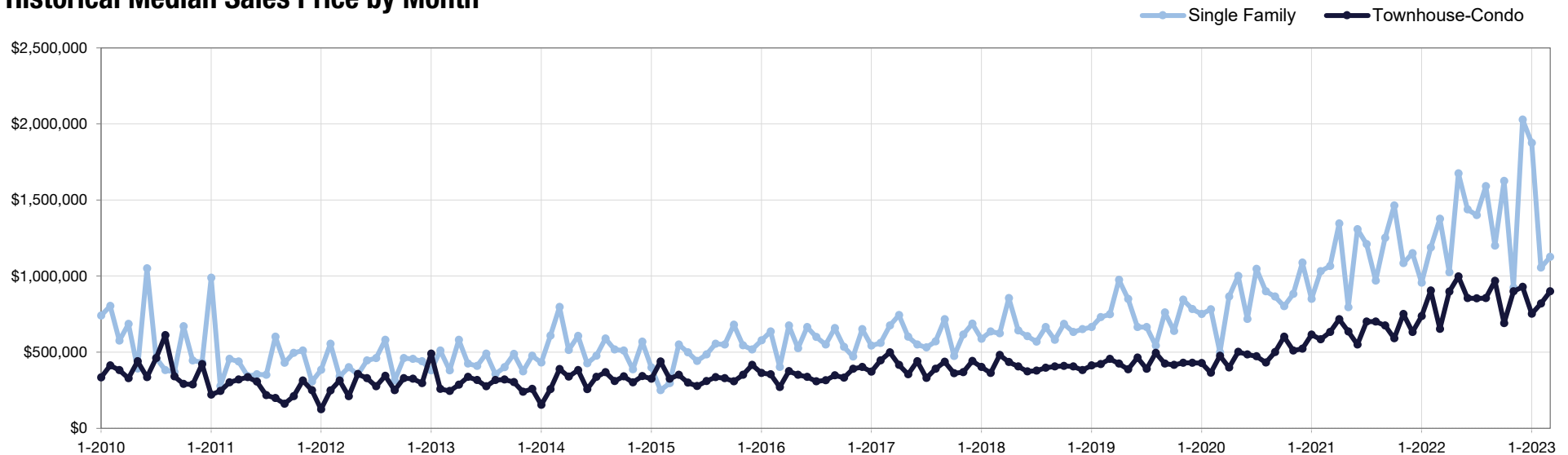


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,200,000	-4.0%	\$967,500	+43.6%
Oct-2022	\$1,625,000	+11.1%	\$690,000	+16.9%
Nov-2022	\$922,500	-14.9%	\$900,000	+20.0%
Dec-2022	\$2,027,500	+76.3%	\$928,292	+46.8%
Jan-2023	\$1,875,000	+96.3%	\$751,625	+2.1%
Feb-2023	\$1,055,600	-11.1%	\$818,250	-9.6%
Mar-2023	\$1,125,000	-18.2%	\$900,000	+37.9%

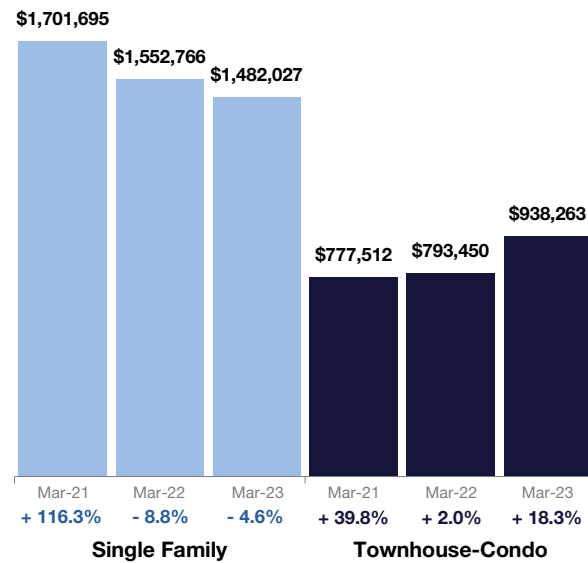
Historical Median Sales Price by Month



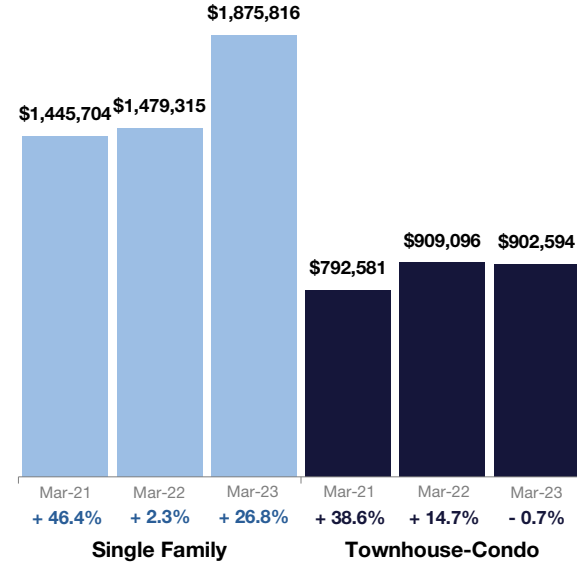
Average Sales Price



March

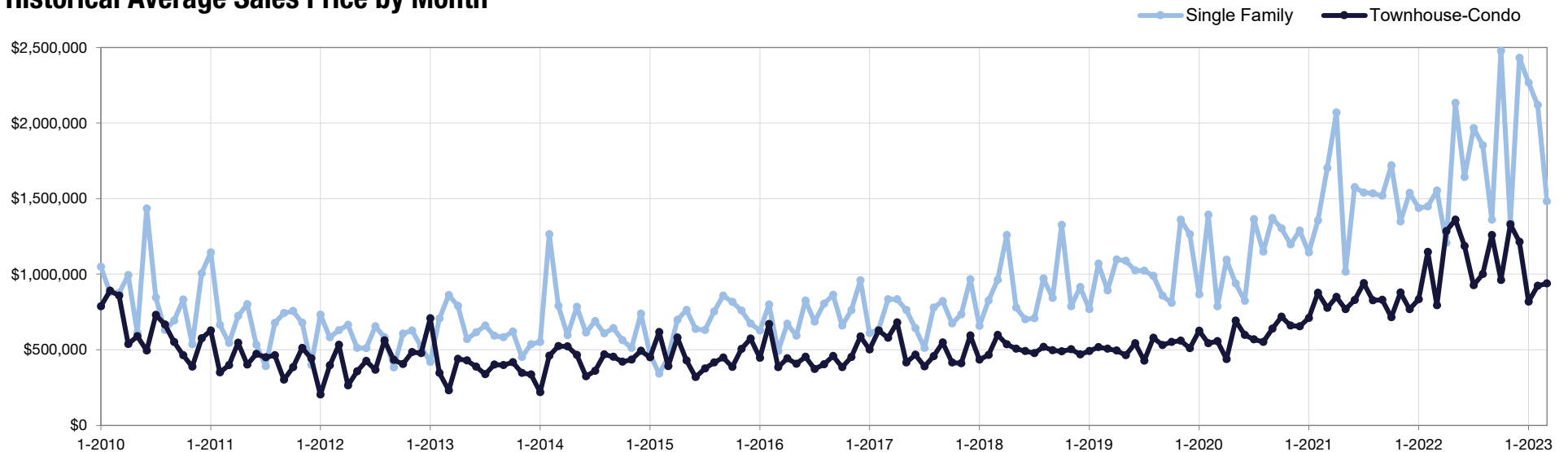


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$1,359,810	-10.4%	\$1,258,771	+51.8%
Oct-2022	\$2,476,367	+44.1%	\$961,073	+34.3%
Nov-2022	\$1,341,779	-0.5%	\$1,328,332	+51.1%
Dec-2022	\$2,430,750	+58.1%	\$1,214,660	+58.1%
Jan-2023	\$2,267,617	+57.8%	\$818,425	-1.8%
Feb-2023	\$2,118,912	+46.4%	\$923,370	-19.4%
Mar-2023	\$1,482,027	-4.6%	\$938,263	+18.3%

Historical Average Sales Price by Month



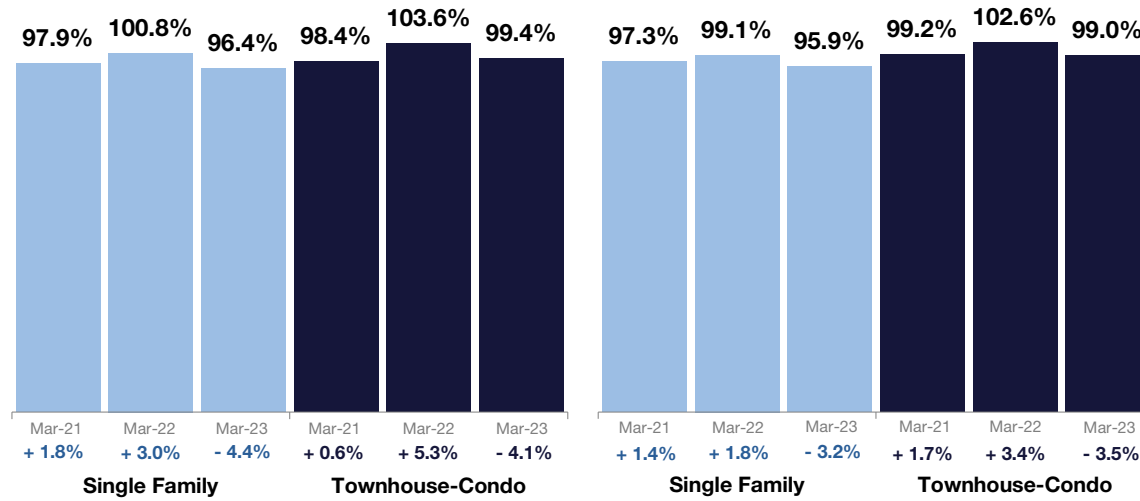
Percent of List Price Received



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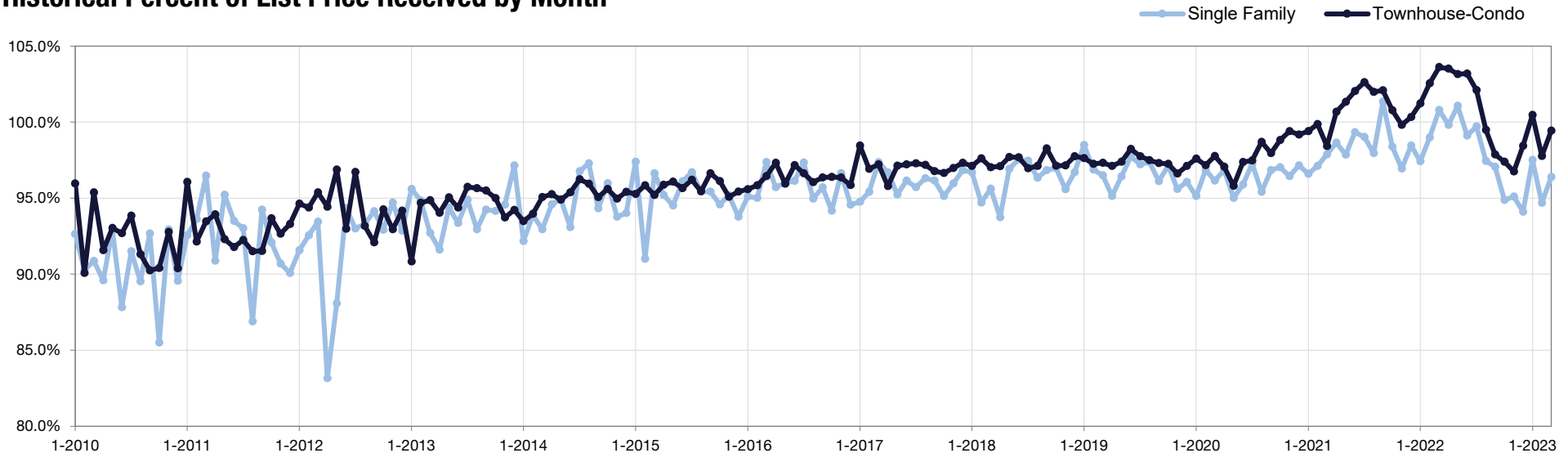
March

Year to Date



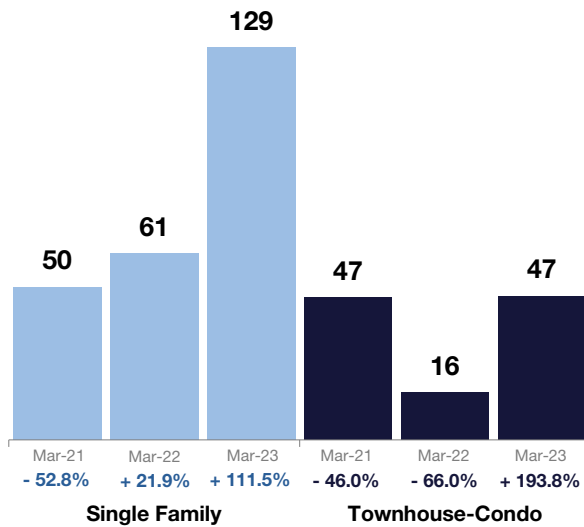
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	99.8%	+1.2%	103.5%	+2.8%
May-2022	101.1%	+3.3%	103.1%	+1.8%
Jun-2022	99.1%	-0.2%	103.2%	+1.2%
Jul-2022	99.7%	+0.7%	102.1%	-0.5%
Aug-2022	97.4%	-0.6%	99.5%	-2.5%
Sep-2022	97.1%	-4.1%	97.9%	-4.1%
Oct-2022	94.9%	-3.6%	97.4%	-3.4%
Nov-2022	95.1%	-1.9%	96.7%	-3.1%
Dec-2022	94.1%	-4.5%	98.4%	-1.9%
Jan-2023	97.5%	+0.1%	100.5%	-0.7%
Feb-2023	94.7%	-4.3%	97.8%	-4.6%
Mar-2023	96.4%	-4.4%	99.4%	-4.1%

Historical Percent of List Price Received by Month

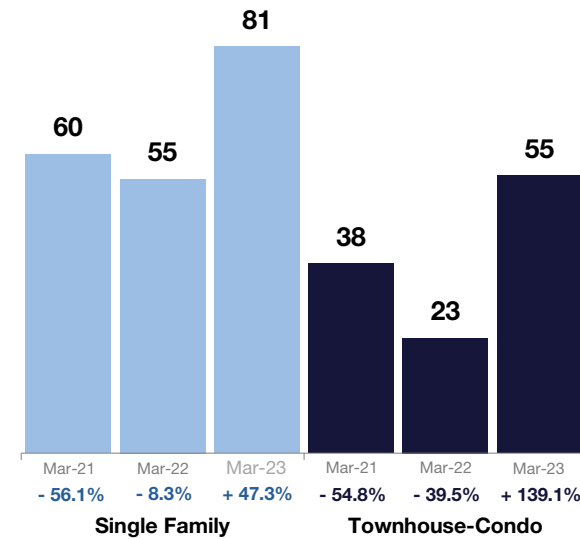


Days on Market Until Sale

March

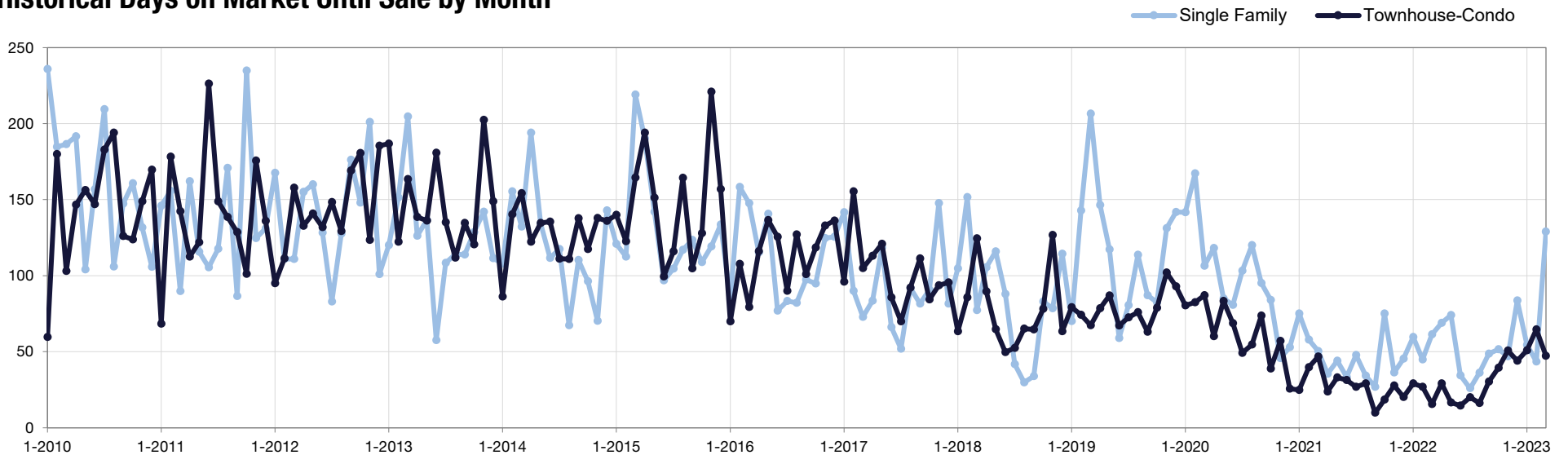


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	49	+81.5%	30	+200.0%
Oct-2022	52	-30.7%	39	+116.7%
Nov-2022	47	+30.6%	51	+82.1%
Dec-2022	84	+86.7%	44	+120.0%
Jan-2023	54	-10.0%	51	+75.9%
Feb-2023	43	-4.4%	65	+140.7%
Mar-2023	129	+111.5%	47	+193.8%

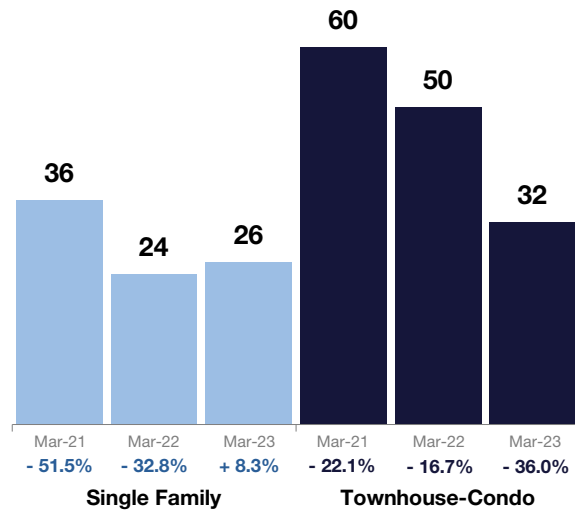
Historical Days on Market Until Sale by Month



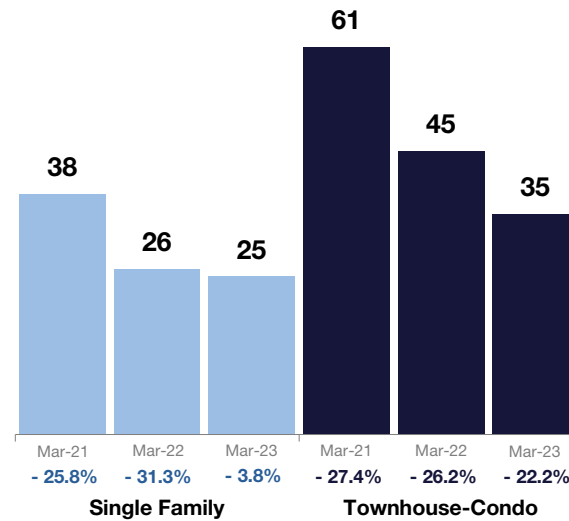
Housing Affordability Index



March

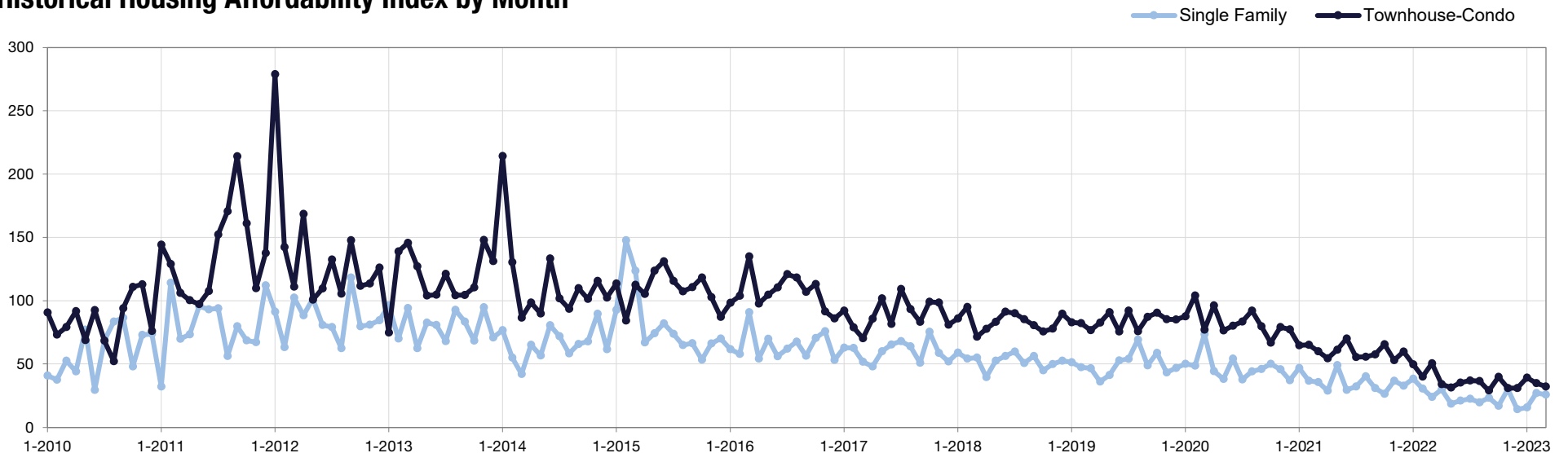


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	23	-25.8%	29	-49.1%
Oct-2022	17	-34.6%	40	-39.4%
Nov-2022	30	-18.9%	31	-41.5%
Dec-2022	14	-57.6%	31	-48.3%
Jan-2023	16	-57.9%	39	-22.0%
Feb-2023	27	-10.0%	35	-12.5%
Mar-2023	26	+8.3%	32	-36.0%

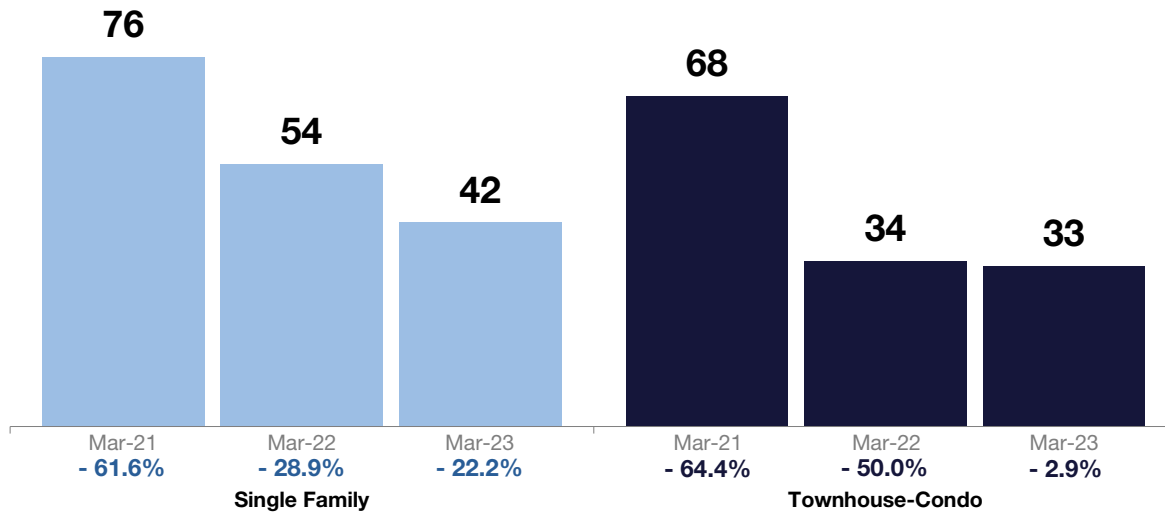
Historical Housing Affordability Index by Month



Inventory of Active Listings

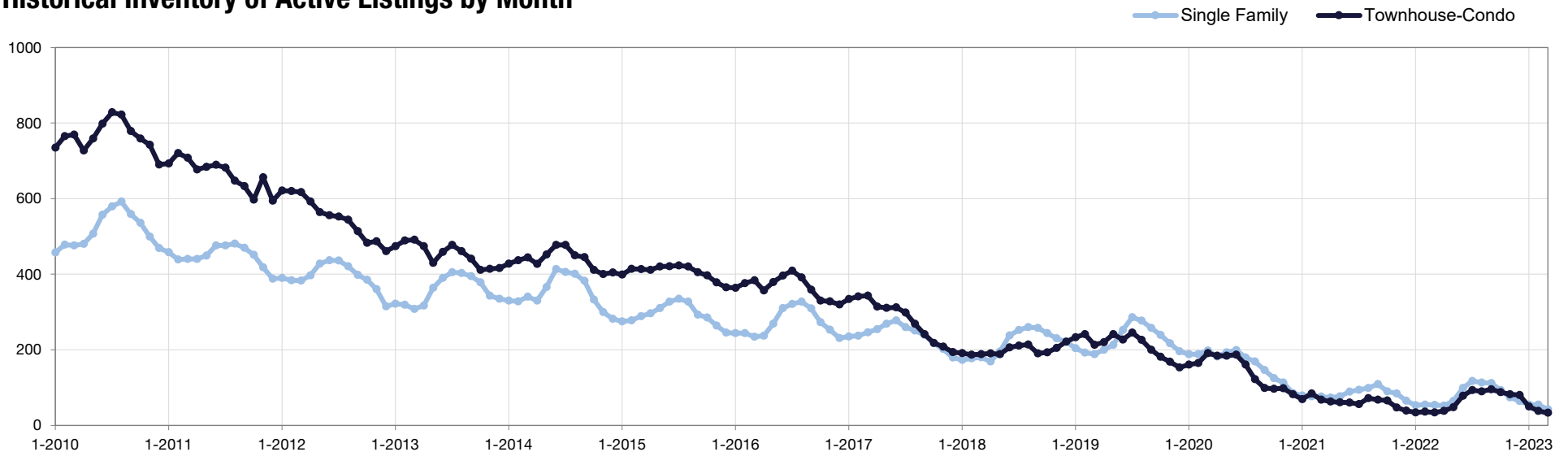


March



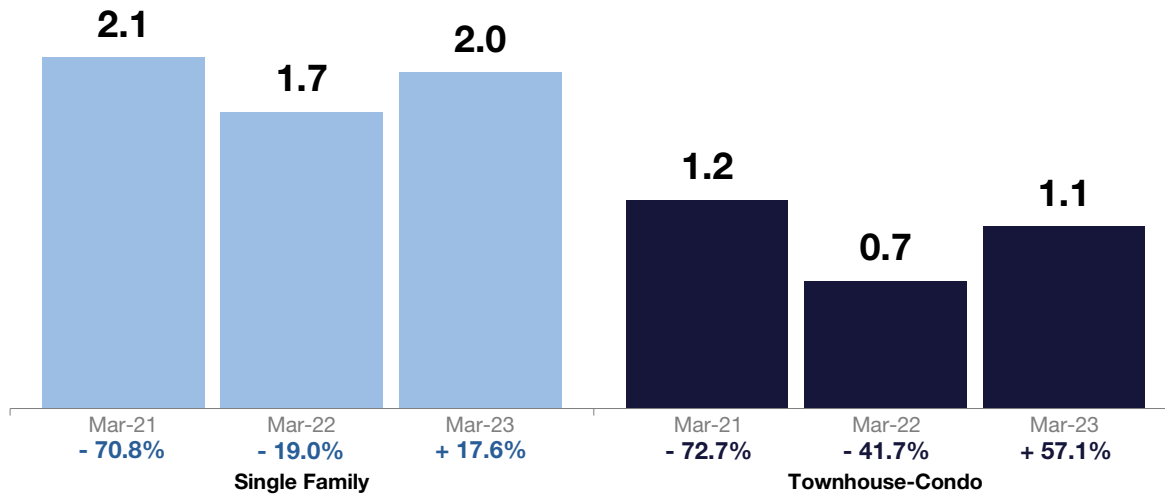
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	52	-28.8%	38	-39.7%
May-2022	64	-16.9%	48	-21.3%
Jun-2022	99	+11.2%	78	+30.0%
Jul-2022	117	+24.5%	93	+66.1%
Aug-2022	113	+14.1%	90	+25.0%
Sep-2022	112	+2.8%	95	+39.7%
Oct-2022	93	+3.3%	88	+33.3%
Nov-2022	74	-11.9%	82	+74.5%
Dec-2022	64	-1.5%	80	+105.1%
Jan-2023	55	+3.8%	50	+47.1%
Feb-2023	55	0.0%	38	+5.6%
Mar-2023	42	-22.2%	33	-2.9%

Historical Inventory of Active Listings by Month



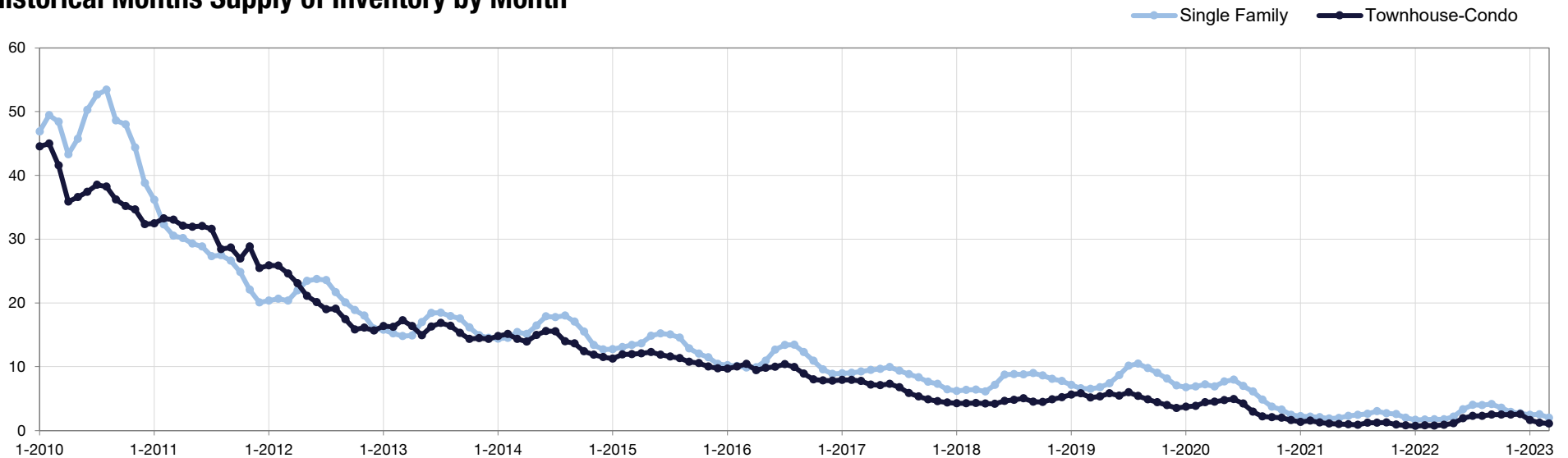
Months Supply of Inventory

March



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2022	1.7	-10.5%	0.9	-18.2%
May-2022	2.1	+10.5%	1.1	+10.0%
Jun-2022	3.3	+43.5%	1.9	+111.1%
Jul-2022	4.0	+66.7%	2.3	+155.6%
Aug-2022	4.0	+53.8%	2.3	+91.7%
Sep-2022	4.1	+36.7%	2.5	+108.3%
Oct-2022	3.6	+33.3%	2.5	+108.3%
Nov-2022	2.9	+11.5%	2.5	+177.8%
Dec-2022	2.7	+35.0%	2.6	+225.0%
Jan-2023	2.4	+41.2%	1.6	+128.6%
Feb-2023	2.5	+47.1%	1.2	+50.0%
Mar-2023	2.0	+17.6%	1.1	+57.1%

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	3-2022	3-2023	Percent Change	YTD 2022	YTD 2023	Percent Change
New Listings		82	55	- 32.9%	202	144	- 28.7%
Pending Sales		76	57	- 25.0%	191	159	- 16.8%
Sold Listings		57	55	- 3.5%	162	134	- 17.3%
Median Sales Price		\$723,000	\$630,000	- 12.9%	\$749,500	\$690,000	- 7.9%
Average Sales Price		\$986,593	\$860,962	- 12.7%	\$1,005,473	\$980,564	- 2.5%
Pct. of List Price Received		102.1%	97.6%	- 4.4%	100.7%	97.7%	- 3.0%
Days on Market		39	62	+ 59.0%	39	59	+ 51.3%
Housing Affordability Index		46	46	0.0%	44	42	- 4.5%
Active Listings		104	113	+ 8.7%	--	--	--
Months Supply		1.2	1.9	+ 58.3%	--	--	--

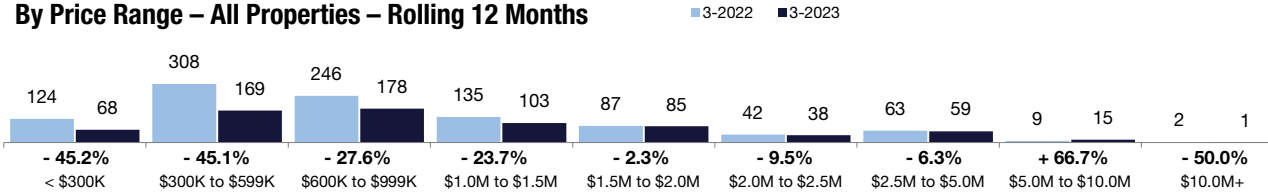
Closed Sales

Actual sales that have closed in a given month.

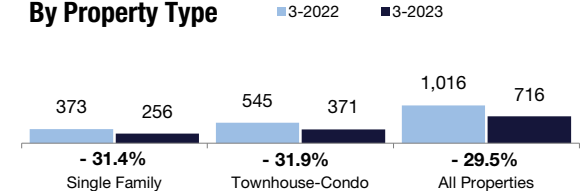


STEAMBOAT SPRINGS
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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	3-2022	3-2023	Change	3-2022	3-2023	Change
\$299,999 and Below	18	7	-61.1%	28	3	-89.3%
\$300,000 to \$599,999	77	42	-45.5%	211	96	-54.5%
\$600,000 to \$999,999	67	49	-26.9%	179	129	-27.9%
\$1,000,000 to \$1,499,999	68	43	-36.8%	67	60	-10.4%
\$1,500,000 to \$1,999,999	52	40	-23.1%	35	45	+28.6%
\$2,000,000 to \$2,499,999	30	24	-20.0%	12	14	+16.7%
\$2,500,000 to \$4,999,999	50	37	-26.0%	13	22	+69.2%
\$5,000,000 to \$9,999,999	9	13	+44.4%	0	2	--
\$10,000,000 and Above	2	1	-50.0%	0	0	--
All Price Ranges	373	256	-31.4%	545	371	-31.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2023	3-2023	Change	2-2023	3-2023	Change
	1	0	-100.0%	1	0	-100.0%
	3	3	0.0%	7	7	0.0%
	2	3	+50.0%	10	11	+10.0%
	1	3	+200.0%	9	3	-66.7%
	1	1	0.0%	2	4	+100.0%
	2	1	-50.0%	1	0	-100.0%
	2	1	-50.0%	0	0	--
	1	1	0.0%	0	0	--
	0	0	--	0	0	--
All Price Ranges	13	13	0.0%	30	25	-16.7%

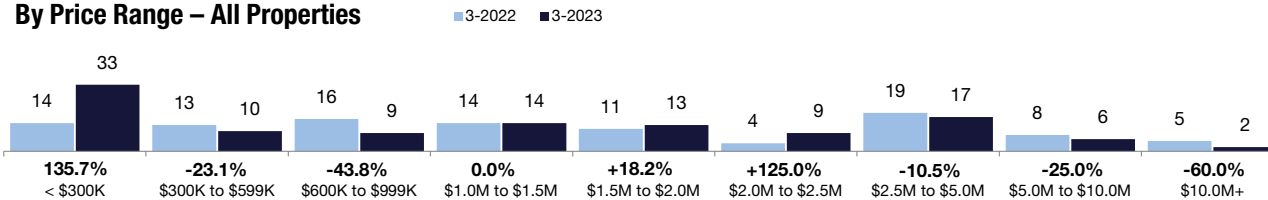
Year to Date

	Single Family			Townhouse-Condo		
	3-2022	3-2023	Change	3-2022	3-2023	Change
	3	1	-66.7%	27	1	-96.3%
	7	6	-14.3%	21	21	0.0%
	13	5	-61.5%	28	27	-3.6%
	14	5	-64.3%	9	15	+66.7%
	11	5	-54.5%	5	8	+60.0%
	3	3	0.0%	2	1	-50.0%
	9	4	-55.6%	3	0	-100.0%
	0	2	--	0	0	--
	0	0	--	0	0	--
All Price Ranges	60	31	-48.3%	75	73	-2.7%

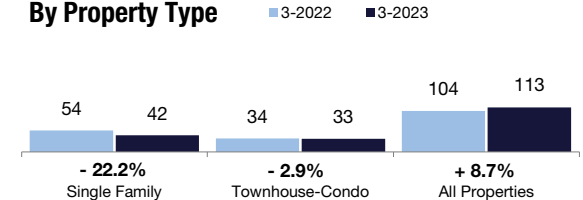
Inventory of Active Listings

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		
	3-2022	3-2023	Change	3-2022	3-2023	Change
\$299,999 and Below	1	0	-100.0%	2	1	-50.0%
\$300,000 to \$599,999	1	0	-100.0%	7	5	-28.6%
\$600,000 to \$999,999	7	4	-42.9%	9	5	-44.4%
\$1,000,000 to \$1,499,999	11	7	-36.4%	3	7	+133.3%
\$1,500,000 to \$1,999,999	9	9	0.0%	2	3	+50.0%
\$2,000,000 to \$2,499,999	3	7	+133.3%	1	2	+100.0%
\$2,500,000 to \$4,999,999	11	8	-27.3%	8	9	+12.5%
\$5,000,000 to \$9,999,999	7	5	-28.6%	1	1	0.0%
\$10,000,000 and Above	4	2	-50.0%	1	0	-100.0%
All Price Ranges	54	42	-22.2%	34	33	-2.9%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	2-2023	3-2023	Change	2-2023	3-2023	Change
	1	0	-100.0%	1	1	0.0%
	2	0	-100.0%	4	5	+25.0%
	5	4	-20.0%	10	5	-50.0%
	9	7	-22.2%	6	7	+16.7%
	13	9	-30.8%	4	3	-25.0%
	6	7	+16.7%	2	2	0.0%
	8	8	0.0%	9	9	0.0%
	8	5	-37.5%	2	1	-50.0%
	3	2	-33.3%	0	0	--
All Price Ranges	55	42	-23.6%	38	33	-13.2%

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.