

STEAMBOAT SOTHEBY'S INTERNATIONAL REALTY 2020 MARKET REPORT



Steamboat | Sotheby's
INTERNATIONAL REALTY

MAIN OFFICE 970.879.8100 | MOUNTAIN 970.879.7800 | DOWNTOWN 970.870.8885 | STEAMBOATSIR.COM

2020 YEAR IN REVIEW

Unprecedented and unpredictable. Two adjectives describing the 2020 Steamboat Springs real estate market. The year started with the announcement of a pandemic, forever changing life as we knew it. From a real estate perspective, a “COVID Freeze” fell upon the market in February. Buyers stopped buying, and sellers pulled their properties off the market.

The pandemic and ability to work remotely gave some a reason to look

elsewhere for a healthier lifestyle and small-town living. The exodus for those wanting a change seemed to hit towns like Steamboat Springs around the end of May, and the market literally went from freeze to boil overnight.

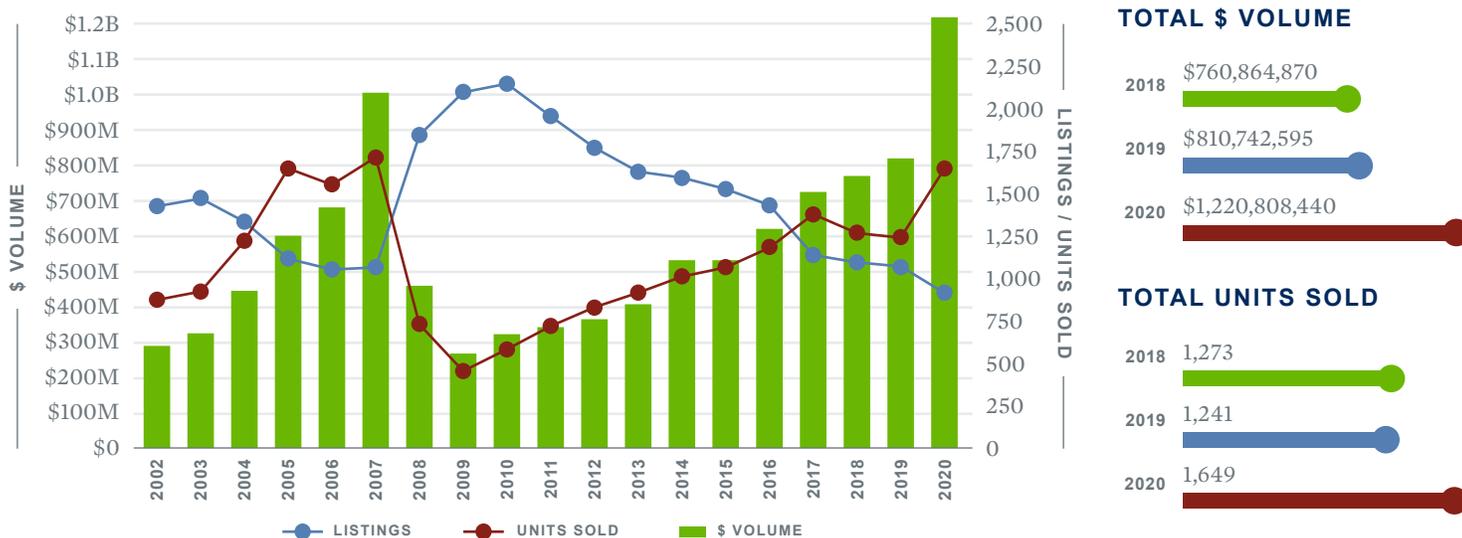
What ground was lost from the first five months of 2020 was all made up, and then some, with the last seven months, as nearly every major record was broken for the Steamboat Springs MLS. The only record that was not broken

was the total number of transactions. 2020 posted 1,655, missing the record of 1,729 in 2007, but still bettering 2019 by 33% (1,164). Total dollar volume was \$1.217 billion, bettering 2007 by 21% (\$1.003B) and 2019 by 50%. The amazing fact with these results is that sellers still held off placing their properties on the market, causing buyers to scramble with an offer as soon as something came available.

INFORMATION BY DOUG LABOR, STEAMBOATSIR

REAL ESTATE SNAPSHOT – PAST 19 YEARS

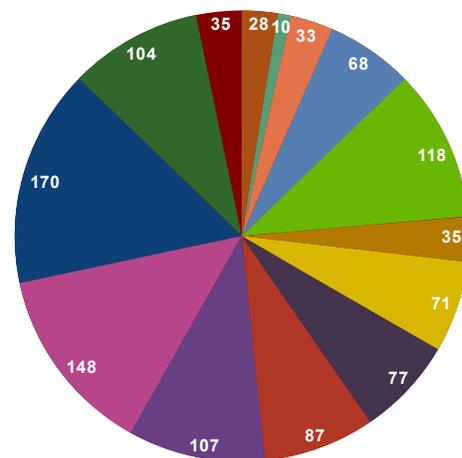
Number of Listings, Units Sold and Dollar Volume



ROUTT COUNTY PRICE POINT SUMMARY BY UNITS SOLD

Single Family Homes, Townhomes and Condominiums

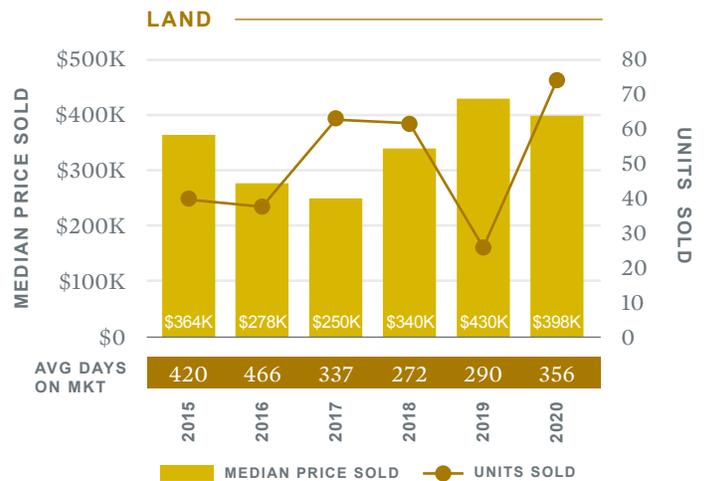
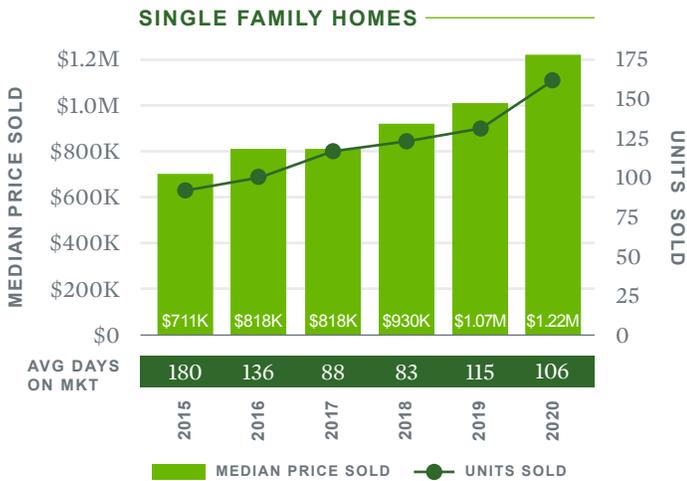
PRICE RANGE	UNITS SOLD	PERCENT OF UNITS SOLD	TOTAL \$ VOLUME
Less than \$200,000	35	4%	\$5,486,500
\$200,001 to \$300,000	104	12%	\$26,859,475
\$300,001 to \$400,000	170	19%	\$59,880,032
\$400,001 to \$500,000	148	17%	\$67,024,445
\$500,001 to \$600,000	107	12%	\$59,372,706
\$600,001 to \$700,000	87	10%	\$56,858,840
\$700,001 to \$800,000	77	9%	\$57,969,725
\$800,001 to \$900,000	71	8%	\$60,505,750
\$900,001 to \$1,000,000	35	4%	\$33,399,650
\$1,000,001 to \$1,500,000	118	13%	\$144,218,129
\$1,500,001 to \$2,000,000	68	8%	\$118,100,719
\$2,000,001 to \$2,500,000	33	4%	\$72,481,633
\$2,500,001 to \$3,000,000	10	1%	\$27,467,950
Over \$3,000,000	28	3%	\$128,635,000



EXCLUDES TIMESHARES/FRACTIONALS, LAND & COMMERCIAL

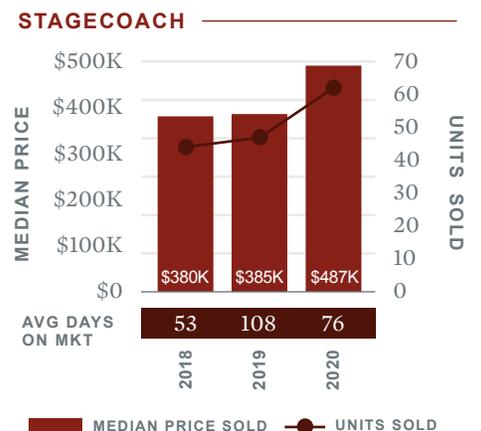
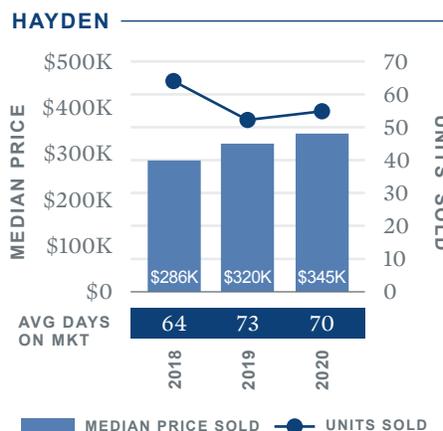
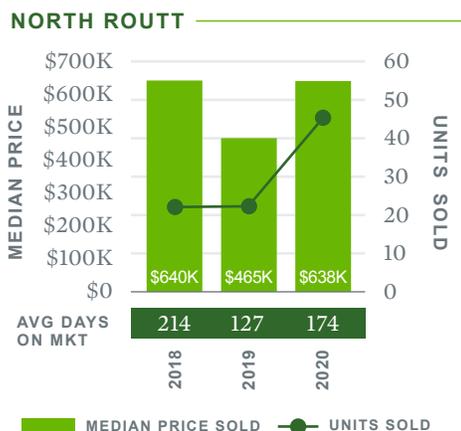
STEAMBOAT SPRINGS – DOWNTOWN, FISH CREEK AND MOUNTAIN AREAS

Median Price Sold, Units Sold and Average Days on Market



SURROUNDING COMMUNITIES – SINGLE FAMILY HOMES, TOWNHOMES AND CONDOMINIUMS

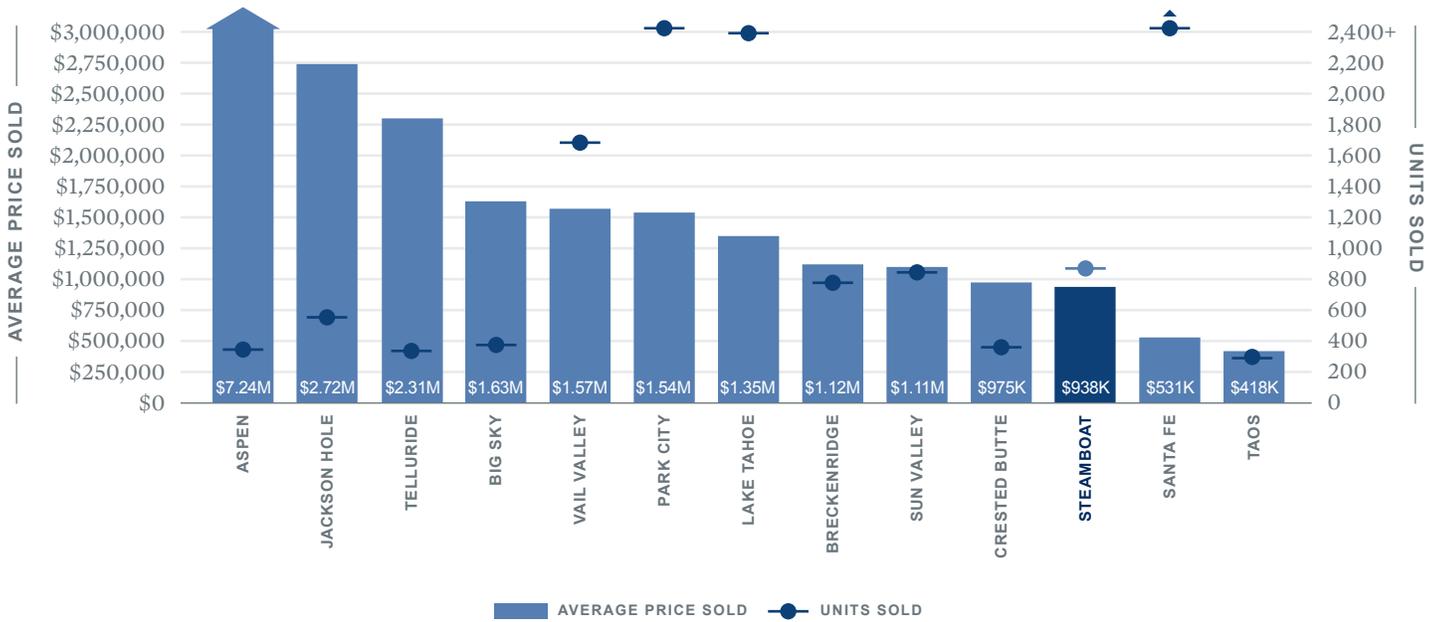
Median Price Sold, Units Sold and Average Days on Market





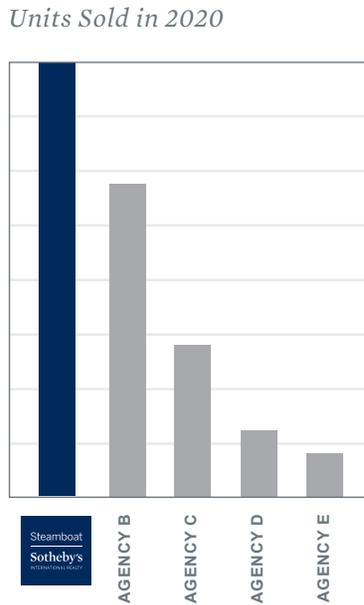
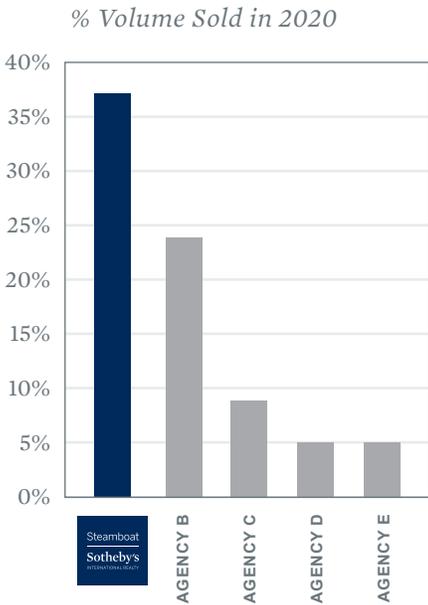
STEAMBOAT COMPARED TO OTHER RESORTS

2020 Average Sold Price and Units Sold • Condominiums, Townhomes & Single Family Homes



ABOVE INFORMATION PROVIDED BY INDIVIDUAL ROCKY MOUNTAIN MLS AREAS WHERE A SOTHEBY'S INTERNATIONAL REALTY OFFICE EXISTS.

STEAMBOAT SIR MARKET SHARE 2020



ABOVE INFORMATION PROVIDED BY STEAMBOAT SPRINGS MLS

MAIN OFFICE

610 MARKETPLACE PLZ

MOUNTAIN

1855 SKI TIME SQUARE DR

DOWNTOWN

56 NINTH STREET