

STEAMBOAT SOTHEBY'S INTERNATIONAL REALTY 2022 MARKET REPORT



Steamboat

Sotheby's
INTERNATIONAL REALTY

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

2022 YEAR IN REVIEW

While supply & demand and interest-rate fluctuation might suggest falling real estate prices, we simply did not see that in the Steamboat Springs real estate market in 2022. We saw somewhat significant decreases in the number of sales, with the overall number of transactions (1,194) in our MLS down 34% from 2021 and the number of new listings down 19% (1,527), yet we still surpassed the \$1-billion mark in sales volume, the second-highest on record.

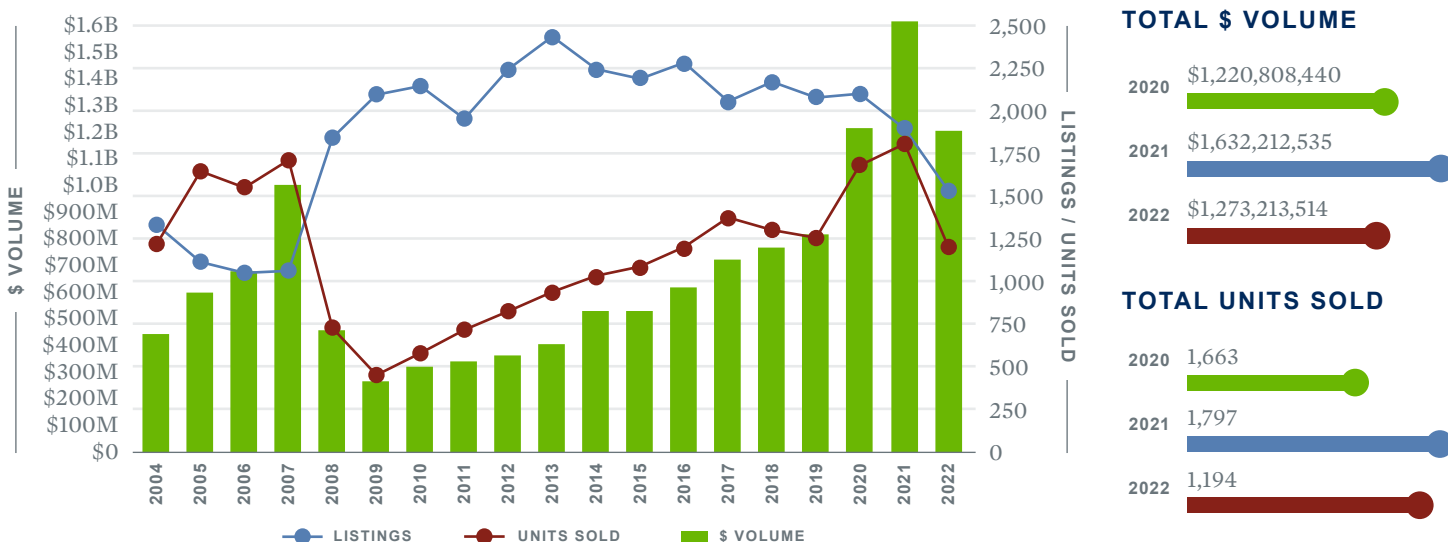
Particularly in the second half of last year our market really started to shift. The absorption rate in the first half of 2022 was at an all-time high at 122%, but in the last two quarters of the year, it dropped to 65%. Townhomes in Steamboat really saw a jump in median price, almost doubling year-over-year. The mountain area makes up more than half of all dollar volume sold, thanks to condos making up a large portion of the inventory in the

mountain area and the large number of properties sold there.

The market conditions and trends noted are a high-level view, including all different types of properties throughout Routt County. The reports that follow are designed to break down the trends and statistics in smaller areas by property type. This helps give you greater insight into the market conditions in specific segments that are relevant to you.

REAL ESTATE SNAPSHOT – PAST 19 YEARS

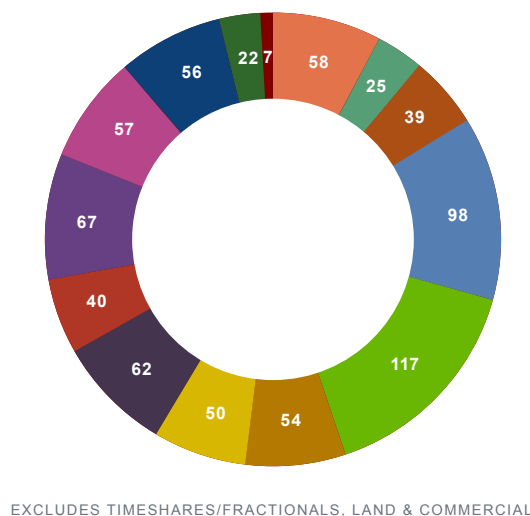
Total MLS Number of Listings, Units Sold and Dollar Volume



ROUTT COUNTY PRICE POINT SUMMARY BY UNITS SOLD

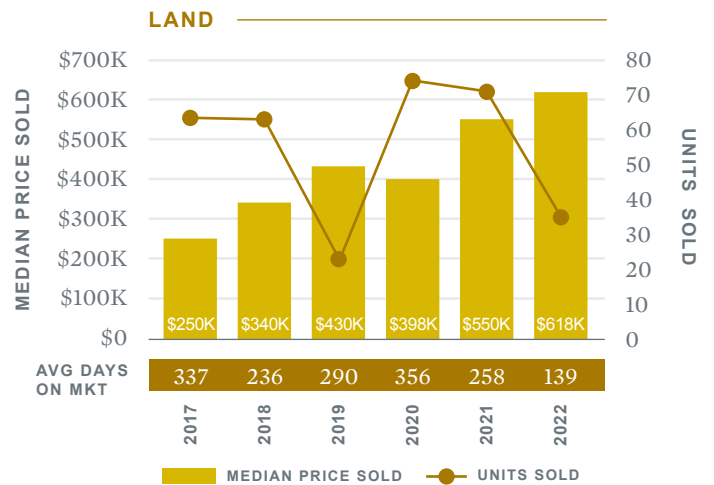
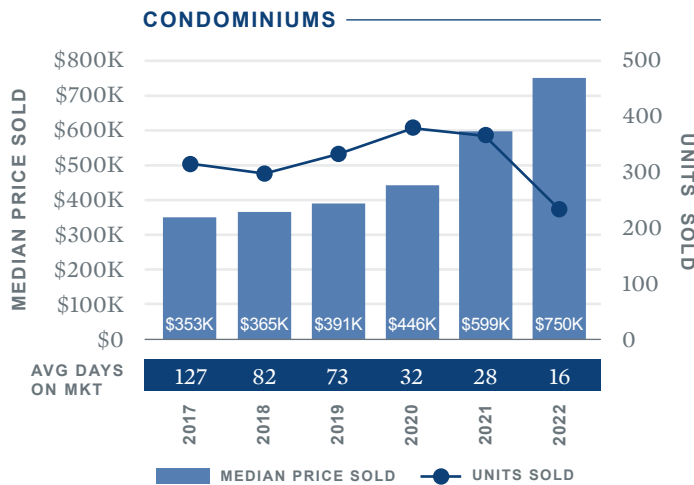
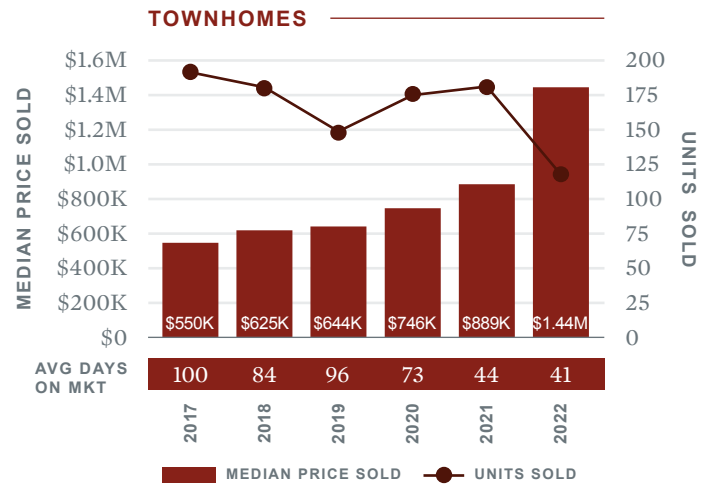
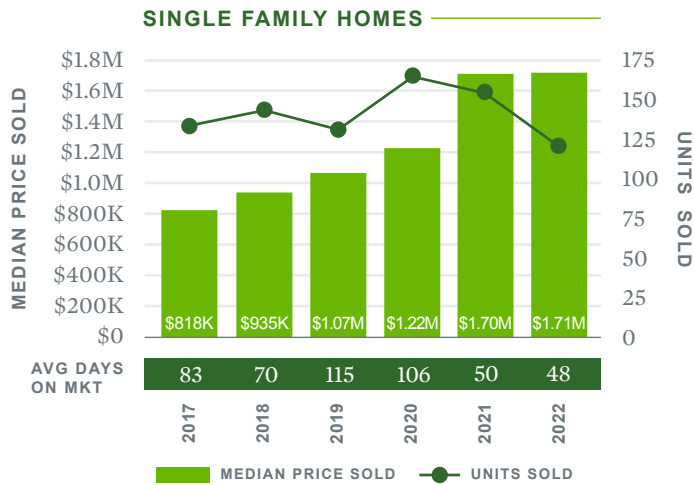
Single Family Homes, Townhomes and Condominiums

| PRICE RANGE | UNITS SOLD | PERCENT OF UNITS SOLD | TOTAL \$ VOLUME |
|----------------------------|------------|-----------------------|-----------------|
| Less than \$200,000 | 7 | 1% | \$1,161,500 |
| \$200,001 to \$300,000 | 22 | 2% | \$5,709,850 |
| \$300,001 to \$400,000 | 56 | 6% | \$19,718,225 |
| \$400,001 to \$500,000 | 57 | 6% | \$25,515,641 |
| \$500,001 to \$600,000 | 67 | 8% | \$36,981,540 |
| \$600,001 to \$700,000 | 40 | 4% | \$26,253,285 |
| \$700,001 to \$800,000 | 62 | 7% | \$46,675,900 |
| \$800,001 to \$900,000 | 50 | 6% | \$43,066,484 |
| \$900,001 to \$1,000,000 | 54 | 6% | \$50,830,819 |
| \$1,000,001 to \$1,500,000 | 117 | 13% | \$147,686,845 |
| \$1,500,001 to \$2,000,000 | 98 | 11% | \$169,528,858 |
| \$2,000,001 to \$2,500,000 | 39 | 4% | \$89,292,968 |
| \$2,500,001 to \$3,000,000 | 25 | 3% | \$68,634,350 |
| Over \$3,000,000 | 58 | 6% | \$290,130,222 |



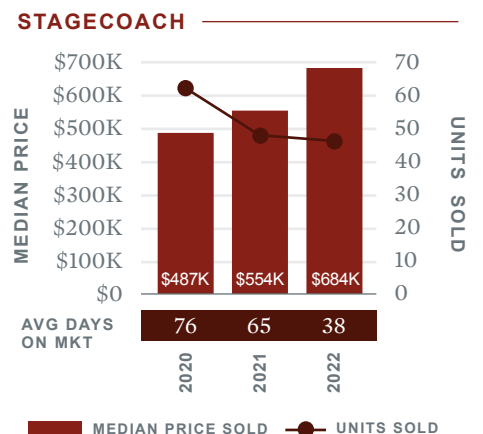
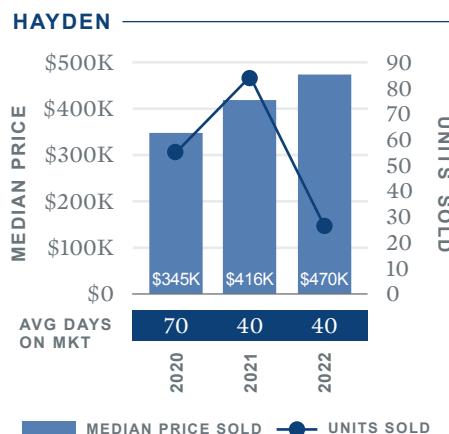
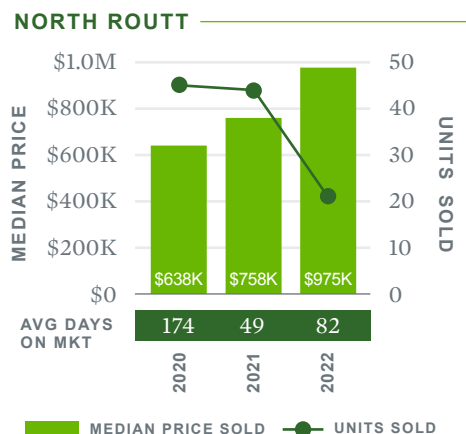
STEAMBOAT SPRINGS – DOWNTOWN, FISH CREEK AND MOUNTAIN AREAS

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

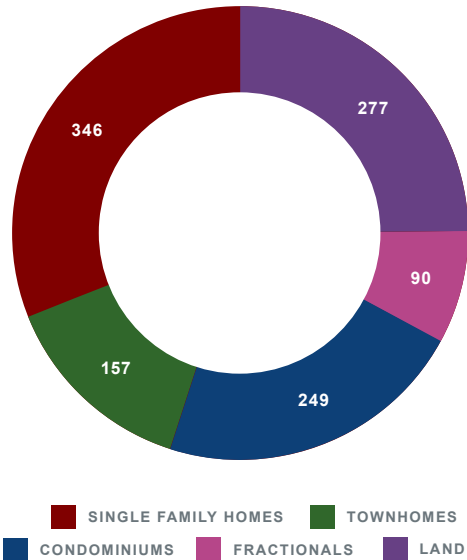




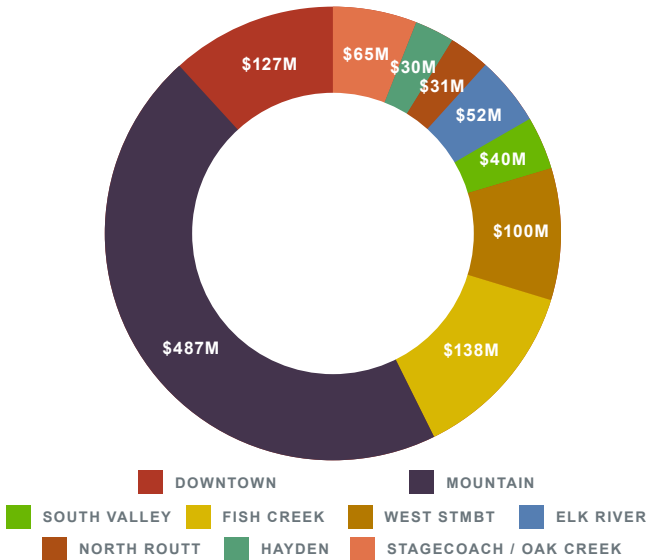
INVENTORY BREAKDOWN

2022 Residential, Land, and Fractional Inventory

UNITS SOLD, BY PROPERTY TYPE, ALL AREAS



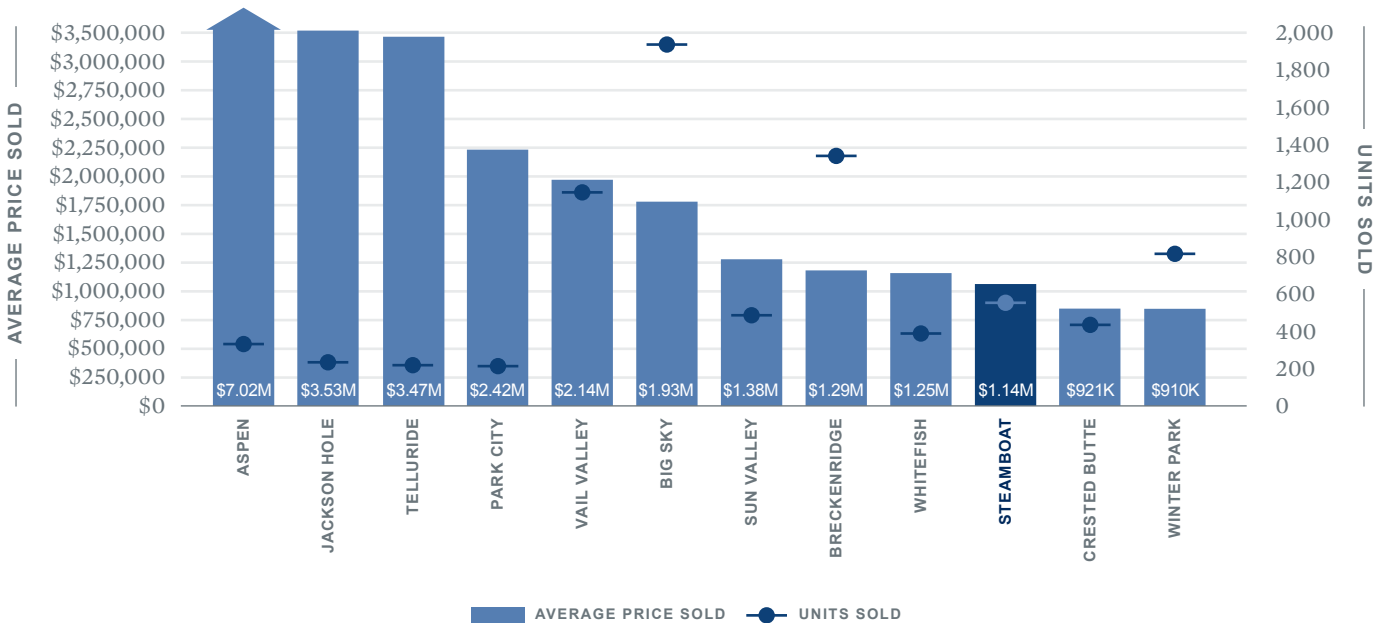
VOLUME SOLD, BY REGION



INFORMATION PROVIDED BY STEAMBOAT SPRINGS MLS

STEAMBOAT COMPARED TO OTHER RESORTS

2022 Average Sold Price and Units Sold • Condominiums, Towhomes & Single Family Homes



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