



The Best Way to Buy Real Estate in Steamboat



Steamboat

Real Estate Analyst & Newsletter

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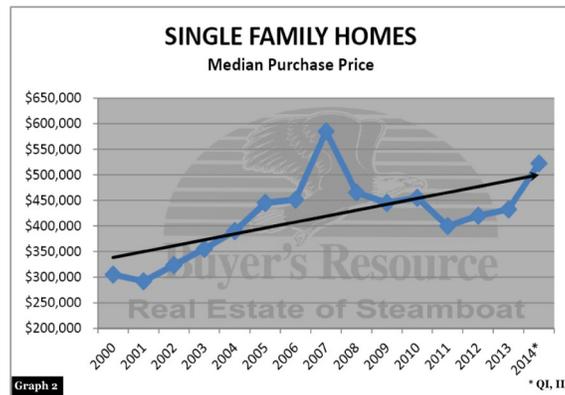
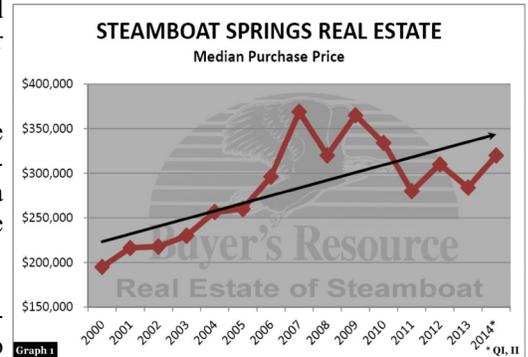
Dedicated to serving buyers in the Steamboat marketplace.

Trending Reveals Opportunities in the Steamboat Springs Market

Since the turn of the century, market value in the Steamboat Springs real estate market has certainly had its ups and downs. For the first half of 2014 the market has seen an increase in the Median Purchase Price (red line in Graph 1 below) to \$320,000, up from the year before at \$284,000 and tied for the fourth highest Median Price the market has ever experienced.

Adding a Trend Line (black) to the Median Price reveals just how aggressive the market was in the mid '2000's and how it overcorrected in the early '2010's. However, should the second half of 2014 remain consistent with the first, prices as a whole may be normalizing. Trend lines are used in graphic displays to interpolate non-linear data into a linear progression or regression.

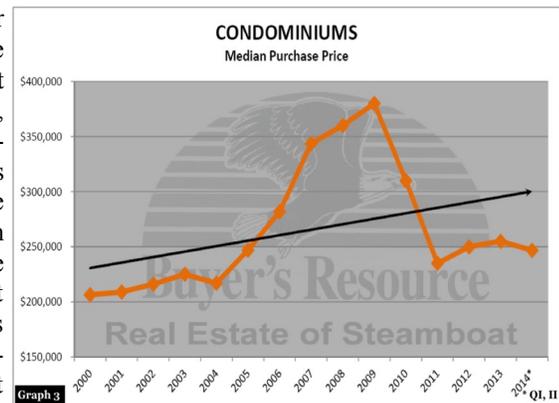
Taking a closer look at the different product types (next four graphs) sheds an interesting perspective as to which market segments have reacted individually and also where opportunities and cautions exist.



Single Family Homes, for instance, have seen the greatest activity and appreciation, and have realized a higher-than-average appreciation since 2000. They are also selling at the second highest Median Price in history, at \$522,500.

The second most popular residential product type are Condominiums, which, at least for the time being, have appeared to have leveled off at \$250,000. This number is far below the Trend Line path, which indicates Median Price

should be closer to \$300,000. This product type could prove a good investment because it is 20% below the trend. Furthermore, no new condominium projects are on the horizon: The only product to meet future condo demand will be existing inventory, and this may soon begin to impact the median price, bringing it closer in line to the trend.



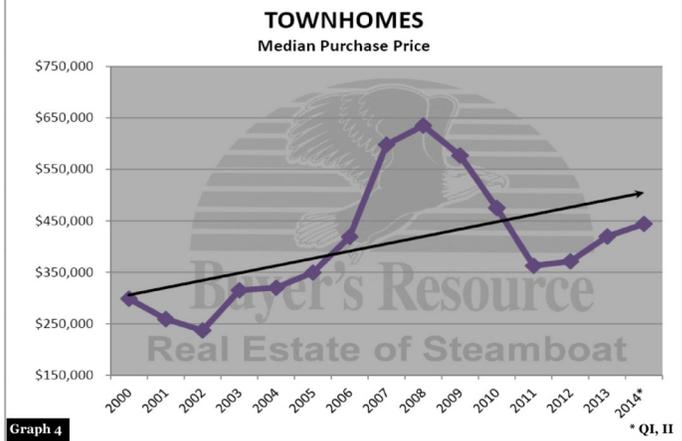
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Additional information on the Steamboat real estate market can be found by visiting our web site, at www.BuySteamboat.com.

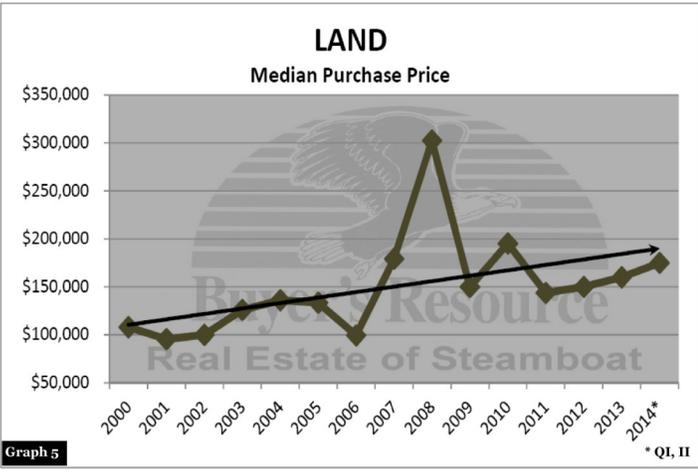
If you would like us to conduct a personal property search, please give us a call, toll free, at 877.970.8885.

Townhome Median Price enjoyed a significant bump in 2006, 2007 and 2008. However, the 2014 Median Price, at \$444,000, is 7% below the 13 year historic trend and could also prove to be a good investment.

Over the past seven years, the Great Recession has taken its greatest toll on Routt County land values, where sellers have had to realize over a 50% depreciation in value since 2008. Slowly recovering from its post crash low in 2011 of \$143,750, 2014 is posting a \$175,000 Median Price, and nearing the \$190,000 Trend Line value.



Graph 4



Graph 5

Today's buyer should be aware of the options that are available and the opportunities that remain. In 2014 the single family home market has certainly caught the attention of many, and that window of investment opportunity may not be as open as in condos or townhomes.

Sellers should be realistic about market conditions and not price themselves out of the market. A number of wounds were inflicted over the past several years and although the market is recovering, most buyers have good memories and remain cautious.

The aforementioned are basic examples. To make the best decision, buyers and sellers need to further investigate trends more specific to their property type (including location, size, use and quality).

Major Upcoming Steamboat Events

Pro Rodeo Series begins every Friday & Saturday thru September

- July**
- 1 4th of July Celebration begins
 - 4 111th Annual Roundup Days, Parade & Fireworks
 - 5, 18, 26 Free Concert Series
 - 25 Mt Werner 50k Ultra Marathon

- August**
- 1 First Friday Art Walk
 - 8 Free Concert Series
 - 6 - 11 11th Annual Steamboat Wine Festival
 - 8 - 17 Steamboat All Arts Festival
 - 14 - 17 Routt County Fair
 - 30 - 31 Wild West Air Fest
 - 31 Chili Challenge

- September**
- 5 First Friday Art Walk
 - 12 - 13 Run Rabbit Run Ultra Marathon
 - 19 - 21 Steamboat Oktoberwest

Buyer Tip of the Month

Trends in the market are something a buyer should be interested in. They identify pockets in the market that an investor should avoid or consider.



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