

STEAMBOAT SOTHEBY'S INTERNATIONAL REALTY 2024 MARKET REPORT



Steamboat | Sotheby's
INTERNATIONAL REALTY

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2024 YEAR IN REVIEW

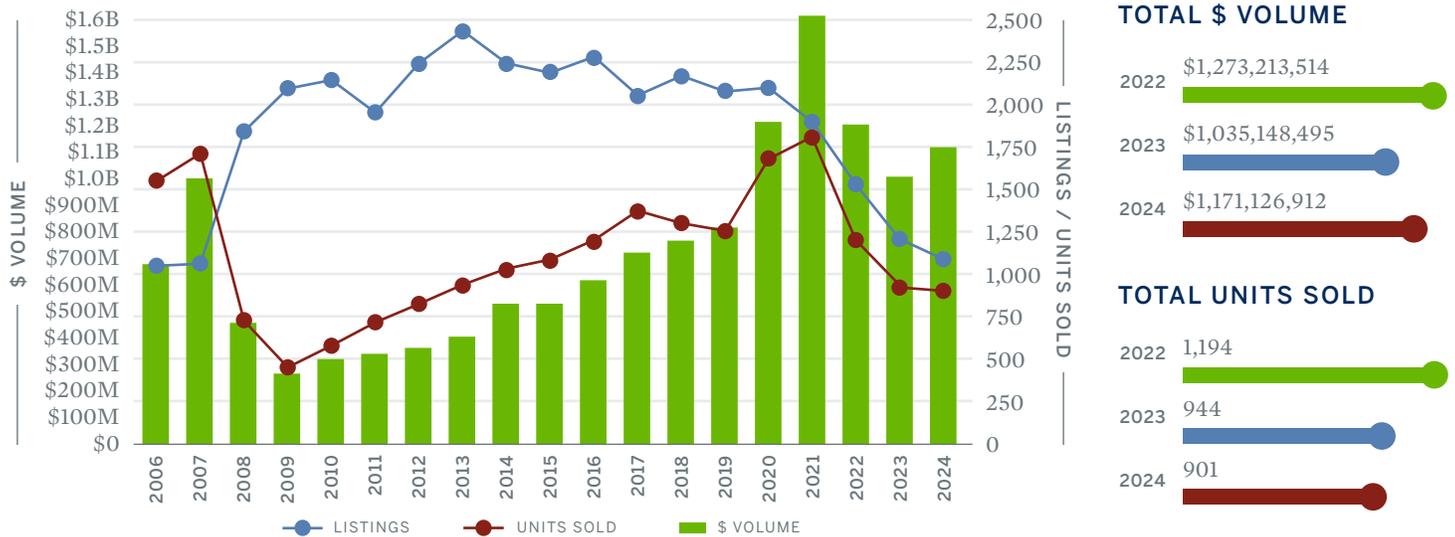
The real estate market in 2024 showed a strong rebound in comparison to 2023. The total dollar volume of sales in 2024 reached approximately \$1.17 billion which is a strong increase from \$1.03 billion in 2023. Likewise, the median sold price for residential properties has risen, while the median sale price for land has declined, likely due to the sale of smaller parcels.

This upward trend reflects growing buyer confidence despite challenges like limited inventory and high interest rates. The market remains competitive, particularly for homes priced in line with recent sales, often attracting multiple offers. While some areas, such as rental-restricted zones, have experienced longer listing times, the demand for properties—especially in sought-after areas—remains strong.

Additionally, the shift toward alternative locations, such as Hayden, suggests buyers are exploring more affordable options without leaving the market entirely. This resilience and adaptability indicate a promising future, reinforcing real estate as a solid investment even in a fluctuating economy.

REAL ESTATE SNAPSHOT – PAST 19 YEARS

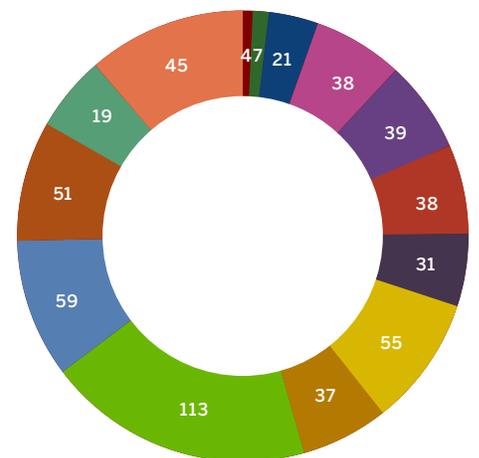
Total MLS Number of Listings, Units Sold and Dollar Volume



ROUTT COUNTY PRICE POINT SUMMARY BY UNITS SOLD

Single Family Homes, Townhomes and Condominiums

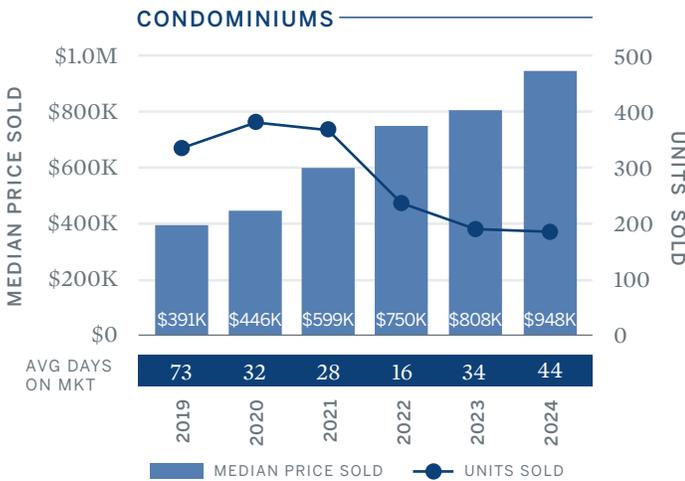
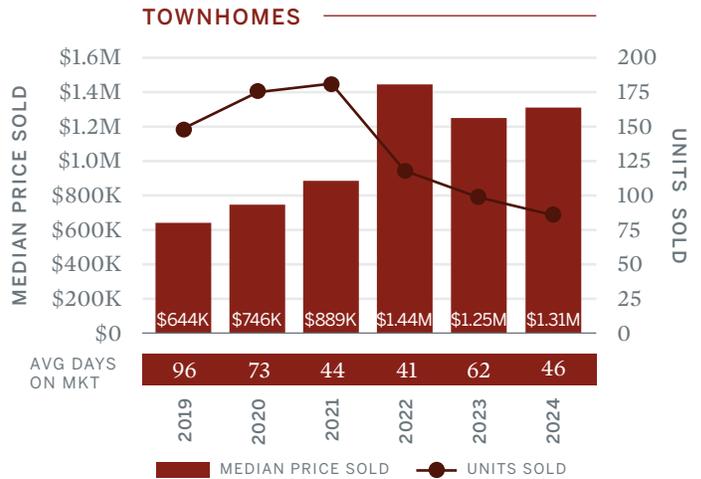
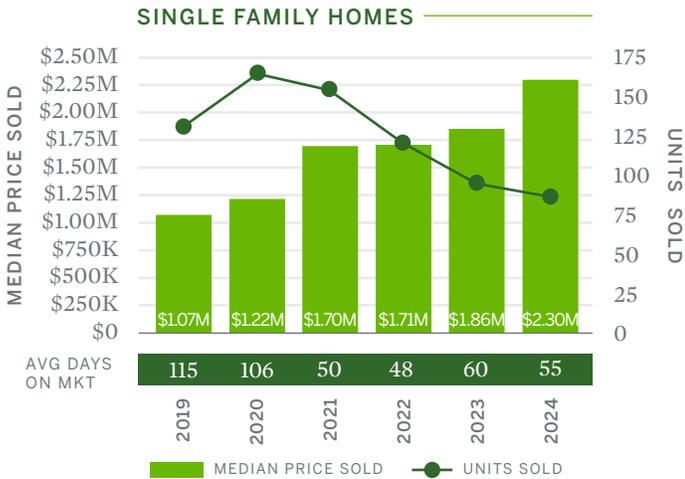
PRICE RANGE	UNITS SOLD	PERCENT OF UNITS SOLD	TOTAL \$ VOLUME
Less than \$200,000	4	1%	\$617,000
\$200,001 to \$300,000	7	1%	\$1,811,000
\$300,001 to \$400,000	21	4%	\$8,383,000
\$400,001 to \$500,000	38	6%	\$17,441,500
\$500,001 to \$600,000	39	7%	\$21,575,650
\$600,001 to \$700,000	38	6%	\$25,085,787
\$700,001 to \$800,000	31	5%	\$23,408,000
\$800,001 to \$900,000	55	9%	\$46,989,500
\$900,001 to \$1,000,000	37	6%	\$35,330,650
\$1,000,001 to \$1,500,000	113	19%	\$140,659,184
\$1,500,001 to \$2,000,000	59	10%	\$102,396,484
\$2,000,001 to \$2,500,000	51	9%	\$113,019,767
\$2,500,001 to \$3,000,000	32	5%	\$87,018,917
Over \$3,000,000	67	11%	\$348,895,565



EXCLUDES TIMESHARES/FRACTIONALS, LAND & COMMERCIAL

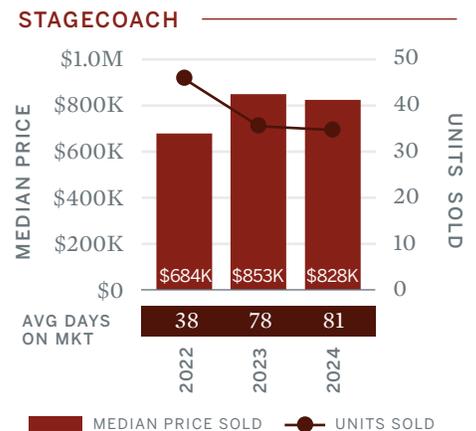
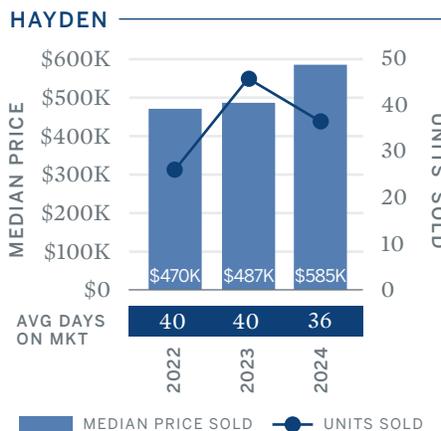
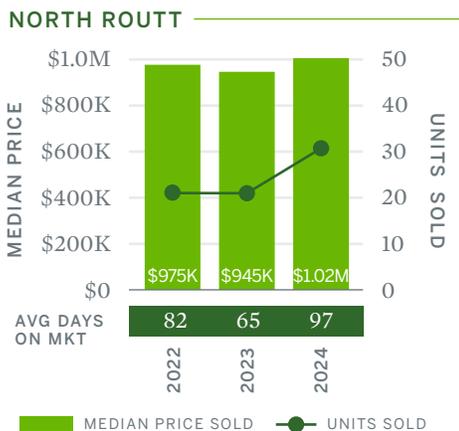
STEAMBOAT SPRINGS – DOWNTOWN, FISH CREEK AND MOUNTAIN AREAS

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

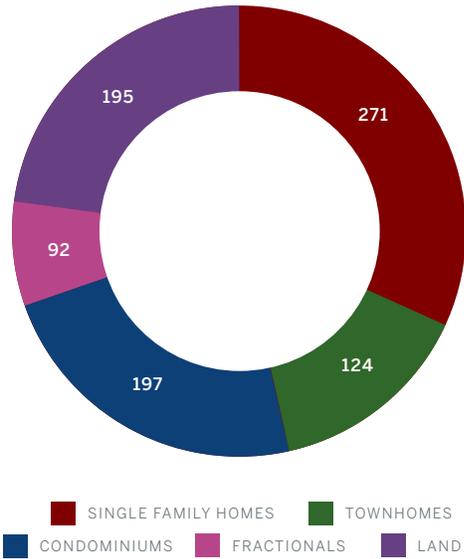




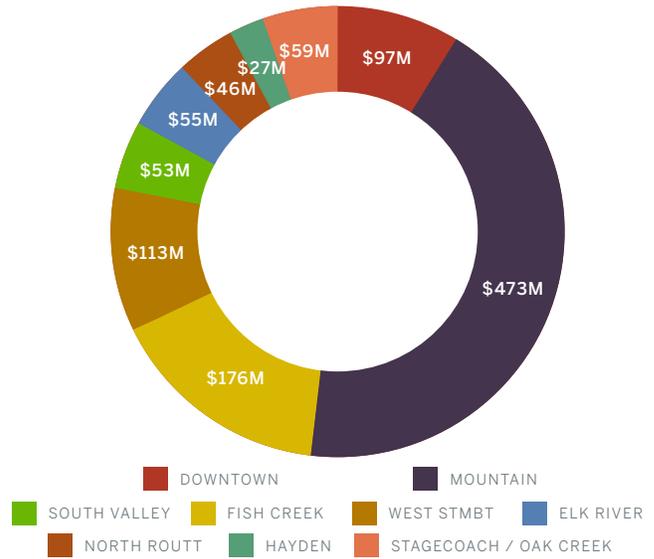
INVENTORY BREAKDOWN

2024 Residential, Land, and Fractional Inventory

UNITS SOLD, BY PROPERTY TYPE, ALL AREAS



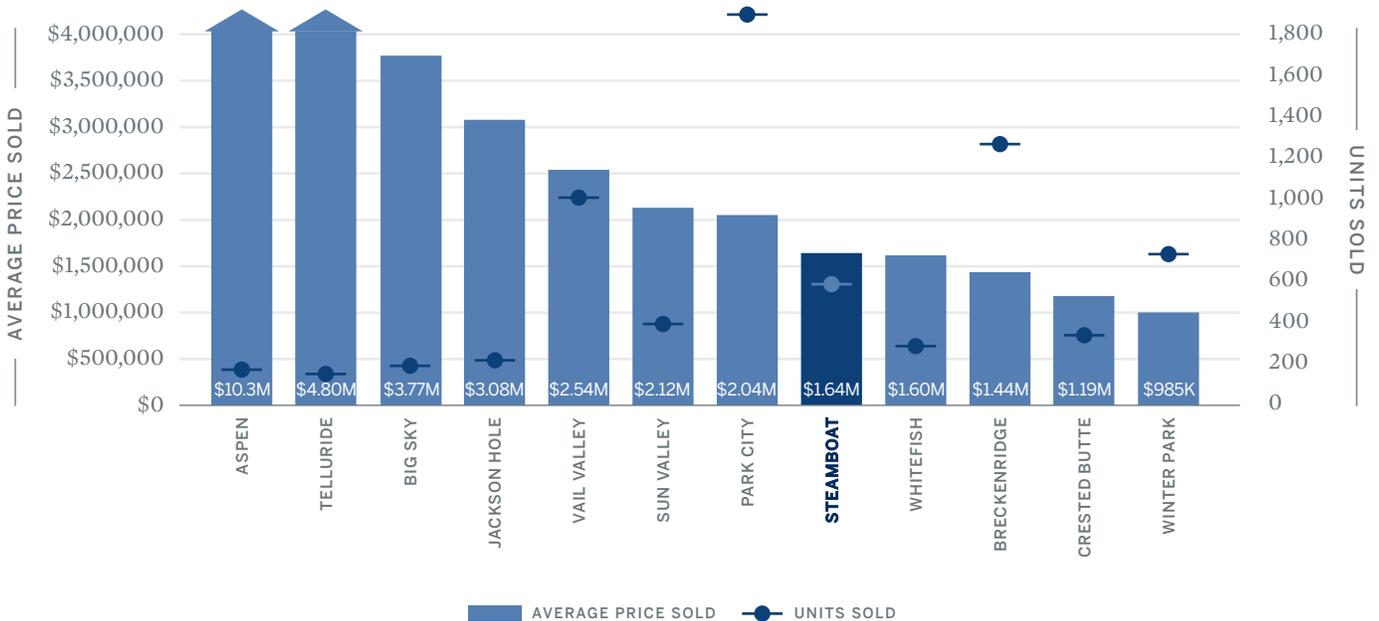
VOLUME SOLD, BY REGION



INFORMATION FROM STEAMBOAT SPRINGS MLS

STEAMBOAT COMPARED TO OTHER RESORT AREAS

2024 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 IS LOCATED.