

STEAMBOAT SOTHEBY'S INTERNATIONAL REALTY
2025 Market Report



Steamboat | **Sotheby's**
INTERNATIONAL REALTY

WILDHORSE OFFICE 970.879.8100 | STEAMBOATSIR.COM | MOUNTAIN OFFICE 970.879.7800

2025 YEAR IN REVIEW

In 2025, the Steamboat real estate market showed solid momentum as conditions continued to move towards a sustainable pace. Total sales volume reached over \$1.16 billion across 852 transactions. Price levels stayed consistent, with the average sold price rising 6% year over year, and nearly half of all sales occurring in the \$1M–\$3M midrange luxury segment. Inventory

levels increased and days on market lengthened, signaling a shift away from the rapid pace of recent years and allowing for more deliberate, informed decision-making while easing the intensity of recent market cycles. That said, market conditions remain property-dependent, with multiple offers and sales above list price still occurring, though less frequently. Buyers should remain

prepared to act decisively when the right opportunity arises, as declining interest rates could quickly reignite demand. Overall, 2025 demonstrated a dynamic market with expanded inventory, greater buyer opportunity, and continued strength in the luxury segment entering 2026, with a notable uptick in new upscale residential construction shaping the landscape.

REAL ESTATE SNAPSHOT – PAST 19 YEARS

Total MLS Number of Listings, Units Sold and Dollar Volume



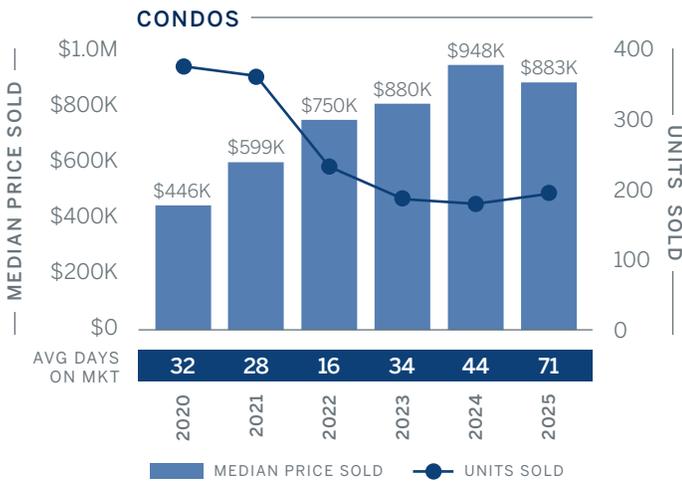
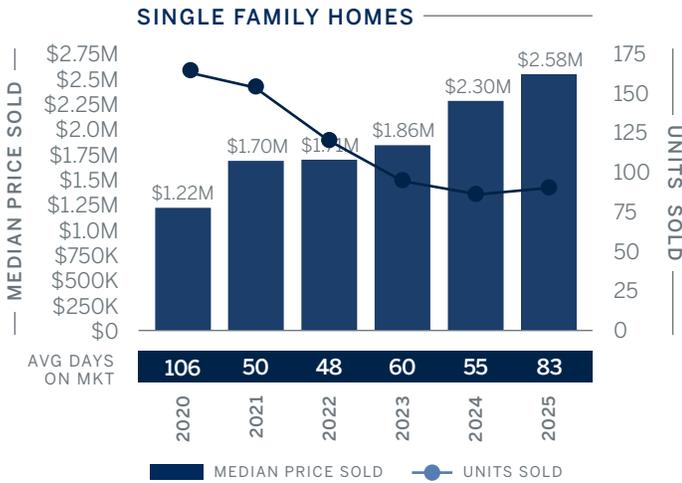
ROUTT COUNTY PRICE POINT SUMMARY

Single Family Homes, Townhomes & Condominiums EXCLUDES TIMESHARES/FRACTIONALS, LAND & COMMERCIAL

PRICE RANGE	UNITS SOLD	PERCENT OF UNITS SOLD	MEDIAN PRICE /SF	AVERAGE PRICE /SF	MEDIAN DAYS ON MKT	AVERAGE DAYS ON MKT	% SALE TO LIST PRICE
Less than \$500K	75	12%	\$469.57	\$490.83	24	54	96.91%
\$500K – \$750K	78	13%	\$633.69	\$617.42	47	71	96.67%
\$750K – \$1M	97	16%	\$739.97	\$722.00	38	69	97.29%
\$1M – \$1.5M	111	18%	\$729.21	\$750.21	33	69	96.82%
\$1.5M – \$2M	91	15%	\$825.06	\$865.45	19	57	96.46%
\$2M – \$3M	74	12%	\$914.14	\$967.35	44	73	96.34%
\$3M – \$5M	51	8%	\$930.89	\$976.30	54	94	97.53%
\$5M – \$7M	14	2%	\$998.14	\$1,198.27	131	179	93.84%
Over \$7M	11	2%	\$1,512.31	\$1,679.62	53	46	96.14%

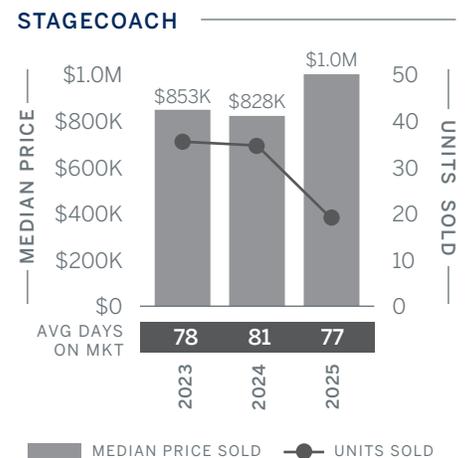
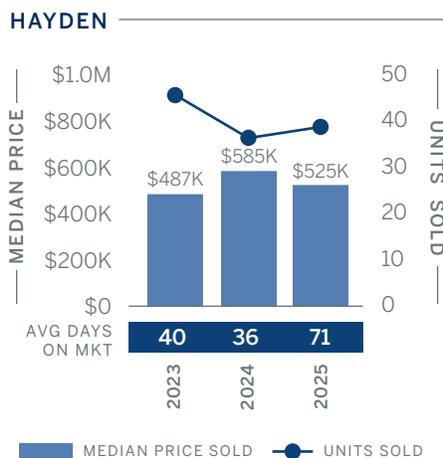
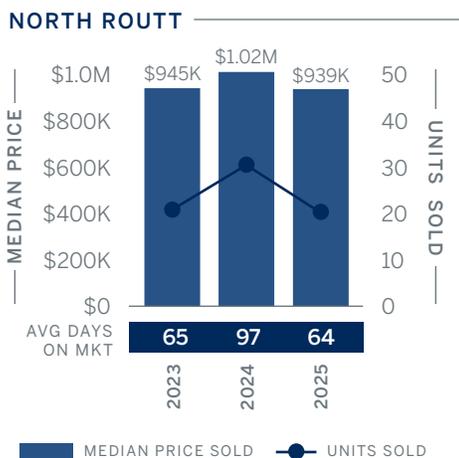
STEAMBOAT SPRINGS – DOWNTOWN, FISH CREEK AND MOUNTAIN AREAS

Median Price Sold, Units Sold and Average Days on Market



SURROUNDING COMMUNITIES – SINGLE FAMILY HOMES, TOWNHOMES AND CONDOMINIUMS

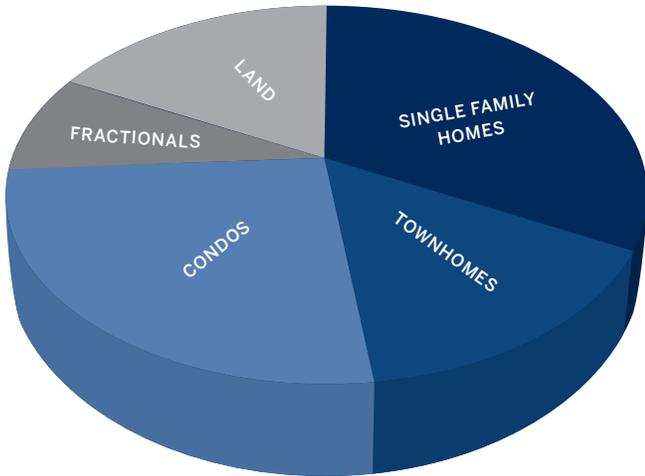
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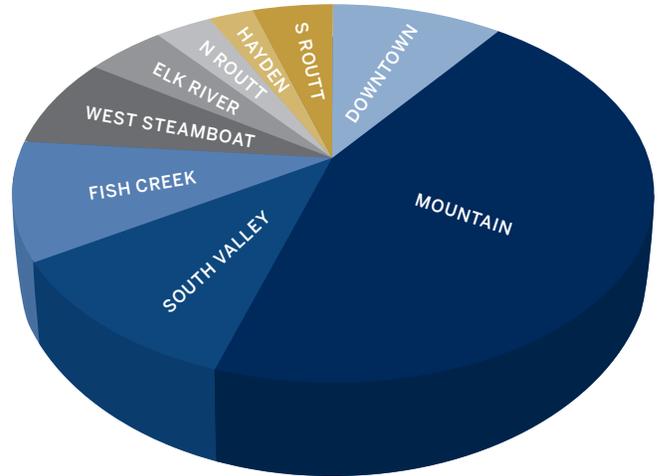
INVENTORY BREAKDOWN

2025 Residential, Land and Fractional Inventory

UNITS SOLD, BY PROPERTY TYPE, ALL AREAS



VOLUME SOLD, BY REGION



ROUTT COUNTY RESIDENTIAL OVERVIEW

Number of Listings & Units Sold by Month

