



(970) 846-3353



SPECIAL POINTS OF INTEREST:

- [JAN. STATISTICAL DATA: STEAMBOAT](#)
- [FEB. STATISTICAL DATA: STEAMBOAT](#)
- [Where Homes Sell in 3 Days-- or Less](#)
- [Steamboat Events](#)
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Steamboat Springs Real Estate

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As a Great Ski Season Comes to End, Spring Reminds us of the Great Summer to Come.

Now that the Steamboat Springs Ski Mountain has closed, let's reflect on what a fantastic season we were blessed with this year.

This year the Steamboat Ski Resort surpassed the 400 inch mark of Champagne powder at its Summit. With blue bird skies, massive snow dumps, and balmy temperatures, Spring skiing was the best ever this year!



With the current Winter 2013 -2014 snowfall levels, the snow-water equivalent was 140% of average on Rabbit Ears Pass and 119% on Buffalo pass. According to the YVDP, "the snowpack for the Yampa/White river basin is 123% of average. This outperforms the statewide average of 113%."

As of April 9th, the Yampa River's water flow was 97 cfs (Cubic Feet per Second) at the Dam and 518 cfs at Steamboat Springs, with a water temperature of 42 Degrees Fahrenheit. As of April 21st, the Yampa River's water flow had risen to over

4000 cfs. Mike Gould of Bucking Rainbow Outfitters states, "with the above average snowpack and continued Spring moisture, the snowpack should hold through Steamboat's warmest months in July and August. It looks to be a good year of fishing with a lot of action in these months, which are a prime time for fishing in the Yampa Valley."

From Fly Fishing to the Hot Air Balloon and Cowboy Rodeos, we welcome Summer 2014 for Steamboat Springs. Please see page three for upcoming Steamboat Springs events.

STEAMBOAT SPRINGS: January Statistics

"January was a bit sluggish with \$20.4M in gross volume and 69 transactions. Compared to last January, gross sales were off by -40.58% and transactions were off by -31.68% from last

January."

Snapshot Values: (Avg.)

Single Family -2%
Multifamily -38%
Vacant Land +48%

Snapshot Values: (Median)

Single Family +15%
Multifamily -41%
Vacant Land +95%

January 2014 Report

by Melissa Gibson
Land Title Guarantee Company



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STEAMBOAT SPRINGS: February Statistics

It was a good month with \$38.7M in Gross Sales and 98 total transactions. "That is up significantly from January and the best February we have seen in 5 years... Compared to last February, Gross Sales are up by +26.12%, with the YTD currently at - 9.14%. Transactions are up by +4.26% compared to last February, with the YTD currently at - 4.36%.

February Snapshot Values:

Single Family +26%
Multi Family – 2%
Vacant Land –29%

Feb 2014 Report

Information Provided by Melissa Gibson
Land Title Guarantee Company

Where Homes Sell in 3 Days- - or Less

By Tommy Unger, Redfin

"The hottest housing markets right now include Denver, cities in Texas and the Pacific Northwest metros, according to Redfin."

"Even though the overall housing market has gotten off to a softer start than last year, some markets are even hotter than they were in 2013.

Denver tops the list of Redfin cities where homes are selling extremely fast, with 27 percent of new listings going pending in three days or less. And things may be bigger in Texas, but right now they are faster, too. Austin, Dallas, Houston, Fort Worth & San Antonio were all among the fastest nine markets in March. In the Pacific Northwest, Seattle & Portland, Ore., have seen some market slowing since 2013, but each still sees nearly 15 percent of homes going off the market within three days."

"Population growth is one driver. While the latest population estimates from the Census highlight growth in sparsely populated "oil and gas-rich areas" of the Central Plains, there has also

been significant growth in Texas, Denver and the Washingtons (state & D.C.). This population growth is driving housing demand, and buyers are feeling the crunch in 2014.

Population Change, List Price in Fast Markets

Metro area	Year-over-year population change	Median list price
Austin, Texas	2.6%	\$343,000
Houston	2.2%	\$236,830
San Antonio	1.9%	\$230,000
Denver	1.9%	\$398,739
Seattle	1.6%	\$315,000
Dallas-Fort Worth, Texas	1.6%	\$229,055
Washington, D.C.	1.5%	\$379,950
Portland, Ore.	1.1%	\$300,000

Redfin anticipates that these competitive markets will continue to be fast through the spring season. Buyers should be prepared for competitive situations and to move fast on the most desirable homes.



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Steamboat Springs Calendar of Events

Although Steamboat Springs is known as Ski Town USA, there are always a lot of happenings and signature events that keep Steamboat Springs humming with activity year-round. It is the perfect place for a family vacation, summer retreat, or a week-end getaway. We hope to see you here this Spring and Summer 2014 in beautiful Steamboat Springs, Colorado!

Upcoming Events:

- [33rd Annual Yampa River Festival:](#)
May 30-June 1
- [33rd Annual Steamboat Marathon:](#)
June 2, 2014 at 7:30pm
- [26th Annual Rock Mountain Mustang Roundup:](#)
June 12-15, 2014
- [Steamboat Gondola Opens For Summer:](#)
June 13-15, 2014
- [2nd Annual Savor Steamboat:](#)
June 15, 2014 from 12:00-4:00pm
- [Free Concert Series Begins:](#)
June 21, 2014
- [4th of July Celebration:](#)
July 1-5, 2014
- [33rd Annual Hot Air Balloon Rodeo & 40th Art in the Park:](#)
July 12-13, 2014
- [Steamboat Mud Festivus For the Restivus:](#)
July 12, 2014 at 10:00am
- [Tour de Steamboat:](#)
July 19, 2014 at 7:00am
- [Enduro-X MTN Bike Race:](#)
July 19-20, 2014 at 11:00am
- [Free Concert Series-Featuring Nikki Bluhm & the Gramblers:](#)
July 26, 2014 from 5:30-9:30pm


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Real Estate

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