



How's The Market?

We hope that everyone's year is off to a great start! Although the Yampa valley has had a brief respite from the snow, the mountain has tallied over 330" inches so far, with more snow on the way! Our 110th Winter Carnival came and went in spectacular fashion, as it does every year. And while the temperatures have been cool, the same can't be said for our real estate market.

As of February 13, 2023, Routt County has 99 active residential listings. That's down from 126 this time last month, and down from this time last year (114). The number of currently-pending listings (103) is up from this time last month (66), and up from this time last year (61). Closed listings in January county-wide were also down somewhat, with 31 last month compared to 42 the month prior, and 91 in December of 2021. The median sale price of single-family homes county-wide stabilized a bit, declining from \$2.43M in December 2022 to \$1.75M in January 2023.

The median days before going under contract has dropped a bit, from about 86 days county-wide in the month of December 2022 to about 49 days in January 2023. Average price-per-square-foot for single-family homes was on par in December 2022 between homes in the county and homes in city limits (about \$609 and \$616, respectively). Those numbers held steady for the county in January (\$608) and skyrocketed for homes in city limits (\$735). The closed price ratio also jumped in the month of January, going from about 94% of asking in December to 99% in January.

Steamboat Springs' long-anticipated short-term rental program is starting to take shape: the complaint hotline for Steamboat Springs should be up-and-running later this month. When all features are enabled, this hotline will allow a complainant to speak with a property manager/owner directly, or lodge a complaint with law enforcement. Additionally, the licensing application is not quite ready, but should be in the coming weeks. Once the licensing application is available, individuals who are entitled to short-term rent their homes will need to complete the licensing application. Homeowners should visit <https://steamboatsprings.net/1319/Short-Term-Rentals> for the most up-to-date information.

Ultimately, whether you're considering buying or selling, our agents are expertly trained in helping you zero in on what makes the most sense for you and your family. We're here to help you with any and all of your questions. Give us a call to find out how.

Year to Date Stats



Single Family Home Stats
2022 vs. 2023

Sold Single Family Homes
27 vs. 9
-67%

Median Days in MLS
29 vs. 54
+86%

Median Close Price
\$1.48M vs. \$1.88M
+27%



Condo/ Townhome Stats
2022 vs. 2023

Sold Condos/Townhomes
24 vs. 22
-8%

Median Days in MLS
5 vs. 30
+500%

Median Close Price
\$739K vs. \$708K
-4%

Carnival on Canvas

February marks the middle of winter for the people of Routt County, and for over a century it's been the reason behind the biggest community celebrations of the year. The Winter Carnival staged by the Steamboat Springs Winter Sports Club is a fast favorite for most locals and this month marked the 110th year for the event.

"It's always been a time for the community to come together," said Jace Romick, a longtime local who grew up in the Yampa Valley. During the long winters, ranchers and townfolk looked for ways to break up the monotony of daily life in harsh conditions, and the idea of a competitive sporting contest evolved. "It's still a great way for us all to come together, and that's what makes it so special year after year," he continued.

Romick, a photographer and owner of the Jace Romick, R-Diamond Gallery in downtown Steamboat, chose the carnival as the centerpiece for a month-long exhibit, which opened earlier in February. A handpicked selection of his own images is interspersed with historical photographs sourced through the Tread of Pioneers Museum.

A giant snowflake created out of previous carnival entry buttons stands next to the winning artwork for this year's button created by Davis Brosterhous, a student at Steamboat Mountain School.

Events range from a creative snow sculpture contest, to kids being pulled by horses down Lincoln Avenue on skis to clear a jump. There is ski jumping at Howelsen Hill, the Diamond Hitch Parade with the high school marching band on skis, and a nighttime extravaganza.

Like many great special events, participants and spectators want a memento, and the carnival poster has become a sought-after keepsake. This year's poster artist Joanne Orce is a relative newcomer to the valley, hails originally from Australia. Orce studied illustration at the Pratt Institute in Manhattan and chose to depict a ski jumper as her focus for the artwork.



A mother of three, Orce is a swim and fitness instructor, with over 150 triathlons and seven Ironmans under her belt. For the poster, she polled the local swim team for inspiration and chose the Soda Pop Slalom – a dual race for elementary-age participants, as the backdrop for her painting.

In an interview about the piece, Orce said she was

"grateful to be able to give back to the Winter Sports Club and put my heart and soul into the piece."

— Joanne Orce

Neck buffs made with Orce's design, along with Brosterhous's buttons sold out before the event – a testament to the popularity of the community's favorite gathering.

New Food Hall Arrives On Restaurant Scene

Hungry diners in Steamboat Springs have more to add to their plate with the opening of The Commons, a food hall-inspired concept located in the center of downtown. The new venue is owned by locals Cam Boyd and Adam Feiges, who bought the property with the intent to bring something new to town.

Formerly home to Off the Beaten Path bookstore and more recently The Ghost Ranch Saloon, the three-level building is iconic in town. Set midway on 7th Street between Lincoln Avenue and Yampa Street, the latest venue on Steamboat's dining scene is a welcome addition.

Boyd and Feiges recognized the growing popularity of food halls. The model benefits local restaurateurs and chefs by giving them an opportunity to reduce startup costs and lower operation expenses.

The interior of the building was redesigned by Doro Architecture, and Garcia Construction carried out the renovation. The food hall occupies two levels and offers diners six food options, plus a full-service bar, which is owned and operated by Justin Keys of The Barley. "I'm so excited for the opportunity to join forces with passionate entrepreneurs and creative people at The Commons, and to bring something new and exciting to our restaurant landscape.

Catering choices include Poke the Bear, Mimi and Pin churros and waffles, Clyde's Pies pizza, Yield farm-to-counter, and Sizzlin authentic Jamaican cuisine. Diners can make individual or group orders from all or any of the vendors. Seating options range from bar stools to tables and chairs, or comfort seating in the upper level.

"What we discovered was that there isn't really a community gathering place with large open spaces where you can have a variety of food and drink options throughout the day," Boyd said. "We wanted a place where anyone can feel welcome to meet for coffee and pastries in the morning, wine and sandwiches for lunch and eclectic menu items and cocktails for dinner in the evenings."



Interior Design Tips for 2023

Designer and longtime local, Emmanuelle Vital grew up in France, and has been curating living spaces in the USA and overseas for many years. She strives to balance a deep-set appreciation for the natural environment with her signature flair for all things chic. The Group sat down with her to gain an insight into home trends for 2023.

The Group: Heading into a new year, what is in vogue for 2023?

Emmanuelle Vital (EV): Bold and upbeat tones to compliment the current neutral palette. Rich colors like greens which mimic the natural world work very well with wood and darker tones. Black is an excellent silhouette when used for doors, trim and cabinetry.

Wallpaper is highly in demand and Art Deco is making a huge comeback. That era began following World War II when people wanted to get away from feeling gloomy. Art Deco is vibrant and brings a sense of optimism. It's a similar feeling people have now after COVID and being so hemmed in to one space.

The Group: If you are not planning to spend a lot what can you do to update your look?

EV: Think about textures, such as wool, boucle and velvet for seating, sherpa pillows and throws for accessories, and fringes on lighting. I just installed some wonderful pendants which double as plant holders and the whole effect is stunning. In the mountains especially, we like to create a feeling of warmth in our homes and rich fabrics offer that desired coziness.

The Group: In terms of architecture, are you noticing any new patterns?

EV: The use of extra-functional space has been a growing trend really since COVID. We were all home more and needed mixed use areas to accommodate living, work, leisure, and dining needs. I'm seeing more co-study zones where people can work or do homework while still being in the center of the home. Windows are also a big factor in design, with the need for us to feel connected to the outdoors.

The Group: You are a qualified environmental scientist; how do you feel about the concept of trends?

EV: I think people in general are more aware of their carbon footprint and how we impact the natural world. I always urge clients to source things as locally as possible, that are hardwearing and will not have a short lifespan. I gravitate to natural products like wool and linen. I do a lot of repurposing and have great fun mixing old pieces, or items of sentimental value with minimalist footprints. I'm also a huge proponent of biophilic design, where you bring the outside into indoor living spaces. Plants are perfect for that, not only do they exude a refreshing aesthetic, but they improve air quality and enhance our mood. Trends don't have to be passing fads. If chosen well, they add timeless value.



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Thank you, Routt County, for all the reasons you give us to love this place we choose to call home.



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