



MARKET ANALYSIS

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
970-870-2822
bcarta@ltgc.com

Routt County, Colorado APRIL 2010

There were 7 Bank Sales in April 2010, totalling \$4,158,500 in Gross Volume, or an Average Price of \$594,071 per Unit. This accounts for 7.75% of the Overall Gross Volume in Sales for April 2010.

Red Text indicates a drop compared to the prior months value; Green a rise, Black Text indicates no change or no prior comparison value. Colors are not used for % Calculations.

Average & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Fish Creek	\$5,707,000	10.64%	4	3.85%	\$1,426,750	\$780,000	\$1,426,750	\$780,000	\$451.15
Hayden & Surrounding Area	\$1,117,500	2.08%	6	5.77%	\$186,250	\$174,000	\$169,375	\$174,000	\$124.34
Oak Creek, Phippsburg	\$86,000	0.16%	1	0.96%	\$86,000	data not applicable	\$0	\$0	\$0.00
North Routt County	\$2,500,000	4.66%	1	0.96%	\$2,500,000	data not applicable	\$2,500,000	data not applicable	\$501.30
South Routt County	\$2,365,000	4.41%	5	4.81%	\$473,000	\$175,000	\$1,610,000	data not applicable	\$196.61
Stagecoach	\$1,047,000	1.95%	4	3.85%	\$261,750	\$257,500	\$261,750	\$257,500	\$127.18
Steamboat - Downtown Area	\$2,962,500	5.52%	4	3.85%	\$740,625	\$843,750	\$937,500	\$1,125,000	\$293.43
Steamboat - Mountain Area	\$29,739,600	55.44%	33	31.73%	\$901,200	\$720,000	\$937,761	\$720,000	\$389.41
Strawberry Park, Elk River	\$2,352,000	4.38%	2	1.92%	\$1,176,000	data not applicable	\$1,207,000	data not applicable	\$459.28
Catamount	\$830,000	1.55%	1	0.96%	\$830,000	data not applicable	\$0	\$0	\$0.00
West Steamboat	\$843,700	1.57%	3	2.88%	\$281,233	\$274,000	\$281,233	\$274,000	\$272.60
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$4,095,900	7.64%	40	38.46%	\$102,398	\$55,900	\$0	\$0	\$0.00
TOTAL	\$53,646,200	100.00%	104	100.00%	\$774,223	\$345,000	\$874,525	\$441,500	\$341.11

Please note: The above figures are an unofficial tabulation of Routt County records that are believed to be reasonably accurate. Average & Median Price are calculated without Timeshare/Interval Interests. Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Record.

Routt County, Colorado Year-To-Date: 2010 Through April 30th, 2010



There were 15 Bank Sales through Year-to-Date 2010, totalling \$10,126,500 in Gross Volume, or \$675,100 per Unit.

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price	Average \$ Residential Price	Median \$ Residential Price	Average \$ Residential PPSF
Fish Creek	\$12,349,000	6.89%	10	2.40%	\$1,234,900	\$1,255,000	\$1,234,900	\$1,225,000	\$382.64
Hayden & Surrounding Area	\$4,468,200	2.49%	17	4.09%	\$262,835	\$159,000	\$165,188	\$162,500	\$108.62
Oak Creek, Phippsburg	\$735,400	0.41%	6	1.44%	\$122,567	\$115,500	\$184,700	data not applicable	\$111.85
North Routt County	\$4,189,000	2.34%	6	1.44%	\$698,167	\$362,000	\$1,399,500	data not applicable	\$452.68
South Routt County	\$7,005,000	3.91%	11	2.64%	\$636,818	\$210,000	\$1,500,000	\$1,250,000	\$283.88
Stagecoach	\$1,828,600	1.02%	13	3.13%	\$140,662	\$160,000	\$259,000	\$248,000	\$132.42
Steamboat - Downtown Area	\$8,094,800	4.51%	12	2.88%	\$674,567	\$663,750	\$847,388	\$1,063,300	\$362.07
Steamboat - Mountain Area	\$92,410,500	51.53%	101	24.28%	\$914,955	\$600,000	\$931,500	\$597,500	\$332.11
Strawberry Park, Elk River	\$8,240,000	4.59%	5	1.20%	\$1,648,000	\$1,145,000	\$1,207,000	data not applicable	\$459.28
Catamount	\$830,000	0.46%	1	0.24%	\$830,000	\$0	\$0	\$0	\$0.00
West Steamboat	\$6,987,100	3.90%	14	3.37%	\$499,079	\$426,500	\$471,957	\$505,000	\$243.52
Quit Claim Deeds	\$208,900	0.12%	3	0.72%	\$69,633	\$40,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$32,003,600	17.84%	217	52.16%	\$117,706	\$61,900	\$0	\$0	\$0.00
TOTAL	\$179,350,100	100.00%	416	100.00%	\$750,702	\$381,500	\$870,501	\$550,000	\$310.75

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* In January 2010, there was one Project Transfer for \$6,579,000
In The Village at Steamboat for Multiple Interests.
The Median & Average shown for the Village line
do not include this transaction.



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