



MARKET ANALYSIS

Routt County, Colorado AUGUST 2009

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
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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	\$3,007,100	9.10%	7	9.72%	\$429,586	\$465,000	\$429,586	\$465,000	\$307.89
Hayden & Surrounding Area	\$826,000	2.50%	5	6.94%	\$165,200	\$214,000	\$218,000	data not applicable	\$105.62
Oak Creek, Phippsburg	\$726,000	2.20%	3	4.17%	\$242,000	\$270,000	\$242,000	\$270,000	\$155.82
North Routt County	\$700,000	2.12%	1	1.39%	\$700,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$2,961,000	8.96%	3	4.17%	\$987,000	\$945,000	\$1,410,000	data not applicable	\$204.96
Stagecoach	\$448,000	1.36%	2	2.78%	\$224,000	data not applicable	\$298,000	data not applicable	\$169.80
Steamboat - Downtown Area	\$1,038,500	3.14%	2	2.78%	\$519,250	data not applicable	\$519,250	data not applicable	\$273.30
Steamboat - Mountain Area	\$13,207,400	39.97%	26	36.11%	\$507,977	\$392,500	\$499,036	\$401,150	\$254.70
Strawberry Park, Elk River	\$2,700,000	8.17%	1	1.39%	\$2,700,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$2,385,000	7.22%	2	2.78%	\$1,192,500	data not applicable	\$1,100,000	data not applicable	\$464.14
West Steamboat	\$4,156,000	12.58%	7	9.72%	\$593,714	\$600,000	\$601,500	\$617,500	\$294.90
Quit Claim Deeds	\$8,000	0.02%	1	1.39%	\$8,000	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$877,500	2.66%	12	16.67%	\$73,125	\$55,900	\$0	\$0	\$0.00
TOTAL	\$33,040,500	100.00%	72	100.00%	\$545,000	\$402,300	\$525,405	\$450,000	\$258.18

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: 2009 Through August 31st, 2009



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	\$7,675,500	3.83%	15	2.65%	\$511,700	\$425,000	\$536,000	\$438,000	\$326.02
Hayden & Surrounding Area	\$17,292,700	8.64%	37	6.55%	\$467,370	\$107,000	\$265,731	\$285,000	\$172.70
Oak Creek, Phippsburg	\$5,728,300	2.86%	21	3.72%	\$272,776	\$200,000	\$279,420	\$200,000	\$172.08
North Routt County	\$14,106,800	7.05%	17	3.01%	\$829,812	\$400,000	\$722,140	\$619,000	\$407.32
South Routt County	\$14,921,100	7.45%	16	2.83%	\$932,569	\$740,000	\$1,185,333	\$945,000	\$337.87
Stagecoach	\$5,547,500	2.77%	21	3.72%	\$264,167	\$290,000	\$316,688	\$299,000	\$193.13
Steamboat - Downtown Area	\$23,585,700	11.78%	35	6.19%	\$673,877	\$514,200	\$689,022	\$518,500	\$425.84
Steamboat - Mountain Area	\$64,259,900	32.09%	91	16.11%	\$706,153	\$550,000	\$742,012	\$574,000	\$372.31
Strawberry Park, Elk River	\$20,260,000	10.12%	6	1.06%	\$3,376,667	\$2,500,000	\$780,000	data not applicable	\$271.79
Catamount	\$5,110,000	2.55%	4	0.71%	\$1,277,500	\$1,242,500	\$1,275,000	\$1,200,000	\$537.98
West Steamboat	\$9,219,000	4.60%	23	4.07%	\$400,826	\$392,000	\$474,083	\$469,000	\$293.69
Quit Claim Deeds	\$1,249,000	0.62%	12	2.12%	\$104,083	\$58,500	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$11,279,700	5.63%	267	47.26%	\$42,246	\$29,900	\$0	\$0	\$0.00
TOTAL	\$200,235,200	100.00%	565	100.00%	\$656,316	\$400,000	\$631,816	\$460,000	\$328.32

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