



# MARKET ANALYSIS

## Routt County, Colorado DECEMBER 2009

Compliments of:  
Land Title  
Steamboat Springs  
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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	\$1,030,000	1.24%	2	1.28%	\$515,000	data not applicable	\$515,000	data not applicable	\$234.01
Hayden & Surrounding Area	\$389,900	0.47%	2	1.28%	\$194,950	data not applicable	\$365,000	data not applicable	\$304.17
Oak Creek, Phippsburg	\$529,900	0.64%	3	1.92%	\$176,633	\$168,000	\$176,633	\$168,000	\$213.02
North Routt County	\$5,131,600	6.17%	5	3.21%	\$1,026,320	\$615,000	\$2,566,600	data not applicable	\$1,120.79
South Routt County	\$6,432,200	7.73%	7	4.49%	\$918,886	\$377,000	\$1,204,560	\$1,410,800	\$270.30
Stagecoach	\$215,500	0.26%	3	1.92%	\$71,833	\$14,000	\$189,000	data not applicable	\$135.00
Steamboat - Downtown Area	\$5,830,100	7.01%	7	4.49%	\$832,871	\$775,000	\$644,820	\$775,000	\$374.43
Steamboat - Mountain Area	\$46,692,900	56.12%	38	24.36%	\$1,228,761	\$700,000	\$1,419,379	\$850,000	\$235.29
Strawberry Park, Elk River	\$350,000	0.42%	1	0.64%	\$350,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,612,000	1.94%	4	2.56%	\$403,000	\$333,500	\$469,000	\$392,000	\$277.42
Quit Claim Deeds	\$264,700	0.32%	4	2.56%	\$66,175	\$23,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$14,716,100	17.69%	80	51.28%	\$183,951	\$62,050	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$83,194,900</b>	<b>100.00%</b>	<b>156</b>	<b>100.00%</b>	<b>\$947,418</b>	<b>\$292,000</b>	<b>\$1,129,928</b>	<b>\$745,000</b>	<b>\$270.93</b>

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 December 31st, 2009



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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	\$15,736,400	3.58%	27	2.54%	\$582,830	\$472,000	\$604,039	\$472,000	\$276.97
Hayden & Surrounding Area	\$46,773,100	10.64%	51	4.80%	\$917,120	\$172,000	\$267,887	\$278,000	\$185.57
Oak Creek, Phippsburg	\$7,586,100	1.72%	31	2.92%	\$244,713	\$191,300	\$251,671	\$191,300	\$177.38
North Routt County	\$21,830,400	4.96%	27	2.54%	\$808,533	\$402,000	\$903,900	\$619,000	\$476.66
South Routt County	\$24,868,300	5.65%	28	2.63%	\$888,154	\$610,000	\$1,115,600	\$1,035,000	\$321.51
Stagecoach	\$8,908,700	2.03%	37	3.48%	\$240,776	\$280,000	\$317,738	\$300,000	\$184.97
Steamboat - Downtown Area	\$38,347,900	8.72%	55	5.17%	\$697,235	\$518,500	\$654,298	\$518,500	\$411.10
Steamboat - Mountain Area	\$173,235,300	39.39%	216	20.32%	\$802,015	\$510,000	\$868,906	\$574,500	\$292.77
Strawberry Park, Elk River	\$31,367,200	7.13%	20	1.88%	\$1,568,360	\$860,000	\$886,922	\$825,000	\$475.48
Catamount	\$5,110,000	1.16%	4	0.38%	\$1,277,500	\$1,242,500	\$1,275,000	\$1,200,000	\$537.98
West Steamboat	\$15,120,000	3.44%	35	3.29%	\$432,000	\$400,000	\$500,595	\$469,000	\$272.09
Quit Claim Deeds	\$1,513,700	0.34%	16	1.51%	\$94,606	\$45,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$49,377,200	11.23%	516	48.54%	\$95,692	\$45,650	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$439,774,300</b>	<b>100.00%</b>	<b>1063</b>	<b>100.00%</b>	<b>\$732,360</b>	<b>\$420,000</b>	<b>\$716,494</b>	<b>\$475,000</b>	<b>\$295.48</b>

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