



MARKET ANALYSIS

Routt County, Colorado JULY 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	\$315,000	0.88%	1	2.27%	\$315,000	data not applicable	\$315,000	data not applicable	\$269.46
Hayden & Surrounding Area	\$6,435,300	18.07%	8	18.18%	\$804,413	\$124,950	\$355,250	data not applicable	\$233.57
Oak Creek, Phippsburg	\$480,000	1.35%	1	2.27%	\$480,000	data not applicable	\$0	\$0	\$0.00
North Routt County	\$25,000	0.07%	1	2.27%	\$25,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$2,155,000	6.05%	2	4.55%	\$1,077,500	data not applicable	\$1,077,500	data not applicable	\$204.98
Stagecoach	\$365,000	1.02%	3	6.82%	\$121,667	\$35,000	\$300,000	data not applicable	\$170.94
Steamboat - Downtown Area	\$1,980,000	5.56%	4	9.09%	\$495,000	\$495,000	\$495,000	\$495,000	\$340.42
Steamboat - Mountain Area	\$9,634,000	27.05%	10	22.73%	\$963,400	\$977,500	\$1,006,556	\$1,075,000	\$449.81
Strawberry Park, Elk River	\$11,000,000	30.88%	1	2.27%	\$11,000,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$1,200,000	3.37%	1	2.27%	\$1,200,000	data not applicable	\$1,200,000	data not applicable	\$506.33
West Steamboat	\$1,725,000	4.84%	5	11.36%	\$345,000	\$309,000	\$438,667	\$400,000	\$311.33
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$304,100	0.85%	7	15.91%	\$43,443	\$54,000	\$0	\$0	\$0.00
TOTAL	\$35,618,400	100.00%	44	100.00%	\$954,441	\$451,750	\$740,674	\$510,000	\$355.12

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 July 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	\$4,668,400	2.79%	8	1.62%	\$583,550	\$401,450	\$702,604	\$514,200	\$438.04
Hayden & Surrounding Area	\$16,466,700	9.85%	32	6.49%	\$514,584	\$100,000	\$269,700	\$286,000	\$178.29
Oak Creek, Phippsburg	\$5,002,300	2.99%	18	3.65%	\$277,906	\$191,300	\$288,775	\$195,650	\$176.15
North Routt County	\$13,406,800	8.02%	16	3.25%	\$837,925	\$350,000	\$722,140	\$619,000	\$407.32
South Routt County	\$11,960,100	7.15%	13	2.64%	\$920,008	\$650,000	\$1,121,143	\$830,000	\$375.84
Stagecoach	\$5,099,500	3.05%	19	3.85%	\$268,395	\$290,000	\$317,933	\$300,000	\$194.68
Steamboat - Downtown Area	\$22,547,200	13.49%	33	6.69%	\$683,248	\$510,000	\$702,624	\$514,200	\$438.04
Steamboat - Mountain Area	\$51,052,500	30.53%	65	13.18%	\$785,423	\$637,500	\$832,614	\$750,000	\$420.23
Strawberry Park, Elk River	\$17,560,000	10.50%	5	1.01%	\$3,512,000	\$2,500,000	\$780,000	data not applicable	\$271.79
Catamount	\$2,725,000	1.63%	2	0.41%	\$1,362,500	data not applicable	\$1,362,500	data not applicable	\$574.89
West Steamboat	\$5,063,000	3.03%	16	3.25%	\$316,438	\$300,000	\$410,375	\$396,000	\$293.08
Quit Claim Deeds	\$1,241,000	0.74%	11	2.23%	\$112,818	\$72,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$10,402,200	6.22%	255	51.72%	\$40,793	\$29,900	\$0	\$0	\$0.00
TOTAL	\$167,194,700	100.00%	493	100.00%	\$685,249	\$400,000	\$661,919	\$460,000	\$348.84

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