



MARKET ANALYSIS

Routt County, Colorado NOVEMBER 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	\$2,727,700	3.03%	4	3.05%	\$681,925	\$711,600	\$709,233	\$823,200	\$292.43
Hayden & Surrounding Area	\$27,317,000	30.35%	6	4.58%	\$4,552,833	\$147,450	\$189,467	\$156,000	\$156.22
Oak Creek, Phippsburg	\$1,074,000	1.19%	4	3.05%	\$268,500	\$202,000	\$202,000	data not applicable	\$176.13
North Routt County	\$402,000	0.45%	1	0.76%	\$402,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$2,115,000	2.35%	4	3.05%	\$528,750	\$432,500	\$663,333	\$505,000	\$324.28
Stagecoach	\$1,212,500	1.35%	4	3.05%	\$303,125	\$363,750	\$378,750	data not applicable	\$185.98
Steamboat - Downtown Area	\$3,894,000	4.33%	4	3.05%	\$973,500	\$815,500	\$664,667	\$811,000	\$248.67
Steamboat - Mountain Area	\$30,636,100	34.04%	35	26.72%	\$875,317	\$380,000	\$1,011,489	\$380,000	\$246.25
Strawberry Park, Elk River	\$3,952,000	4.39%	4	3.05%	\$988,000	\$690,000	\$988,000	\$690,000	\$562.69
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,484,500	1.65%	3	2.29%	\$494,833	\$472,500	\$612,000	data not applicable	\$194.90
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$15,179,900	16.87%	62	47.33%	\$244,837	\$123,000	\$0	\$0	\$0.00
TOTAL	\$89,994,700	100.00%	131	100.00%	\$1,084,272	\$317,500	\$827,413	\$410,000	\$268.40

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 November 30th, 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	\$14,706,400	4.12%	25	2.76%	\$588,256	\$472,000	\$612,519	\$472,000	\$281.06
Hayden & Surrounding Area	\$46,383,200	13.01%	49	5.40%	\$946,596	\$172,000	\$263,473	\$275,750	\$180.18
Oak Creek, Phippsburg	\$7,056,200	1.98%	28	3.09%	\$252,007	\$191,300	\$264,178	\$195,650	\$171.43
North Routt County	\$16,698,800	4.68%	22	2.43%	\$759,036	\$401,000	\$626,783	\$509,500	\$369.30
South Routt County	\$18,436,100	5.17%	21	2.32%	\$877,910	\$650,000	\$1,081,385	\$945,000	\$341.20
Stagecoach	\$8,693,200	2.44%	34	3.75%	\$255,682	\$287,500	\$323,335	\$300,000	\$187.15
Steamboat - Downtown Area	\$32,517,800	9.12%	48	5.29%	\$677,454	\$516,350	\$655,545	\$516,350	\$415.92
Steamboat - Mountain Area	\$126,542,400	35.49%	178	19.63%	\$710,912	\$472,500	\$764,568	\$550,000	\$304.03
Strawberry Park, Elk River	\$31,017,200	8.70%	19	2.09%	\$1,632,484	\$895,000	\$886,922	\$825,000	\$475.48
Catamount	\$5,110,000	1.43%	4	0.44%	\$1,277,500	\$1,242,500	\$1,275,000	\$1,200,000	\$537.98
West Steamboat	\$13,508,000	3.79%	31	3.42%	\$435,742	\$439,500	\$505,861	\$472,000	\$271.20
Quit Claim Deeds	\$1,249,000	0.35%	12	1.32%	\$104,083	\$58,500	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$34,661,100	9.72%	436	48.07%	\$79,498	\$40,000	\$0	\$0	\$0.00
TOTAL	\$356,579,400	100.00%	907	100.00%	\$698,626	\$409,900	\$652,692	\$459,500	\$299.33

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