



MARKET ANALYSIS

Routt County, Colorado SEPTEMBER 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	\$2,883,200	10.59%	4	4.65%	\$720,800	\$744,600	\$720,800	\$744,600	\$128.17
Hayden & Surrounding Area	\$824,000	3.03%	3	3.49%	\$274,667	\$289,000	\$274,667	\$289,000	\$204.47
Oak Creek, Phippsburg	\$94,000	0.35%	2	2.33%	\$47,000	data not applicable	\$0	\$0	\$0.00
North Routt County	\$150,000	0.55%	1	1.16%	\$150,000	data not applicable	\$150,000	data not applicable	\$179.21
South Routt County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Stagecoach	\$630,000	2.31%	3	3.49%	\$210,000	\$285,000	\$307,500	data not applicable	\$158.18
Steamboat - Downtown Area	\$1,320,000	4.85%	2	2.33%	\$660,000	data not applicable	\$660,000	data not applicable	\$382.78
Steamboat - Mountain Area	\$14,778,600	54.26%	24	27.91%	\$615,775	\$501,000	\$653,752	\$540,000	\$231.40
Strawberry Park, Elk River	\$1,203,000	4.42%	2	2.33%	\$601,500	data not applicable	\$945,000	data not applicable	\$413.02
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,579,500	5.80%	3	3.49%	\$526,500	\$439,500	\$526,500	\$439,500	\$247.28
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$3,776,200	13.86%	42	48.84%	\$89,910	\$69,900	\$0	\$0	\$0.00
TOTAL	\$27,238,500	100.00%	86	100.00%	\$533,234	\$422,250	\$595,824	\$477,000	\$227.07

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 September 30th, 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	\$10,558,700	4.64%	19	2.92%	\$555,721	\$459,000	\$582,200	\$462,000	\$276.56
Hayden & Surrounding Area	\$18,116,700	7.96%	40	6.14%	\$452,918	\$170,000	\$267,406	\$286,000	\$178.66
Oak Creek, Phippsburg	\$5,822,300	2.56%	23	3.53%	\$253,143	\$191,300	\$279,420	\$200,000	\$172.08
North Routt County	\$14,256,800	6.27%	18	2.76%	\$792,044	\$375,000	\$626,783	\$509,500	\$369.30
South Routt County	\$14,921,100	6.56%	16	2.46%	\$932,569	\$740,000	\$1,185,333	\$945,000	\$337.87
Stagecoach	\$6,177,500	2.72%	24	3.69%	\$257,396	\$287,500	\$315,667	\$299,000	\$189.24
Steamboat - Downtown Area	\$24,905,700	10.95%	37	5.68%	\$673,127	\$518,500	\$687,021	\$520,000	\$422.87
Steamboat - Mountain Area	\$79,038,500	34.75%	115	17.67%	\$687,291	\$540,000	\$723,841	\$552,500	\$341.80
Strawberry Park, Elk River	\$21,463,000	9.44%	8	1.23%	\$2,682,875	\$1,722,500	\$835,000	\$825,000	\$318.87
Catamount	\$5,110,000	2.25%	4	0.61%	\$1,277,500	\$1,242,500	\$1,275,000	\$1,200,000	\$537.98
West Steamboat	\$10,798,500	4.75%	26	3.99%	\$415,327	\$400,000	\$484,567	\$450,000	\$284.41
Quit Claim Deeds	\$1,249,000	0.55%	12	1.84%	\$104,083	\$58,500	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$15,055,900	6.62%	309	47.47%	\$48,725	\$29,900	\$0	\$0	\$0.00
TOTAL	\$227,473,700	100.00%	651	100.00%	\$639,905	\$400,000	\$626,076	\$462,500	\$311.82

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