



# MARKET ANALYSIS

**Routt County, Colorado**  
**SEPTEMBER 2009**

## Month by Month Comparison by Total Volume

Compliments of:  
Land Title  
Steamboat Springs  
Bruce Carta  
970-870-2822  
bcarta@ltgc.com

Month	Dollar Volume 2004	Dollar Volume 2005	% of Previous Year	Dollar Volume 2006	% of Previous Year	Dollar Volume 2007	% of Previous Year	Dollar Volume 2008	% of Previous Year	Dollar Volume 2009	% of Previous Year
January	\$ 32,467,600.00	\$31,287,600	96.37%	\$47,741,500	152.59%	\$100,388,000	210.27%	\$80,775,200	80.46%	\$23,760,700	29.42%
February	\$ 21,796,500.00	\$48,754,500	223.68%	\$48,469,000	99.41%	\$74,817,700	154.36%	\$59,799,800	79.93%	\$12,071,300	20.19%
March	\$ 35,837,700.00	\$55,367,400	154.49%	\$76,032,100	137.32%	\$141,794,800	186.49%	\$52,278,700	36.87%	\$19,894,200	38.05%
April	\$ 42,894,300.00	\$89,118,500	207.76%	\$68,152,500	76.47%	\$154,031,800	226.01%	\$67,237,500	43.65%	\$27,469,200	40.85%
May	\$ 55,704,700.00	\$91,030,000	163.42%	\$88,595,100	97.33%	\$205,527,100	231.98%	\$68,152,000	33.16%	\$17,799,200	26.12%
June	\$ 70,161,100.00	\$79,774,100	113.70%	\$93,477,400	117.18%	\$151,501,800	162.07%	\$101,755,200	67.16%	\$30,581,700	30.05%
July	\$ 54,477,000.00	\$99,463,400	182.58%	\$102,809,200	103.36%	\$176,003,400	171.19%	\$71,139,100	40.42%	\$35,618,400	50.07%
August	\$ 60,260,500.00	\$80,978,200	134.38%	\$101,555,363	125.41%	\$152,660,300	150.32%	\$58,864,100	38.56%	\$33,040,500	56.13%
September	\$ 70,356,100.00	\$96,260,900	136.82%	\$133,075,900	138.25%	\$132,588,800	99.63%	\$37,364,200	28.18%	\$27,238,500	72.90%
October	\$ 61,656,700.00	\$81,842,300	132.74%	\$124,721,400	152.39%	\$100,504,000	80.58%	\$49,635,100	49.39%		0.00%
November	\$ 69,401,200.00	\$75,750,800	109.15%	\$138,544,400	182.89%	\$89,777,000	64.80%	\$37,955,800	42.28%		0.00%
December	\$ 61,900,600.00	\$56,279,400	90.92%	\$97,862,200	173.89%	\$107,762,800	110.12%	\$40,144,500	37.25%		0.00%
<b>Year to Date:</b>	<b>\$ 443,955,500.00</b>	<b>\$672,034,600</b>	<b>151.37%</b>	<b>\$759,908,063</b>	<b>113.08%</b>	<b>\$1,289,313,700</b>	<b>169.67%</b>	<b>\$597,365,800</b>	<b>46.33%</b>	<b>\$227,473,700</b>	<b>38.08%</b>
<b>TOTAL</b>	<b>\$ 636,914,000.00</b>	<b>\$ 885,907,100.00</b>	<b>139.09%</b>	<b>\$1,121,036,063</b>	<b>126.54%</b>	<b>\$1,587,357,500</b>	<b>141.60%</b>	<b>\$725,101,200</b>	<b>45.68%</b>	<b>\$227,473,700</b>	<b>31.37%</b>

## Month by Month Comparison by Number of Transactions

Month	Unit Count 2004	Unit Count 2005	% of Previous Year	Unit Count 2006	% of Previous Year	Unit Count 2007	% of Previous Year	Unit Count 2008	% of Previous Year	Unit Count 2009	% of Previous Year
January	110	107	97.27%	223	208.41%	180	80.72%	136	75.56%	176	129.41%
February	80	142	177.50%	205	144.37%	151	73.66%	109	72.19%	47	43.12%
March	130	200	153.85%	298	149.00%	242	81.21%	89	36.78%	54	60.67%
April	151	214	141.72%	405	189.25%	230	56.79%	140	60.87%	59	42.14%
May	146	297	203.42%	412	138.72%	291	70.63%	98	33.68%	46	46.94%
June	201	321	159.70%	318	99.07%	266	83.65%	92	34.59%	67	72.83%
July	190	268	141.05%	280	104.48%	240	85.71%	94	39.17%	44	46.81%
August	202	393	194.55%	340	86.51%	270	79.41%	70	25.93%	72	102.86%
September	182	372	204.40%	274	73.66%	189	68.98%	64	33.86%	86	134.38%
October	190	371	195.26%	266	71.70%	196	73.68%	68	34.69%		0.00%
November	172	297	172.67%	262	88.22%	159	60.69%	49	30.82%		0.00%
December	161	259	160.87%	194	74.90%	141	72.68%	68	48.23%		0.00%
<b>Year to Date:</b>	<b>1392</b>	<b>2314</b>	<b>166.24%</b>	<b>2755</b>	<b>119.06%</b>	<b>2059</b>	<b>74.74%</b>	<b>892</b>	<b>43.32%</b>	<b>651</b>	<b>72.98%</b>
<b>TOTAL</b>	<b>1915</b>	<b>3241</b>	<b>169.24%</b>	<b>3477</b>	<b>107.28%</b>	<b>2555</b>	<b>73.48%</b>	<b>1077</b>	<b>42.15%</b>	<b>651</b>	<b>60.45%</b>

This data is reported from the Clerk & Recorders office and believed to be accurate but is not guaranteed.  
Figures shown reflect arms-length property only and do not include deeds on which a documentary fee was not paid.



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