



MARKET ANALYSIS

Compliments of:
Land Title
Steamboat Springs
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Routt County, Colorado - January 2009

Green Text indicates an increase, Red Text indicates a drop & Black Text indicates no change or no comparison value; compared to the prior months 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	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Hayden & Surrounding Area	\$6,303,700	26.53%	3	1.70%	\$2,101,233	\$203,700	\$0	\$0	\$0.00
Oak Creek, Phippsburg	\$200,000	0.84%	1	0.57%	\$200,000	data not applicable	\$200,000	data not applicable	\$196.66
North Routt County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
South Routt County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Stagecoach	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Steamboat - Downtown Area	\$1,875,100	7.89%	4	2.27%	\$468,775	\$382,500	\$505,000	\$390,000	\$333.19
Steamboat - Mountain Area	\$8,580,000	36.11%	7	3.98%	\$1,225,714	\$860,000	\$1,363,333	\$980,000	\$515.87
Strawberry Park, Elk River	\$825,000	3.47%	1	0.57%	\$825,000	data not applicable	\$825,000	data not applicable	\$262.40
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$5,976,900	25.15%	160	90.91%	\$37,356	\$29,900	\$0	\$0	\$0.00
TOTAL	\$23,760,700	100.00%	176	100.00%	\$1,111,488	\$400,000	\$974,545	\$775,000	\$391.34

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 January
 31st, 2009



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