



# MARKET ANALYSIS

## Routt County, Colorado April 2009

Compliments of:  
Land Title  
Steamboat Springs  
Bruce Carta  
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bcarta@ltgc.com

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	\$1,981,000	7.21%	2	3.39%	\$990,500	data not applicable	\$1,856,000	data not applicable	\$505.72
Hayden & Surrounding Area	\$1,262,900	4.60%	5	8.47%	\$252,580	\$278,000	\$309,500	\$354,000	\$195.84
Oak Creek, Phippsburg	\$315,000	1.15%	2	3.39%	\$157,500	data not applicable	\$157,500	data not applicable	\$93.56
North Routt County	\$1,241,700	4.52%	2	3.39%	\$620,850	data not applicable	\$641,700	data not applicable	\$280.22
South Routt County	\$5,272,100	19.19%	5	8.47%	\$1,054,420	\$1,197,000	\$1,550,000	data not applicable	\$294.68
Stagecoach	\$840,000	3.06%	3	5.08%	\$280,000	\$290,000	\$280,000	data not applicable	\$159.65
Steamboat - Downtown Area	\$5,173,500	18.83%	5	8.47%	\$1,034,700	\$850,000	\$1,080,875	\$896,000	\$433.78
Steamboat - Mountain Area	\$4,824,600	17.56%	7	11.86%	\$689,229	\$750,000	\$801,650	\$850,000	\$515.22
Strawberry Park, Elk River	\$5,000,000	18.20%	2	3.39%	\$2,500,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,035,700	3.77%	4	6.78%	\$258,925	\$236,750	\$450,000	data not applicable	\$254.09
Quit Claim Deeds	\$500	0.00%	1	1.69%	\$500	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$522,200	1.90%	21	35.59%	\$24,867	\$19,900	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$27,469,200</b>	<b>100.00%</b>	<b>59</b>	<b>100.00%</b>	<b>\$728,284</b>	<b>\$450,000</b>	<b>\$696,700</b>	<b>\$450,000</b>	<b>\$322.52</b>

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 April 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	\$3,099,500	3.73%	4	1.19%	\$774,875	\$559,250	\$1,856,000	data not applicable	\$505.72
Hayden & Surrounding Area	\$8,729,400	10.49%	14	4.17%	\$623,529	\$203,700	\$292,625	\$322,500	\$186.84
Oak Creek, Phippsburg	\$2,807,600	3.37%	9	2.68%	\$311,956	\$191,300	\$334,383	\$188,150	\$165.01
North Routt County	\$8,709,400	10.47%	8	2.38%	\$1,088,675	\$500,000	\$463,900	\$400,000	\$219.18
South Routt County	\$5,412,100	6.51%	6	1.79%	\$902,017	\$923,500	\$1,550,000	data not applicable	\$294.68
Stagecoach	\$1,691,000	2.03%	6	1.79%	\$281,833	\$285,000	\$281,833	\$285,000	\$168.98
Steamboat - Downtown Area	\$13,666,000	16.43%	19	5.65%	\$719,263	\$614,600	\$792,073	\$720,000	\$513.58
Steamboat - Mountain Area	\$20,675,200	24.85%	25	7.44%	\$827,008	\$687,500	\$937,471	\$817,500	\$425.18
Strawberry Park, Elk River	\$6,560,000	7.89%	4	1.19%	\$1,640,000	\$1,662,500	\$780,000	data not applicable	\$271.79
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$2,691,000	3.23%	9	2.68%	\$299,000	\$300,000	\$440,000	\$450,000	\$287.56
Quit Claim Deeds	\$433,900	0.52%	7	2.08%	\$61,986	\$30,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$8,720,300	10.48%	225	66.96%	\$38,757	\$29,900	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$83,195,400</b>	<b>100.00%</b>	<b>336</b>	<b>100.00%</b>	<b>\$711,935</b>	<b>\$400,000</b>	<b>\$686,121</b>	<b>\$450,000</b>	<b>\$344.75</b>

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