



MARKET ANALYSIS

Routt County, Colorado February 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	\$285,000	2.36%	1	2.13%	\$285,000	data not applicable	\$0	\$0	\$0.00
Hayden & Surrounding Area	\$1,162,800	9.63%	6	12.77%	\$193,800	\$189,000	\$275,750	\$322,500	\$177.84
Oak Creek, Phippsburg	\$550,000	4.56%	2	4.26%	\$275,000	data not applicable	\$100,000	data not applicable	\$116.55
North Routt County	\$3,000	0.02%	1	2.13%	\$3,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Stagecoach	\$536,000	4.44%	2	4.26%	\$268,000	data not applicable	\$268,000	data not applicable	\$186.52
Steamboat - Downtown Area	\$3,509,800	29.08%	6	12.77%	\$584,967	\$574,550	\$733,750	\$720,000	\$584.65
Steamboat - Mountain Area	\$3,465,600	28.71%	5	10.64%	\$693,120	\$553,600	\$964,000	\$1,235,000	\$411.23
Strawberry Park, Elk River	\$735,000	6.09%	1	2.13%	\$735,000	data not applicable	\$735,000	data not applicable	\$281.18
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$515,000	4.27%	1	2.13%	\$515,000	data not applicable	\$515,000	data not applicable	\$383.18
Quit Claim Deeds	\$30,000	0.25%	1	2.13%	\$30,000	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$1,279,100	10.60%	21	44.68%	\$60,910	\$40,000	\$0	\$0	\$0.00
TOTAL	\$12,071,300	100.00%	47	100.00%	\$415,085	\$360,000	\$551,000	\$365,000	\$339.85

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 February 28th, 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	\$285,000	0.80%	1	0.45%	\$285,000	data not applicable	\$0	\$0	\$0.00
Hayden & Surrounding Area	\$7,466,500	20.84%	9	4.04%	\$829,611	\$203,700	\$275,750	\$322,500	\$177.84
Oak Creek, Phippsburg	\$750,000	2.09%	3	1.35%	\$250,000	\$200,000	\$150,000	data not applicable	\$156.60
North Routt County	\$3,000	0.01%	1	0.45%	\$3,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Stagecoach	\$536,000	1.50%	2	0.90%	\$268,000	data not applicable	\$268,000	data not applicable	\$186.52
Steamboat - Downtown Area	\$5,384,900	15.03%	10	4.48%	\$538,490	\$412,050	\$635,714	\$715,000	\$476.88
Steamboat - Mountain Area	\$12,045,600	33.62%	12	5.38%	\$1,003,800	\$817,500	\$1,230,222	\$1,100,000	\$471.02
Strawberry Park, Elk River	\$1,560,000	4.35%	2	0.90%	\$780,000	data not applicable	\$780,000	data not applicable	\$271.79
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$515,000	1.44%	1	0.45%	\$515,000	data not applicable	\$515,000	data not applicable	\$383.18
Quit Claim Deeds	\$30,000	0.08%	1	0.45%	\$30,000	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$7,256,000	20.25%	181	81.17%	\$40,088	\$29,900	\$0	\$0	\$0.00
TOTAL	\$35,832,000	100.00%	223	100.00%	\$680,381	\$385,000	\$723,556	\$452,500	\$358.39

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