



# MARKET ANALYSIS

**Routt County, Colorado**

**FEBRUARY 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<br>2004 | Dollar Volume<br>2005 | % of<br>Previous<br>Year | Dollar Volume<br>2006  | % of<br>Previous<br>Year | Dollar Volume<br>2007  | % of<br>Previous<br>Year | Dollar Volume<br>2008 | % of<br>Previous<br>Year | Dollar Volume<br>2009 | % of<br>Previous<br>Year |
|----------------------|-----------------------|-----------------------|--------------------------|------------------------|--------------------------|------------------------|--------------------------|-----------------------|--------------------------|-----------------------|--------------------------|
| January              | \$ 32,467,600         | \$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         | \$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         | \$55,367,400          | 154.49%                  | \$76,032,100           | 137.32%                  | \$141,794,800          | 186.49%                  | \$52,278,700          | 36.87%                   |                       | 0.00%                    |
| April                | \$ 42,894,300         | \$89,118,500          | 207.76%                  | \$68,152,500           | 76.47%                   | \$154,031,800          | 226.01%                  | \$67,237,500          | 43.65%                   |                       | 0.00%                    |
| May                  | \$ 55,704,700         | \$91,030,000          | 163.42%                  | \$88,595,100           | 97.33%                   | \$205,527,100          | 231.98%                  | \$68,152,000          | 33.16%                   |                       | 0.00%                    |
| June                 | \$ 70,161,100         | \$79,774,100          | 113.70%                  | \$93,477,400           | 117.18%                  | \$151,501,800          | 162.07%                  | \$101,755,200         | 67.16%                   |                       | 0.00%                    |
| July                 | \$ 54,477,000         | \$99,463,400          | 182.58%                  | \$102,809,200          | 103.36%                  | \$176,003,400          | 171.19%                  | \$71,139,100          | 40.42%                   |                       | 0.00%                    |
| August               | \$ 60,260,500         | \$80,978,200          | 134.38%                  | \$101,555,363          | 125.41%                  | \$152,660,300          | 150.32%                  | \$58,864,100          | 38.56%                   |                       | 0.00%                    |
| September            | \$ 70,356,100         | \$96,260,900          | 136.82%                  | \$133,075,900          | 138.25%                  | \$132,588,800          | 99.63%                   | \$37,364,200          | 28.18%                   |                       | 0.00%                    |
| October              | \$ 61,656,700         | \$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         | \$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         | \$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>\$ 54,264,100</b>  | <b>\$80,042,100</b>   | <b>147.50%</b>           | <b>\$96,210,500</b>    | <b>120.20%</b>           | <b>\$175,205,700</b>   | <b>182.11%</b>           | <b>\$140,575,000</b>  | <b>80.23%</b>            | <b>\$35,832,000</b>   | <b>25.49%</b>            |
| <b>TOTAL</b>         | <b>\$ 636,914,000</b> | <b>\$ 885,907,100</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>\$35,832,000</b>   | <b>4.94%</b>             |

## Month by Month Comparison by Number of Transactions

| Month                | Unit Count<br>2004 | Unit Count<br>2005 | % of<br>Previous<br>Year | Unit Count<br>2006 | % of<br>Previous<br>Year | Unit Count<br>2007 | % of<br>Previous<br>Year | Unit Count<br>2008 | % of<br>Previous<br>Year | Unit Count<br>2009 | % of<br>Previous<br>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%                   |                    | 0.00%                    |
| April                | 151                | 214                | 141.72%                  | 405                | 189.25%                  | 230                | 56.79%                   | 140                | 60.87%                   |                    | 0.00%                    |
| May                  | 146                | 297                | 203.42%                  | 412                | 138.72%                  | 291                | 70.63%                   | 98                 | 33.68%                   |                    | 0.00%                    |
| June                 | 201                | 321                | 159.70%                  | 318                | 99.07%                   | 266                | 83.65%                   | 92                 | 34.59%                   |                    | 0.00%                    |
| July                 | 190                | 268                | 141.05%                  | 280                | 104.48%                  | 240                | 85.71%                   | 94                 | 39.17%                   |                    | 0.00%                    |
| August               | 202                | 393                | 194.55%                  | 340                | 86.51%                   | 270                | 79.41%                   | 70                 | 25.93%                   |                    | 0.00%                    |
| September            | 182                | 372                | 204.40%                  | 274                | 73.66%                   | 189                | 68.98%                   | 64                 | 33.86%                   |                    | 0.00%                    |
| 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>190</b>         | <b>249</b>         | <b>131.05%</b>           | <b>428</b>         | <b>171.89%</b>           | <b>331</b>         | <b>77.34%</b>            | <b>245</b>         | <b>74.02%</b>            | <b>223</b>         | <b>91.02%</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>223</b>         | <b>20.71%</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

