



MARKET ANALYSIS

Routt County, Colorado FEBRUARY 2010

There were 4 Bank Sales in February 2010, totalling \$4,500,100 in Gross Volume, or an Average Price of \$1,125,025 per Unit. This accounts for 13.96% of the Overall Gross Volume in Sales for February 2010.

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
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Average & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.

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.

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	\$1,680,000	5.21%	1	1.28%	\$1,680,000	data not applicable	\$1,680,000	data not applicable	\$485.41
Hayden & Surrounding Area	\$274,700	0.85%	5	6.41%	\$54,940	\$19,900	\$165,000	data not applicable	\$128.91
Oak Creek, Phippsburg	\$82,000	0.25%	1	1.28%	\$82,000	data not applicable	\$0	data not applicable	\$0.00
North Routt County	\$125,000	0.39%	1	1.28%	\$125,000	data not applicable	\$0	data not applicable	\$0.00
South Routt County	\$1,290,000	4.00%	3	3.85%	\$430,000	\$20,000	\$1,250,000	data not applicable	\$205.66
Stagecoach	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Steamboat - Downtown Area	\$2,582,300	8.01%	4	5.13%	\$645,575	\$740,800	\$860,533	\$1,031,600	\$390.61
Steamboat - Mountain Area	\$16,715,200	51.85%	16	20.51%	\$1,044,700	\$862,500	\$1,061,331	\$800,000	\$275.22
Strawberry Park, Elk River	\$4,750,000	14.74%	1	1.28%	\$4,750,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$506,500	1.57%	2	2.56%	\$253,250	data not applicable	\$505,000	data not applicable	\$198.27
Quit Claim Deeds	\$40,000	0.12%	1	1.28%	\$40,000	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$4,189,200	13.00%	43	55.13%	\$97,423	\$59,700	\$0	\$0	\$0.00
TOTAL	\$32,234,900	100.00%	78	100.00%	\$823,697	\$431,500	\$998,945	\$862,500	\$288.40

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: 2010 Through February 28th, 2010



There were 5 Bank Sales through Year-to-Date 2010, totalling \$4,650,000 in Gross Volume, or \$930,000 per Unit.

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	\$3,977,000	4.85%	4	2.14%	\$994,250	\$986,000	\$994,250	\$986,000	\$311.61
Hayden & Surrounding Area	\$982,900	1.20%	9	4.81%	\$109,211	\$130,000	\$161,000	\$162,000	\$92.90
Oak Creek, Phippsburg	\$231,900	0.28%	2	1.07%	\$115,950	data not applicable	\$149,900	data not applicable	\$145.33
North Routt County	\$960,000	1.17%	2	1.07%	\$480,000	data not applicable	\$0	data not applicable	\$0.00
South Routt County	\$4,430,000	5.40%	5	2.67%	\$886,000	\$740,000	\$1,463,333	\$1,250,000	\$312.97
Stagecoach	\$432,200	0.53%	4	2.14%	\$108,050	\$112,000	\$0	\$0	\$0.00
Steamboat - Downtown Area	\$2,582,300	3.15%	4	2.14%	\$645,575	\$740,800	\$860,533	\$1,031,600	\$390.61
Steamboat - Mountain Area	\$42,862,400	52.24%	38	20.32%	\$1,127,958	\$867,450	\$1,168,075	\$867,450	\$229.96
Strawberry Park, Elk River	\$4,750,000	5.79%	1	0.53%	\$4,750,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,081,500	1.32%	3	1.60%	\$360,500	\$505,000	\$505,000	data not applicable	\$198.27
Quit Claim Deeds	\$208,900	0.25%	3	1.60%	\$69,633	\$40,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$19,543,600	23.82%	112	59.89%	\$116,798	\$61,500	\$0	\$0	\$0.00
TOTAL	\$82,042,700	100.00%	187	100.00%	\$865,142	\$867,450	\$1,033,873	\$770,000	\$238.15

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* In January 2010, there was one Project Transfer for \$6,579,000
In The Village at Steamboat for Multiple Interests.
The Median & Average shown for the Village line
do not include this transaction.



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