



MARKET ANALYSIS

Routt County, Colorado JANUARY 2010

There was 1 Bank Sale in January 2010, totalling \$149,900 in Gross Volume or \$149,900 per Unit.
This accounts for .03% of the Overall Gross Volume in Sales.

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
970-870-2822
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	\$2,297,000	4.61%	3	2.75%	\$765,667	\$662,000	\$765,667	\$662,000	\$253.68
Hayden & Surrounding Area	\$708,200	1.42%	4	3.67%	\$177,050	\$174,500	\$159,667	\$159,000	\$80.90
Oak Creek, Phippsburg	\$149,900	0.30%	1	0.92%	\$149,900	data not applicable	\$149,900	data not applicable	\$145.53
North Routt County	\$835,000	1.68%	1	0.92%	\$835,000	data not applicable	\$0	\$0	\$0.00
South Routt County	\$3,140,000	6.30%	2	1.83%	\$1,570,000	data not applicable	\$1,570,000	data not applicable	\$366.62
Stagecoach	\$432,200	0.87%	4	3.67%	\$108,050	\$112,000	\$0	\$0	\$0.00
Steamboat - Downtown Area	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Steamboat - Mountain Area	\$26,147,200	52.50%	22	20.18%	\$1,188,509	\$884,950	\$1,241,111	\$960,000	\$198.99
Strawberry Park, Elk River	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$575,000	1.15%	1	0.92%	\$575,000	data not applicable	\$0	\$0	\$0.00
Quit Claim Deeds	\$168,900	0.34%	2	1.83%	\$84,450	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$15,354,400	30.83%	69	63.30%	\$129,050	\$70,600	\$0	\$0	\$0.00
TOTAL	\$49,807,800	100.00%	109	100.00%	\$902,224	\$583,050	\$1,058,821	\$701,000	\$202.26

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 January 31st, 2010



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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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