



Steamboat Springs Nordic Combined athletes Johnny Spillane, Bill Demong, and Todd Lodwick at the 2010 Olympic Trials held in Steamboat Springs. All three qualified for the 2010 Winter Olympics.

Photo by David Dietrich



## THE COLORADO GROUP REALTY 2009 YEAR END MARKET STATISTICS

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# DOWNTOWN/FISH CREEK

## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	9,882,670 20%	17 89%	160 -27%	581,333 -37%	1,057,500	400,000
2009 1ST HALF	8,270,000 -44%	9 -36%	218 33%	918,888 -12%	1,856,000	510,000
2008 2ND HALF	14,667,100 -33%	14 -22%	164 -10%	1,047,650 -14%	2,595,000	405,000
2008 1ST HALF	21,844,533 -48%	18 -59%	182 38%	1,213,585 27%	2,975,333	565,000
2007 2ND HALF	41,882,278	44	132	951,869	3,554,487	307,000

## CONDOMINIUM/TOWNHOME

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	8,814,810 31%	15 25%	323 -26%	587,654 5%	900,000	190,000
2009 1ST HALF	6,742,109 -39%	12 -33%	439 94%	561,842 -9%	1,513,700	295,000
2008 2ND HALF	11,108,507 -11%	18 -14%	226 66%	617,139 4%	1,400,000	199,000
2008 1ST HALF	12,463,676 15%	21 -16%	136 -44%	593,508 37%	1,075,000	221,000
2007 2ND HALF	10,854,500	25	244	434,180	749,000	246,005

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	0 -100%	0 -100%	0 -100%	0 -100%	0	0
2009 1ST HALF	410,000 11%	2 100%	274 112%	205,000 -45%	285,000	125,000
2008 2ND HALF	370,000 -80%	1 -75%	129 -4%	370,000 -21%	370,000	370,000
2008 1ST HALF	1,880,000 -58%	4 -50%	135 -40%	470,000 -6%	545,000	325,000
2007 2ND HALF	4,482,500	8	226	500,000	950,000	302,500

## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	334	314	383	405	381
HIGH	595	426	537	815	585
LOW	218	144	257	240	209

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	327	353	381	348	298
HIGH	577	638	771	562	631
LOW	193	163	216	237	235

Data collected from the SSBOR MLS by Colorado Group Realty. The source of information is deemed reliable but not guaranteed.



## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	13,798,500 113%	12 200%	189 17%	1,149,875 -29%	2,900,000	550,000
2009 1ST HALF	6,475,000 -70%	4 -67%	161 -8%	1,618,750 -7%	410,000	625,000
2008 2ND HALF	21,276,000 14%	12 33%	175 -33%	1,733,000 -16%	4,975,000	466,000
2008 1ST HALF	18,628,650 -39%	9 -61%	260 81%	2,069,850 57%	3,300,000	599,900
2007 2ND HALF	30,384,500	23	144	1,321,065	2,500,000	581,000

## CONDOMINIUM/TOWNHOME

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	71,636,615 171%	108 192%	304 70%	663,302 -7%	4,100,000	164,000
2009 1ST HALF	26,388,650 -21%	37 -39%	179 -7%	713,206 30%	1,985,000	180,000
2008 2ND HALF	33,375,045 -65%	61 -55%	193 -33%	547,132 -21%	2,250,000	130,000
2008 1ST HALF	94,093,740 -41%	136 -48%	290 25%	691,865 16%	5,400,000	165,000
2007 2ND HALF	158,391,663	263	232	594,645	2,952,000	152,000

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	890,000 24%	2 0%	243 15%	445,000 24%	475,000	415,000
2009 1ST HALF	715,000 -75%	2 -33%	212 -13%	357,500 -63%	575,000	140,000
2008 2ND HALF	2,875,000 -74%	3 -80%	243 13%	958,333 32%	1,125,000	725,000
2008 1ST HALF	10,909,987 30%	15 50%	216 47%	727,332 -13%	1,620,000	375,000
2007 2ND HALF	8,374,750	10	147	837,475	1,700,000	533,000

## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	308	371	427	500	411
HIGH	435	578	638	879	726
LOW	167	190	284	337	260

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	456	395	407	463	395
HIGH	1257	676	775	1100	840
LOW	182	225	240	247	206

# WEST OF TOWN

## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	8,188,000 547%	14 367%	168 27%	584,857 39%	750,000	365,000
2009 1ST HALF	1,265,500 -72%	3 -63%	132 42%	421,823 -26%	450,000	392,000
2008 2ND HALF	4,549,500 -14%	8 -11%	93 -64%	568,688 -3%	860,000	410,000
2008 1ST HALF	5,297,900 -57%	9 -57%	258 143%	588,655 1%	1,060,000	395,000
2007 2ND HALF	12,180,500	21	106	580,023	959,000	365,000

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	214,000 N/A	1 N/A	36 N/A	214,000 N/A	214,000	214,000
2009 1ST HALF	0 N/A	0 N/A	0 N/A	0 N/A	0	0
2008 2ND HALF	0 -100%	0 -100%	0 -100%	0 -100%	0	0
2008 1ST HALF	1,477,900 84%	8 60%	161 -27%	184,737 15%	299,000	119,900
2007 2ND HALF	804,900	5	222	160,989	315,000	119,900

## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	198	224	295	328	261
HIGH	265	326	421	370	598
LOW	172	159	123	238	174

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF	2007 1ST HALF
AVG	407	407	463	395	291
HIGH	775	775	1100	840	759
LOW	240	240	247	206	159

Data collected from the SSBOR MLS by Colorado Group Realty. The source of information is deemed reliable but not guaranteed.



## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	1,574,500 -15%	8 14%	139 70%	196,812 -26%	290,000	29,000
2009 1ST HALF	1,856,000 -36%	7 -46%	82 -45%	265,142 19%	430,000	93,000
2008 2ND HALF	2,904,297 -27%	13 0%	150 23%	223,407 -27%	320,000	85,000
2008 1ST HALF	3,958,800 -38%	13 -43%	122 -5%	304,523 10%	599,000	179,000
2007 2ND HALF	6,370,552	23	129	276,980	389,900	184,000

## CONDOMINIUM/TOWNHOME

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	328,000 N/A	2 N/A	224 N/A	164,000 N/A	172,000	156,000
2009 1ST HALF	0 -100%	0 -100%	0 -100%	0 -100%	0	0
2008 2ND HALF	508,900 -6%	2 -33%	98 1%	254,450 41%	320,000	188,900
2008 1ST HALF	543,000 N/A	3 N/A	97 N/A	181,000 N/A	199,000	159,000
2007 2ND HALF	0	0	0	0	0	0

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	0 -100%	0 -100%	0 -100%	0 -100%	0	0
2009 1ST HALF	286,600 47%	4 300%	337 321%	71,650 -63%	82,900	59,900
2008 2ND HALF	195,000 -65%	1 -86%	80 -22%	195,000 146%	195,000	195,000
2008 1ST HALF	554,500 168%	7 133%	102 -34%	79,214 15%	89,900	75,000
2007 2ND HALF	207,100	3	154	69,033	94,000	53,100

## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	132	104	164	157	163
HIGH	210	146	254	255	286
LOW	31	79	72	82	95

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	144	0	189	143	0
HIGH	144	0	232	164	0
LOW	144	0	146	120	0

# NORTH ROUTT

## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	1,162,000 232%	3 200%	191 -36%	387,333 11%	505,000	172,000
2009 1ST HALF	350,000 -94%	1 -88%	297 13%	350,000 -53%	350,000	350,000
2008 2ND HALF	5,957,500 63%	8 33%	263 15%	744,688 22%	2,000,000	199,000
2008 1ST HALF	3,665,000 -50%	6 -45%	228 48%	610,833 -9%	890,000	425,000
2007 2ND HALF	7,349,000	11	154	668,090	1,300,000	245,000

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	1,165,000 2278%	3 200%	116 66%	388,333 693%	615,000	200,000
2009 1ST HALF	49,000 -90%	1 -50%	70 -77%	49,000 -80%	49,000	49,000
2008 2ND HALF	485,000 -76%	2 -78%	308 68%	242,750 6%	367,500	118,000
2008 1ST HALF	2,062,740 -37%	9 -57%	183 48%	229,193 48%	485,000	7,000
2007 2ND HALF	3,261,350	21	124	155,302	695,000	3,000

## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	205	220	277	213	245
HIGH	420	220	472	327	417
LOW	102	220	155	172	127

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF	2007 1ST HALF
AVG	190	190	190	191	175
HIGH	226	226	213	222	210
LOW	151	151	178	148	130

Data collected from the SSBOR MLS by Colorado Group Realty. The source of information is deemed reliable but not guaranteed.



## SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	2,275,500 -50%	7 -36%	217 -14%	325,071 -21%	440,000	298,000
2009 1ST HALF	4,513,000 179%	11 175%	252 140%	410,272 2%	1,200,000	280,000
2008 2ND HALF	1,615,000 86%	4 100%	105 -78%	403,750 -7%	480,000	345,000
2008 1ST HALF	867,800 -93%	2 -93%	473 153%	433,900 -11%	495,000	372,800
2007 2ND HALF	13,216,760	27	187	489,510	676,000	355,000

## CONDOMINIUM/TOWNHOME

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	250,000 67%	1 0%	238 -6%	250,000 67%	250,000	250,000
2009 1ST HALF	150,000 -90%	1 -83%	254 206%	150,000 -41%	150,000	150,000
2008 2ND HALF	1,523,000 78%	6 100%	83 -42%	253,833 -11%	290,000	195,000
2008 1ST HALF	855,000 -70%	3 -75%	143 93%	285,000 18%	300,000	255,000
2007 2ND HALF	2,890,900	12	74	240,908	305,000	176,000

## LOTS

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2009 2ND HALF	594,500 109%	10 150%	202 477%	59,450 -17%	165,000	12,500
2009 1ST HALF	285,000 45%	4 33%	35 -83%	71,250 9%	255,000	10,000
2008 2ND HALF	196,800 -79%	3 -73%	203 22%	65,600 -22%	125,000	35,000
2008 1ST HALF	920,400 -85%	11 -86%	166 22%	83,672 3%	175,000	32,000
2007 2ND HALF	6,309,600	78	136	80,892	375,000	12,000

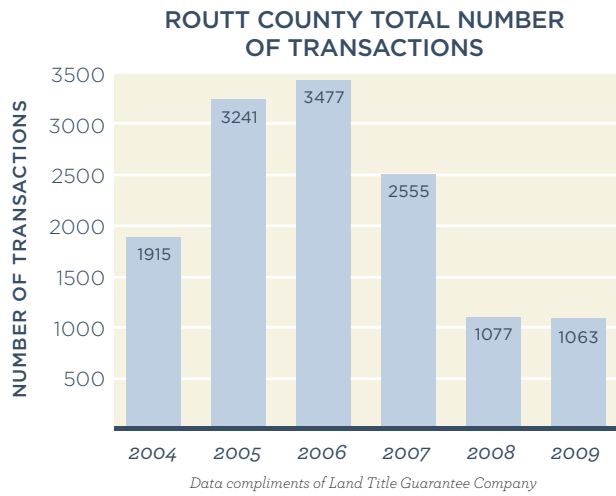
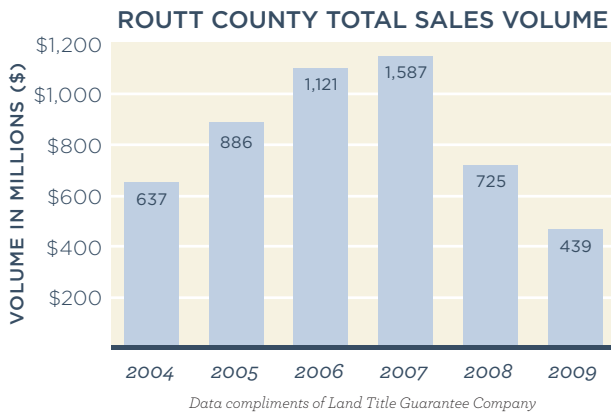
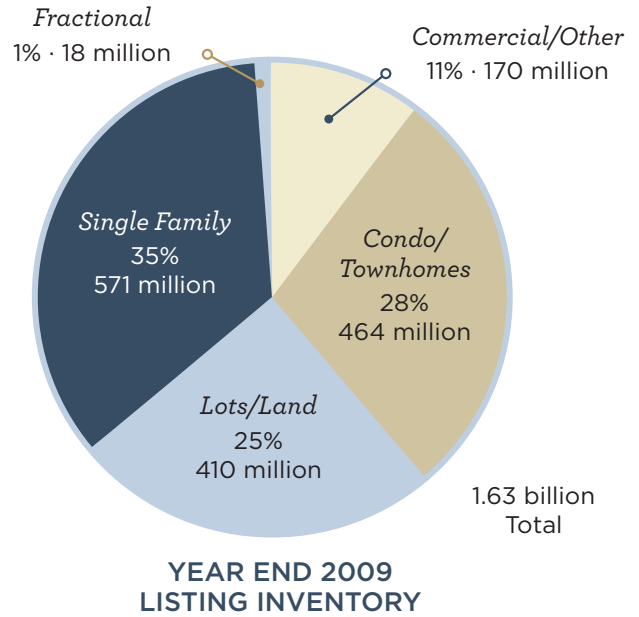
## PRICE PER SQUARE FOOT » SINGLE FAMILY

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	161	183	197	254	191
HIGH	182	261	217	277	249
LOW	142	103	163	238	127

## PRICE PER SQUARE FOOT » CONDOMINIUM/TOWNHOME

	2009 2ND HALF	2009 1ST HALF	2008 2ND HALF	2008 1ST HALF	2007 2ND HALF
AVG	147	173	190	190	191
HIGH	147	173	226	213	222
LOW	147	173	151	178	148

Thanks for taking the time to read the information contained in this report. We at Colorado Group Realty pride ourselves with being the source of real estate knowledge in the Yampa Valley. If you have any questions on the content in this report please contact your Colorado Group Realty Broker.



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