



# MARKET ANALYSIS

Compliments of:  
Land Title  
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## Routt County, Colorado MARCH 2010

There were 3 Bank Sales in March 2010, totalling \$1,318,000 in Gross Volume, or an Average Price of \$439,333 per Unit. This accounts for 3.02% of the Overall Gross Volume in Sales for March 2010.

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	\$2,665,000	6.10%	2	1.60%	\$1,332,500	data not applicable	\$1,332,500	data not applicable	\$387.65
Hayden & Surrounding Area	\$2,367,800	5.42%	2	1.60%	\$1,183,900	data not applicable	\$0	\$0	\$0.00
Oak Creek, Phippsburg	\$417,500	0.96%	3	2.40%	\$139,167	\$145,000	\$219,500	data not applicable	\$78.17
North Routt County	\$729,000	1.67%	3	2.40%	\$243,000	\$299,000	\$299,000	data not applicable	\$404.05
South Routt County	\$210,000	0.48%	1	0.80%	\$210,000	data not applicable	\$0	\$0	\$0.00
Stagecoach	\$349,400	0.80%	5	4.00%	\$69,880	\$14,900	\$248,000	data not applicable	\$153.37
Steamboat - Downtown Area	\$2,550,000	5.84%	4	3.20%	\$637,500	\$582,500	\$692,500	data not applicable	\$422.22
Steamboat - Mountain Area	\$19,808,500	45.37%	30	24.00%	\$660,283	\$472,500	\$643,926	\$320,000	\$387.40
Strawberry Park, Elk River	\$1,138,000	2.61%	2	1.60%	\$569,000	data not applicable	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$5,061,900	11.59%	8	6.40%	\$632,738	\$540,000	\$651,667	\$550,000	\$229.53
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	data not applicable	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$8,364,100	19.16%	65	52.00%	\$128,678	\$65,800	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$43,661,200</b>	<b>100.00%</b>	<b>125</b>	<b>100.00%</b>	<b>\$588,285</b>	<b>\$368,000</b>	<b>\$652,905</b>	<b>\$445,000</b>	<b>\$362.26</b>

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 March 31st, 2010

There were 8 Bank Sales through Year-to-Date 2010, totalling \$5,968,000 in Gross Volume, or \$746,000 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	\$6,642,000	5.28%	6	1.92%	\$1,107,000	\$1,317,500	\$1,107,000	\$1,317,500	\$336.96
Hayden & Surrounding Area	\$3,350,700	2.67%	11	3.53%	\$304,609	\$130,000	\$161,000	\$162,000	\$92.90
Oak Creek, Phippsburg	\$649,400	0.52%	5	1.60%	\$129,880	\$145,000	\$184,700	data not applicable	\$111.85
North Routt County	\$1,689,000	1.34%	5	1.60%	\$337,800	\$299,000	\$299,000	data not applicable	\$404.05
South Routt County	\$4,640,000	3.69%	6	1.92%	\$773,333	\$475,000	\$1,463,333	\$1,250,000	\$312.97
Stagecoach	\$781,600	0.62%	9	2.88%	\$86,844	\$64,000	\$248,000	data not applicable	\$153.37
Steamboat - Downtown Area	\$5,132,300	4.08%	8	2.56%	\$641,538	\$607,500	\$793,320	\$1,031,600	\$403.26
Steamboat - Mountain Area	\$62,670,900	49.86%	68	21.79%	\$921,631	\$593,050	\$928,210	\$575,900	\$302.01
Strawberry Park, Elk River	\$5,888,000	4.68%	3	0.96%	\$1,962,667	\$750,000	\$0	\$0	\$0.00
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$6,143,400	4.89%	11	3.53%	\$558,491	\$530,000	\$615,000	\$540,000	\$221.72
Quit Claim Deeds	\$208,900	0.17%	3	0.96%	\$69,633	\$40,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$27,907,700	22.20%	177	56.73%	\$121,186	\$63,500	\$0	\$0	\$0.00
<b>TOTAL</b>	<b>\$125,703,900</b>	<b>100.00%</b>	<b>312</b>	<b>100.00%</b>	<b>\$739,298</b>	<b>\$406,500</b>	<b>\$868,040</b>	<b>\$575,000</b>	<b>\$292.18</b>

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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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