



MARKET ANALYSIS

Routt County, Colorado MAY 2009

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	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Hayden & Surrounding Area	\$274,800	1.54%	4	8.70%	\$68,700	\$35,450	\$0	\$0	\$0.00
Oak Creek, Phippsburg	\$1,280,700	7.20%	6	13.04%	\$213,450	\$262,500	\$256,250	\$290,000	\$178.38
North Routt County	\$2,239,000	12.58%	2	4.35%	\$1,119,500	data not applicable	\$619,000	data not applicable	\$899.71
South Routt County	\$1,793,000	10.07%	4	8.70%	\$448,250	\$486,500	\$514,333	\$490,000	\$374.26
Stagecoach	\$1,257,500	7.06%	5	10.87%	\$251,500	\$280,000	\$288,750	\$292,500	\$178.46
Steamboat - Downtown Area	\$3,479,000	19.55%	3	6.52%	\$1,159,667	\$1,350,000	\$939,500	data not applicable	\$454.38
Steamboat - Mountain Area	\$7,140,500	40.12%	13	28.26%	\$549,269	\$376,500	\$549,269	\$435,000	\$422.11
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	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$334,700	1.88%	9	19.57%	\$37,189	\$28,000	\$0	\$0	\$0.00
TOTAL	\$17,799,200	100.00%	46	100.00%	\$472,014	\$310,000	\$494,870	\$397,500	\$364.67

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: 2009 Through May 31st, 2009



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	\$3,099,500	3.07%	4	1.05%	\$774,875	\$559,250	\$1,856,000	data not applicable	\$505.72
Hayden & Surrounding Area	\$9,004,200	8.92%	18	4.71%	\$500,233	\$100,000	\$292,625	\$322,500	\$186.84
Oak Creek, Phippsburg	\$4,088,300	4.05%	15	3.93%	\$272,553	\$191,300	\$303,130	\$195,650	\$170.36
North Routt County	\$10,948,400	10.84%	10	2.62%	\$1,094,840	\$600,000	\$502,675	\$509,500	\$389.31
South Routt County	\$7,205,100	7.13%	10	2.62%	\$720,510	\$516,700	\$773,250	\$530,000	\$354.37
Stagecoach	\$2,948,500	2.92%	11	2.88%	\$268,045	\$280,000	\$284,600	\$285,000	\$172.73
Steamboat - Downtown Area	\$17,145,000	16.98%	22	5.76%	\$779,318	\$715,000	\$809,418	\$715,000	\$506.61
Steamboat - Mountain Area	\$27,815,700	27.54%	38	9.95%	\$731,992	\$553,600	\$789,041	\$650,000	\$423.89
Strawberry Park, Elk River	\$6,560,000	6.50%	4	1.05%	\$1,640,000	\$1,662,500	\$780,000	data not applicable	\$271.79
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$2,691,000	2.66%	9	2.36%	\$299,000	\$300,000	\$440,000	\$450,000	\$287.56
Quit Claim Deeds	\$433,900	0.43%	7	1.83%	\$61,986	\$30,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$9,055,000	8.97%	234	61.26%	\$38,697	\$29,900	\$0	\$0	\$0.00
TOTAL	\$100,994,600	100.00%	382	100.00%	\$648,977	\$350,000	\$630,597	\$442,500	\$350.73

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.



Owned and operated by Colorado families since 1967