



MARKET ANALYSIS

Routt County, Colorado Year-to-Date Sales through August 2011

There were 109 Bank Sales Ytd. 2011, totalling \$29,053,600 in Gross Volume, or an Average Price of \$266,547 per Unit.
This accounts for 9.82% of the Overall Gross Volume. This accounts for 12.12% of the Overall Transactions.

Compliments of:
**Land Title
Steamboat
Springs**
Stan Urban
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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	\$24,017,500	8.12%	26	2.89%	\$923,750	\$585,000	\$937,700	\$595,000	\$279.01
Hayden & Surrounding Area	\$25,421,200	8.59%	54	6.01%	\$470,763	\$193,750	\$296,543	\$201,500	\$138.57
Oak Creek, Phippsburg	\$21,742,500	7.35%	29	3.23%	\$749,741	\$160,000	\$262,218	\$142,250	\$172.63
North Routt County	\$9,414,100	3.18%	24	2.67%	\$392,254	\$317,500	\$578,608	\$550,000	\$240.88
South Routt County	\$26,427,500	8.93%	26	2.89%	\$1,016,442	\$649,500	\$1,165,921	\$650,000	\$322.00
Stagecoach	\$7,406,600	2.50%	43	4.78%	\$172,247	\$89,300	\$231,437	\$172,500	\$96.44
Steamboat - Downtown Area	\$21,558,000	7.29%	48	5.34%	\$449,125	\$416,000	\$509,421	\$452,500	\$282.68
Steamboat - Mountain Area	\$97,659,900	33.01%	182	20.24%	\$536,593	\$300,000	\$528,899	\$299,500	\$286.15
Strawberry Park, Elk River	\$17,537,000	5.93%	16	1.78%	\$1,096,063	\$1,028,650	\$1,045,333	\$844,000	\$379.72
Catamount	\$2,960,000	1.00%	2	0.22%	\$1,480,000	DNA	\$2,150,000	DNA	\$428.88
West Steamboat	\$13,215,100	4.47%	31	3.45%	\$426,294	\$290,000	\$425,055	\$341,500	\$225.31
Quit Claim Deeds	\$3,224,500	1.09%	10	1.11%	\$322,450	\$169,500	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$25,286,100	8.55%	408	45.38%	\$61,976	\$36,100	\$0	\$0	\$0.00
TOTAL	\$295,870,000	100.00%	899	100.00%	\$555,841	\$298,000	\$548,785	\$325,000	\$254.40

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.

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