



MARKET ANALYSIS

Routt County, Colorado JUNE 2010

There were 2 Bank Sales in June 2010, totalling \$505,000 in Gross Volume, or an Average Price of \$252,500 per Unit.
This accounts for 1.41% of the Overall Gross Volume in Sales for June 2010.

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	\$4,561,000	12.78%	4	2.40%	\$1,140,250	\$690,500	\$1,140,250	\$690,500	\$327.59
Hayden & Surrounding Area	\$2,051,500	5.75%	8	4.79%	\$256,438	\$227,250	\$382,700	\$320,000	\$183.37
Oak Creek, Phippsburg	\$140,000	0.39%	2	1.20%	\$70,000	DNA	\$0	\$0	\$0.00
North Routt County	\$635,000	1.78%	2	1.20%	\$317,500	DNA	\$435,000	DNA	\$151.89
South Routt County	\$5,400,000	15.13%	2	1.20%	\$2,700,000	DNA	\$4,300,000	DNA	\$487.75
Stagecoach	\$330,000	0.92%	1	0.60%	\$330,000	DNA	\$330,000	DNA	\$196.20
Steamboat - Downtown Area	\$1,949,000	5.46%	5	2.99%	\$389,800	\$325,000	\$434,750	\$452,000	\$273.36
Steamboat - Mountain Area	\$13,660,800	38.28%	23	13.77%	\$593,948	\$569,000	\$618,611	\$569,000	\$331.14
Strawberry Park, Elk River	\$1,570,900	4.40%	2	1.20%	\$785,450	DNA	\$1,394,900	DNA	\$676.48
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	\$17,500	0.05%	1	0.60%	\$17,500	DNA	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$5,373,500	15.06%	117	70.06%	\$45,927	\$27,800	\$0	\$0	\$0.00
TOTAL	\$35,689,200	100.00%	167	100.00%	\$618,331	\$331,000	\$734,083	\$387,500	\$309.02

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 June 30th, 2010

There were 21 Bank Sales Year-to-Date 2010, totalling \$11,685,400 in Gross Volume, or \$556,448 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	\$19,609,100	7.68%	20	2.59%	\$980,455	\$555,000	\$1,015,742	\$662,000	\$334.81
Hayden & Surrounding Area	\$6,887,500	2.70%	29	3.75%	\$237,500	\$159,000	\$235,527	\$188,000	\$135.58
Oak Creek, Phippsburg	\$1,499,300	0.59%	12	1.55%	\$124,942	\$142,450	\$166,075	\$152,450	\$104.96
North Routt County	\$4,824,000	1.89%	8	1.03%	\$603,000	\$362,000	\$1,078,000	\$435,000	\$352.41
South Routt County	\$17,180,000	6.73%	17	2.20%	\$1,010,588	\$650,000	\$1,846,875	\$1,592,500	\$290.75
Stagecoach	\$3,022,500	1.18%	18	2.33%	\$167,917	\$177,600	\$272,100	\$248,000	\$145.70
Steamboat - Downtown Area	\$13,362,300	5.23%	21	2.72%	\$636,300	\$562,500	\$739,788	\$617,000	\$363.79
Steamboat - Mountain Area	\$123,215,700	48.27%	153	19.79%	\$805,331	\$575,000	\$818,431	\$575,000	\$332.90
Strawberry Park, Elk River	\$10,210,900	4.00%	8	1.03%	\$1,276,363	\$947,500	\$1,300,950	DNA	\$567.88
Catamount	\$830,000	0.33%	1	0.13%	\$830,000	DNA	\$0	\$0	\$0.00
West Steamboat	\$7,650,600	3.00%	17	2.20%	\$450,035	\$348,000	\$459,713	\$439,500	\$248.74
Quit Claim Deeds	\$238,400	0.09%	6	0.78%	\$39,733	\$12,750	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$46,720,100	18.30%	463	59.90%	\$86,885	\$47,950	\$0	\$0	\$0.00
TOTAL	\$255,250,400	100.00%	773	100.00%	\$685,171	\$360,000	\$788,215	\$450,000	\$307.98

Copyright 2010. Land Title Guarantee. All Rights Reserved.

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.

* 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.



Owned and operated by Colorado families since 1967

