



# Market Analysis by Area

Routt County, Colorado  
February, 2007

Compliments  
of  
Land Title  
Steamboat Springs  
Bruce Carta  
970-870-2822

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Fish Creek	\$2,229,000	2.98%	6	3.97%	\$371,500	\$315,000
Hayden & Surrounding Area	\$2,815,100	3.76%	12	7.95%	\$234,592	\$200,000
Oak Creek, Phippsburg	\$911,500	1.22%	4	2.65%	\$227,875	\$185,000
North Routt County	\$865,800	1.16%	13	8.61%	\$66,600	\$75,000
South Routt County	\$2,356,500	3.15%	4	2.65%	\$589,125	\$400,000
Stagecoach	\$2,339,800	3.13%	11	7.28%	\$212,709	\$75,750
Steamboat - Downtown Area	\$2,499,100	3.34%	7	4.64%	\$357,014	\$366,550
Steamboat - Mountain Area	\$35,305,600	47.19%	54	35.76%	\$653,807	\$475,000
Strawberry Park, Elk River	\$22,349,500	29.87%	9	5.96%	\$2,483,278	\$1,887,500
Catamount	\$0	0.00%	0	0.00%	\$0	\$0
West Steamboat	\$1,515,000	2.02%	5	3.31%	\$303,000	\$225,000
Timeshare & Interval Unit Sales	\$1,630,800	2.18%	26	17.22%	\$62,723	\$26,000
<b>TOTAL</b>	<b>\$74,817,700</b>	<b>100.00%</b>	<b>151</b>	<b>100.00%</b>	<b>\$585,495</b>	<b>\$410,000</b>

**Note: The Strawberry Park, Elk River Area includes a Large Transaction in the amount of: \$6,738,800 for ten sites in L Lazy H Subdivision**

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.

<b>February 2007 Residential Improved Units - Price Point Summary</b>			
	<i># Transactions</i>	<i>Gross Volume</i>	<i>% of Gross</i>
<=200,000	11	\$ 1,742,500.00	4%
200,001 to 300,000	7	\$ 1,783,100.00	4%
300,001 to 500,000	27	\$ 10,589,900.00	21%
500,001 to 600,000	6	\$ 3,232,000.00	7%
600,001 to 700,000	6	\$ 3,974,000.00	8%
700,001 to 800,000	2	\$ 1,561,000.00	3%
800,001 to 900,000	1	\$ 833,700.00	2%
900,001 to 1,000,000	0	\$ -	0%
1,000,001 to 1,500,000	4	\$ 4,475,000.00	9%
1,500,001 to 2,000,000	3	\$ 4,706,000.00	9%
2,000,001 to 2,500,000	2	\$ 4,741,600.00	10%
2,500,001 to 3,000,000	3	\$ 8,321,300.00	17%
over \$ 3 Million	1	\$ 3,650,000.00	7%
<b>Total:</b>	<b>73</b>	<b>\$ 49,610,100.00</b>	<b>100%</b>