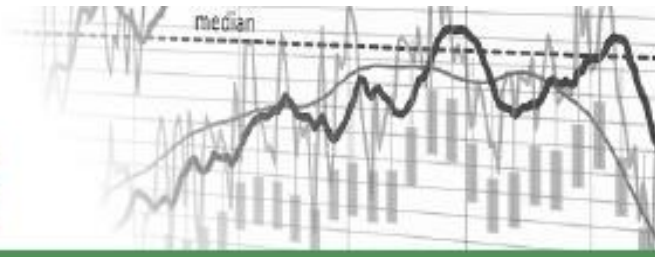
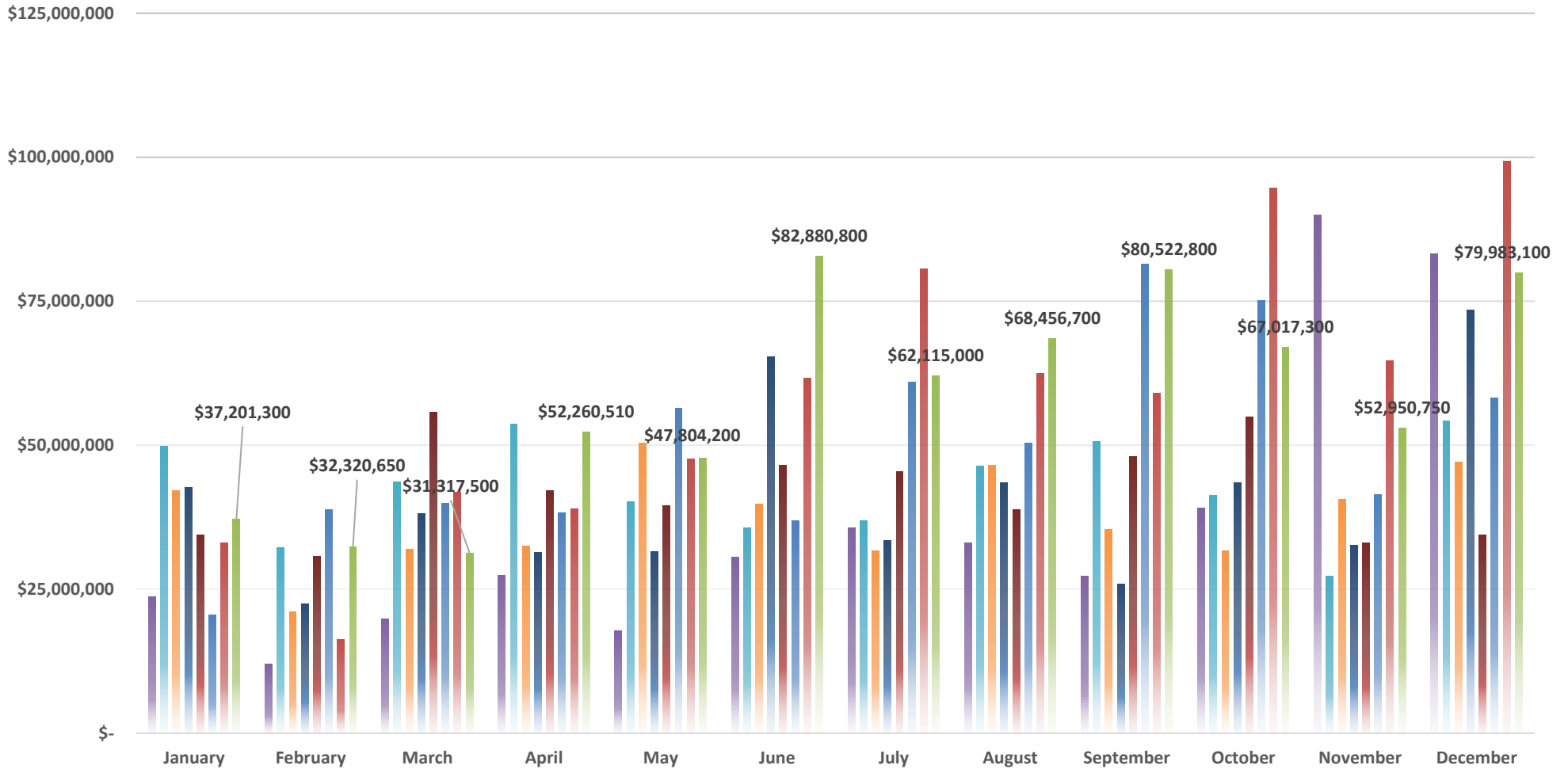




# Routt County Market ANALYSIS



## Historical Gross Sales Volume: 2009 - YTD: 2016



Compliments of:  
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■ 2009 Trans.  
 ■ 2010 Trans.  
 ■ 2011 Trans.  
 ■ 2012 Trans.  
 ■ 2013 Trans.  
 ■ 2014 Trans.  
 ■ 2015 Trans.  
 ■ YTD: 2016



# Historical Gross Sales and Transactions

## Gross Volume

Month	Dollar Volume 2009	Dollar Volume 2010	Actual % Change	Dollar Volume 2011	Actual % Change	Dollar Volume 2012	Actual % Change	Dollar Volume 2013	Actual % Change	Dollar Volume 2014	Actual % Change	Dollar Volume 2015	Actual % Change	Dollar Volume YTD: 2016	Actual % Change
January	\$23,760,700	\$49,807,800	109.62%	\$42,060,200	-15.55%	\$42,660,000	1.43%	\$34,454,900	-19.23%	\$20,472,300	-40.58%	\$33,110,029	61.73%	\$37,201,300	12.36%
February	\$12,071,300	\$32,234,900	167.04%	\$21,041,600	-34.72%	\$22,452,400	6.70%	\$30,736,700	36.90%	\$38,764,000	26.12%	\$16,204,600	-58.20%	\$32,320,650	99.45%
March	\$19,894,200	\$43,661,200	119.47%	\$32,004,300	-26.70%	\$38,091,500	19.02%	\$55,795,100	46.48%	\$39,936,500	-28.42%	\$41,852,200	4.80%	\$31,317,500	-25.17%
April	\$27,469,200	\$53,646,200	95.30%	\$32,443,500	-39.52%	\$31,406,700	-3.20%	\$42,183,910	34.32%	\$38,338,000	-9.12%	\$38,982,906	1.68%	\$52,260,510	34.06%
May	\$17,799,200	\$40,211,100	125.92%	\$50,417,300	25.38%	\$31,562,700	-37.40%	\$39,503,200	25.16%	\$56,467,700	42.94%	\$47,619,600	-15.67%	\$47,804,200	0.39%
June	\$30,581,700	\$35,689,200	16.70%	\$39,752,300	11.38%	\$65,420,500	64.57%	\$46,453,300	-28.99%	\$36,841,449	-20.69%	\$61,710,600	67.50%	\$82,880,800	34.31%
July	\$35,618,400	\$36,925,400	3.67%	\$31,628,400	-14.35%	\$33,443,700	5.74%	\$45,430,700	35.84%	\$61,002,300	34.28%	\$80,602,200	32.13%	\$62,115,000	-22.94%
August	\$33,040,500	\$46,343,500	40.26%	\$46,522,400	0.39%	\$43,473,200	-6.55%	\$38,823,400	-10.70%	\$50,369,100	29.74%	\$62,465,300	24.02%	\$68,456,700	9.59%
September	\$27,238,500	\$50,689,800	86.10%	\$35,317,400	-30.33%	\$25,825,950	-26.87%	\$48,074,285	86.15%	\$81,472,505	69.47%	\$58,970,000	-27.62%	\$80,522,800	36.55%
October	\$39,111,000	\$41,353,400	5.73%	\$31,640,400	-23.49%	\$43,470,100	37.39%	\$54,851,600	26.18%	\$75,109,000	36.93%	\$94,653,600	26.02%	\$67,017,300	-29.20%
November	\$89,994,700	\$27,275,714	-69.69%	\$40,648,300	49.03%	\$32,661,400	-19.65%	\$33,072,900	1.26%	\$41,440,400	25.30%	\$64,621,800	55.94%	\$52,950,750	-18.06%
December	\$83,194,900	\$54,261,900	-34.78%	\$47,103,200	-13.19%	\$73,431,700	55.90%	\$34,361,500	-53.21%	\$58,172,300	69.29%	\$99,291,100	70.68%	\$79,983,100	-19.45%
<b>Year to Date:</b>	<b>\$439,774,300</b>	<b>\$512,100,114</b>	<b>16.45%</b>	<b>\$450,579,300</b>	<b>-12.01%</b>	<b>\$483,899,850</b>	<b>7.40%</b>	<b>\$503,741,495</b>	<b>4.10%</b>	<b>\$598,385,554</b>	<b>18.79%</b>	<b>\$700,083,935</b>	<b>17.00%</b>	<b>\$694,830,610</b>	<b>-0.75%</b>
<b>ANNUAL:</b>	<b>\$439,774,300</b>	<b>\$512,100,114</b>	<b>16.45%</b>	<b>\$450,579,300</b>	<b>-12.01%</b>	<b>\$483,899,850</b>	<b>7.40%</b>	<b>\$503,741,495</b>	<b>4.10%</b>	<b>\$598,385,554</b>	<b>18.79%</b>	<b>\$700,083,935</b>	<b>17.00%</b>	<b>\$694,830,610</b>	<b>-0.75%</b>

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## Number of Transactions

Month	# Transactions 2009	# Transactions 2010	Actual % Change	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change	# Transactions 2014	Actual % Change	# Transactions 2015	Actual % Change	# Transactions 2016	Actual % Change
January	176	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%	69	-31.68%	71	2.90%	77	8.45%
February	47	78	65.96%	105	34.62%	69	-34.29%	94	36.23%	98	4.26%	49	-50.00%	63	28.57%
March	54	125	131.48%	142	13.60%	99	-30.28%	71	-28.28%	93	30.99%	109	17.20%	86	-21.10%
April	59	104	76.27%	72	-30.77%	90	25.00%	107	18.89%	129	20.56%	112	-13.18%	114	1.79%
May	46	190	313.04%	137	-27.89%	79	-42.34%	104	31.65%	122	17.31%	103	-15.57%	119	15.53%
June	67	167	149.25%	94	-43.71%	109	15.96%	108	-0.92%	112	3.70%	144	28.57%	168	16.67%
July	44	213	384.09%	79	-62.91%	100	26.58%	116	16.00%	109	-6.03%	168	54.13%	150	-10.71%
August	72	271	276.39%	134	-50.55%	138	2.99%	109	-21.01%	133	22.02%	150	12.78%	161	7.33%
September	86	212	146.51%	140	-33.96%	84	-40.00%	122	45.24%	137	12.30%	133	-2.92%	176	32.33%
October	125	176	40.80%	99	-43.75%	119	20.20%	129	8.40%	131	1.55%	129	-1.53%	171	32.56%
November	131	93	-29.01%	124	33.33%	93	-25.00%	107	15.05%	106	-0.93%	147	38.68%	123	-16.33%
December	156	79	-49.36%	136	72.15%	130	-4.41%	110	-15.38%	121	10.00%	142	17.36%	131	-7.75%
<b>Year to Date:</b>	<b>1063</b>	<b>1817</b>	<b>70.93%</b>	<b>1398</b>	<b>-23.06%</b>	<b>1176</b>	<b>-15.88%</b>	<b>1278</b>	<b>8.67%</b>	<b>1360</b>	<b>6.42%</b>	<b>1457</b>	<b>7.13%</b>	<b>1539</b>	<b>5.63%</b>
<b>ANNUAL:</b>	<b>1063</b>	<b>1817</b>	<b>70.93%</b>	<b>1398</b>	<b>-23.06%</b>	<b>1176</b>	<b>-15.88%</b>	<b>1278</b>	<b>8.67%</b>	<b>1360</b>	<b>6.42%</b>	<b>1457</b>	<b>7.13%</b>	<b>1539</b>	<b>5.63%</b>

This data is reported from the Clerk & Recorders office and believed to be accurate but is not guaranteed.  
 Figures shown reflect arms-length property only and do not include deeds on which a documentary fee was not paid.

Compliments of:  
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## Market Snapshot by Area

### Full Year 2015 versus YTD: 2016

Area	Average Price Single Family 2015	Average Price Single Family YTD: 2016	% Change vs. Prior Year	Average Price Multi-Family 2015	Average Price Multi-Family YTD: 2016	% Change vs. Prior Year	Average Price Vacant Land 2015	Average Price Vacant Land YTD: 2016	% Change vs. Prior Year
Fish Creek	\$988,455	\$1,002,896	1%	\$427,831	\$419,127	-2%	\$447,813	\$0	n/a
Hayden & Surrounding Area	\$490,830	\$340,573	-31%	\$132,833	\$155,283	17%	\$357,519	\$215,483	-40%
Oak Creek, Phippsburg	\$251,791	\$266,707	6%	\$0	\$192,833	n/a	\$536,731	\$377,063	-30%
North Routt County	\$713,297	\$992,745	39%	\$120,000	\$98,000	n/a	\$198,573	\$108,616	-45%
South Routt County	\$981,282	\$1,149,098	17%	\$282,400	\$170,563	n/a	\$415,923	\$360,167	-13%
Stagecoach	\$372,668	\$437,564	17%	\$149,763	\$155,683	4%	\$58,723	\$36,026	-39%
Steamboat - Downtown Area	\$772,589	\$768,148	-1%	\$518,006	\$523,203	1%	\$237,500	\$265,054	12%
Steamboat - Mountain Area	\$1,046,823	\$1,205,178	15%	\$440,663	\$450,475	2%	\$400,135	\$334,604	-16%
Strawberry Park, Elk River	\$1,249,508	\$1,078,277	-14%	\$0	\$0	0%	\$812,546	\$262,229	-68%
Catamount	\$3,011,250	\$2,406,875	-20%	\$0	\$0	0%	\$1,466,000	\$1,048,000	-29%
West Steamboat	\$490,313	\$606,398	24%	\$299,163	\$328,733	10%	\$167,357	\$218,420	31%
<b>Gross Live Average:</b>	<b>\$697,138</b>	<b>\$744,349</b>	<b>7%</b>	<b>\$429,478</b>	<b>\$427,263</b>	<b>-1%</b>	<b>\$363,748</b>	<b>\$185,220</b>	<b>-49%</b>

Area	Median Price Single Family 2015	Median Price Single Family YTD: 2016	% Change vs. Prior Year	Median Price Multi-Family 2015	Median Price Multi-Family YTD: 2016	% Change vs. Prior Year	Median Price Vacant Land 2015	Median Price Vacant Land YTD: 2016	% Change vs. Prior Year
Fish Creek	\$785,000	\$897,500	14%	\$416,500	\$415,000	0%	\$380,000	\$0	n/a
Hayden & Surrounding Area	\$225,000	\$247,500	10%	\$159,500	\$132,000	-17%	\$45,200	\$52,825	17%
Oak Creek, Phippsburg	\$170,000	\$200,000	18%	\$0	\$185,000	n/a	\$144,500	\$150,350	4%
North Routt County	\$415,000	\$525,000	27%	dna	\$91,000	n/a	\$96,000	\$63,900	-33%
South Routt County	\$835,000	\$825,000	-1%	\$145,000	\$147,500	2%	\$297,500	\$325,000	9%
Stagecoach	\$375,000	\$377,500	1%	\$156,850	\$168,500	7%	\$13,250	\$12,000	-9%
Steamboat - Downtown Area	\$575,000	\$662,500	15%	\$523,000	\$499,000	-5%	dna	\$295,000	n/a
Steamboat - Mountain Area	\$815,500	\$786,400	-4%	\$315,500	\$335,000	6%	\$407,500	\$257,500	-37%
Strawberry Park, Elk River	\$620,000	\$850,000	37%	\$0	\$0	0%	\$850,000	\$200,000	-76%
Catamount	\$2,785,000	\$1,970,000	-29%	\$0	\$0	0%	\$1,398,000	dna	n/a
West Steamboat	\$477,500	\$553,500	16%	\$348,650	dna	n/a	\$143,000	\$165,000	n/a
<b>Gross Live Median:</b>	<b>\$461,000</b>	<b>\$535,000</b>	<b>16%</b>	<b>\$322,000</b>	<b>\$339,000</b>	<b>5%</b>	<b>\$195,000</b>	<b>\$75,000</b>	<b>-62%</b>

Area	Average PPSF Single Family 2015	Average PPSF Single Family YTD: 2016	% Change vs. Prior Year	Average PPSF Multi-Family 2015	Average PPSF Multi-Family YTD: 2016	% Change vs. Prior Year	Average PPAC Vacant Land 2015	Average PPAC Vacant Land YTD: 2016	% Change vs. Prior Year
Fish Creek	\$332	\$316	-5%	\$254	\$292	15%	\$392,571	\$0	n/a
Hayden & Surrounding Area	\$158	\$223	41%	\$115	\$138	20%	\$41,052	\$73,297	79%
Oak Creek, Phippsburg	\$139	\$160	15%	\$0	\$172	n/a	\$100,695	\$91,792	-9%
North Routt County	\$257	\$403	57%	\$143	\$117	n/a	\$48,623	\$21,562	-56%
South Routt County	\$396	\$187	-53%	\$253	\$239	-6%	\$22,699	\$29,654	31%
Stagecoach	\$175	\$187	7%	\$99	\$124	24%	\$27,417	\$37,035	35%
Steamboat - Downtown Area	\$364	\$382	5%	\$346	\$368	6%	\$303,664	\$936,003	208%
Steamboat - Mountain Area	\$335	\$363	8%	\$297	\$310	5%	\$814,237	\$912,543	12%
Strawberry Park, Elk River	\$506	\$432	-15%	\$0	\$0	0%	\$76,270	\$8,364	-89%
Catamount	\$561	\$647	15%	\$0	\$0	0%	\$657,798	\$20,947	-97%
West Steamboat	\$242	\$267	10%	\$217	\$271	25%	\$584,895	\$570,297	-2%
<b>Gross Live Average:</b>	<b>\$269</b>	<b>\$294</b>	<b>9%</b>	<b>\$288</b>	<b>\$299</b>	<b>4%</b>	<b>\$205,149</b>	<b>\$222,164</b>	<b>8%</b>

Please note: The above figures are an unofficial tabulation of Routt County records that are believed to be reasonably accurate. Sales believed to be inaccurate indicators of the market have been eliminated.

Full Interest, Fee Simple, Arms-Length transactions only, are shown in the Market Snapshot Report.

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## Market Analysis by Area

December 2016

### All Transaction Summary

### Residential Summary

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	\$3,241,000	4.05%	3	2.29%	\$1,080,333	\$875,000	\$1,080,333	\$875,000	\$314
Hayden & Surrounding Area	\$5,810,200	7.26%	14	10.69%	\$415,014	\$237,000	\$380,329	\$243,300	\$228
Oak Creek, Phippsburg	\$687,700	0.86%	4	3.05%	\$171,925	\$187,500	\$193,500	\$193,500	\$135
North Routt County	\$23,853,700	29.82%	10	7.63%	\$2,385,370	\$865,000	\$1,637,200	\$1,190,000	\$536
South Routt County	\$3,957,500	4.95%	6	4.58%	\$659,583	\$760,000	\$701,250	\$760,000	\$255
Stagecoach	\$1,104,000	1.38%	14	10.69%	\$78,857	\$28,000	\$247,667	\$300,000	\$126
Steamboat - Downtown Area	\$5,466,200	6.83%	9	6.87%	\$607,356	\$575,000	\$613,167	\$600,000	\$368
Steamboat - Mountain Area	\$23,909,900	29.89%	47	35.88%	\$508,721	\$350,000	\$530,534	\$369,000	\$338
Strawberry Park, Elk River	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0
Catamount	\$1,640,000	2.05%	1	0.76%	\$1,640,000	dna	\$1,640,000	dna	\$692
West Steamboat	\$8,236,100	10.30%	11	8.40%	\$748,736	\$545,000	\$895,000	dna	\$308
Quit Claim Deeds	\$176,400	0.22%	2	1.53%	\$88,200	dna	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$1,900,400	2.38%	10	7.63%	\$190,040	\$74,900	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$79,983,100</b>	<b>100.00%</b>	<b>131</b>	<b>100.00%</b>	<b>\$654,675</b>	<b>\$343,400</b>	<b>\$674,501</b>	<b>\$425,000</b>	<b>\$332</b>
<b>(NEW UNIT SALES)</b>	<b>7,848,000</b>	<b>9.81%</b>	<b>5</b>	<b>3.82%</b>	<b>\$1,569,600</b>	<b>970,000</b>	<b>1,569,600</b>	<b>970,000</b>	<b>\$458</b>

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Record.

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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 & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.

Compliments of:  
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## YTD. Market Analysis by Area

YTD: Dec. 2016

### All Transaction Summary

### Residential Summary

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	\$43,389,200	6.24%	72	4.68%	\$602,628	\$492,500	\$622,177	\$507,000	\$300
Hayden & Surrounding Area	\$35,220,850	5.07%	124	8.06%	\$284,039	\$225,000	\$327,178	\$240,000	\$217
Oak Creek, Phippsburg	\$29,897,461	4.30%	86	5.59%	\$347,645	\$195,000	\$263,013	\$197,500	\$160
North Routt County	\$47,385,000	6.82%	59	3.83%	\$803,136	\$325,000	\$918,183	\$469,000	\$380
South Routt County	\$62,074,100	8.93%	78	5.07%	\$795,822	\$537,500	\$989,337	\$650,000	\$316
Stagecoach	\$22,383,200	3.22%	149	9.68%	\$150,223	\$52,000	\$318,877	\$215,000	\$160
Steamboat - Downtown Area	\$69,983,300	10.07%	112	7.28%	\$624,851	\$572,250	\$662,307	\$600,000	\$376
Steamboat - Mountain Area	\$293,984,200	42.31%	520	33.79%	\$565,354	\$375,000	\$556,704	\$375,000	\$318
Strawberry Park, Elk River	\$15,853,200	2.28%	20	1.30%	\$792,660	\$580,000	\$1,078,277	\$850,000	\$432
Catamount	\$10,675,500	1.54%	5	0.32%	\$2,135,100	\$1,640,000	\$2,406,875	\$1,970,000	\$647
West Steamboat	\$41,340,099	5.95%	74	4.81%	\$558,650	\$485,000	\$570,180	\$531,500	\$267
Quit Claim Deeds	\$2,837,800	0.41%	18	1.17%	\$157,656	\$32,500	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$19,806,700	2.85%	222	14.42%	\$89,219	\$47,700	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$694,830,610</b>	<b>100.00%</b>	<b>1,539</b>	<b>100.00%</b>	<b>\$517,464</b>	<b>\$335,000</b>	<b>\$568,877</b>	<b>\$392,250</b>	<b>\$296</b>
<b>(NEW UNIT SALES)</b>	<b>22,231,400</b>	<b>3.20%</b>	<b>26</b>	<b>1.69%</b>	<b>\$855,054</b>	<b>619,000</b>	<b>879,552</b>	<b>625,000</b>	<b>\$433</b>

Average PPSF is calculated for properties with available Square Footage Living Area from Assessor's Record.

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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 & Median Residential Price & PPSF includes Improved Residential Properties of all Property Type: Single Family, Duplex, Townhome, Condo.

Compliments of:  
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## Interval Sales Analysis

### December 2016

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$0	0.00%	0	0.00%	\$0	\$0
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
One Steamboat Place	\$710,000	37.36%	2	20.00%	\$355,000	dna
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Shadow Run Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	\$90,000	0.00%	2	0.00%	\$45,000	dna
Steamboat Villas Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sunburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$1,100,400	57.90%	6	60.00%	\$183,400	\$69,500
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$1,900,400</b>	<b>100.00%</b>	<b>10</b>	<b>100.00%</b>	<b>\$190,040</b>	<b>\$74,900</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.

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### YTD: Dec. 2016

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	128,500	0.65%	1	0.45%	\$128,500	dna
Golden Triangle Fractional	0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	0	0.00%	0	0.00%	\$0	\$0
The Porches: Mores Corner TH Fractional	545,000	2.75%	2	0.90%	\$272,500	dna
North Star Interval	3,000	0.02%	1	0.45%	\$3,000	dna
One Steamboat Place	4,789,000	24.18%	14	6.31%	\$342,071	\$340,000
Phoenix @ Steamboat Interval	30,000	0.15%	1	0.45%	\$30,000	dna
Ranch @ Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	0	0.00%	0	0.00%	\$0	\$0
Shadow Run Fractional	0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	1,787,800	9.03%	27	12.16%	\$66,215	\$48,900
Steamboat Villas Fractional	6,500	0.03%	1	0.45%	\$6,500	dna
Suites at Steamboat Interval	3,000	0.02%	2	0.90%	\$1,500	dna
Sunburst Interval	0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	12,417,900	62.70%	171	77.03%	\$72,619	\$40,900
West Fractional	96,000	0.48%	2	0.90%	\$48,000	dna
<b>TOTAL</b>	<b>\$19,806,700</b>	<b>100.00%</b>	<b>222</b>	<b>100.00%</b>	<b>\$89,219</b>	<b>\$47,700</b>

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# Price Point Analysis

## December 2016

## Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	15	19%	\$2,270,500	4%
200,001 to 300,000	9	11%	\$2,166,300	4%
300,001 to 400,000	14	17%	\$4,816,500	9%
400,001 to 500,000	7	9%	\$3,140,000	6%
500,001 to 600,000	9	11%	\$4,988,300	9%
600,001 to 700,000	5	6%	\$3,333,000	6%
700,001 to 800,000	6	7%	\$4,412,500	8%
800,001 to 900,000	3	4%	\$2,620,000	5%
900,001 to 1,000,000	1	1%	\$970,000	2%
1,000,001 to 1,500,000	3	4%	\$3,840,000	7%
1,500,001 to 2,000,000	3	4%	\$5,140,000	9%
2,000,001 to 2,500,000	2	2%	\$4,137,500	8%
2,500,001 to 3,000,000	2	2%	\$5,275,000	10%
over \$ 3 Million	2	2%	\$7,525,000	14%
<b>Total:</b>	<b>81</b>	<b>100%</b>	<b>\$54,634,600</b>	<b>100%</b>

## YTD: Dec. 2016

## Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	176	18%	\$26,767,000	5%
200,001 to 300,000	171	18%	\$42,901,900	8%
300,001 to 400,000	158	16%	\$55,723,500	10%
400,001 to 500,000	101	10%	\$44,932,800	8%
500,001 to 600,000	93	10%	\$51,590,700	9%
600,001 to 700,000	64	7%	\$41,500,500	7%
700,001 to 800,000	49	5%	\$36,786,700	7%
800,001 to 900,000	33	3%	\$28,199,000	5%
900,001 to 1,000,000	21	2%	\$20,148,600	4%
1,000,001 to 1,500,000	50	5%	\$62,183,200	11%
1,500,001 to 2,000,000	33	3%	\$55,945,000	10%
2,000,001 to 2,500,000	6	1%	\$13,102,500	2%
2,500,001 to 3,000,000	7	1%	\$19,370,000	3%
over \$ 3 Million	12	1%	\$54,935,000	10%
<b>Total:</b>	<b>974</b>	<b>100%</b>	<b>\$554,086,400</b>	<b>100%</b>

## Full Year: 2015

## Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	171	19%	\$24,734,450	5%
200,001 to 300,000	156	17%	\$39,117,129	8%
300,001 to 500,000	253	28%	\$96,692,700	20%
500,001 to 600,000	93	10%	\$51,617,500	10%
600,001 to 700,000	56	6%	\$36,026,000	7%
700,001 to 800,000	28	3%	\$20,901,400	4%
800,001 to 900,000	31	3%	\$26,094,300	5%
900,001 to 1,000,000	16	2%	\$15,188,300	3%
1,000,001 to 1,500,000	38	4%	\$47,366,900	10%
1,500,001 to 2,000,000	34	4%	\$60,059,500	12%
2,000,001 to 2,500,000	8	1%	\$17,583,500	4%
2,500,001 to 3,000,000	4	0%	\$10,748,000	2%
over \$ 3 Million	8	1%	\$46,281,600	9%
<b>Total:</b>	<b>896</b>	<b>100%</b>	<b>\$492,411,279</b>	<b>100%</b>

## Full Year: 2014

## Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	161	21%	\$20,885,503	5%
200,001 to 300,000	127	16%	\$32,391,200	7%
300,001 to 500,000	198	25%	\$76,892,350	17%
500,001 to 600,000	76	10%	\$41,657,000	9%
600,001 to 700,000	47	6%	\$30,533,900	7%
700,001 to 800,000	34	4%	\$25,697,500	6%
800,001 to 900,000	29	4%	\$24,820,400	6%
900,001 to 1,000,000	21	3%	\$19,948,000	4%
1,000,001 to 1,500,000	46	6%	\$55,864,400	13%
1,500,001 to 2,000,000	24	3%	\$42,082,400	9%
2,000,001 to 2,500,000	6	1%	\$13,299,000	3%
2,500,001 to 3,000,000	5	1%	\$13,737,500	3%
over \$ 3 Million	8	1%	\$46,018,000	10%
<b>Total:</b>	<b>782</b>	<b>100%</b>	<b>\$443,827,153</b>	<b>100%</b>

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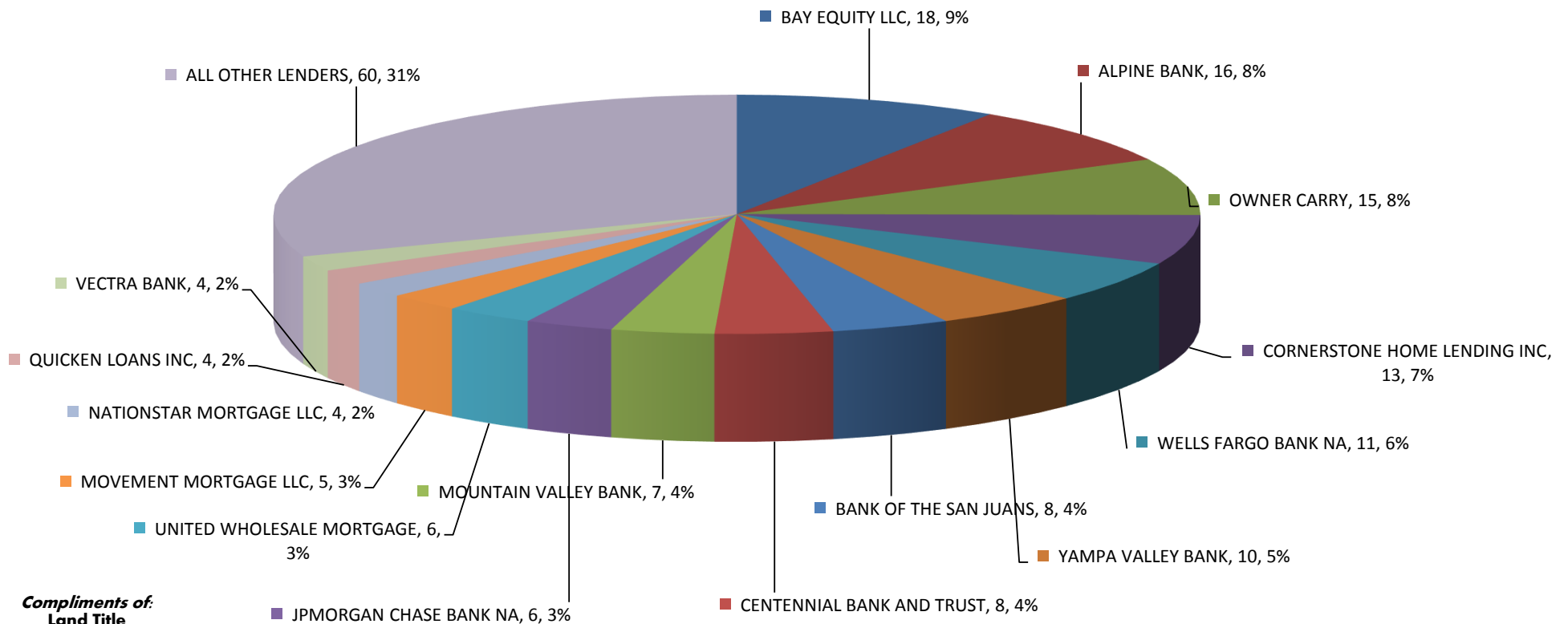


## Lender Analysis

**Top 69% Lenders December 2016**

**Number of Loans: 195**

**Sales with Loans at Closing: 55% / Cash Purchasers: 45%**



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## Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
BAY EQUITY LLC	18	9.23%	Top 69% Lenders for December 2016
ALPINE BANK	16	8.21%	Routt County
OWNER CARRY	15	7.69%	
CORNERSTONE HOME LENDING INC	13	6.67%	
WELLS FARGO BANK NA	11	5.64%	
YAMPA VALLEY BANK	10	5.13%	
BANK OF THE SAN JUANS	8	4.10%	
CENTENNIAL BANK AND TRUST	8	4.10%	
MOUNTAIN VALLEY BANK	7	3.59%	
JPMORGAN CHASE BANK NA	6	3.08%	
UNITED WHOLESAL MORTGAGE	6	3.08%	
MOVEMENT MORTGAGE LLC	5	2.56%	
NATIONSTAR MORTGAGE LLC	4	2.05%	
QUICKEN LOANS INC	4	2.05%	
VECTRA BANK	4	2.05%	
ALL OTHER LENDERS	60	30.77%	
EVERBANK	3	1.54%	
FIRSTBANK	3	1.54%	
MORGAN STANLEY PRIVATE BANK NA	3	1.54%	
US BANK NA	3	1.54%	
AMERISAVE MORTGAGE CORP	2	1.03%	
BANK OF AMERICA NA	2	1.03%	
BANK OF THE WEST	2	1.03%	
CITIBANK NA	2	1.03%	
LIBERTY SAVINGS BANK FSB	2	1.03%	
PLATINUM MORTGAGE INC	2	1.03%	
PLATTE VALLEY BANK	2	1.03%	
UNIVERSAL LENDING CORP	2	1.03%	
ADAMS BANK & TRUST	1	0.51%	
AMCAP MORTGAGE LTD	1	0.51%	
BANK OF ENGLAND	1	0.51%	
BROKER SOLUTIONS INC	1	0.51%	
CHERRY CREEK MORTGAGE CO INC	1	0.51%	
CREDIT UNION OF COLORADO	1	0.51%	
FEDERAL SAVINGS BANK	1	0.51%	
FINANCE OF AMERICA MORTGAGE LLC	1	0.51%	
FIRST FINANCIAL BANK NA	1	0.51%	
FIRST NATIONAL BANK OF OMAHA	1	0.51%	
FREEDOM MORTGAGE CORP	1	0.51%	
GERMAN AMERICAN BANCORP	1	0.51%	
GREAT WESTERN BANK	1	0.51%	
GUARANTEED RATE INC	1	0.51%	
LAKEVIEW LOAN SERVICING LLC	1	0.51%	
LOANDEPOTCOM LLC	1	0.51%	
MB FINANCIAL BANK NA	1	0.51%	
NATIONS LENDING CORP	1	0.51%	
NBKC BANK	1	0.51%	
NORTHERN TRUST COMPANY	1	0.51%	
NORTHPOINTE BANK	1	0.51%	
PARAMOUNT EQUITY MORTGAGE LLC	1	0.51%	
PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	1	0.51%	
PEOPLES NATIONAL BANK	1	0.51%	
PROVIDENT FUNDING ASSOCIATES LP	1	0.51%	
SIGNATURE FEDERAL CREDIT UNION	1	0.51%	
STATE BANK	1	0.51%	
STATE FARM BANK FSB	1	0.51%	
STONEGATE MORTGAGE CORPORATION	1	0.51%	
SUN WEST MORTGAGE COMPANY INC	1	0.51%	
WR STARKEY MORTGAGE LLP	1	0.51%	
YAMPA VALLEY HOUSING AUTHORITY	1	0.51%	
<b>TOTAL LOANS FOR DECEMBER 2016:</b>	<b>195</b>	<b>100.00%</b>	

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## Market Highlights

### Highest Priced Residential Sale: December 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
4	5.50	2015	4919	\$ 3,525,000	Elkins Meadows @ Little Fish Creek Lot 2 w/2.0 AC Land	P:Charles Wayne Reuben, Jr.	\$ 716.61	12/9/2016	2575 WILDFLOWER CT

2575 Wildflower Court



### Jumbo Ranch/Agricultural Sale: December 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
3	1.50	1971	1858	\$ 2,585,000	M&B: Sec 26,27,34&35-7-85 w/369.99 AC Land	P:Busby Ranch of Colorado, LLC	\$ 1,391.28	12/27/2016	42095, 44975 CR 44
4	4.00	1987	8268	\$ 4,000,000	M&B: Sec 7&8-9-84 w/35 AC Land	P:CJJ Family Holdings, Inc.	\$ 483.79	12/14/2016	57300 COWBOY WAY
5	3.00	1985	3000	\$ 2,690,000	M&B: Sec 20-8-85 w/48.71 AC Land	P:Patco Energy, LTD.	\$ 896.67	12/5/2016	49295 CR 129

### Highest Price PSF Residential Sale: December 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
4	5.50	2015	4919	\$ 3,525,000	Elkins Meadows @ Little Fish Creek Lot 2 w/2.0 AC Land	P:Charles Wayne Reuben, Jr.	\$ 716.61	12/9/2016	2575 WILDFLOWER CT

### Bank Sales Detail: December 2016

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Bank Reference
			35 AC	\$ 118,700	M&B: Sec 36-4-86 w/35 AC Land	P:Geoffrey M. Uhl	n/a	12/19/2016	Bank: JPMorgan Chase Bank, NA
5	4.00	1943	5602	\$ 270,000	1st Addn West Hayden Townsite Lot 6, Block C Park	P:Ryan C. Domson	\$ 48.20	12/6/2016	Bank: Capital Funding Advisors, LLC

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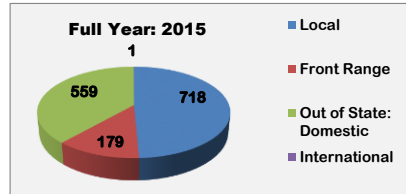
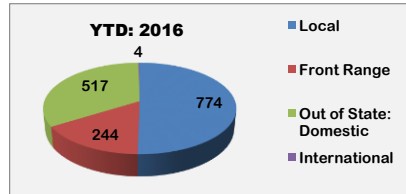
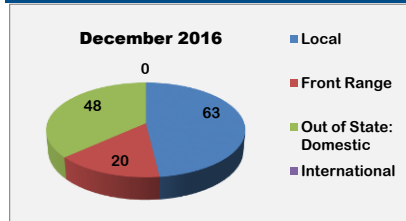


# Buyer Profile

## Upper End Purchaser Details: December 2016

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
51	38.50	1977	41854	\$ 12,250,000	Hinman Estates Subd Lots 1 & 2 AKA Sec 4,5,7&8-9-84 W/551.24 AC Land	\$ 292.68	12/14/2016	57450 & 58000 COWBOY WAY	CLARK	CO
4	4.00	1987	8268	\$ 4,000,000	M&B: Sec 7&8-9-84	\$ 483.79	12/14/2016	57300 COWBOY WAY	CLARK	CO
4	5.50	2015	4919	\$ 3,525,000	Elkins Meadows at Little Fish Creek Subd Lot 2	\$ 716.61	12/9/2016	2575 WILDFLOWER CT	CARY	NC
5	3.00	1985	3000	\$ 2,690,000	M&B: Sec 20-8-85	\$ 896.67	12/5/2016	49295 CR 129	DALLAS	TX
			160 AC	\$ 2,600,000	M&B: Sec 7&8-6-85	N/A	12/2/2016	N/A	CHATTANOOGA	TN
3	1.50	1971	1858	\$ 2,585,000	M&B: Sec 26,27,34&35-7-85	\$ 1,391.28	12/27/2016	42095, 44975 CR 44	MILLSAP	TX
5	5.00	2008	5058	\$ 2,075,000	Mores Corner RP TH Unit 11-A	\$ 410.24	12/19/2016	2000 INDIAN SUMMER DR	DALLAS	TX
4	4.50	1996	3930	\$ 2,062,500	Sanctuary Subd #3 Lot 60	\$ 524.81	12/5/2016	851 STEAMBOAT BLVD	LEESBURG	VA
4	3.50	2007	5725	\$ 1,990,000	Fish Creek Meadows Subd Lot 15	\$ 347.60	12/12/2016	1167 ANGLERS DR	SUGAR LAND	TX
3	3.50	2000	2370	\$ 1,640,000	Cabins at Lake Catamount Subd Lot 20A	\$ 691.98	12/5/2016	32735 WATERS EDGE CT	STEAMBOAT SPRINGS	CO
4	4.00	2001	2272	\$ 1,510,000	Antlers @ Christie Base Condo Unit 122, Building A	\$ 664.61	12/19/2016	2085 SKI TIME SQUARE DR #122	DALLAS	TX
4	5.50	2006	3928	\$ 1,450,000	Bear Chalets @ Burgess Creek Lot 2	\$ 369.14	12/22/2016	2760 BURGESS CREEK RD	CONROE	TX
4	3.00	1904	2847	\$ 1,200,000	Allen/Melton MDSE Plat Lot 2	\$ 421.50	12/7/2016	31900 CR 22 #B	LAKE FOREST	IL
4	3.00	1970	2753	\$ 1,190,000	M&B: Sec 29&32-7-85	\$ 432.26	12/22/2016	25525 GUSTAVUS LN	STEAMBOAT SPRINGS	CO

## Purchaser Abstract:



All Sales: December 2016			All Sales: Full Year 2015		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	63	48%	Local	718	49%
Front Range	20	15%	Front Range	179	12%
Out of State: Domestic	48	37%	Out of State: Domestic	559	38%
International	0	0%	International	1	0%
<b>Total Sales</b>	<b>131</b>	<b>100%</b>	<b>Total Sales</b>	<b>1457</b>	<b>100%</b>

All Sales YTD: 2016			All Sales: Full Year 2014		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	774	50%	Local	610	45%
Front Range	244	16%	Front Range	217	16%
Out of State: Domestic	517	34%	Out of State: Domestic	527	39%
International	4	0%	International	6	0%
<b>Total Sales</b>	<b>1539</b>	<b>100%</b>	<b>Total Sales</b>	<b>1360</b>	<b>100%</b>

All Sales: Full Year 2013		
Origin of Buyer	# of Trans.	% Overall
Local	549	43%
Front Range	168	13%
Out of State: Domestic	553	43%
International	8	1%
<b>Total Sales</b>	<b>1278</b>	<b>100%</b>

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## Property Type Transaction Summary

<b>December 2016 Reconciliation by Transaction Type:</b>		
	<b># Transactions</b>	<b>Gross Volume</b>
Single Family	32	\$ 24,122,600.00
Multi Family	46	\$ 21,237,000.00
Vacant Land	26	\$ 7,671,600.00
Commercial	12	\$ 15,600,100.00
Development Land		
Timeshare / Interval	10	\$ 1,900,400.00
Jumbo Ranch/Agricultural	3	\$ 9,275,000.00
Not Arms Length/Low Doc Fee		
Quit Claim Deed	2	\$ 176,400.00
Related Parties		
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales		
Employee Housing Units / Mobile Homes		
Multiple Units & Sites/Same Deed		
Water Rights / Open Space / Easements		
Exempt / Political Transfers		
<b>Total Transactions:</b>	<b>131</b>	<b>\$ 79,983,100.00</b>

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## New Unit Sales Detail

### Improved Residential New Unit Sales Detail: December 2016

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	5.50	2015	4919	\$ 3,525,000	Elkins Meadows at Little Fish Creek Subd Lot 2	SINGLEFAM	\$ 716.61	2575 WILDFLOWER CT
5	5.00	2008	5058	\$ 2,075,000	Mores Corner RP TH Unit 11-A	MULTIFAM	\$ 410.24	2000 INDIAN SUMMER DR
3	3.00	2008	1615	\$ 970,000	Olympian Condo Unit 406	MULTIFAM	\$ 600.62	35 5TH ST #406
4	4.00	2016	2418	\$ 683,000	Majestic Valley TH #5 Unit 27	MULTIFAM	\$ 282.46	899 MAJESTIC CIR
3	3.50	2016	2128	\$ 595,000	Rocky Peak Village TH #8 Unit 23	MULTIFAM	\$ 279.61	449 WILLETT HEIGHTS CT

### Summary of Improved Residential New Unit Sales: December 2016

Average Price:	\$ 1,569,600.00
Average PPSF:	\$ 457.91
Median Price:	\$ 970,000.00
# Transactions:	5
Gross Volume:	\$ 7,848,000



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NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.



# Commercial Sales Detail

## Commercial Sales Report: January 1st, 2016 through December 31st, 2016: Q4. 2016

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PPSF	RDATE	STREET ADDRESS
R8179445					4800	\$ 672,000	Hangars at Steamboat II Condo Unit M-2	WHSE	\$ 140.00	01/04/16	3461 AIRPORT CIR #2
R8173102, R8173178					4296	\$ 2,325,000	Howelsen Place Unit A102 & A104	RETAIL	\$ 587.76	02/03/16	700 YAMPA ST #A102, 104
R4838300					1910	\$ 201,100	Oak Creek, Orig. Town of Lot 14-16, Block 6	OFFICE	\$ 60.94	01/29/16	101 MOFFATT AVE
R3825747					1950	\$ 325,000	Walkers 1st Addn to Hayden Lot 1-9, Block 8	LODGING	\$ 44.42	02/26/16	285 E JEFFERSON AVE
R8169042					2001	\$ 193,000	Wescoin Meadows Comm Condo Unit 15	WHSE	\$ 199.59	01/05/16	2670 COPPER RIDGE CIR #15
R0481888					1984	\$ 625,000	West Acres Park Subd #1 Lot 4	WHSE	\$ 100.81	01/08/16	2611 DOWNHILL DR
R8179441					2014	\$ 696,000	Hangars at Steamboat II Condo Unit K-1	WHSE	\$ 145.00	03/03/16	N/A
R8171997					2007	\$ 490,000	Riverfront Park TH #1 Unit 8	WORKLIVE	\$ 226.54	03/08/16	1920 BRIDGE LN #8
R8179538						\$ 124,500	Captain Jack West Subd Lot 2	COMMVAC	\$ -	01/15/16	949 CAPTAIN JACK DR
R8179544						\$ 233,500	Captain Jack West Subd Lot 8	COMMVAC	\$ -	01/15/16	981 CAPTAIN JACK DR
R8163529						\$ 4,070	Evergreen Subd Lot 3	COMMVAC	\$ -	02/29/16	N/A
S820, R8164799, R8164818						\$ 1,450,870	M&B: Sec 10, 15-21-3-86	MINING	\$ -	01/07/16	21165 CR 25
R8109948, R8109949						\$ 22,000	Valley View Business Park Subd Lot 25 & 26	COMMVAC	\$ -	02/05/16	412, 422 COMMERCE ST
R8172148						\$ 206,000	South Arthur Industrial Park Subd Lot 3	COMMVAC	\$ -	03/10/16	228, 316 ARTHUR AVE
R8169974						\$ 61,900	Valley View Business Park Subd Lot 51	COMMVAC	\$ -	03/17/16	440 CAPITAL ST
R8179682					2007	\$ 138,000	Highmark Fitness Center Condo Unit 1C	RETAIL	\$ 294.87	04/11/16	2525 VILLAGE DRIVE
R8167499					2001	\$ 200,000	Wescoin Ridge Comm Condo Unit 1, Building C	WHSE	\$ 139.47	04/12/16	2520 COPPER RIDGE DRIVE
R8167850					2007	\$ 760,000	Copper Ridge Business Park Subd #4 Lot 7	WHSE	\$ 109.42	04/20/16	1707 COPPER RIDGE SPUR
R8169951					2009	\$ 750,000	Valley View Business Park Subd Lot 28 & 29	WHSE	\$ 79.08	04/18/16	401 CAPITAL STREET
R4838300					1910	\$ 203,111	Oak Creek, Orig. Lot 14-16, Block 6	OFFICE	\$ 61.55	04/08/16	101 MOFFATT AVENUE
R4812613						\$ 10,760	Copper Ridge Subd Lot 1	DEVELOPEMP	\$ -	04/19/16	2000 2100 & 2200 ELK RIVER ROAD
27 Sites						\$ 14,440	Neighborhoods at Youngs Peak Lots: 1-4, 6, 8, 9-13, 14D-29D	BULKLAND	\$ -	04/20/16	NUMEROUS
R8172630					2007	\$ 325,000	Copper Ridge Business Park Condo Unit 1	WHSE	\$ 169.23	05/24/16	2667 COPPER RIDGE CIR #1
R8170087					2005	\$ 480,000	Appletree at Copper Ridge Subd Lot 3	WHSE	\$ 211.45	05/19/16	2619 COPPER RIDGE CIR #3
R3815880					1980	\$ 416,700	M&B: Sec 7-6-84	WHSE	\$ 44.03	05/10/16	1850, 1856 LINCOLN AVE
R8172615					2007	\$ 326,500	Victoria Condo Unit 200-A	OFFICE	\$ 387.77	05/16/16	941 LINCOLN AVE #200A
R6813382						\$ 1,180	Elk River Road Business Park Subd #2 Lot 21	COMMVAC	\$ -	05/26/16	2621 JACOB CIR
R8169941						\$ 344,000	Valley View Business Park Subd Lot 18	COMMVAC	\$ -	05/18/16	861 INDUSTRIAL AVE
R8168120					1937	\$ 900,000	SS, Town of Lot 1, Block 32	OFFICE	\$ 178.93	6/23/2016	57 10TH ST
R6608597					1994	\$ 900,000	Lombardi Subd #2 Lot 2A	RETAIL	\$ 207.37	6/1/2016	16065 HWY 131
R7713292					1991	\$ 2,200,000	SS, Town of Lot 12, Block 17	RETAIL	\$ 199.60	6/20/2016	600 LINCOLN AVE
R8172968, R8172970					2008	\$ 2,400,000	Resort Group Center Unit 3A & 3C, Building 3	OFFICE	\$ 308.64	6/30/2016	675 SNAPDRAGON WAY #3A, 3C
R6257421	29	29.00			1998	\$ 1,020	Indian Meadows Subd Lot 3	LODGING	\$ 220.22	6/17/2016	3155 INGLETS LN
R8173844					2009	\$ 360,000	Mile View Warehouse Subd Unit 4	WHSE	\$ 295.57	6/6/2016	1935 13TH ST #4
R8179537						\$ 83,500	Captain Jack West Subd Lot 1	COMMVAC	\$ -	6/29/2016	943 CAPTAIN JACK DR
R8179539						\$ 83,500	Captain Jack West Subd Lot 3	COMMVAC	\$ -	6/29/2016	955 CAPTAIN JACK DR
R6257419	52	52.00			1995	\$ 4,900,000	Indian Meadows Subd Lot 1	LODGING	\$ 201.46	7/1/2016	1055 WALTON CREEK RD
R8167601					1997	\$ 300,000	TCD Building Unit 7	WHSE	\$ 123.30	7/15/2016	2673 JACOB CIR #7
R8179293					2007	\$ 325,000	Alpenglow Condo Unit C5	RETAIL	\$ 451.39	7/18/2016	601 LINCOLN
R8166612					1996	\$ 575,000	Steamboat Crossing Comm Condo Unit 3, Building A	RETAIL	\$ 199.65	7/5/2016	1625 MID VALLEY DR #A3A
R8179733						\$ 800,000	SS, Town of Lot 10-12, Block 32	COMMVAC	\$ -	7/6/2016	32 10TH ST
R8179749						\$ 750,000	Mt. Werner Water Subd Exp Lot 1	EXEMPT	\$ -	7/7/2016	N/A
R3205410, R3208311	12	12.00			1965	\$ 3,551,100	M&B: Sec 22-5-84 aka Bella Vista Guest Ranch	LODGING	\$ 383.90	8/4/2016	31185, 31095 US HWY 40
R8170244					2006	\$ 357,500	HDN Condo Unit 20	WHSE	\$ 51.75	8/29/2016	11005 RCR 51A #20
R, R625932, R625932	28	26.00			1970	\$ 2,275,000	Thunder Mountain Condo Unit 101-106, 201-205, 301-305	LODGING	\$ 20.31	8/19/2016	2030 WALTON CREEK RD
R3834781					1930	\$ 108,000	Oak Creek, Tower of Lot 11, Block 2	RETAIL	\$ 63.91	8/8/2016	111 E MAIN ST
R4829036					1965	\$ 89,000	1st Addn West of Hayden Townsite Lot 27-30, Block 19	RETAIL	\$ 65.44	8/12/2016	240 S 3RD ST
R8169961						\$ 25,000	Valley View Business Park Lot 3B	COMMVAC	\$ -	8/31/2016	462 ENTERPRISE ST
R8170181						\$ 243,500	Betterview Business Park Unit 4, Outlot 4	COMMVAC	\$ -	8/9/2016	1825 13TH ST
R8168900						\$ 35,000	Hefty-Lipson Subd Lot 2	COMMVAC	\$ -	8/16/2016	490 W IRONHORSE RD
R6255067					1990	\$ 1,300,000	Firt Financial Center Subd Lot B	OFFICE	\$ 63.26	9/1/2016	2145 RESORT DR
R8172960					2007	\$ 470,000	Riverfront Park Subd#2 Lot 3	WHSE	\$ 188.38	9/1/2016	1900 BRIDGE LN #3
R8173293					1949	\$ 750,000	River House Condo Unit C	RETAIL	\$ 483.56	10/3/2016	135 11TH ST #C
R4772291					1954	\$ 602,000	SS, Town of Lot 8, Block 3	OFFICE	\$ 374.84	10/31/2016	344, 350 OAK ST
R8166413					2000	\$ 570,900	Steamboat Springs Health Care Assoc. Medical Office Bldg. Condo unit 107	OFFICE	\$ 350.03	10/14/2016	940 CENTRAL PARK DR #107
R8172780, R8172781, R8172782, R8172783					2001	\$ 1,175,000	Copper Clock Building Unit 114-119, 121, 214, 216 & 218	OFFICE	\$ 157.36	10/5/2016	2550 S COPPER FRONTAGE #114, 115, 116, 117, 118, 119, 121, 214, 216, 218
R8171965	2	2.00			2007	\$ 145,000	Valley View Live Work Condo Unit I	LIVEWORK	\$ 62.93	10/24/2016	471 ENTERPRISE ST #1C
R3356686					1947	\$ 34,000	Phillipsburg, Town of Lot 15-18, Block 16	RETAIL	\$ 8.59	10/31/2016	21609 HWY 131
R6813195						\$ 192,500	Airport Meadows Subd I, Lot 3	COMMVAC	\$ -	10/7/2016	2911 ELK RIVER RD
R6811456, R6811458						\$ 1,500,000	Elk River Road Business Park Subd Lot 1 & 15	COMMVAC	\$ -	10/7/2016	2657, 2659 JACOB CIR
R6815026						\$ 965,000	Airport Industrial Park Subd Lot 1	COMMVAC	\$ -	10/13/2016	3595 ELK RIVER RD
R7710530	2	1.50			1947	\$ 840,000	M&B: Sec 6-6-84	COMMISC	\$ 392.52	11/14/2016	2128, 2134 COUNTRY SHOP RD
R8167504					2001	\$ 190,000	Wescoin Ridge Condo Unit 6, Building B	WHSE	\$ 197.92	11/18/2016	2522 COPPER RIDGE DR #6
R8173597					2009	\$ 150,000	OSP Condo @ Aapres Ski Way Unit C314 & Management Unit	RETAIL	\$ 74.44	11/15/2016	2250 APRES SKI WAY #WU, #C314
R8233020					1972	\$ 450,000	Ephus Donelson's 2nd Addn Hayden Lots 8&9, Block 8	COMMISC	\$ 42.78	11/15/2016	300 W JEFFERSON AVE
R7713735					1963	\$ 480,000	M&B: Sec 8-6-84	OFFICE	\$ 378.79	12/29/2016	117 12TH ST
R064643, R064634	51	38.50			1977	\$ 12,250,000	Hinman Estates Subd Lots 1 & 2 AKA Sec 4.5, 788-9-84 aka Vista Verde Guest Ranch	LODGING	\$ 292.68	12/14/2016	57450, 58000 COWBOY WAY
R8165634					2000	\$ 965,000	Wescoin TH Unit A, Building A	LIVEWORK	\$ 167.53	12/22/2016	2570 COPPER RIDGE DR #AA
R6824491					1933	\$ 170,000	Hayden, Town of Lot 16-18, Block 2	OFFICE	\$ 57.51	12/8/2016	195 W JEFFERSON AVE
R4828209	5	4.00			1943	\$ 270,000	1ST Addn West Hayden Townsite Lot 6, Block C Park	COMMISC	\$ 48.20	12/6/2016	150 N 2ND ST
R3833086					1975	\$ 100,000	Oak Creek, Town of Lot 9-12, Block 1	RETAIL	\$ 25.00	12/22/2016	211, 213 E MAIN ST
R4838202					1980	\$ 130,000	Oak Creek, Town of Lot 12&13, Block 2	RETAIL	\$ 19.66	12/22/2016	107 E MAIN ST
R6814422						\$ 512,200	Twenty Mile Industrial Center Tract 9	COMMVAC	\$ -	12/19/2016	1936 13TH ST #4
R6813196, R6813197						\$ 430,000	Airport Meadows Subd #1 Lot 4&5	COMMVAC	\$ -	12/23/2016	2921, 2931 ELK RIVER RD

Compliments of  
Land Title  
Steamboat Springs  
Melissa Gibson  
970-870-2822  
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## 2016 Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	198	10.04%	All Loans for 2016
ALPINE BANK	187	9.48%	Routt County
BAY EQUITY LLC	178	9.02%	
YAMPA VALLEY BANK	173	8.77%	
CORNERSTONE HOME LENDING INC	119	6.03%	
OWNER CARRY / PRIVATE	99	5.02%	
MOUNTAIN VALLEY BANK	88	4.46%	
QUICKEN LOANS INC	83	4.21%	
CENTENNIAL BANK AND TRUST	69	3.50%	
VECTRA BANK, NA	64	3.24%	
EVERBANK	37	1.88%	
JPMORGAN CHASE BANK NA	37	1.88%	
BANK OF THE SAN JUANS	35	1.77%	
UNITED WHOLESALE MORTGAGE	30	1.52%	
MOVEMENT MORTGAGE LLC	28	1.42%	
BANK OF THE WEST	25	1.27%	
FIRSTBANK	21	1.06%	
BANK OF AMERICA NA	20	1.01%	
US BANK NA	19	0.96%	
NATIONSTAR MORTGAGE LLC	10	0.51%	
STATE FARM BANK	10	0.51%	
CHERRY CREEK MORTGAGE CO INC	9	0.46%	
DITECH FINANCIAL LLC	9	0.46%	
LOANDEPOTCOM LLC	9	0.46%	
MORGAN STANLEY PRIVATE BANK NA	9	0.46%	
UNKNOWN LENDER	9	0.46%	
CITIBANK NA	7	0.35%	
ELEVATIONS CREDIT UNION	7	0.35%	
GUILD MORTGAGE COMPANY	7	0.35%	
LAKEVIEW LOAN SERVICING LLC	7	0.35%	
BROKER SOLUTIONS INC	6	0.30%	
DUBUQUE BANK AND TRUST COMPANY	6	0.30%	
USAA FEDERAL SAVINGS BANK	6	0.30%	
AMERICAN AGCREDIT FLCA	5	0.25%	
BANK OF COLORADO	5	0.25%	
FIRST NATIONAL BANK OF OMAHA	5	0.25%	
FREEDOM MORTGAGE CORP	5	0.25%	
HOMEWARD RESIDENTIAL INC	5	0.25%	
UNIVERSAL LENDING CORP	5	0.25%	
AMERISAVE MORTGAGE CORPORATION	4	0.20%	
CREDIT UNION OF COLORADO	4	0.20%	
FIRST INTERSTATE BANK	4	0.20%	
GUARANTY BANK AND TRUST	4	0.20%	
NEW PENN FINANCIAL LLC	4	0.20%	
PLATINUM MORTGAGE INC	4	0.20%	
PLATTE VALLEY BANK	4	0.20%	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	4	0.20%	
SUMMIT BANK & TRUST	4	0.20%	
SUN WEST MORTGAGE COMPANY INC	4	0.20%	
WYNDHAM CAPITAL MORTGAGE INC	4	0.20%	
ALL OTHERS	278	14.09%	
<b>TOTAL LOANS FOR 2016:</b>	<b>1973</b>	<b>100.00%</b>	

*Compliments of:*  
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