



# Routt County Market Analysis

## Land Title Market Analysis by Total Transactions: Routt County

### Gross Volume

Month	Dollar Volume 2007	Dollar Volume 2008	Actual % Change	Dollar Volume 2009	Actual % Change	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
January	\$100,388,000	\$80,775,200	-19.54%	\$23,760,700	-70.58%	\$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%
February	\$74,817,700	\$59,799,800	-20.07%	\$12,071,300	-79.81%	\$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%
March	\$141,794,800	\$52,278,700	-63.13%	\$19,894,200	-61.95%	\$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%
April	\$154,031,800	\$67,237,500	-56.35%	\$27,469,200	-59.15%	\$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%
May	\$205,527,100	\$68,152,000	-66.84%	\$17,799,200	-73.88%	\$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%
June	\$151,501,800	\$101,755,200	-32.84%	\$30,581,700	-69.95%	\$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%
July	\$176,003,400	\$71,139,100	-59.58%	\$35,618,400	-49.93%	\$36,925,400	3.67%	\$31,628,400	-14.35%	\$33,443,700	5.74%	\$45,430,700	35.84%		-100.00%
August	\$152,660,300	\$58,864,100	-61.44%	\$33,040,500	-43.87%	\$46,343,500	40.26%	\$46,522,400	0.39%	\$43,473,200	-6.55%	\$38,823,400	-10.70%		-100.00%
September	\$132,588,800	\$37,364,200	-71.82%	\$27,238,500	-27.10%	\$50,689,800	86.10%	\$35,317,400	-30.33%	\$25,825,950	-26.87%	\$48,074,285	86.15%		-100.00%
October	\$100,504,000	\$49,635,100	-50.61%	\$39,111,000	-21.20%	\$41,353,400	5.73%	\$31,640,400	-23.49%	\$43,470,100	37.39%	\$54,851,600	26.18%		-100.00%
November	\$89,777,000	\$37,955,800	-57.72%	\$89,994,700	137.10%	\$27,275,714	-69.69%	\$40,648,300	49.03%	\$32,661,400	-19.65%	\$33,072,900	1.26%		-100.00%
December	\$107,762,800	\$40,144,500	-62.75%	\$83,194,900	107.24%	\$54,261,900	-34.78%	\$47,103,200	-13.19%	\$73,431,700	55.90%	\$34,361,500	-53.21%		-100.00%
<b>Year to Date:</b>	<b>\$828,061,200</b>	<b>\$429,998,400</b>	<b>-48.07%</b>	<b>\$131,576,300</b>	<b>-69.40%</b>	<b>\$255,250,400</b>	<b>93.99%</b>	<b>\$217,719,200</b>	<b>-14.70%</b>	<b>\$231,593,800</b>	<b>6.37%</b>	<b>\$249,127,110</b>	<b>7.57%</b>	<b>\$230,819,949</b>	<b>-7.35%</b>
<b>TOTAL</b>	<b>\$1,587,357,500</b>	<b>\$725,101,200</b>	<b>-54.32%</b>	<b>\$439,774,300</b>	<b>-39.35%</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>\$230,819,949</b>	<b>-54.18%</b>

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### Number of Transactions

Month	# Transactions 2007	# Transactions 2008	Actual % Change	# Transactions 2009	Actual % Change	# Transactions 2010	Actual % Change	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change	# Transactions 2014	Actual % Change
January	180	136	-24.44%	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%	69	-31.68%
February	151	109	-27.81%	47	-56.88%	78	65.96%	105	34.62%	69	-34.29%	94	36.23%	98	4.26%
March	242	89	-63.22%	54	-39.33%	125	131.48%	142	13.60%	99	-30.28%	71	-28.28%	93	30.99%
April	230	140	-39.13%	59	-57.86%	104	76.27%	72	-30.77%	90	25.00%	107	18.89%	129	20.56%
May	291	98	-66.32%	46	-53.06%	190	313.04%	137	-27.89%	79	-42.34%	104	31.65%	122	17.31%
June	266	92	-65.41%	67	-27.17%	167	149.25%	94	-43.71%	109	15.96%	108	-0.92%	112	3.70%
July	240	94	-60.83%	44	-53.19%	213	384.09%	79	-62.91%	100	26.58%	116	16.00%		-100.00%
August	270	70	-74.07%	72	2.86%	271	276.39%	134	-50.55%	138	2.99%	109	-21.01%		-100.00%
September	189	64	-66.14%	86	34.38%	212	146.51%	140	-33.96%	84	-40.00%	122	45.24%		-100.00%
October	196	68	-65.31%	125	83.82%	176	40.80%	99	-43.75%	119	20.20%	129	8.40%		-100.00%
November	159	49	-69.18%	131	167.35%	93	-29.01%	124	33.33%	93	-25.00%	107	15.05%		-100.00%
December	141	68	-51.77%	156	129.41%	79	-49.36%	136	72.15%	130	-4.41%	110	-15.38%		-100.00%
<b>Year to Date:</b>	<b>1360</b>	<b>664</b>	<b>-51.18%</b>	<b>449</b>	<b>-32.38%</b>	<b>773</b>	<b>72.16%</b>	<b>686</b>	<b>-11.25%</b>	<b>512</b>	<b>-25.36%</b>	<b>585</b>	<b>14.26%</b>	<b>623</b>	<b>6.50%</b>
<b>TOTAL</b>	<b>2555</b>	<b>1077</b>	<b>-57.85%</b>	<b>1063</b>	<b>-1.30%</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>623</b>	<b>-51.25%</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.



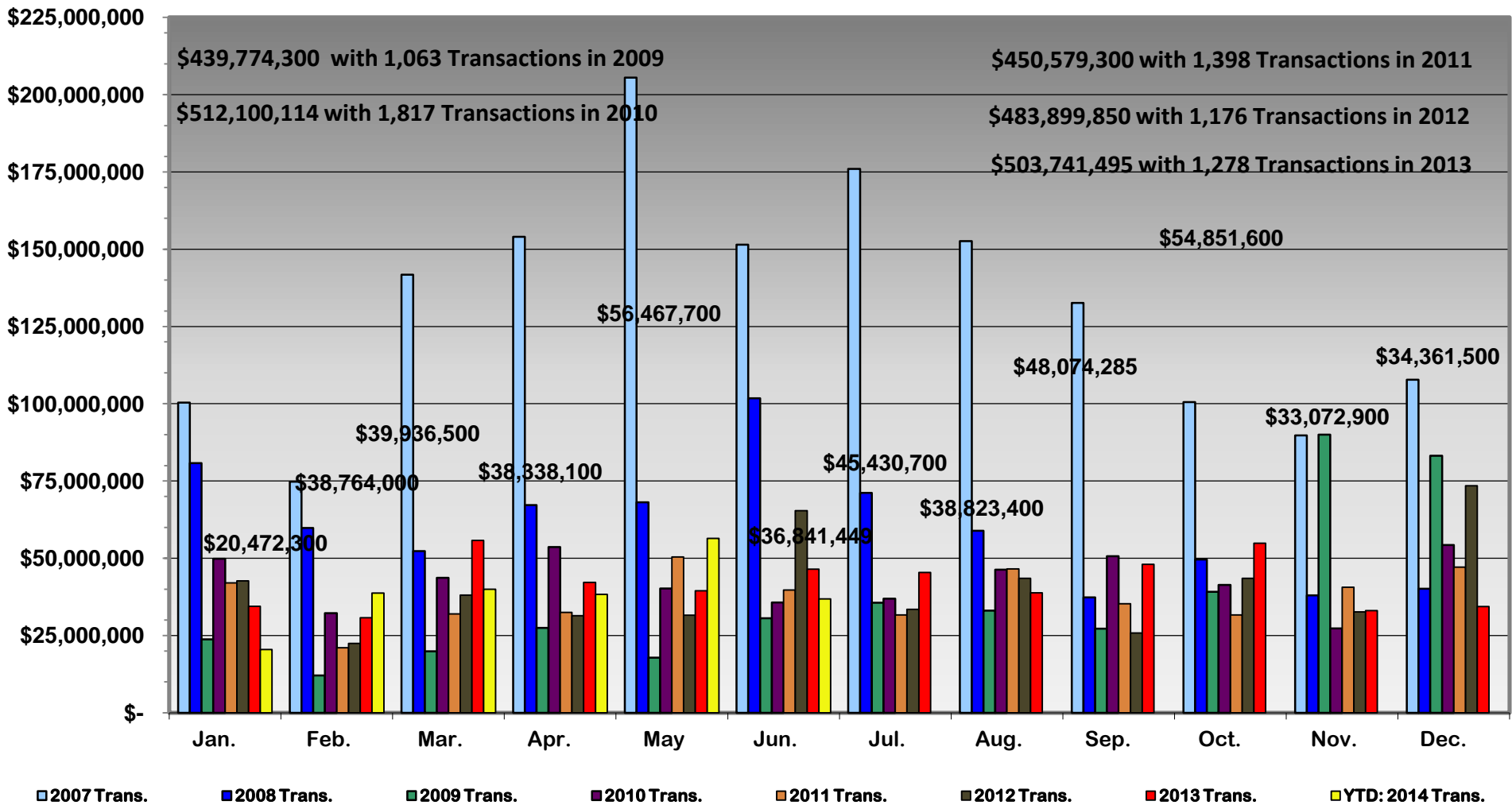
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# Land Title Market Analysis Historical Gross Sales Volume: Routt County

## 2007 - YTD: 2014

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# Routt County Market Analysis



## Land Title Market Snapshot by Area: Routt County

June: Full Year 2013 versus YTD. 2014

Area	Average Price Single Family 2013	Average Price Single Family 2014	% Change vs. Prior Year	Average Price Multi-Family 2013	Average Price Multi-Family 2014	% Change vs. Prior Year	Average Price Residential Land 2013	Average Price Residential Land 2014	% Change vs. Prior Year
Fish Creek	\$768,626	\$1,077,200	40%	\$352,053	\$390,886	11%	\$299,720	\$380,000	27%
Hayden & Surrounding Area	\$441,675	\$183,129	-59%	\$127,500	\$0	n/a	\$161,338	\$167,917	4%
Oak Creek, Phippsburg	\$291,094	\$118,683	-59%	\$105,833	\$0	n/a	\$196,833	\$70,067	-64%
North Routt County	\$730,959	\$326,310	-55%	\$132,500	\$140,000	6%	\$457,065	\$304,000	-33%
South Routt County	\$1,266,931	\$1,031,021	-19%	\$0	\$133,200	n/a	\$313,700	\$176,625	-44%
Stagecoach	\$334,537	\$305,500	-9%	\$102,438	\$91,050	-11%	\$52,608	\$10,709	-80%
Steamboat - Downtown Area	\$553,525	\$727,975	32%	\$419,672	\$622,782	48%	\$228,145	\$291,400	28%
Steamboat - Mountain Area	\$848,190	\$1,026,613	21%	\$401,343	\$442,836	10%	\$329,727	\$356,333	8%
Strawberry Park, Elk River	\$968,072	\$1,557,727	61%	\$0	\$0	0%	\$1,201,667	\$805,000	-33%
Catamount	\$1,790,000	\$1,030,000	-42%	\$0	\$0	0%	\$868,400	\$1,450,000	67%
West Steamboat	\$394,455	\$501,341	27%	\$271,667	\$0	n/a	\$361,000	\$183,333	-49%
<b>Gross Live Average:</b>	<b>\$681,783</b>	<b>\$717,324</b>	<b>5%</b>	<b>\$384,168</b>	<b>\$427,146</b>	<b>11%</b>	<b>\$333,551</b>	<b>\$241,864</b>	<b>-27%</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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Area	Median Price Single Family 2013	Median Price Single Family 2014	% Change vs. Prior Year	Median Price Multi-Family 2013	Median Price Multi-Family 2014	% Change vs. Prior Year	Median Price Residential Land 2013	Median Price Residential Land 2014	% Change vs. Prior Year
Fish Creek	\$689,000	\$915,000	33%	\$359,800	\$385,000	7%	\$195,700	dna	n/a
Hayden & Surrounding Area	\$196,000	\$198,950	2%	dna	\$0	n/a	\$76,400	\$207,500	172%
Oak Creek, Phippsburg	\$112,000	\$109,000	-3%	\$110,000	\$0	n/a	\$105,500	\$7,500	-93%
North Routt County	\$310,000	\$312,500	1%	dna	dna	0%	\$100,800	\$185,000	84%
South Routt County	\$735,000	\$900,000	22%	\$0	dna	n/a	\$191,250	\$127,500	-33%
Stagecoach	\$275,000	\$293,750	7%	\$108,000	\$103,800	-4%	\$9,500	\$3,900	-59%
Steamboat - Downtown Area	\$502,500	\$615,650	23%	\$352,500	\$485,000	38%	\$200,000	\$234,000	17%
Steamboat - Mountain Area	\$798,000	\$833,000	4%	\$290,000	\$295,000	2%	\$340,000	\$369,000	9%
Strawberry Park, Elk River	\$813,500	\$780,000	-4%	\$0	\$0	0%	\$1,125,000	dna	n/a
Catamount	\$970,000	dna	n/a	\$0	\$0	0%	\$972,700	dna	n/a
West Steamboat	\$416,000	\$476,000	14%	\$281,250	\$0	n/a	dna	\$125,000	n/a
<b>Gross Live Median:</b>	<b>\$460,000</b>	<b>\$551,050</b>	<b>20%</b>	<b>\$290,000</b>	<b>\$294,000</b>	<b>1%</b>	<b>\$173,500</b>	<b>\$185,000</b>	<b>7%</b>

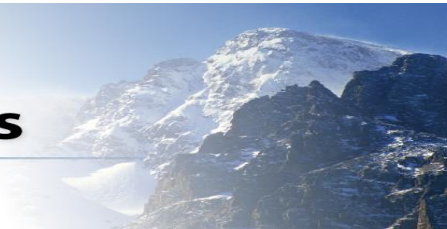


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# Routt County Market Analysis



## Land Title Market Analysis by Area: Routt County

June 2014

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	\$3,536,400	9.60%	6	5.36%	\$589,400	\$552,450	\$602,280	\$579,900	\$311
Hayden & Surrounding Area	\$1,153,100	3.13%	8	7.14%	\$144,138	\$172,000	\$154,017	\$172,000	\$97
Oak Creek, Phippsburg	\$890,300	2.42%	7	6.25%	\$127,186	\$89,000	\$147,133	\$142,000	\$108
North Routt County	\$995,999	2.70%	5	4.46%	\$199,200	\$200,000	\$175,776	\$200,000	\$186
South Routt County	\$2,152,000	5.84%	4	3.57%	\$538,000	\$542,500	\$554,000	\$595,000	\$254
Stagecoach	\$774,300	2.10%	5	4.46%	\$154,860	\$129,800	\$238,267	\$265,000	\$135
Steamboat - Downtown Area	\$6,512,600	17.68%	9	8.04%	\$723,622	\$485,000	\$867,500	\$855,000	\$335
Steamboat - Mountain Area	\$16,048,200	43.56%	34	30.36%	\$472,006	\$315,900	\$462,341	\$275,000	\$269
Strawberry Park, Elk River	\$1,960,000	5.32%	3	2.68%	\$653,333	\$750,000	\$825,000	dna	\$420
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0
West Steamboat	\$1,519,000	4.12%	5	4.46%	\$303,800	\$343,000	\$426,333	\$460,000	\$250
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$1,299,550	3.53%	26	23.21%	\$49,983	\$41,050	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$36,841,449</b>	<b>100.00%</b>	<b>112</b>	<b>100.00%</b>	<b>\$413,278</b>	<b>\$291,948</b>	<b>\$438,699</b>	<b>\$280,000</b>	<b>\$239</b>
<b>(BANK SALES)</b>	<b>1,532,700</b>	<b>4.16%</b>	<b>6</b>	<b>5.36%</b>	<b>\$255,450</b>	<b>\$202,550</b>	<b>\$242,540</b>	<b>\$85,100</b>	<b>\$131</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.



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# Routt County Market Analysis



## Land Title Market Analysis by Area: Routt County

YTD: June 2014

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	\$16,391,500	7.10%	23	3.69%	\$712,674	\$607,000	\$794,600	\$628,000	\$300
Hayden & Surrounding Area	\$4,365,300	1.89%	30	4.82%	\$145,510	\$160,500	\$183,129	\$198,950	\$109
Oak Creek, Phippsburg	\$2,158,100	0.93%	20	3.21%	\$107,905	\$72,500	\$118,683	\$109,000	\$91
North Routt County	\$8,355,499	3.62%	20	3.21%	\$417,775	\$272,500	\$309,373	\$275,000	\$234
South Routt County	\$16,838,700	7.30%	25	4.01%	\$673,548	\$595,000	\$918,794	\$857,500	\$256
Stagecoach	\$3,484,800	1.51%	30	4.82%	\$116,160	\$69,500	\$186,361	\$127,400	\$114
Steamboat - Downtown Area	\$30,692,600	13.30%	52	8.35%	\$590,242	\$513,750	\$694,914	\$575,000	\$374
Steamboat - Mountain Area	\$100,933,800	43.73%	199	31.94%	\$507,205	\$331,300	\$523,823	\$331,300	\$287
Strawberry Park, Elk River	\$18,745,000	8.12%	13	2.09%	\$1,441,923	\$780,000	\$1,557,727	\$780,000	\$506
Catamount	\$3,510,000	1.52%	3	0.48%	\$1,170,000	\$1,040,000	\$1,030,000	dna	\$435
West Steamboat	\$11,820,300	5.12%	31	4.98%	\$381,300	\$375,000	\$501,341	\$476,000	\$214
Quit Claim Deeds	\$89,700	0.04%	8	1.28%	\$11,213	\$875	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$13,434,650	5.82%	169	27.13%	\$79,495	\$48,000	\$0	\$0	\$0
<b>TOTAL</b>	<b>\$230,819,949</b>	<b>100.00%</b>	<b>623</b>	<b>100.00%</b>	<b>\$487,210</b>	<b>\$322,750</b>	<b>\$557,103</b>	<b>\$375,000</b>	<b>\$273</b>
<b>(BANK SALES)</b>	<b>4,615,100</b>	<b>2.00%</b>	<b>23</b>	<b>3.69%</b>	<b>\$200,657</b>	<b>\$137,900</b>	<b>\$186,672</b>	<b>\$129,950</b>	<b>\$125</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.



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# Routt County Market Analysis



## Land Title Interval Sales Analysis: Routt County

June 2014

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	73,450	5.65%	1	3.85%	\$73,450	dna
Golden Triangle Fractional	0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	3,000	0.23%	3	11.54%	\$1,000	\$1,000
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
Mountaineer @ Steamboat	0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	0	0.00%	0	0.00%	\$0	\$0
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	127,000	9.77%	3	11.54%	\$42,333	\$41,000
Steamboat Villas Fractional	0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	500	0.04%	1	3.85%	\$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	1,095,600	84.31%	18	69.23%	\$60,867	\$43,200
West Fractional	0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$1,299,550</b>	<b>100.00%</b>	<b>26</b>	<b>100.00%</b>	<b>\$49,983</b>	<b>\$41,050</b>

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YTD: June 2014

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	243,450	1.81%	2	1.18%	\$121,725	dna
Golden Triangle Fractional	0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	5,000	0.04%	5	2.96%	\$1,000	\$1,000
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
Mountaineer @ Steamboat	0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	4,485,000	33.38%	14	8.28%	\$320,357	\$325,000
Phoenix @ Steamboat Interval	16,900	0.13%	1	0.59%	\$16,900	dna
Ranch @ Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	29,500	0.22%	2	1.18%	\$14,750	dna
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	1,139,900	8.48%	18	10.65%	\$63,328	\$59,500
Steamboat Villas Fractional	13,000	0.10%	2	1.18%	\$6,500	dna
Suites at Steamboat Interval	4,900	0.04%	4	2.37%	\$1,225	\$1,350
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	7,497,000	55.80%	121	71.60%	\$61,959	\$45,000
West Fractional	0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$13,434,650</b>	<b>100.00%</b>	<b>169</b>	<b>100.00%</b>	<b>\$79,495</b>	<b>\$48,000</b>



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# Routt County Market Analysis



## Land Title Price Point Analysis: Routt County

June 2014

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	22	34%	\$2,745,303	10%
200,001 to 300,000	12	18%	\$3,065,000	11%
300,001 to 500,000	15	23%	\$6,007,300	21%
500,001 to 600,000	3	5%	\$1,694,900	6%
600,001 to 700,000	2	3%	\$1,360,000	5%
700,001 to 800,000	3	5%	\$2,254,000	8%
800,001 to 900,000	3	5%	\$2,633,900	9%
900,001 to 1,000,000	0	0%	\$0	0%
1,000,001 to 1,500,000	3	5%	\$3,920,000	14%
1,500,001 to 2,000,000	0	0%	\$0	0%
2,000,001 to 2,500,000	2	3%	\$4,835,000	17%
2,500,001 to 3,000,000	0	0%	\$0	0%
over \$ 3 Million	0	0%	\$0	0%
<b>Total:</b>	<b>65</b>	<b>100%</b>	<b>\$28,515,403</b>	<b>100%</b>

YTD: June 2014

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	80	25%	\$9,931,003	5%
200,001 to 300,000	49	15%	\$12,638,400	7%
300,001 to 500,000	74	23%	\$29,051,900	16%
500,001 to 600,000	28	9%	\$15,456,000	9%
600,001 to 700,000	15	5%	\$9,785,300	5%
700,001 to 800,000	11	3%	\$8,406,000	5%
800,001 to 900,000	15	5%	\$12,809,900	7%
900,001 to 1,000,000	12	4%	\$11,335,500	6%
1,000,001 to 1,500,000	23	7%	\$27,576,200	15%
1,500,001 to 2,000,000	11	3%	\$19,827,900	11%
2,000,001 to 2,500,000	3	1%	\$6,885,000	4%
2,500,001 to 3,000,000	2	1%	\$5,612,500	3%
over \$ 3 Million	3	1%	\$12,300,000	7%
<b>Total:</b>	<b>326</b>	<b>100%</b>	<b>\$ 181,615,603</b>	<b>100%</b>

Full Year: 2013

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	158	22%	\$20,091,140	5%
200,001 to 300,000	155	21%	\$38,696,530	10%
300,001 to 500,000	184	25%	\$71,823,700	19%
500,001 to 600,000	44	6%	\$24,057,600	6%
600,001 to 700,000	36	5%	\$23,524,900	6%
700,001 to 800,000	30	4%	\$22,855,000	6%
800,001 to 900,000	31	4%	\$26,212,700	7%
900,001 to 1,000,000	17	2%	\$16,506,000	4%
1,000,001 to 1,500,000	35	5%	\$42,368,400	11%
1,500,001 to 2,000,000	11	2%	\$19,257,300	5%
2,000,001 to 2,500,000	9	1%	\$20,155,000	5%
2,500,001 to 3,000,000	3	0%	\$7,836,800	2%
over \$ 3 Million	9	1%	\$42,495,000	11%
<b>Total:</b>	<b>722</b>	<b>100%</b>	<b>\$375,880,070</b>	<b>100%</b>

Full Year: 2012

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	179	26%	\$20,021,900	6%
200,001 to 300,000	121	18%	\$30,956,400	9%
300,001 to 500,000	197	29%	\$77,582,700	22%
500,001 to 600,000	42	6%	\$23,605,200	7%
600,001 to 700,000	30	4%	\$19,504,900	6%
700,001 to 800,000	26	4%	\$19,823,000	6%
800,001 to 900,000	18	3%	\$15,295,700	4%
900,001 to 1,000,000	17	2%	\$16,176,700	5%
1,000,001 to 1,500,000	26	4%	\$31,667,900	9%
1,500,001 to 2,000,000	13	2%	\$23,045,500	7%
2,000,001 to 2,500,000	6	1%	\$13,545,000	4%
2,500,001 to 3,000,000	4	1%	\$10,520,000	3%
over \$ 3 Million	7	1%	\$45,425,000	13%
<b>Total:</b>	<b>686</b>	<b>100%</b>	<b>\$347,169,900</b>	<b>100%</b>

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## Routt County Market Analysis

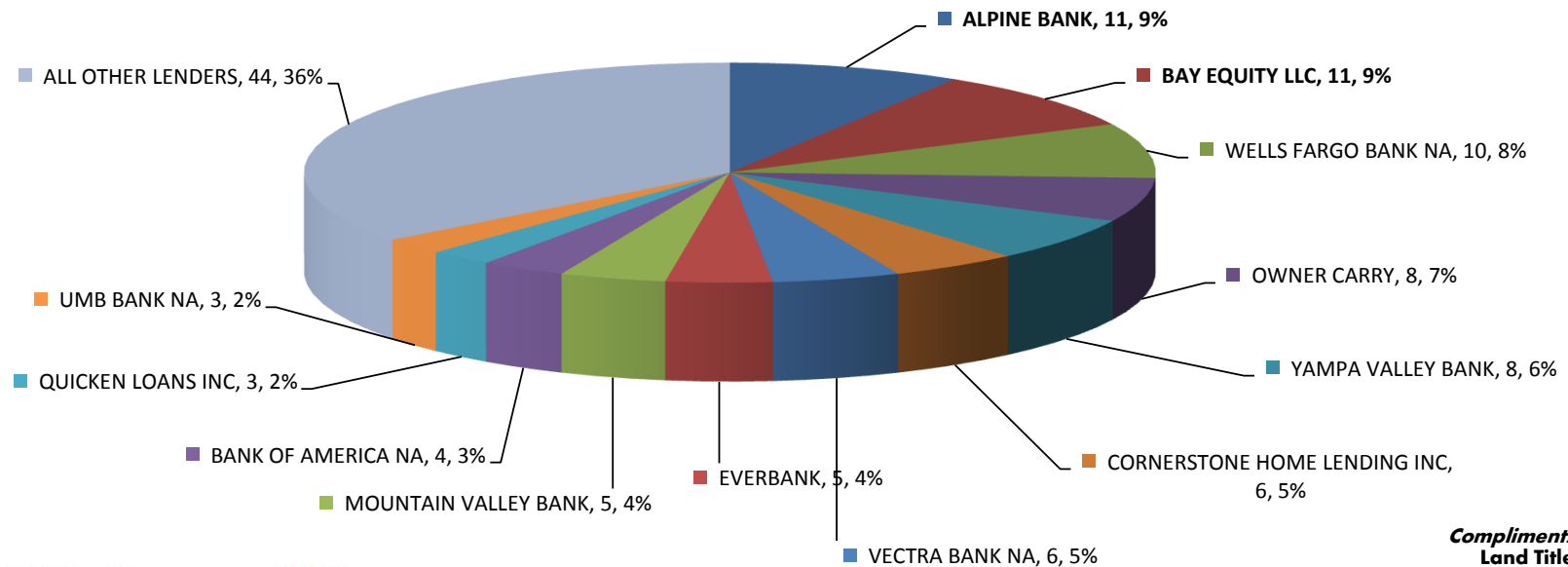


# Land Title Lender Analysis: Routt County Top 65% Lenders - June 2014

Number of Loans: 124

Sales with Loans at Closing: 49% / Cash Purchasers: 51%

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# Routt County Market Analysis



## Land Title Lender Analysis: Routt County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
ALPINE BANK	11	8.87%	Top 65% Lenders for June 2014 Routt County
BAY EQUITY LLC	11	8.87%	
WELLS FARGO BANK NA	10	8.06%	
OWNER CARRY	8	6.45%	
YAMPA VALLEY BANK	8	6.45%	
CORNERSTONE HOME LENDING INC	6	4.84%	
VECTRA BANK NA	6	4.84%	
EVERBANK	5	4.03%	
MOUNTAIN VALLEY BANK	5	4.03%	
BANK OF AMERICA NA	4	3.23%	
QUICKEN LOANS INC	3	2.42%	
UMB BANK NA	3	2.42%	
ALL OTHER LENDERS	44	35.48%	
BANK OF COLORADO	2	1.61%	
BOKF NA DBA	2	1.61%	
COLORADO HOUSING ENTERPRISES LLC	2	1.61%	
FIRST NATIONAL BANK OF THE ROCKIES	2	1.61%	
GREEN TREE SERVICING LLC	2	1.61%	
JPMORGAN CHASE BANK NA	2	1.61%	
MEGASTAR FINANCIAL CORP	2	1.61%	
SUMMIT BANK & TRUST	2	1.61%	
UNITED WHOLESALE MORTGAGE	2	1.61%	
US BANK NA	2	1.61%	
USAA FSB	2	1.61%	
AMERICAN FINANCING CORPORATION	1	0.81%	
BANK OF COMMERCE	1	0.81%	
CADENCE BANK NA	1	0.81%	
CENTENNIAL BANK	1	0.81%	
CITYWIDE HOME LOANS	1	0.81%	
COLORADO HOUSING AND FINANCE AUTHORITY	1	0.81%	
CRESCENT MORTGAGE COMPANY	1	0.81%	
FIFTH THIRD MORTGAGE COMPANY	1	0.81%	
FIRST NATIONAL BANK OF TRENTON	1	0.81%	
FIRSTBANK	1	0.81%	
GUILD MORTGAGE COMPANY	1	0.81%	
HOMEBRIDGE FINANCIAL SERVICES INC	1	0.81%	
KEYBANK NA	1	0.81%	
NATIONSTAR MORTGAGE LLC	1	0.81%	
NORTHERN TRUST COMPANY	1	0.81%	
PENTAGON FEDERAL C U	1	0.81%	
PLATTE VALLEY BANK	1	0.81%	
SHELTER MORTGAGE COMPANY LLC	1	0.81%	
SOUTHWEST GUARANTY MORTGAGE CORPORATION	1	0.81%	
STATE FARM BANK FSB	1	0.81%	
UBS BANK USA	1	0.81%	
WESTERRA CREDIT UNION	1	0.81%	
<b>TOTAL LOANS FOR JUNE 2014:</b>	<b>124</b>	<b>100.00%</b>	



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## Routt County Market Analysis



### Land Title Market Highlights: Routt County

#### Highest Priced Residential Sale: June 2014

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	4.00	2012	4353	\$ 2,500,000	Vista Ridge Estates Subd Lot 2	P:Jonathan T. Albro	\$ 574.32	06/06/14	2539 Mountain View Lane	

#### Highest Price PSF Residential Sale: June 2014

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
2	1.00	1968	1190	\$ 860,000	Fish Creek Meadows Subd Lot 28	P:Guido Costantini	\$ 722.69	06/18/14	1243 Anglers Drive	

#### Bank Sales Detail: June 2014

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	2.00	1981	2112	\$ 343,000	Steamboat II Subd #2 Lot 37	P:Henry J. Howard	\$ 162.41	06/16/14	40595 Anchor Way	Bank: Bank of America, NA
4	4.50	2000	3900	\$ 665,000	Blacktail Mountain Estates Subd #1 Lot 12	P:Janet E. Williams	\$ 170.51	06/19/14	30295 County Road #14B	Bank: Mellon Bank of New York
2	1.00	1902	1023	\$ 53,600	Sievers Addn to Yampa Lot 6-8, Block 2	P:Jason Dudley	\$ 52.39	06/23/14	0436 Clifton Avenue	Bank: Nationstar Mortgage, LLC
3	1.00	1910	1895	\$ 85,100	Sellers 1st Addn to Hayden Lot 3-6, Block 1	P:Jeffrey Bray	\$ 44.91	06/16/14	0316 East Jefferson Avenue	Bank: Nationstar Mortgage, LLC
			.15 AC	\$ 320,000	Barn Village @ Steamboat Subd Lot 35	P:John Streich	\$ -	06/02/14	0660 Angels View Way	Bank: Citywide Banks
0	1.00	1967	295	\$ 66,000	Mount Werner Meadows Building 1 Unit A-10	P:Robert J. Lish	\$ 223.73	06/03/14	3295 Apres Ski Way, #A10	Bank: Keybank, NA



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# Routt County Market Analysis

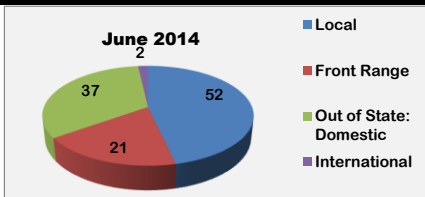


## Land Title Purchaser Profile Highlights & Abstract: Routt County

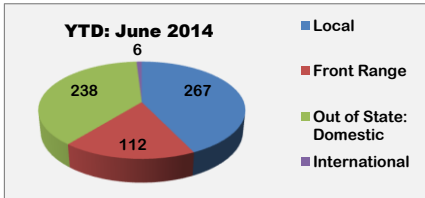
### Upper End Purchaser Details: June 2014

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
4	4.00	2012	4353	\$ 2,500,000	Vista Ridge Estates Subd Lot 2	\$ 574.32	06/06/14	2539 Mountain View Lane	STEAMBOAT SPRINGS	CO
4	5.00	2004	5584	\$ 2,335,000	Sanctuary Subd #5 Lot 99	\$ 418.16	06/16/14	2215 Golf View Way	THE WOODLANDS	TX
			6.81 AC	\$ 1,450,000	Indian Meadows Subd #2 Parcel 6	\$ -	06/04/14	N/A	DENVER	CO
4	3.50	1971	3235	\$ 1,358,000	M&B: Sec 8-6-84 aka Tract E S1/2 Block 2 1st Addn to SS	\$ 419.78	06/17/14	0946 Pine Street	STEAMBOAT SPRINGS	CO
3	3.50	2007	3649	\$ 1,337,000	Park Place Subd Lot 4	\$ 366.40	06/17/14	0075 Park Place	STEAMBOAT SPRINGS	CO
5	4.00	2005	2800	\$ 1,225,000	SS, Town of Lot 18, Block 11	\$ 437.50	06/27/14	1111 Soda Ridge Way	DALLAS	TX

### Purchaser Abstract:



All Sales: June 2014		
Origin of Buyer	# of Trans.	% Overall
Local	52	46%
Front Range	21	19%
Out of State: Domestic	37	33%
International	2	2%
<b>Total Sales</b>	<b>112</b>	<b>100%</b>



All Sales: YTD. June 2014			All Sales: Full Year 2013		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	267	43%	Local	549	43%
Front Range	112	18%	Front Range	168	13%
Out of State: Domestic	238	38%	Out of State: Domestic	553	43%
International	6	1%	International	8	1%
<b>Total Sales</b>	<b>623</b>	<b>100%</b>	<b>Total Sales</b>	<b>1278</b>	<b>100%</b>



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# Routt County Market Analysis



## Land Title Commercial Sales Report: Routt County

### Commercial Sales Report: Cumulative through Second Quarter 2014

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PPSF	RDATE	STREET ADDRESS
R6776735			1942	1384		\$ 290,000	JGS Condo Unit 3	RETAIL	\$ 209.54	01/22/14	0045 9th Street
R8169872			2005	1004		\$ 175,000	Loggers Lane Commercial Center Unit G	RETAIL	\$ 174.30	01/10/14	1890 Loggers Lane, #G
R3773796			1911	1500	0.0800	\$ 670,000	SS, Town of Lot 4, Block 30	RETAIL	\$ 446.67	01/06/14	0827 Lincoln Avenue
R8173146			1996	1662		\$ 330,000	Steamboat Crossing Commercial Condo Unit 11A	OFFICE/RETAIL	\$ 198.56	01/08/14	N/A
R8179120			1981	2720	1.2000	\$ 675,000	Skyview Subd Lot 1	APARTMENT	\$ 248.16	02/28/14	1500 Skyview Lane
R6837931			1918	864	0.0600	\$ 70,000	Oak Creek, Town of Lot 8, Block 6	RETAIL	\$ 81.02	02/28/14	0216 East Main Street aka Mugshot
R8167850			2004	7200	0.3200	\$ 625,000	Copper Ridge Business Park Subd #4 Lot 7 - Live Work	LIVEWORK	\$ 86.81	02/28/14	1707 Copper Ridge Spur
R3282171			1888	4674	0.3200	\$ 298,000	Hayden, Orig. Town of Lots 1,6,7,8,9, block 4	RESTAURANT	\$ 63.76	03/10/14	0136 East Jefferson Avenue
R8179020+					0.1040	\$ 76,000	Miller-Frazier Addn SS Lot 10-11, Block 10	COMMVACANT	\$ -	01/02/14	N/A
R8167844					0.6600	\$ 115,000	Copper Ridge Business Park Subd #4 Lot 1	COMMVACANT	\$ -	04/17/14	2643 COPPER RIDGE CIR
R8179141			1982	3920	1.1400	\$ 450,000	A & F Subd Lot 1	RETAIL	\$ 114.80	05/23/14	2101 SNOW BOWL PLZ
R8171080			2006	3600	0.0830	\$ 475,000	Elements Studios Condo Unit B	WHSE	\$ 131.94	05/29/14	2550 COPPER RIDGE DR #B
R6837068			1949	1612	0.1100	\$ 65,000	Hamidy Subd Lot 1	RESTAURANT	\$ 40.32	05/30/14	107 MOFFAT AVE
R8168571+			2004	2790	0.1400	\$ 312,000	Oak Creek, Orig. Town of Lot 1&2, Block 3	RETAIL	\$ 111.83	05/12/14	100 W MAIN
R8166403			1971	9044	1.6400	\$ 725,000	Sky Valley Subd Lot 4	LODGING	\$ 80.16	05/23/14	33790 SKY VALLEY DR
R7717390			1941	1104	0.1600	\$ 690,000	SS, Town of Lot 4, Block 27	RETAIL	\$ 625.00	05/30/14	525 LINCOLN AVE
R8165690+			1980	560	3.7060	\$ 75,000	Toponas Post Office Mlnor Develop Subd Exp Tract A & B	POLITICAL	\$ 133.93	05/15/14	33650 COUNTY ROAD 5
R8169039			2004	1903	0.0437	\$ 323,000	Wescoin Meadows Commercial Condo Unit 12	WHSE	\$ 169.73	05/12/14	2670 COPPER RIDGE CIR #12
R8169044			2004	1049	0.0241	\$ 160,000	Wescoin Meadows Commercial Condo Unit 17	WHSE	\$ 152.53	05/30/14	2670 COPPER RIDGE CIR #17
R8168243			2001	958	0.0220	\$ 185,000	Wescoin Ridge Condo Unit A-1	WHSE	\$ 193.11	05/27/14	2524 COPPER RIDGE DR #1
R8173782					155.0000	\$ 3,105,500	M&B: Sec 5,6,7&8-7-85	DEVELOPMENT	\$ -	05/06/14	N/A
R8179359+					1.1500	\$ 900,000	Eagle Chadwick Subd #1 Lot 1,2, Parcel A	DEVELOPMENT	\$ -	05/01/14	1275 EAGLE GLEN DR
R8163678					6.8100	\$ 1,450,000	Indian Meadows Subd #2 Parcel 6	COMMVACANT	\$ -	06/04/14	N/A
R8179051+					0.2500	\$ 780,000	Whitewater Run Subd #2 Lot 2A & 3A	COMMVACANT	\$ -	06/25/14	Yampa Street



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