



MARKET ANALYSIS

Routt County, Colorado
JULY 2012

Compliments of:
Land Title
Steamboat Springs
Stan Urban
970-870-2822
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Month	Dollar Volume 2005	Dollar Volume 2006	Actual % Change	Dollar Volume 2007	Actual % Change	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
January	\$31,287,600	\$47,741,500	52.59%	\$100,388,000	110.27%	\$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%
February	\$48,754,500	\$48,469,000	-0.59%	\$74,817,700	54.36%	\$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%
March	\$55,367,400	\$76,032,100	37.32%	\$141,794,800	86.49%	\$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%
April	\$89,118,500	\$68,152,500	-23.53%	\$154,031,800	126.01%	\$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%
May	\$91,030,000	\$88,595,100	-2.67%	\$205,527,100	131.98%	\$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%
June	\$79,774,100	\$93,477,400	17.18%	\$151,501,800	62.07%	\$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%
July	\$99,463,400	\$102,809,200	3.36%	\$176,003,400	71.19%	\$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%
August	\$80,978,200	\$101,555,363	25.41%	\$152,660,300	50.32%	\$58,864,100	-61.44%	\$33,040,500	-43.87%	\$46,343,500	40.26%	\$46,522,400	0.39%		-100.00%
September	\$96,260,900	\$133,075,900	38.25%	\$132,588,800	-0.37%	\$37,364,200	-71.82%	\$27,238,500	-27.10%	\$50,689,800	86.10%	\$35,317,400	-30.33%		-100.00%
October	\$81,842,300	\$124,721,400	52.39%	\$100,504,000	-19.42%	\$49,635,100	-50.61%	\$39,111,000	-21.20%	\$41,353,400	5.73%	\$31,640,400	-23.49%		-100.00%
November	\$75,750,800	\$138,544,400	82.89%	\$89,777,000	-35.20%	\$37,955,800	-57.72%	\$89,994,700	137.10%	\$27,275,714	-69.69%	\$40,648,300	49.03%		-100.00%
December	\$56,279,400	\$97,862,200	73.89%	\$107,762,800	10.12%	\$40,144,500	-62.75%	\$83,194,900	107.24%	\$54,261,900	-34.78%	\$47,103,200	-13.19%		-100.00%
Year to Date:	\$494,795,500	\$525,276,800	6.16%	\$1,004,064,600	91.15%	\$501,137,500	-50.09%	\$167,194,700	-66.64%	\$292,175,800	74.75%	\$249,347,600	-14.66%	\$265,037,500	6.29%
TOTAL	\$885,907,100	\$1,121,036,063	26.54%	\$1,587,357,500	41.60%	\$725,101,200	-54.32%	\$439,774,300	-39.35%	\$512,100,114	16.45%	\$450,579,300	-12.01%	\$265,037,500	-41.18%

Month by Month Comparison by Number of Transactions

Month	Unit Count 2005	Unit Count 2006	Actual % Change	Unit Count 2007	Actual % Change	Unit Count 2008	Actual % Change	Unit Count 2009	Actual % Change	Unit Count 2010	Actual % Change	Unit Count 2011	Actual % Change	Unit Count 2012	Actual % Change
January	107	223	108.41%	180	-19.28%	136	-24.44%	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%
February	142	205	44.37%	151	-26.34%	109	-27.81%	47	-56.88%	78	65.96%	105	34.62%	69	-34.29%
March	200	298	49.00%	242	-18.79%	89	-63.22%	54	-39.33%	125	131.48%	142	13.60%	99	-30.28%
April	214	405	89.25%	230	-43.21%	140	-39.13%	59	-57.86%	104	76.27%	72	-30.77%	90	25.00%
May	297	412	38.72%	291	-29.37%	98	-66.32%	46	-53.06%	190	313.04%	137	-27.89%	79	-42.34%
June	321	318	-0.93%	266	-16.35%	92	-65.41%	67	-27.17%	167	149.25%	94	-43.71%	109	15.96%
July	268	280	4.48%	240	-14.29%	94	-60.83%	44	-53.19%	213	384.09%	79	-62.91%	100	26.58%
August	393	340	-13.49%	270	-20.59%	70	-74.07%	72	2.86%	271	276.39%	134	-50.55%		-100.00%
September	372	274	-26.34%	189	-31.02%	64	-66.14%	86	34.38%	212	146.51%	140	-33.96%		-100.00%
October	371	266	-28.30%	196	-26.32%	68	-65.31%	125	83.82%	176	40.80%	99	-43.75%		-100.00%
November	297	262	-11.78%	159	-39.31%	49	-69.18%	131	167.35%	93	-29.01%	124	33.33%		-100.00%
December	259	194	-25.10%	141	-27.32%	68	-51.77%	156	129.41%	79	-49.36%	136	72.15%		-100.00%
Year to Date:	1549	2141	38.22%	1600	-25.27%	758	-52.63%	493	-34.96%	986	100.00%	765	-22.41%	612	-20.00%
TOTAL	3241	3477	7.28%	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	612	-56.22%

This data is reported from the Clerk & Records 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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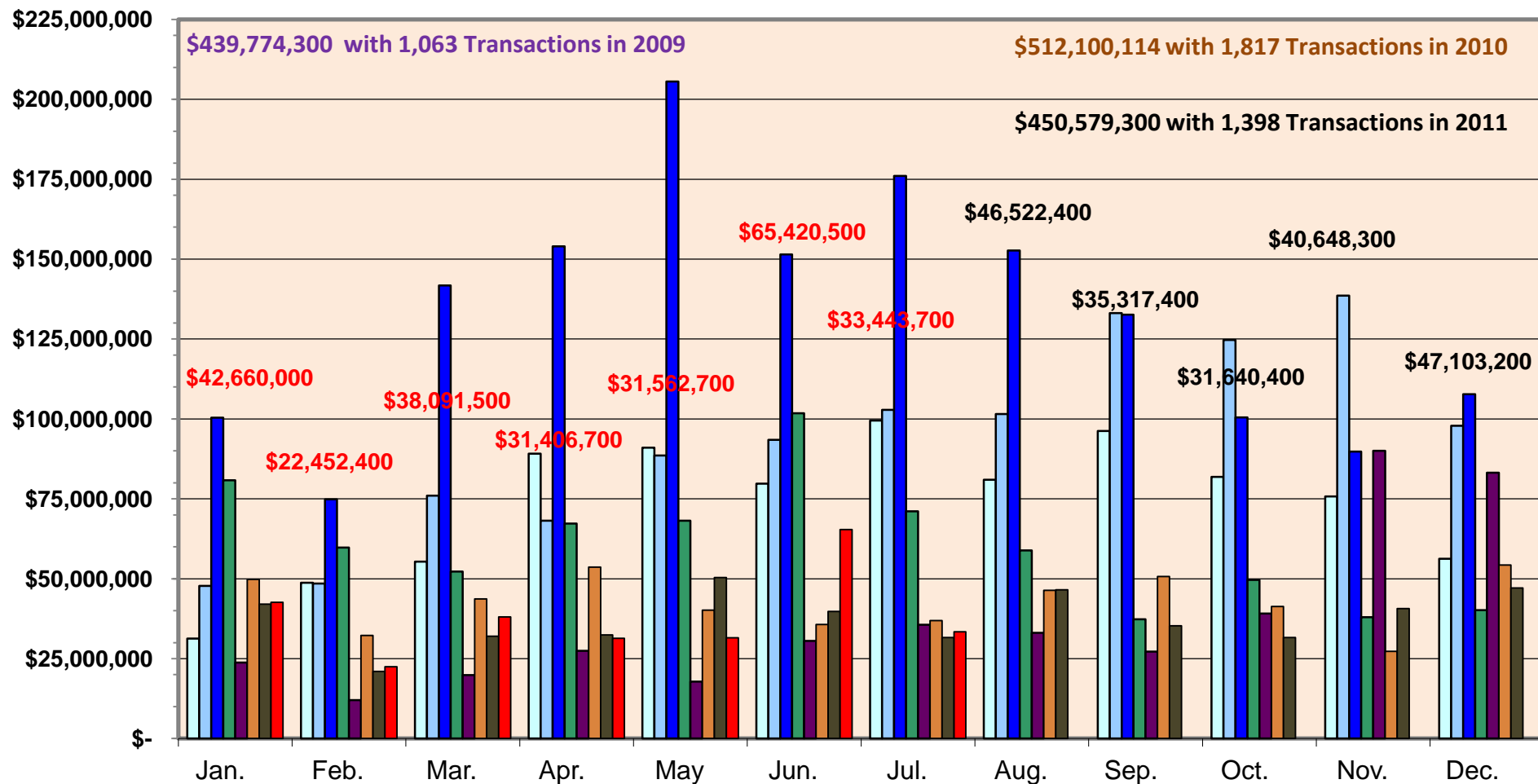


MARKET ANALYSIS

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Routt County Gross Sales Volume Comparison: 2005 through 2012

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2005 transactions 2006 transactions 2007 transactions 2008 transactions 2009 Transactions 2010 Transactions 2011 transactions 2012 Transactions

MARKET SNAPSHOT

Market Snapshot by Area & Property Type Comparison

Routt County, Colorado
Full Year 2011 vs. Year-to-date 2012

Area	Average Price Single Family 2011	Average Price Single Family 2012	% Change vs. Prior Year	Average Price Multi- Family 2011	Average Price Multi-Family 2012	% Change vs. Prior Year	Average Price Residential Land 2011	Average Price Residential Land 2012	% Change vs. Prior Year
Fish Creek	\$980,385	\$893,000	-9%	\$323,350	\$282,423	-13%	\$489,880	\$254,000	-48%
Hayden & Surrounding Area	\$267,373	\$191,640	-28%	\$97,500	\$72,800	-25%	\$794,722	\$544,364	-32%
Oak Creek, Phippsburg	\$233,858	\$1,133,463	385%	\$120,850	\$0	0%	\$2,274,814	\$394,417	-83%
North Routt County	\$479,183	\$352,131	-27%	\$152,500	\$0	0%	\$190,708	\$269,313	41%
South Routt County	\$1,295,554	\$898,857	-31%	\$66,167	\$130,425	97%	\$240,000	\$987,517	311%
Stagecoach	\$307,152	\$301,863	-2%	\$73,333	\$57,393	-22%	\$33,919	\$13,214	-61%
Steamboat - Downtown Area	\$510,200	\$569,375	12%	\$552,810	\$451,973	-18%	\$194,000	\$154,500	-20%
Steamboat - Mountain Area	\$1,081,770	\$802,817	-26%	\$452,359	\$416,014	-8%	\$495,283	\$597,500	21%
Strawberry Park, Elk River	\$835,176	\$1,259,444	51%	\$0	\$0	0%	\$1,161,200	\$1,683,333	45%
Catamount	\$2,450,000	\$2,341,333	-4%	\$0	\$0	0%	\$810,000	\$800,000	-1%
West Steamboat	\$431,292	\$336,631	-22%	\$0	\$239,000	0%	\$113,475	\$92,050	-19%
Gross Live Average:	\$631,224	\$672,080	6%	\$420,578	\$374,047	-11%	\$522,382	\$473,376	-9%

Please note: The above figures are an unofficial tabulation of Summit 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.

Area	Median Price Single Family 2011	Median Price Single Family 2012	% Change vs. Prior Year	Median Price Multi-Family 2011	Median Price Multi-Family 2012	% Change vs. Prior Year	Median Price Residential Land 2011	Median Price Residential Land 2012	% Change vs. Prior Year
Fish Creek	\$726,500	\$884,000	22%	\$284,000	\$326,500	15%	\$575,000	dna	n/a
Hayden & Surrounding Area	\$208,500	\$149,750	-28%	dna	\$74,900	n/a	\$160,000	\$100,000	-38%
Oak Creek, Phippsburg	\$130,000	\$100,000	-23%	\$117,500	\$0	0%	\$694,800	\$247,500	-64%
North Routt County	\$457,500	\$295,000	-36%	dna	\$0	n/a	\$139,900	\$287,500	106%
South Routt County	\$722,500	\$485,000	-33%	\$67,500	\$130,000	93%	\$200,000	\$383,950	92%
Stagecoach	\$225,000	\$282,500	26%	\$70,000	\$53,500	-24%	\$10,000	\$14,500	45%
Steamboat - Downtown Area	\$498,000	\$510,250	2%	\$532,500	\$468,000	-12%	\$160,000	\$156,500	-2%
Steamboat - Mountain Area	\$950,000	\$559,300	-41%	\$259,500	\$297,500	15%	\$389,500	\$367,000	-6%
Strawberry Park, Elk River	\$550,000	\$775,000	41%	\$0	\$0	0%	\$1,052,300	\$1,800,000	71%
Catamount	dna	\$1,999,000	n/a	\$0	\$0	0%	dna	dna	n/a
West Steamboat	\$345,000	\$317,250	-8%	\$0	\$225,000	n/a	\$98,500	\$97,450	-1%
Gross Live Median:	\$405,000	\$393,250	-3%	\$250,000	\$280,950	12%	\$152,500	\$179,000	17%

Compliments of:
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MARKET ANALYSIS

Routt County, Colorado JULY 2012

There were 18 Bank Sales in July 2012, totalling \$5,689,000 in Gross Volume, or an Average Price of \$316,056 per Unit. This accounts for 17.01% of the Overall Gross Volume. This accounts for 18.00% of the Overall Transactions.

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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	\$1,874,700	5.61%	6	6.00%	\$312,450	\$299,000	\$286,175	\$299,000	\$153.89
Hayden & Surrounding Area	\$232,800	0.70%	5	5.00%	\$46,560	\$40,000	\$56,450	DNA	\$76.34
Oak Creek, Phippsburg	\$414,200	1.24%	6	6.00%	\$69,033	\$73,100	\$93,733	\$100,000	\$53.23
North Routt County	\$889,900	2.66%	3	3.00%	\$296,633	\$270,000	\$296,633	\$270,000	\$184.09
South Routt County	\$1,800,000	5.38%	1	1.00%	\$1,800,000	DNA	\$1,800,000	DNA	\$294.79
Stagecoach	\$125,000	0.37%	1	1.00%	\$125,000	DNA	\$125,000	DNA	\$88.78
Steamboat - Downtown Area	\$5,683,000	16.99%	12	12.00%	\$473,583	\$470,050	\$491,636	\$520,200	\$275.41
Steamboat - Mountain Area	\$14,257,500	42.63%	34	34.00%	\$419,338	\$306,500	\$431,773	\$310,000	\$241.04
Strawberry Park, Elk River	\$4,700,000	14.05%	3	3.00%	\$1,566,667	\$1,800,000	\$1,450,000	DNA	\$316.49
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$1,382,500	4.13%	6	6.00%	\$230,417	\$91,900	\$285,000	\$275,000	\$163.36
Quit Claim Deeds	\$444,500	1.33%	3	3.00%	\$148,167	\$3,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$1,639,600	4.90%	20	20.00%	\$81,980	\$50,900	\$0	\$0	\$0.00
TOTAL	\$33,443,700	100.00%	100	100.00%	\$407,268	\$286,500	\$440,717	\$340,000	\$221.76

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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MARKET ANALYSIS

Routt County, Colorado YEAR-TO-DATE 2012: through July 31st, 2012

**There were 121 Bank Sales Year-to-Date 2012, totalling \$32,617,900 in Gross Volume, or an Average Price of \$269,569 per Unit.
This accounts for 12.31% of the Overall Gross Volume. This accounts for 19.77% of the Overall Transactions.**

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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	\$10,407,100	3.93%	24	3.92%	\$433,629	\$333,750	\$475,237	\$354,800	\$198.45
Hayden & Surrounding Area	\$10,303,000	3.89%	40	6.54%	\$257,575	\$94,000	\$176,139	\$117,700	\$114.47
Oak Creek, Phippsburg	\$26,521,300	10.01%	32	5.23%	\$828,791	\$133,500	\$1,133,463	\$100,000	\$280.62
North Routt County	\$9,450,300	3.57%	31	5.07%	\$304,848	\$270,000	\$352,131	\$295,000	\$172.04
South Routt County	\$30,388,800	11.47%	18	2.94%	\$1,688,267	\$341,000	\$619,427	\$237,000	\$200.51
Stagecoach	\$3,370,800	1.27%	31	5.07%	\$108,735	\$52,000	\$146,291	\$66,500	\$72.45
Steamboat - Downtown Area	\$25,275,100	9.54%	48	7.84%	\$526,565	\$442,500	\$527,716	\$490,000	\$299.28
Steamboat - Mountain Area	\$99,587,900	37.58%	207	33.82%	\$481,101	\$355,000	\$464,364	\$350,000	\$268.29
Strawberry Park, Elk River	\$16,385,000	6.18%	12	1.96%	\$1,365,417	\$805,000	\$1,259,444	\$775,000	\$299.84
Catamount	\$7,824,000	2.95%	4	0.65%	\$1,956,000	\$1,774,500	\$2,341,333	\$1,999,000	\$415.35
West Steamboat	\$11,036,900	4.16%	35	5.72%	\$315,340	\$253,000	\$321,216	\$296,000	\$179.36
Quit Claim Deeds	\$832,600	0.31%	12	1.96%	\$69,383	\$9,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$13,654,700	5.15%	118	19.28%	\$115,718	\$61,100	\$0	\$0	\$0.00
TOTAL	\$265,037,500	100.00%	612	100.00%	\$519,814	\$299,400	\$495,225	\$319,750	\$237.44

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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MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado July 2012

Compliments of:
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Springs**
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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$225,000	13.72%	2	10.00%	\$112,500	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		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	\$515,000	31.41%	2	10.00%	\$257,500	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	\$8,500	0.52%	1	5.00%	\$8,500	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	\$492,500	30.04%	5	25.00%	\$98,500	\$93,000
Steamboat Villas Fractional	\$9,900	0.60%	1	5.00%	\$9,900	DNA
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$388,700	23.71%	9	45.00%	\$43,189	\$36,000
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$1,639,600	100.00%	20	100.00%	\$ 81,980	\$50,900

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Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-to-Date 2012: through July 31st, 2012



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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$539,000	3.95%	5	4.24%	\$107,800	\$125,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$6,100	0.04%	2	1.69%	\$3,050	DNA
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$4,000	0.03%	1	0.85%	\$4,000	DNA
Mountaineer @ Steamboat	\$200,000	1.46%	1	0.85%	\$200,000	DNA
OSP at Apres Ski Way	\$7,659,800	56.10%	27	22.88%	\$283,696	\$290,600
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$8,500	0.06%	1	0.85%	\$8,500	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	\$1,313,900	9.62%	15	12.71%	\$87,593	\$63,000
Steamboat Villas Fractiona;	\$78,600	0.58%	3	2.54%	\$26,200	\$12,800
Suites at Steamboat Interval	\$2,000	0.01%	3	2.54%	\$667	\$500
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$3,842,800	28.14%	60	50.85%	\$64,047	\$43,200
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$13,654,700	100.00%	118	100.00%	\$115,718	\$61,100

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July 2012 Residential Improved Units - Price Point Summary

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	15	24%	\$ 1,627,800	6%
200,001 to 300,000	13	21%	\$ 3,239,500	12%
300,001 to 500,000	18	29%	\$ 6,959,200	25%
500,001 to 600,000	4	6%	\$ 2,238,700	8%
600,001 to 700,000	4	6%	\$ 2,560,000	9%
700,001 to 800,000	3	5%	\$ 2,345,000	8%
800,001 to 900,000	1	2%	\$ 860,000	3%
900,001 to 1,000,000	0	0%	\$ -	0%
1,000,001 to 1,500,000	2	3%	\$ 2,110,000	8%
1,500,001 to 2,000,000	2	3%	\$ 3,325,000	12%
2,000,001 to 2,500,000	1	2%	\$ 2,500,000	9%
2,500,001 to 3,000,000	0	0%	\$ -	0%
over \$ 3 Million	0	0%	\$ -	0%
Total:	63	100%	\$ 27,765,200	100%

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Year-to-Date: 2012 Residential Improved Units - Price Point Summary

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	102	28%	\$ 10,700,000	6%
200,001 to 300,000	71	20%	\$ 17,992,500	10%
300,001 to 500,000	99	27%	\$ 38,697,300	21%
500,001 to 600,000	23	6%	\$ 12,808,500	7%
600,001 to 700,000	13	4%	\$ 8,413,100	5%
700,001 to 800,000	11	3%	\$ 8,494,000	5%
800,001 to 900,000	7	2%	\$ 5,988,000	3%
900,001 to 1,000,000	5	1%	\$ 4,697,500	3%
1,000,001 to 1,500,000	15	4%	\$ 18,404,500	10%
1,500,001 to 2,000,000	8	2%	\$ 14,231,500	8%
2,000,001 to 2,500,000	4	1%	\$ 9,150,000	5%
2,500,001 to 3,000,000	2	1%	\$ 5,310,000	3%
over \$ 3 Million	4	1%	\$ 25,375,000	14%
Total:	364	100%	\$ 180,261,900	100%

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Full Year 2011 Residential Improved Units - Price Point Summary

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	172	29%	\$ 20,720,400	7%
200,001 to 300,000	114	19%	\$ 28,476,500	9%
300,001 to 500,000	111	19%	\$ 42,856,400	14%
500,001 to 600,000	37	6%	\$ 20,394,700	7%
600,001 to 700,000	29	5%	\$ 18,842,100	6%
700,001 to 800,000	27	5%	\$ 20,488,500	7%
800,001 to 900,000	11	2%	\$ 9,497,400	3%
900,001 to 1,000,000	12	2%	\$ 11,654,500	4%
1,000,001 to 1,500,000	40	7%	\$ 48,331,600	16%
1,500,001 to 2,000,000	15	3%	\$ 26,865,000	9%
2,000,001 to 2,500,000	14	2%	\$ 31,472,400	10%
2,500,001 to 3,000,000	5	1%	\$ 14,040,000	5%
over \$ 3 Million	4	1%	\$ 15,799,000	5%
Total:	591	100%	\$ 309,438,500	100%



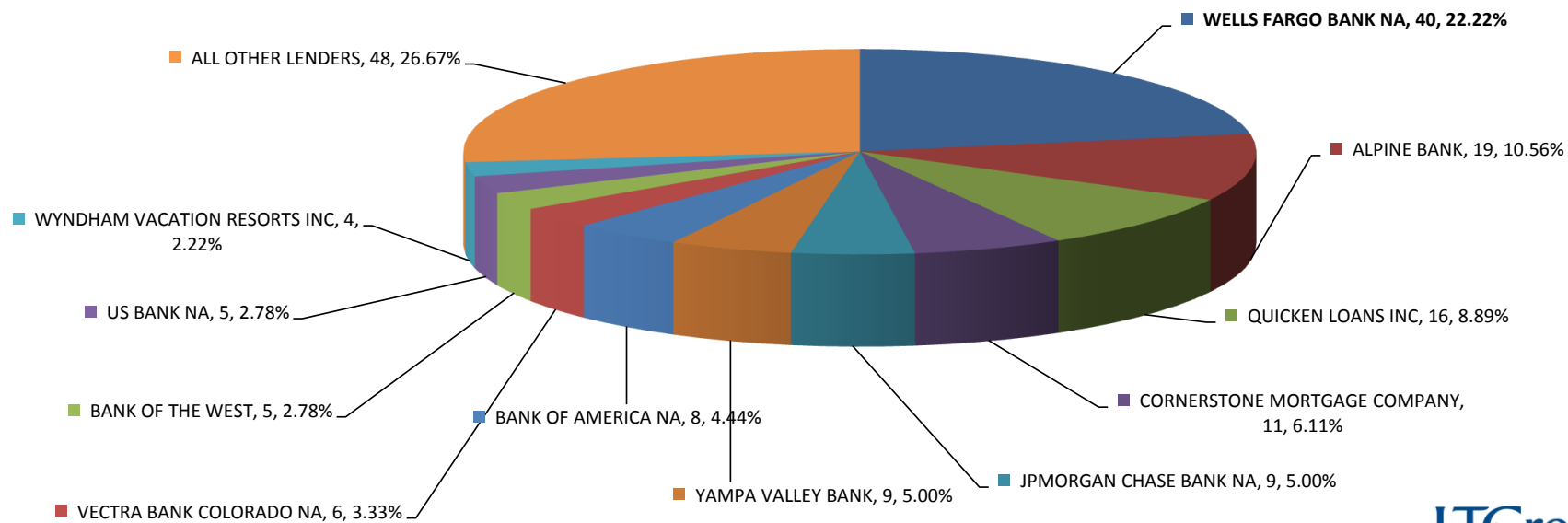
Owned and operated by Colorado families since 1967



MARKET ANALYSIS

Routt County: Top 73% Lenders for July 2012

Total Number of Loans Recorded in July 2012: 180 Loans



Compliments of:
**Land Title
Steamboat
Springs**
Stan Urban
970-870-2822
surban@ltgc.com



Owned and operated by Colorado families since 1967

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LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	40	22.22%	Top 73% Lenders for July 2012 Routt County
ALPINE BANK	19	10.56%	
QUICKEN LOANS INC	16	8.89%	
CORNERSTONE MORTGAGE COMPANY	11	6.11%	
JPMORGAN CHASE BANK NA	9	5.00%	
YAMPA VALLEY BANK	9	5.00%	
BANK OF AMERICA NA	8	4.44%	
VECTRA BANK COLORADO NA	6	3.33%	
BANK OF THE WEST	5	2.78%	
US BANK NA	5	2.78%	
WYNDHAM VACATION RESORTS INC	4	2.22%	
ALL OTHER LENDERS	48	26.67%	
COMPASS BANK	3	1.67%	
GUILD MORTGAGE COMPANY	3	1.67%	
MILLENNIUM BANK	3	1.67%	
MOUNTAIN VALLEY BANK	3	1.67%	
COLORADO LENDING SOURCE LTD	2	1.11%	
OWNER CARRY	2	1.11%	
ACADEMY MORTGAGE CORPORATION	1	0.56%	
ADP FEDERAL CREDIT UNION	1	0.56%	
ADVANCIAL FEDERAL CREDIT UNION	1	0.56%	
AMERICAN SOUTHWEST MORTGAGE CORP	1	0.56%	
BNC NATIONAL BANK	1	0.56%	
BOUNDARY WATERS BANK	1	0.56%	
CALIBER FUNDING LLC	1	0.56%	
CITIBANK NA	1	0.56%	
CRESCENT MORTGAGE COMPANY	1	0.56%	
ELEVATIONS CREDIT UNION	1	0.56%	
EVERBANK	1	0.56%	
FIRST TECHNOLOGY FEDERAL CREDIT UNION	1	0.56%	
FRANKLIN AMERICAN MORTGAGE COMPANY	1	0.56%	
HIGHLANDS RESIDENTIAL MORTGAGE LTD	1	0.56%	
HSBC BANK USA NA	1	0.56%	
INTERBANK MORTGAGE COMPANY	1	0.56%	
JOHNSON BANK	1	0.56%	
JONAH BANK OF WYOMING	1	0.56%	
MASSMUTUAL FEDERAL CREDIT UNION	1	0.56%	
MEGASTAR FINANCIAL CORP	1	0.56%	
NATIONSTAR MORTGAGE LLC	1	0.56%	
PENTAGON FEDERAL CU	1	0.56%	
PREMIER MEMBERS FCU	1	0.56%	
REDSTONE GROUP LTD	1	0.56%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	1	0.56%	
SIERRA PACIFIC MORTGAGE COMPANY INC	1	0.56%	
STATE BANK QUINTER KANSAS	1	0.56%	
STEWART INVESTMENTS INC	1	0.56%	
SUNTRUST MORTGAGE INC	1	0.56%	
SWBC MORTGAGE CORPORATION	1	0.56%	
UBS BANK USA	1	0.56%	
UNITED STATES OF AMERICA	1	0.56%	
TOTAL LENDERS FOR JULY 2012	180	100.00%	