



MARKET ANALYSIS

Routt County, Colorado
AUGUST 2012

Compliments of:
Land Title
Steamboat Springs
Stan Urban
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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%	\$43,473,200	-6.55%
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:	\$575,773,700	\$626,832,163	8.87%	\$1,156,724,900	84.54%	\$560,001,600	-51.59%	\$200,235,200	-64.24%	\$338,519,300	69.06%	\$295,870,000	-12.60%	\$308,510,700	4.27%
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%	\$308,510,700	-31.53%

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%	138	2.99%
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:	1942	2481	27.75%	1870	-24.63%	828	-55.72%	565	-31.76%	1257	122.48%	899	-28.48%	750	-16.57%
TOTAL	3241	3477	7.28%	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	750	-46.35%

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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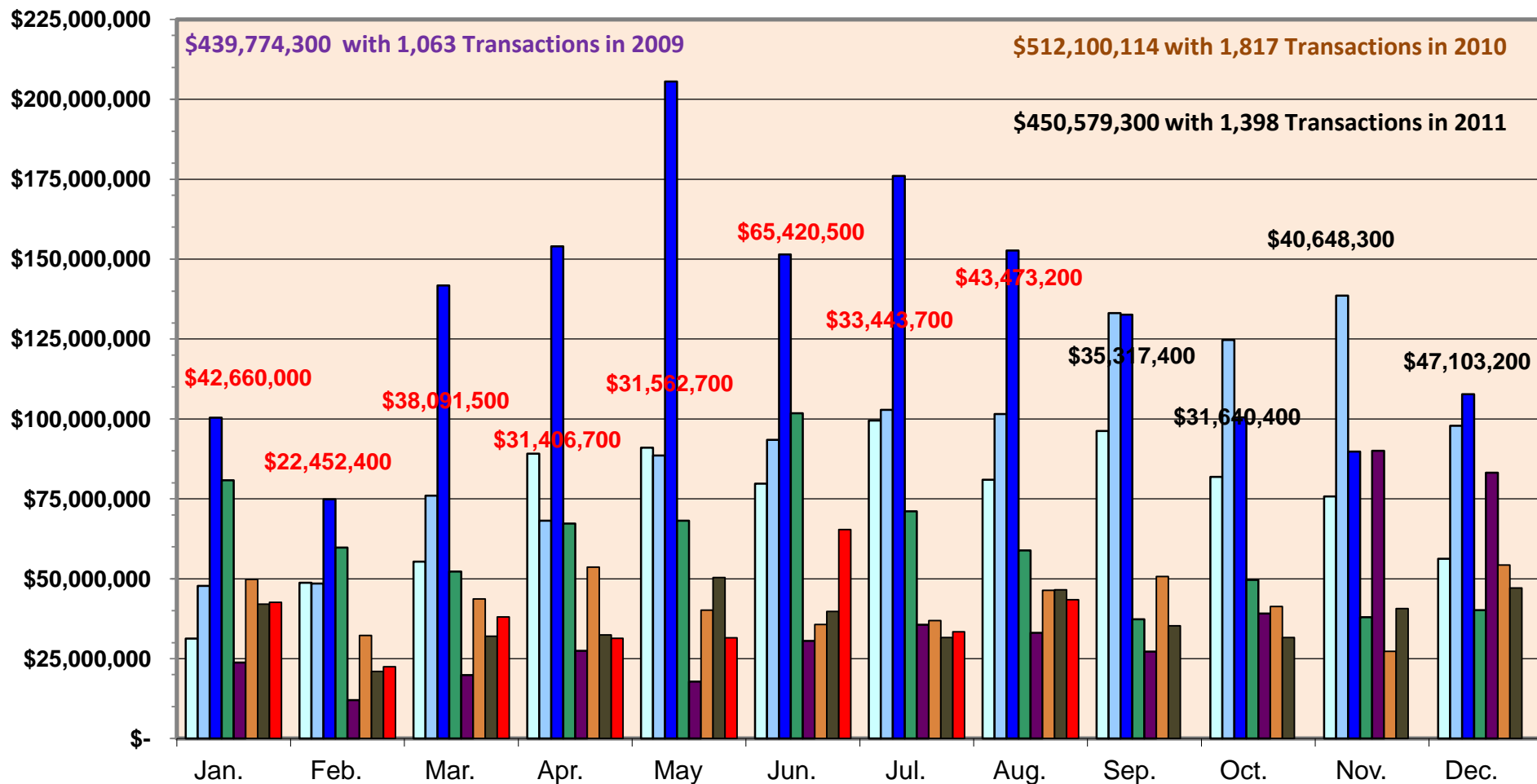


MARKET ANALYSIS

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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	\$822,250	-16%	\$323,350	\$270,459	-16%	\$489,880	\$254,000	-48%
Hayden & Surrounding Area	\$267,373	\$201,310	-25%	\$97,500	\$72,800	-25%	\$794,722	\$632,479	-20%
Oak Creek, Phippsburg	\$233,858	\$900,872	285%	\$120,850	\$136,000	13%	\$2,274,814	\$394,417	-83%
North Routt County	\$479,183	\$356,124	-26%	\$152,500	\$0	0%	\$190,708	\$277,167	45%
South Routt County	\$1,295,554	\$796,208	-39%	\$66,167	\$130,425	97%	\$240,000	\$987,517	311%
Stagecoach	\$307,152	\$332,211	8%	\$73,333	\$57,393	-22%	\$33,919	\$14,389	-58%
Steamboat - Downtown Area	\$510,200	\$562,100	10%	\$552,810	\$447,642	-19%	\$194,000	\$170,600	-12%
Steamboat - Mountain Area	\$1,081,770	\$805,126	-26%	\$452,359	\$434,923	-4%	\$495,283	\$599,271	21%
Strawberry Park, Elk River	\$835,176	\$1,204,300	44%	\$0	\$0	0%	\$1,161,200	\$1,683,333	45%
Catamount	\$2,450,000	\$2,006,000	-18%	\$0	\$0	0%	\$810,000	\$800,000	-1%
West Steamboat	\$431,292	\$331,626	-23%	\$0	\$239,000	0%	\$113,475	\$92,050	-19%
Gross Live Average:	\$631,224	\$651,608	3%	\$420,578	\$389,721	-7%	\$522,382	\$477,945	-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	\$809,500	11%	\$284,000	\$310,000	9%	\$575,000	dna	n/a
Hayden & Surrounding Area	\$208,500	\$180,000	-14%	dna	\$74,900	n/a	\$160,000	\$92,500	-42%
Oak Creek, Phippsburg	\$130,000	\$120,000	-8%	\$117,500	dna	0%	\$694,800	\$247,500	-64%
North Routt County	\$457,500	\$300,000	-34%	dna	\$0	n/a	\$139,900	\$340,000	143%
South Routt County	\$722,500	\$591,700	-18%	\$67,500	\$130,000	93%	\$200,000	\$383,950	92%
Stagecoach	\$225,000	\$300,000	33%	\$70,000	\$53,500	-24%	\$10,000	\$14,500	45%
Steamboat - Downtown Area	\$498,000	\$510,000	2%	\$532,500	\$443,950	-17%	\$160,000	\$183,000	14%
Steamboat - Mountain Area	\$950,000	\$578,600	-39%	\$259,500	\$301,000	16%	\$389,500	\$379,000	-3%
Strawberry Park, Elk River	\$550,000	\$805,000	46%	\$0	\$0	0%	\$1,052,300	\$1,800,000	71%
Catamount	dna	\$1,774,500	n/a	\$0	\$0	0%	dna	dna	n/a
West Steamboat	\$345,000	\$315,000	-9%	\$0	\$225,000	n/a	\$98,500	\$97,450	-1%
Gross Live Median:	\$405,000	\$407,400	1%	\$250,000	\$284,500	14%	\$152,500	\$179,000	17%

Compliments of:
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MARKET ANALYSIS

Routt County, Colorado AUGUST 2012

There were 8 Bank Sales in August 2012, totalling \$2,130,700 in Gross Volume, or an Average Price of \$266,338 per Unit.
This accounts for 4.90% of the Overall Gross Volume. This accounts for 5.80% 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	\$2,146,300	4.94%	6	4.35%	\$357,717	\$294,750	\$357,717	\$294,750	\$194.51
Hayden & Surrounding Area	\$3,261,400	7.50%	4	2.90%	\$815,350	\$213,100	\$394,700	DNA	\$141.77
Oak Creek, Phippsburg	\$1,401,000	3.22%	9	6.52%	\$155,667	\$136,000	\$160,286	\$136,000	\$107.18
North Routt County	\$760,000	1.75%	2	1.45%	\$380,000	DNA	\$420,000	DNA	\$116.83
South Routt County	\$4,058,700	9.34%	6	4.35%	\$676,450	\$653,350	\$676,450	\$653,350	\$269.85
Stagecoach	\$612,000	1.41%	3	2.17%	\$204,000	\$25,000	\$575,000	DNA	\$193.86
Steamboat - Downtown Area	\$4,890,200	11.25%	13	9.42%	\$376,169	\$320,200	\$510,833	\$452,500	\$256.90
Steamboat - Mountain Area	\$16,845,700	38.75%	29	21.01%	\$580,886	\$347,000	\$595,770	\$347,000	\$305.08
Strawberry Park, Elk River	\$3,116,600	7.17%	3	2.17%	\$1,038,867	\$822,050	\$1,038,867	\$1,207,100	\$314.85
Catamount	\$1,000,000	2.30%	1	0.72%	\$1,000,000	DNA	\$1,000,000	DNA	\$421.94
West Steamboat	\$1,059,800	2.44%	4	2.90%	\$264,950	\$182,500	\$304,933	\$285,000	\$181.18
Quit Claim Deeds	\$130,000	0.30%	2	1.45%	\$65,000	DNA	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$4,191,500	9.64%	56	40.58%	\$74,848	\$41,450	\$0	\$0	\$0.00
TOTAL	\$43,473,200	100.00%	138	100.00%	\$489,396	\$337,500	\$530,627	\$402,500	\$252.86

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 August 31st, 2012

There were 129 Bank Sales Year-to-Date 2012, totalling \$34,748,600 in Gross Volume, or an Average Price of \$269,369 per Unit.
This accounts for 11.26% of the Overall Gross Volume. This accounts for 17.20% 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	\$12,553,400	4.07%	30	4.00%	\$418,447	\$329,250	\$447,032	\$338,000	\$197.50
Hayden & Surrounding Area	\$13,564,400	4.40%	44	5.87%	\$308,282	\$94,000	\$185,246	\$118,600	\$115.61
Oak Creek, Phippsburg	\$27,922,300	9.05%	41	5.47%	\$681,032	\$136,000	\$871,454	\$122,500	\$233.92
North Routt County	\$10,210,300	3.31%	33	4.40%	\$309,403	\$276,500	\$356,124	\$300,000	\$168.80
South Routt County	\$34,447,500	11.17%	24	3.20%	\$1,435,313	\$467,500	\$639,553	\$450,000	\$224.98
Stagecoach	\$3,982,800	1.29%	34	4.53%	\$117,141	\$51,500	\$164,930	\$68,000	\$77.73
Steamboat - Downtown Area	\$30,165,300	9.78%	61	8.13%	\$494,513	\$400,000	\$524,978	\$490,000	\$292.41
Steamboat - Mountain Area	\$116,433,600	37.74%	236	31.47%	\$493,363	\$355,000	\$480,565	\$347,000	\$272.83
Strawberry Park, Elk River	\$19,501,600	6.32%	15	2.00%	\$1,300,107	\$835,000	\$1,204,300	\$805,000	\$303.59
Catamount	\$8,824,000	2.86%	5	0.67%	\$1,764,800	\$1,550,000	\$2,006,000	\$1,774,500	\$417.00
West Steamboat	\$12,096,700	3.92%	39	5.20%	\$310,172	\$253,000	\$318,995	\$291,000	\$179.61
Quit Claim Deeds	\$962,600	0.31%	14	1.87%	\$68,757	\$10,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$17,846,200	5.78%	174	23.20%	\$102,564	\$53,100	\$0	\$0	\$0.00
TOTAL	\$308,510,700	100.00%	750	100.00%	\$515,484	\$302,500	\$500,377	\$327,250	\$239.69

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

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		0.00%	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	\$860,000	20.52%	3	5.36%	\$286,667	\$310,000
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$20,000	0.48%	1	1.79%	\$20,000	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	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Villas Fractional	\$0	0.00%	0	0.00%	\$0	\$0
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	\$3,311,500	79.01%	52	92.86%	\$63,683	\$40,100
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$4,191,500	100.00%	56	100.00%	\$ 74,848	\$41,450

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Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-to-Date 2012: through August 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	3.02%	5	2.87%	\$107,800	\$125,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$6,100	0.03%	2	1.15%	\$3,050	DNA
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$4,000	0.02%	1	0.57%	\$4,000	DNA
Mountaineer @ Steamboat	\$200,000	1.12%	1	0.57%	\$200,000	DNA
OSP at Apres Ski Way	\$8,519,800	47.74%	30	17.24%	\$283,993	\$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	\$28,500	0.16%	2	1.15%	\$14,250	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	7.36%	15	8.62%	\$87,593	\$63,000
Steamboat Villas Fractiona;	\$78,600	0.44%	3	1.72%	\$26,200	\$12,800
Suites at Steamboat Interval	\$2,000	0.01%	3	1.72%	\$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	\$7,154,300	40.09%	112	64.37%	\$63,878	\$41,050
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$17,846,200	100.00%	174	100.00%	\$102,564	\$53,100

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August 2012 Residential Improved Units - Price Point Summary

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	12	19%	\$ 1,426,000	4%
200,001 to 300,000	10	16%	\$ 2,483,300	8%
300,001 to 500,000	15	24%	\$ 5,750,500	17%
500,001 to 600,000	7	11%	\$ 4,036,700	12%
600,001 to 700,000	3	5%	\$ 1,875,000	6%
700,001 to 800,000	2	3%	\$ 1,450,000	4%
800,001 to 900,000	3	5%	\$ 2,535,800	8%
900,001 to 1,000,000	4	6%	\$ 3,887,000	12%
1,000,001 to 1,500,000	3	5%	\$ 3,929,600	12%
1,500,001 to 2,000,000	3	5%	\$ 5,525,000	17%
2,000,001 to 2,500,000	0	0%	\$ -	0%
2,500,001 to 3,000,000	0	0%	\$ -	0%
over \$ 3 Million	0	0%	\$ -	0%
Total:	62	100%	\$ 32,898,900	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	114	27%	\$ 12,126,000	6%
200,001 to 300,000	81	19%	\$ 20,475,800	10%
300,001 to 500,000	114	27%	\$ 44,447,800	21%
500,001 to 600,000	30	7%	\$ 16,845,200	8%
600,001 to 700,000	16	4%	\$ 10,288,100	5%
700,001 to 800,000	13	3%	\$ 9,944,000	5%
800,001 to 900,000	10	2%	\$ 8,523,800	4%
900,001 to 1,000,000	9	2%	\$ 8,584,500	4%
1,000,001 to 1,500,000	18	4%	\$ 22,334,100	10%
1,500,001 to 2,000,000	11	3%	\$ 19,756,500	9%
2,000,001 to 2,500,000	4	1%	\$ 9,150,000	4%
2,500,001 to 3,000,000	2	0%	\$ 5,310,000	2%
over \$ 3 Million	4	1%	\$ 25,375,000	12%
Total:	426	100%	\$ 213,160,800	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%



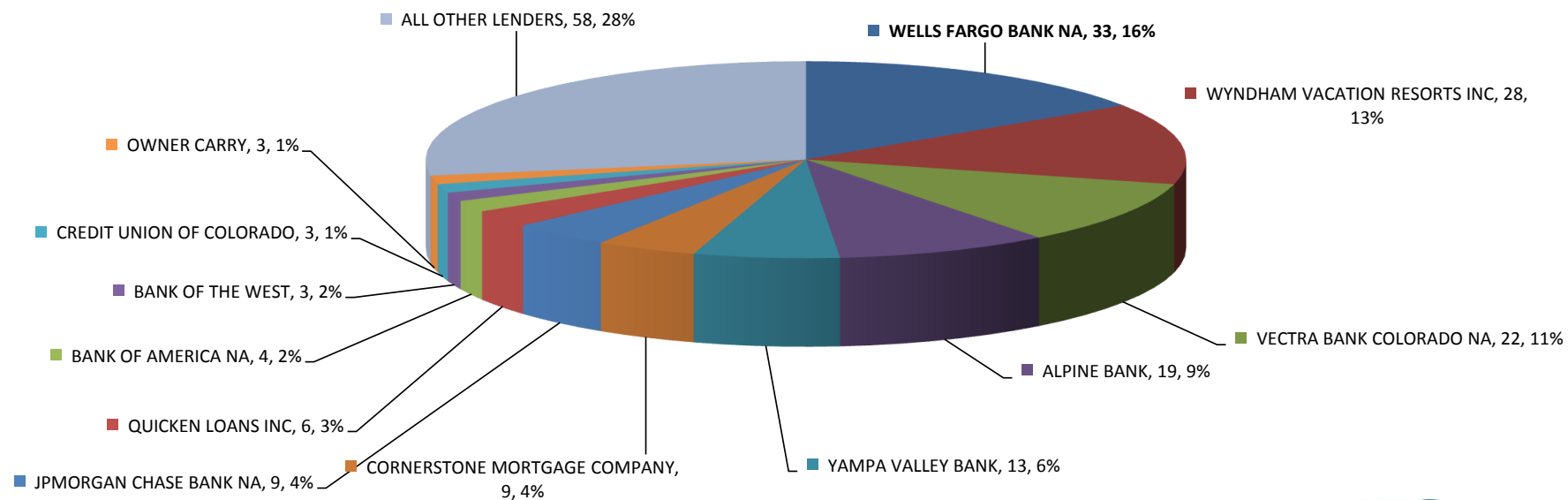
Owned and operated by Colorado families since 1967



MARKET ANALYSIS

Routt County: Top 72% Lenders for August 2012

Total Number of Loans Recorded in August 2012: 210 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	33	15.71%	Top 72% Lenders for Routt County August 2012
WYNDHAM VACATION RESORTS INC	28	13.33%	
VECTRA BANK COLORADO NA	22	10.48%	
ALPINE BANK	19	9.05%	
YAMPA VALLEY BANK	13	6.19%	
CORNERSTONE MORTGAGE COMPANY	9	4.29%	
JPMORGAN CHASE BANK NA	9	4.29%	
QUICKEN LOANS INC	6	2.86%	
BANK OF AMERICA NA	4	1.90%	
BANK OF THE WEST	3	1.43%	
CREDIT UNION OF COLORADO	3	1.43%	
OWNER CARRY	3	1.43%	
ALL OTHER LENDERS	58	27.62%	
ALLY BANK CORP	2	0.95%	
BANK OF COLORADO	2	0.95%	
CITIBANK NA	2	0.95%	
FIRST NATIONAL BANK OF THE ROCKIES	2	0.95%	
MOUNTAIN VALLEY BANK	2	0.95%	
US BANK NA	2	0.95%	
360 MORTGAGE GROUP LLC	1	0.48%	
ACCESS NATIONAL BANK	1	0.48%	
ACCESS NATIONAL MORTGAGE	1	0.48%	
ADVANCIAL FEDERAL CREDIT UNION	1	0.48%	
AMERICAN FINANCIAL RESOURCES INC	1	0.48%	
AMERICAN FINANCING CORPORATION	1	0.48%	
CALIBER FUNDING LLC	1	0.48%	
CAPSTAR BANK	1	0.48%	
CENTENNIAL BANK FKA	1	0.48%	
CHISHOLM TRAIL STATE BANK	1	0.48%	
COLORADO CREDIT UNION	1	0.48%	
COLORADO PROFESSIONALS MORTGAGE LLC	1	0.48%	
DENVER COMMUNITY CREDIT UNION	1	0.48%	
DISTINCTIVE HOME LENDING INC	1	0.48%	
EDWARD JONES MORTGAGE LLC	1	0.48%	
EVERBANK	1	0.48%	
FEDERAL SAVINGS BANK	1	0.48%	
FIFTH THIRD MORTGAGE COMPANY	1	0.48%	
FIRST CENTURY BANK NA	1	0.48%	
FIRSTBANK	1	0.48%	
FLAGSTAR BANK FSB	1	0.48%	
GUARANTEED RATE INC	1	0.48%	
GUILD MORTGAGE COMPANY	1	0.48%	
HEARTLAND BANK	1	0.48%	
HYPERION CAPITAL GROUP LLC	1	0.48%	
J MURPHY INVESTMENTS	1	0.48%	
KEYBANK NATIONAL ASSOCIATION	1	0.48%	
LOANDEPOT.COM LLC	1	0.48%	
M&T BANK	1	0.48%	
MORGAN CREEK LAND AND LIVESTOCK LLC	1	0.48%	
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1	0.48%	
MORTGAGE INVESTORS CORPORATION	1	0.48%	
NYCB MORTGAGE COMPANY LLC	1	0.48%	
OAKSTAR BANK NA	1	0.48%	
PERL MORTGAGE INC	1	0.48%	
PINNACLE MORTGAGE GROUP INC	1	0.48%	
PROVIDENT FUNDING ASSOCIATES LP	1	0.48%	
RABO AGRIFINANCE INC	1	0.48%	
RAWLINS NATIONAL BANK	1	0.48%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	1	0.48%	
SUNTRUST MORTGAGE INC	1	0.48%	
SWBC MORTGAGE CORPORATION	1	0.48%	
THE MORTGAGE COMPANY	1	0.48%	
UNIVERSAL LENDING CORPORATION	1	0.48%	
USAA FEDERAL SAVINGS BANK	1	0.48%	
YAMPA VALLEY DEVELOPMENT LTD	1	0.48%	
TOTAL FOR AUGUST 2012:	210	100.00%	