



MARKET ANALYSIS

Routt County, Colorado
DECEMBER 2012

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

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%	\$25,825,950	-26.87%
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%	\$43,470,100	37.39%
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%	\$32,661,400	-19.65%
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%	\$73,431,700	55.90%
Year to Date:	\$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%	\$483,899,850	7.40%
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%	\$483,899,850	7.40%

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%	84	-40.00%
October	371	266	-28.30%	196	-26.32%	68	-65.31%	125	83.82%	176	40.80%	99	-43.75%	119	20.20%
November	297	262	-11.78%	159	-39.31%	49	-69.18%	131	167.35%	93	-29.01%	124	33.33%	93	-25.00%
December	259	194	-25.10%	141	-27.32%	68	-51.77%	156	129.41%	79	-49.36%	136	72.15%	130	-4.41%
Year to Date:	3241	3477	7.28%	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%
TOTAL	3241	3477	7.28%	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%

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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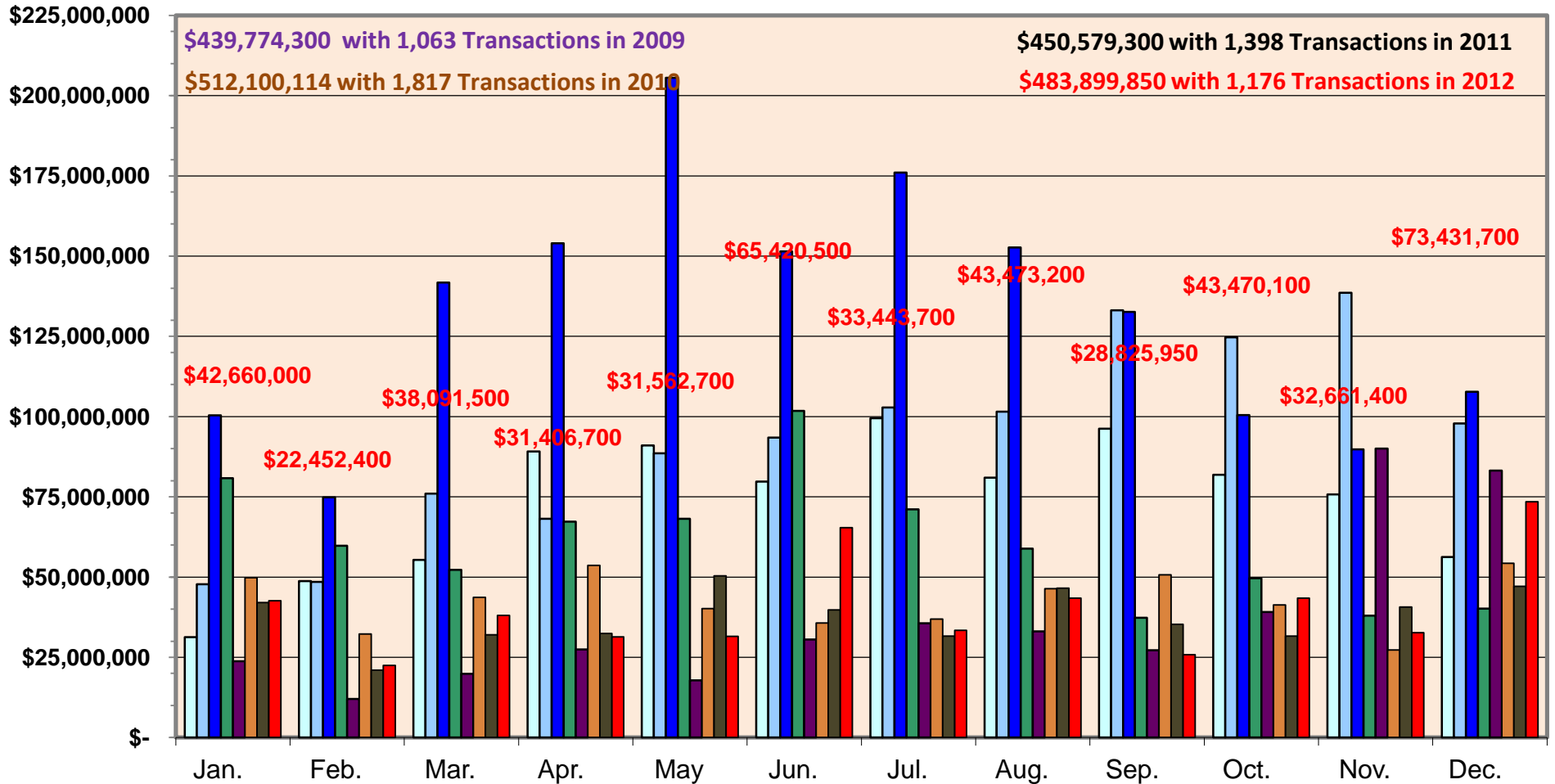


MARKET ANALYSIS

Compliments of:
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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. Full Year 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	\$867,462	-12%	\$323,350	\$284,100	-12%	\$489,880	\$417,300	-15%
Hayden & Surrounding Area	\$267,373	\$517,753	94%	\$97,500	\$72,800	-25%	\$794,722	\$608,413	-23%
Oak Creek, Phippsburg	\$233,858	\$613,974	163%	\$120,850	\$136,000	13%	\$2,274,814	\$390,000	-83%
North Routt County	\$479,183	\$401,830	-16%	\$152,500	\$99,000	-35%	\$190,708	\$206,946	9%
South Routt County	\$1,295,554	\$631,026	-51%	\$66,167	\$130,425	97%	\$240,000	\$691,510	188%
Stagecoach	\$307,152	\$352,433	15%	\$73,333	\$62,559	-15%	\$33,919	\$24,885	-27%
Steamboat - Downtown Area	\$510,200	\$527,866	3%	\$552,810	\$428,689	-22%	\$194,000	\$241,709	25%
Steamboat - Mountain Area	\$1,081,770	\$832,791	-23%	\$452,359	\$447,987	-1%	\$495,283	\$501,900	1%
Strawberry Park, Elk River	\$835,176	\$1,059,305	27%	\$0	\$0	0%	\$1,161,200	\$1,291,833	11%
Catamount	\$2,450,000	\$1,794,800	-27%	\$0	\$0	0%	\$810,000	\$800,000	-1%
West Steamboat	\$431,292	\$359,737	-17%	\$0	\$289,000	0%	\$113,475	\$90,529	-20%
Gross Live Average:	\$631,224	\$631,203	0%	\$420,578	\$411,113	-2%	\$522,382	\$413,884	-21%

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	\$830,000	14%	\$284,000	\$310,000	9%	\$575,000	\$329,000	-43%
Hayden & Surrounding Area	\$208,500	\$180,000	-14%	dna	\$74,900	n/a	\$160,000	\$100,000	-38%
Oak Creek, Phippsburg	\$130,000	\$131,400	1%	\$117,500	dna	0%	\$694,800	\$306,000	-56%
North Routt County	\$457,500	\$300,000	-34%	dna	dna	0%	\$139,900	\$169,500	21%
South Routt County	\$722,500	\$485,000	-33%	\$67,500	\$130,000	93%	\$200,000	\$169,000	-16%
Stagecoach	\$225,000	\$289,500	29%	\$70,000	\$59,900	-14%	\$10,000	\$17,500	75%
Steamboat - Downtown Area	\$498,000	\$450,000	-10%	\$532,500	\$419,900	-21%	\$160,000	\$235,000	47%
Steamboat - Mountain Area	\$950,000	\$707,500	-26%	\$259,500	\$304,400	17%	\$389,500	\$375,000	-4%
Strawberry Park, Elk River	\$550,000	\$665,000	21%	\$0	\$0	0%	\$1,052,300	\$1,350,000	28%
Catamount	dna	\$1,550,000	n/a	\$0	\$0	0%	dna	dna	n/a
West Steamboat	\$345,000	\$340,000	-1%	\$0	\$250,000	n/a	\$98,500	\$105,000	7%
Gross Live Median:	\$405,000	\$410,000	1%	\$250,000	\$299,000	20%	\$152,500	\$169,000	11%

Compliments of:
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MARKET ANALYSIS

Routt County, Colorado DECEMBER 2012

There were 27 Bank Sales in December 2012, totalling \$15,588,200 in Gross Volume, or an Average Price of \$577,341 per Unit. This accounts for 21.23% of the Overall Gross Volume. This accounts for 20.77% 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	\$455,000	0.62%	1	0.77%	\$455,000	DNA	\$455,000	DNA	\$298.36
Hayden & Surrounding Area	\$11,483,100	15.64%	5	3.85%	\$2,296,620	\$144,500	\$3,581,500	\$144,500	\$685.10
Oak Creek, Phippsburg	\$3,229,300	4.40%	12	9.23%	\$269,108	\$315,500	\$229,113	\$231,450	\$118.53
North Routt County	\$1,049,000	1.43%	5	3.85%	\$209,800	\$191,000	\$288,000	\$233,000	\$164.63
South Routt County	\$1,696,500	2.31%	4	3.08%	\$424,125	\$450,750	\$392,167	\$401,500	\$196.71
Stagecoach	\$992,900	1.35%	5	3.85%	\$198,580	\$269,000	\$320,633	\$325,000	\$146.47
Steamboat - Downtown Area	\$2,999,500	4.08%	9	6.92%	\$333,278	\$360,000	\$359,783	\$376,750	\$231.85
Steamboat - Mountain Area	\$43,609,900	59.39%	51	39.23%	\$855,096	\$431,600	\$685,858	\$431,600	\$341.77
Strawberry Park, Elk River	\$3,940,000	5.37%	5	3.85%	\$788,000	\$575,000	\$520,000	DNA	\$292.12
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0.00
West Steamboat	\$2,146,000	2.92%	7	5.38%	\$306,571	\$180,000	\$557,667	\$650,000	\$242.71
Quit Claim Deeds	\$509,600	0.69%	3	2.31%	\$169,867	\$54,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$1,320,900	1.80%	23	17.69%	\$57,430	\$40,300	\$0	\$0	\$0.00
TOTAL	\$73,431,700	100.00%	130	100.00%	\$688,473	\$368,950	\$671,979	\$401,500	\$296.33

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 FULL YEAR 2012: through December 31st, 2012

There were 187 Bank Sales Year-to-Date 2012, totalling \$60,406,800 in Gross Volume, or an Average Price of \$323,031 per Unit.
This accounts for 12.48% of the Overall Gross Volume. This accounts for 15.90% 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	\$20,087,800	4.15%	44	3.74%	\$456,541	\$329,250	\$494,758	\$346,400	\$223.10
Hayden & Surrounding Area	\$27,905,000	5.77%	64	5.44%	\$436,016	\$108,700	\$479,614	\$175,600	\$164.50
Oak Creek, Phippsburg	\$34,079,900	7.04%	67	5.70%	\$508,655	\$137,900	\$603,111	\$131,400	\$190.30
North Routt County	\$15,533,150	3.21%	51	4.34%	\$304,572	\$200,000	\$391,014	\$295,000	\$191.55
South Routt County	\$39,600,400	8.18%	38	3.23%	\$1,042,116	\$442,500	\$556,863	\$445,000	\$210.96
Stagecoach	\$7,871,700	1.63%	52	4.42%	\$151,379	\$65,000	\$211,637	\$161,000	\$92.12
Steamboat - Downtown Area	\$44,247,000	9.14%	93	7.91%	\$475,774	\$400,000	\$496,460	\$450,000	\$275.23
Steamboat - Mountain Area	\$211,836,200	43.78%	394	33.50%	\$537,655	\$356,750	\$496,616	\$354,500	\$274.33
Strawberry Park, Elk River	\$30,228,300	6.25%	29	2.47%	\$1,042,355	\$665,000	\$1,059,305	\$665,000	\$320.21
Catamount	\$9,774,000	2.02%	6	0.51%	\$1,629,000	\$1,275,000	\$1,794,800	\$1,550,000	\$413.77
West Steamboat	\$16,904,800	3.49%	56	4.76%	\$301,871	\$251,500	\$350,610	\$319,500	\$195.07
Quit Claim Deeds	\$1,560,700	0.32%	23	1.96%	\$67,857	\$10,000	\$0	\$0	\$0.00
Timeshare & Interval Unit Sales	\$24,270,900	5.02%	259	22.02%	\$93,710	\$50,600	\$0	\$0	\$0.00
TOTAL	\$483,899,850	100.00%	1176	100.00%	\$512,381	\$311,000	\$506,079	\$336,500	\$244.39

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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Interval/Fractional Unit Sales Breakdown Routt County, Colorado December 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	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	\$330,000	24.98%	1	4.35%	\$330,000	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	\$174,500	13.21%	2	8.70%	\$87,250	DNA
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	\$816,400	61.81%	20	86.96%	\$40,820	\$36,200
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$1,320,900	100.00%	23	100.00%	\$ 57,430	\$40,300

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Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-to-Date 2012: through December 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	2.22%	5	1.93%	\$107,800	\$125,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$6,100	0.03%	2	0.77%	\$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	0.39%	\$4,000	DNA
Mountaineer @ Steamboat	\$200,000	0.82%	1	0.39%	\$200,000	DNA
OSP at Apres Ski Way	\$10,329,800	42.56%	36	13.90%	\$286,939	\$300,300
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	0.12%	2	0.77%	\$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	\$2,222,900	9.16%	25	9.65%	\$88,916	\$63,000
Steamboat Villas Fractional;	\$168,400	0.69%	6	2.32%	\$28,067	\$24,900
Suites at Steamboat Interval	\$2,500	0.01%	4	1.54%	\$625	\$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	\$10,769,700	44.37%	177	68.34%	\$60,846	\$40,300
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$24,270,900	100.00%	259	100.00%	\$93,710	\$50,600

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December 2012 Residential Improved Units - Price Point Summary

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	18	24%	\$ 2,301,700	5%
200,001 to 300,000	8	11%	\$ 2,147,800	4%
300,001 to 500,000	29	39%	\$ 11,810,900	23%
500,001 to 600,000	4	5%	\$ 2,210,000	4%
600,001 to 700,000	3	4%	\$ 2,004,200	4%
700,001 to 800,000	4	5%	\$ 3,095,000	6%
800,001 to 900,000	2	3%	\$ 1,685,000	3%
900,001 to 1,000,000	1	1%	\$ 965,000	2%
1,000,001 to 1,500,000	2	3%	\$ 2,418,800	5%
1,500,001 to 2,000,000	0	0%	\$ -	0%
2,000,001 to 2,500,000	0	0%	\$ -	0%
2,500,001 to 3,000,000	2	3%	\$ 5,210,000	10%
over \$ 3 Million	2	3%	\$ 16,550,000	33%
Total:	75	100%	\$ 50,398,400	100%

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Full Year 2012 Residential Improved Units - Price Point Summary

	# 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%
Total:	686	100%	\$ 347,169,900	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

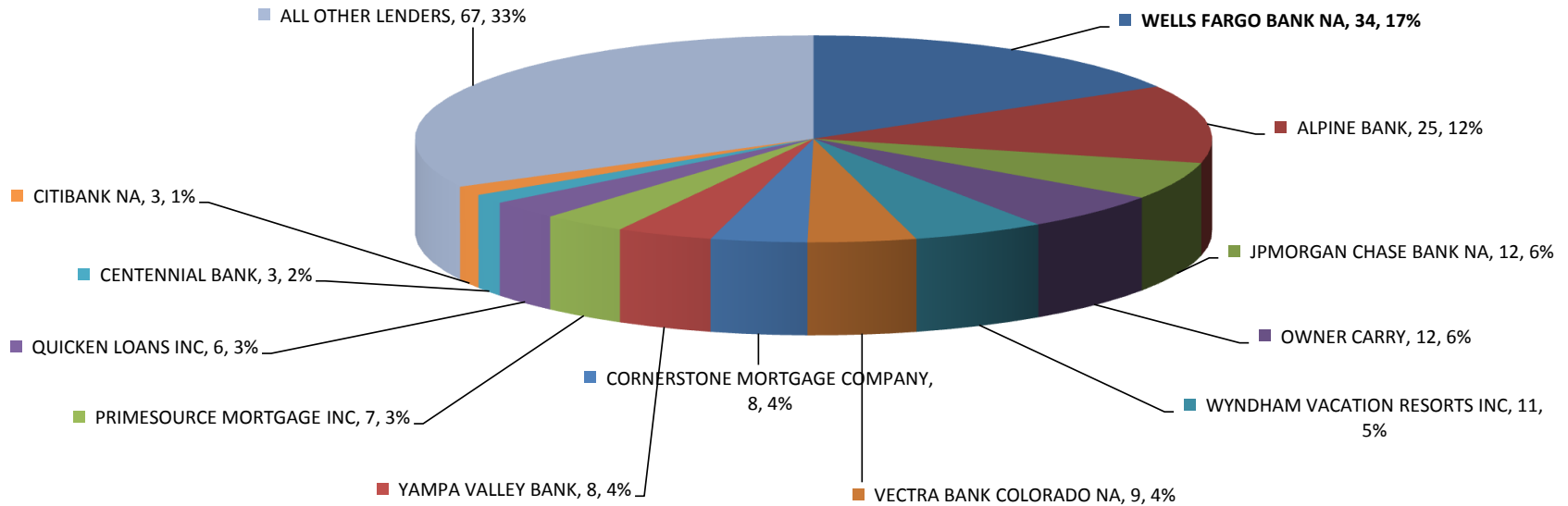


MARKET ANALYSIS

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

Routt County: Top 67% Lenders for December 2012

Total Number of Loans Recorded in December 2012: 205 Loans



Owned and operated by Colorado families since 1967

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LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	34	16.59%	Top 67% Lenders for Routt County December 2012
ALPINE BANK	25	12.20%	
JPMORGAN CHASE BANK NA	12	5.85%	
OWNER CARRY	12	5.85%	
WYNDHAM VACATION RESORTS INC	11	5.37%	
VECTRA BANK COLORADO NA	9	4.39%	
CORNERSTONE MORTGAGE COMPANY	8	3.90%	
YAMPA VALLEY BANK	8	3.90%	
PRIMESOURCE MORTGAGE INC	7	3.41%	
QUICKEN LOANS INC	6	2.93%	
CENTENNIAL BANK	3	1.46%	
CITIBANK NA	3	1.46%	
ALL OTHER LENDERS	67	32.68%	
ALLY BANK CORP	2	0.98%	
BANK OF AMERICA NA	2	0.98%	
BANK OF THE WEST	2	0.98%	
BMO HARRIS BANK NA	2	0.98%	
CALCON MUTUAL	2	0.98%	
COLORADO MORTGAGE ALLIANCE LLC	2	0.98%	
EVERBANK	2	0.98%	
FIRST PRIVATE BANK OF TEXAS	2	0.98%	
LOANDEPOT.COM LLC	2	0.98%	
MOUNTAIN VALLEY BANK	2	0.98%	
NORTHFORKBANK CENTER-MONTROSE BANK	2	0.98%	
STEWART INVESTMENTS INC	2	0.98%	
SUMMIT BANK & TRUST	2	0.98%	
360 MORTGAGE GROUP LLC	1	0.49%	
AMERICAN LIBERTY MORTGAGE INC	1	0.49%	
ASSOCIATED BANK NA	1	0.49%	
BELLCO CREDIT UNION	1	0.49%	
BOCM	1	0.49%	
BROKER SOLUTIONS INC	1	0.49%	
CADENCE BANK	1	0.49%	
CASHCALL INC	1	0.49%	
CHERRY CREEK MORTGAGE CO INC	1	0.49%	
COLORADO LENDING SOURCE LTD	1	0.49%	
CROSSLINE CAPITAL INC	1	0.49%	
DIGITAL FEDERAL CREDIT UNION	1	0.49%	
DISCOVER HOME LOANS INC	1	0.49%	
DUBUQUE BANK AND TRUST COMPANY	1	0.49%	
FARMERS BANK & TRUST NA	1	0.49%	
FBC MORTGAGE LLC	1	0.49%	
FIRST CHOICE LOAN SERVICES INC	1	0.49%	
FIRST NATIONAL BANK OF THE ROCKIES	1	0.49%	
FIRSTBANK	1	0.49%	
FREEDOM MORTGAGE CORPORATION	1	0.49%	
GUILD MORTGAGE COMPANY	1	0.49%	
HOME STATE BANK	1	0.49%	
MEGASTAR FINANCIAL CORP	1	0.49%	
MID AMERICA MORTGAGE INC	1	0.49%	
MORTGAGE SERVICES III LLC	1	0.49%	
MUTUAL OF OMAHA BANK	1	0.49%	
PHH MORTGAGE CORPORATION	1	0.49%	
PINNACLE MORTGAGE GROUP INC	1	0.49%	
PIONEER BANK	1	0.49%	
PNC MORTGAGE	1	0.49%	
PROSPECT MORTGAGE LLC	1	0.49%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	1	0.49%	
ROUNDPOINT MORTGAGE COMPANY	1	0.49%	
SOOPER CREDIT UNION	1	0.49%	
SUNTRUST MORTGAGE INC	1	0.49%	
SWBC MORTGAGE CORPORATION	1	0.49%	
THE FIRST BEXLEY BANK	1	0.49%	
UNITED WHOLESALE MORTGAGE	1	0.49%	
US BANK NA	1	0.49%	
USAA FEDERAL SAVINGS BANK	1	0.49%	
WJ BRADLEY MORTGAGE CAPITAL LLC	1	0.49%	
ALL LOANS DECEMBER 2012:	205	100.00%	