



Routt County Market Analysis

Land Title Market Analysis by Total Transactions: Routt County

Gross Volume

Month	Dollar Volume 2006	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	Dollar Volume 2013	Actual % Change
January	\$47,741,500	\$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%	\$34,454,900	-19.23%
February	\$48,469,000	\$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%	\$30,736,700	36.90%
March	\$76,032,100	\$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%	\$55,795,100	46.48%
April	\$68,152,500	\$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%	\$42,183,910	34.32%
May	\$88,595,100	\$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%	\$39,503,200	25.16%
June	\$93,477,400	\$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%	\$46,453,300	-28.99%
July	\$102,809,200	\$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%	\$45,430,700	35.84%
August	\$101,555,363	\$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%	\$38,823,400	-10.70%
September	\$133,075,900	\$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%		-100.00%
October	\$124,721,400	\$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%		-100.00%
November	\$138,544,400	\$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%		-100.00%
December	\$97,862,200	\$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%		-100.00%
Year to Date:	\$626,832,163	\$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%	\$333,381,210	8.06%
TOTAL	\$1,121,036,063	\$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%	\$333,381,210	-31.11%

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Number of Transactions

Month	# Transactions 2006	# Transactions 2007	Actual % Change	# Transactions 2008	Actual % Change	# Transactions 2009	Actual % Change	# Transactions 2010	Actual % Change	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change
January	223	180	-19.28%	136	-24.44%	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%
February	205	151	-26.34%	109	-27.81%	47	-56.88%	78	65.96%	105	34.62%	69	-34.29%	94	36.23%
March	298	242	-18.79%	89	-63.22%	54	-39.33%	125	131.48%	142	13.60%	99	-30.28%	71	-28.28%
April	405	230	-43.21%	140	-39.13%	59	-57.86%	104	76.27%	72	-30.77%	90	25.00%	107	18.89%
May	412	291	-29.37%	98	-66.32%	46	-53.06%	190	313.04%	137	-27.89%	79	-42.34%	104	31.65%
June	318	266	-16.35%	92	-65.41%	67	-27.17%	167	149.25%	94	-43.71%	109	15.96%	108	-0.92%
July	280	240	-14.29%	94	-60.83%	44	-53.19%	213	384.09%	79	-62.91%	100	26.58%	116	16.00%
August	340	270	-20.59%	70	-74.07%	72	2.86%	271	276.39%	134	-50.55%	138	2.99%	109	-21.01%
September	274	189	-31.02%	64	-66.14%	86	34.38%	212	146.51%	140	-33.96%	84	-40.00%		-100.00%
October	266	196	-26.32%	68	-65.31%	125	83.82%	176	40.80%	99	-43.75%	119	20.20%		-100.00%
November	262	159	-39.31%	49	-69.18%	131	167.35%	93	-29.01%	124	33.33%	93	-25.00%		-100.00%
December	194	141	-27.32%	68	-51.77%	156	129.41%	79	-49.36%	136	72.15%	130	-4.41%		-100.00%
Year to Date:	2481	1870	-24.63%	828	-55.72%	565	-31.76%	1257	122.48%	899	-28.48%	750	-16.57%	810	8.00%
TOTAL	3477	2555	-26.52%	1077	-57.85%	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%	810	-31.12%

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.

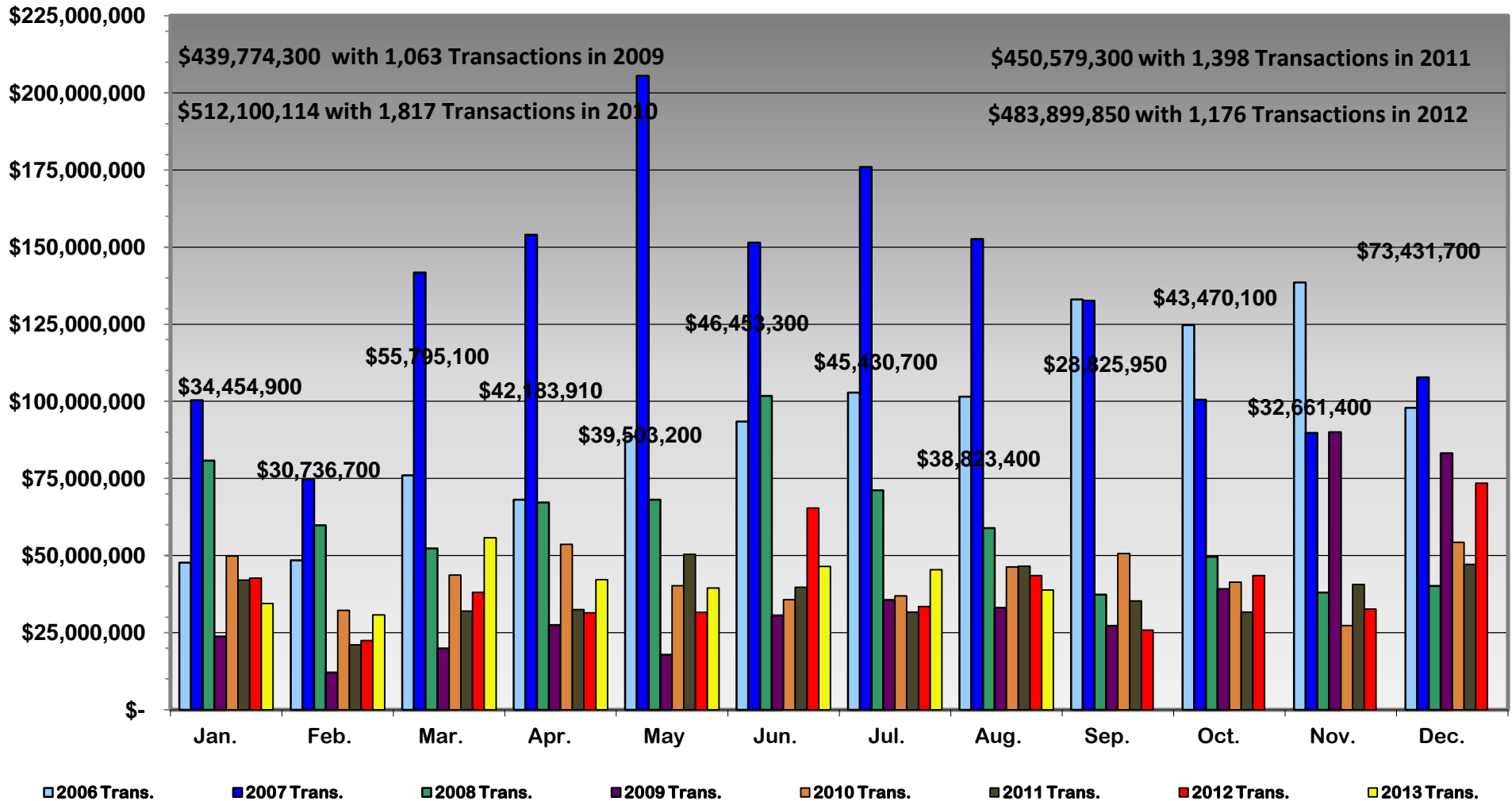


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Land Title Market Analysis Historical Gross Sales Volume: Routt County 2006 - YTD. 2013

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Routt County Market Analysis



Land Title Market Snapshot by Area: Routt County

August: Full Year 2012 versus YTD. 2013

Area	Average Price Single Family 2012	Average Price Single Family 2013	% Change vs. Prior Year	Average Price Multi- Family 2012	Average Price Multi-Family 2013	% Change vs. Prior Year	Average Price Residential Land 2012	Average Price Residential Land 2013	% Change vs. Prior Year
Fish Creek	\$867,462	\$737,393	-15%	\$284,100	\$375,845	32%	\$417,300	\$162,850	-61%
Hayden & Surrounding Area	\$517,753	\$531,879	3%	\$72,800	\$0	n/a	\$608,413	\$240,675	-60%
Oak Creek, Phippsburg	\$613,974	\$184,000	-70%	\$136,000	\$103,750	-24%	\$390,000	\$244,750	-37%
North Routt County	\$401,830	\$991,880	147%	\$99,000	\$132,500	34%	\$206,946	\$113,758	-45%
South Routt County	\$631,026	\$1,345,926	113%	\$130,425	\$0	n/a	\$691,510	\$298,792	-57%
Stagecoach	\$352,433	\$377,485	7%	\$62,559	\$95,425	53%	\$24,885	\$21,447	-14%
Steamboat - Downtown Area	\$527,866	\$549,251	4%	\$428,689	\$406,946	-5%	\$241,709	\$215,076	-11%
Steamboat - Mountain Area	\$832,791	\$912,304	10%	\$447,987	\$412,544	-8%	\$501,900	\$303,286	-40%
Strawberry Park, Elk River	\$1,059,305	\$966,323	-9%	\$0	\$0	0%	\$1,291,833	\$1,247,500	-3%
Catamount	\$1,794,800	\$1,992,000	11%	\$0	\$0	0%	\$800,000	\$728,750	-9%
West Steamboat	\$359,737	\$388,493	8%	\$289,000	\$264,000	-9%	\$90,529	\$85,000	-6%
Gross Live Average:	\$631,203	\$711,482	13%	\$411,113	\$397,819	-3%	\$413,884	\$289,936	-30%

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 2012	Median Price Single Family 2013	% Change vs. Prior Year	Median Price Multi- Family 2012	Median Price Multi-Family 2013	% Change vs. Prior Year	Median Price Residential Land 2012	Median Price Residential Land 2013	% Change vs. Prior Year
Fish Creek	\$830,000	\$655,000	-21%	\$310,000	\$359,800	16%	\$329,000	dna	n/a
Hayden & Surrounding Area	\$180,000	\$192,000	7%	\$74,900	\$0	n/a	\$100,000	\$216,400	116%
Oak Creek, Phippsburg	\$131,400	\$106,650	-19%	dna	dna	0%	\$306,000	\$105,500	-66%
North Routt County	\$300,000	\$335,000	12%	dna	dna	0%	\$169,500	\$100,400	-41%
South Routt County	\$485,000	\$747,500	54%	\$130,000	\$0	n/a	\$169,000	\$165,000	-2%
Stagecoach	\$289,500	\$283,000	-2%	\$59,900	\$94,450	58%	\$17,500	\$9,000	-49%
Steamboat - Downtown Area	\$450,000	\$505,000	12%	\$419,900	\$349,500	-17%	\$235,000	\$200,000	-15%
Steamboat - Mountain Area	\$707,500	\$850,000	20%	\$304,400	\$295,500	-3%	\$375,000	\$325,000	-13%
Strawberry Park, Elk River	\$665,000	\$828,500	25%	\$0	\$0	0%	\$1,350,000	\$1,137,500	-16%
Catamount	\$1,550,000	\$995,000	-36%	\$0	\$0	0%	dna	\$632,500	n/a
West Steamboat	\$340,000	\$414,250	22%	\$250,000	\$258,000	3%	\$105,000	dna	n/a
Gross Live Median:	\$410,000	\$457,500	12%	\$299,000	\$295,000	-1%	\$169,000	\$170,000	1%



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Routt County Market Analysis



Land Title Market Analysis by Area: Routt County

August 2013

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	\$684,800	1.76%	3	2.75%	\$228,267	\$195,700	\$244,550	dna	\$231
Hayden & Surrounding Area	\$1,480,000	3.81%	9	8.26%	\$164,444	\$337,500	\$176,875	\$201,000	\$101
Oak Creek, Phippsburg	\$929,000	2.39%	4	3.67%	\$232,250	\$190,500	\$273,667	\$269,000	\$214
North Routt County	\$403,300	1.04%	3	2.75%	\$134,433	\$100,800	\$285,000	dna	\$192
South Routt County	\$8,153,500	21.00%	11	10.09%	\$741,227	\$250,000	\$1,385,100	\$1,005,000	\$419
Stagecoach	\$3,004,500	7.74%	10	9.17%	\$300,450	\$227,550	\$495,000	\$319,950	\$178
Steamboat - Downtown Area	\$3,193,500	8.23%	8	7.34%	\$399,188	\$352,500	\$437,667	\$360,500	\$322
Steamboat - Mountain Area	\$11,788,800	30.37%	25	22.94%	\$471,552	\$337,500	\$421,252	\$335,000	\$236
Strawberry Park, Elk River	\$800,000	2.06%	1	0.92%	\$800,000	dna	\$800,000	dna	\$337
Catamount	\$2,660,000	6.85%	3	2.75%	\$886,667	\$995,000	\$995,000	dna	\$420
West Steamboat	\$3,373,500	8.69%	7	6.42%	\$481,929	\$487,500	\$459,333	\$461,250	\$184
Quit Claim Deeds	\$36,200	0.09%	2	1.83%	\$18,100	dna	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$2,316,300	5.97%	23	21.10%	\$100,709	\$96,400	\$0	\$0	\$0
TOTAL	\$38,823,400	0.00%	109	100.00%	\$434,177	\$245,000	\$480,184	\$336,000	\$234
(BANK SALES)	321,100	0.83%	3	2.75%	\$107,033	\$75,000	\$123,050	dna	\$64

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: Aug. 2013

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	\$16,800,900	5.04%	30	3.70%	\$560,030	\$558,450	\$584,431	\$574,700	\$258
Hayden & Surrounding Area	\$18,790,800	5.64%	42	5.19%	\$447,400	\$165,700	\$531,879	\$192,000	\$176
Oak Creek, Phippsburg	\$7,217,800	2.17%	28	3.46%	\$257,779	\$105,500	\$175,975	\$106,650	\$121
North Routt County	\$12,495,900	3.75%	25	3.09%	\$499,836	\$191,000	\$848,650	\$267,250	\$205
South Routt County	\$34,843,000	10.45%	37	4.57%	\$941,703	\$578,000	\$1,345,926	\$747,500	\$316
Stagecoach	\$5,716,300	1.71%	38	4.69%	\$150,429	\$43,250	\$311,118	\$252,000	\$134
Steamboat - Downtown Area	\$35,840,600	10.75%	85	10.49%	\$421,654	\$350,000	\$491,364	\$459,000	\$312
Steamboat - Mountain Area	\$109,174,510	32.75%	237	29.26%	\$460,652	\$325,000	\$465,031	\$322,000	\$272
Strawberry Park, Elk River	\$43,439,100	13.03%	32	3.95%	\$1,357,472	\$987,500	\$966,323	\$828,500	\$269
Catamount	\$12,875,000	3.86%	9	1.11%	\$1,430,556	\$945,000	\$1,992,000	\$995,000	\$438
West Steamboat	\$16,379,700	4.91%	47	5.80%	\$348,504	\$337,000	\$373,847	\$372,500	\$198
Quit Claim Deeds	\$1,227,000	0.37%	13	1.60%	\$94,385	\$50,000	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$18,580,600	5.57%	187	23.09%	\$99,361	\$64,800	\$0	\$0	\$0
TOTAL	\$333,381,210	100.00%	810	100.00%	\$514,055	\$321,000	\$547,919	\$350,000	\$255
(BANK SALES)	26,001,700	7.80%	87	10.74%	\$298,870	\$210,900	\$310,988	\$211,500	\$165

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

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



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Land Title Interval Sales Analysis: Routt County

August 2013

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	50,000	2.16%	1	4.35%	\$50,000	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	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	15,000	0.65%	1	4.35%	\$15,000	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	169,000	7.30%	3	13.04%	\$56,333	\$56,000
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	2,082,300	89.90%	18	78.26%	\$115,683	\$117,350
West Fractional	0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$2,316,300	100.00%	23	100.00%	\$100,709	\$96,400

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YTD: Aug. 2013

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	876,400	4.72%	7	30.43%	\$125,200	\$139,000
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	707,500	3.81%	2	8.70%	\$353,750	dna
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	5,435,000	29.25%	19	82.61%	\$286,053	\$310,000
Phoenix @ Steamboat Interval	69,500	0.37%	3	13.04%	\$23,167	\$22,000
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	1,956,000	10.53%	27	117.39%	\$72,444	\$56,000
Steamboat Villas Fractional	60,000	0.32%	1	4.35%	\$60,000	dna
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	4,000	0.02%	1	4.35%	\$4,000	dna
Village at Steamboat Fractional	9,472,200	50.98%	127	552.17%	\$74,584	\$60,800
West Fractional	0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$18,580,600	100.00%	187	100.00%	\$99,361	\$64,800



Routt County Market Analysis



Land Title Price Point Analysis: Routt County

August 2013

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	12	19%	\$1,633,400	5%
200,001 to 300,000	16	26%	\$4,001,000	13%
300,001 to 500,000	16	26%	\$6,097,000	20%
500,001 to 600,000	2	3%	\$1,147,000	4%
600,001 to 700,000	3	5%	\$1,909,000	6%
700,001 to 800,000	4	6%	\$3,045,000	10%
800,001 to 900,000	2	3%	\$1,609,000	5%
900,001 to 1,000,000	2	3%	\$1,960,000	7%
1,000,001 to 1,500,000	3	5%	\$3,455,000	12%
1,500,001 to 2,000,000	0	0%	\$0	0%
2,000,001 to 2,500,000	1	2%	\$2,365,000	8%
2,500,001 to 3,000,000	1	2%	\$2,550,000	9%
over \$ 3 Million	0	0%	\$0	0%
Total:	62	100%	\$29,771,400	100%

YTD: Aug. 2013

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	97	21%	\$12,322,610	5%
200,001 to 300,000	96	21%	\$23,680,900	9%
300,001 to 500,000	122	26%	\$47,744,800	19%
500,001 to 600,000	28	6%	\$15,465,700	6%
600,001 to 700,000	24	5%	\$15,606,900	6%
700,001 to 800,000	20	4%	\$15,294,500	6%
800,001 to 900,000	20	4%	\$16,979,700	7%
900,001 to 1,000,000	15	3%	\$14,615,000	6%
1,000,001 to 1,500,000	23	5%	\$27,803,500	11%
1,500,001 to 2,000,000	5	1%	\$8,930,000	3%
2,000,001 to 2,500,000	6	1%	\$13,630,000	5%
2,500,001 to 3,000,000	3	1%	\$7,836,800	3%
over \$ 3 Million	7	2%	\$35,420,000	14%
Total:	466	100%	\$ 255,330,410	100%

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

Full Year: 2011

Residential Transactions

	# 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%

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Routt County Market Analysis

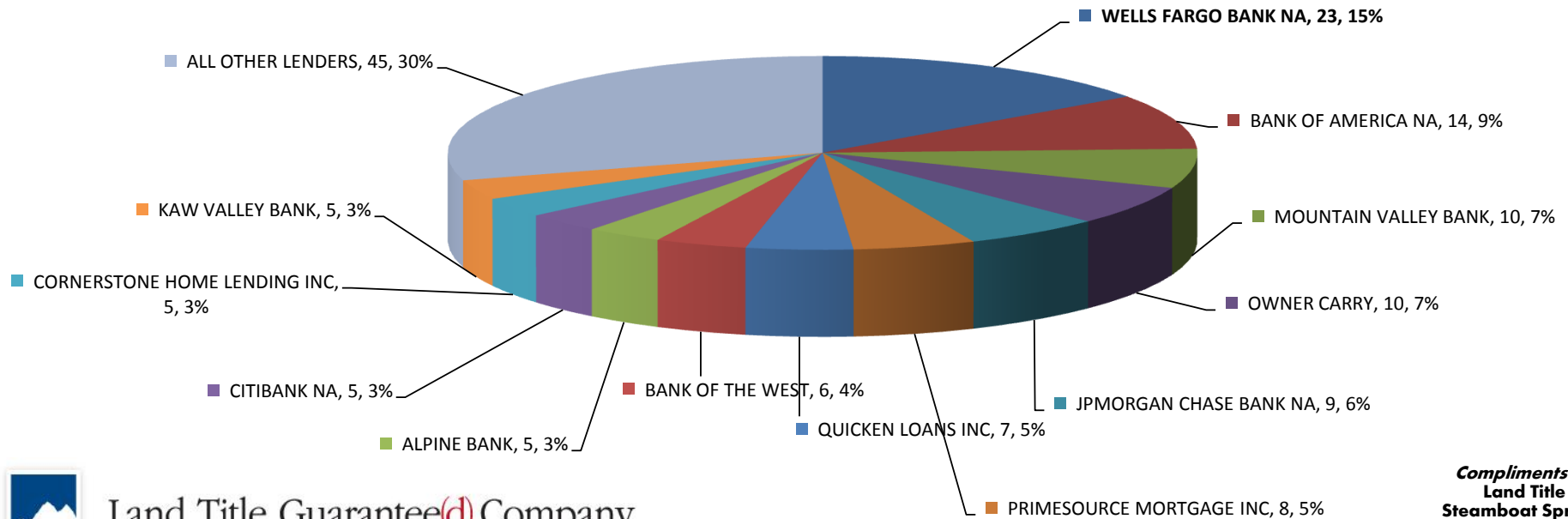


Land Title Lender Analysis: Routt County Top 70% Lenders - August 2013

Number of Loans: 152

Sales with Loans at Closing: 48% / Cash Purchasers: 52%

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Land Title Lender Analysis: Routt County

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	23	15.13%	Top 70% Lenders for August 2013 Routt County
BANK OF AMERICA NA	14	9.21%	
MOUNTAIN VALLEY BANK	10	6.58%	
OWNER CARRY	10	6.58%	
JPMORGAN CHASE BANK NA	9	5.92%	
PRIMESOURCE MORTGAGE INC	8	5.26%	
QUICKEN LOANS INC	7	4.61%	
BANK OF THE WEST	6	3.95%	
ALPINE BANK	5	3.29%	
CITIBANK NA	5	3.29%	
CORNERSTONE HOME LENDING INC	5	3.29%	
KAW VALLEY BANK	5	3.29%	
ALL OTHER LENDERS	45	29.61%	
VECTRA BANK COLORADO NA	4	2.63%	
YAMPA VALLEY BANK	4	2.63%	
USAA FEDERAL SAVINGS BANK	3	1.97%	
FIRST NATIONAL BANK OF THE ROCKIES	2	1.32%	
LOANDEPOT.COM LLC	2	1.32%	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	2	1.32%	
UNITED WHOLESALE MORTGAGE	2	1.32%	
WALCOTT TRUST AND SAVINGS BANK	2	1.32%	
BANCORPSOUTH BANK	1	0.66%	
BANK OF COLORADO	1	0.66%	
BANKFIRST	1	0.66%	
BOKF NA	1	0.66%	
COLORADO HOUSING AND FINANCE AUTHORITY	1	0.66%	
COMMERCE BANK	1	0.66%	
DUBUQUE BANK AND TRUST COMPANY	1	0.66%	
EVERBANK	1	0.66%	
FEDERAL SAVINGS BANK	1	0.66%	
HIGHTECH LENDING INC	1	0.66%	
HUNTINGTON NATIONAL BANK	1	0.66%	
M&T BANK	1	0.66%	
MUTUAL OF OMAHA BANK	1	0.66%	
NATIONSTAR MORTGAGE LLC	1	0.66%	
ONEWEST BANK FSB	1	0.66%	
PACIFIC UNION FINANCIAL LLC	1	0.66%	
PEOPLES BANK	1	0.66%	
PLATTE RIVER MORTGAGE & INVESTMENTS INC	1	0.66%	
RAYMOND JAMES BANK NA	1	0.66%	
REAL ESTATE MORTGAGE NETWORK INC	1	0.66%	
REVERSE MORTGAGE SOLUTIONS INC	1	0.66%	
RIGHT START MORTGAGE INC	1	0.66%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	1	0.66%	
THIRD FEDERAL SAVINGS & LOAN ASSC	1	0.66%	
TOTAL LOANS FOR AUGUST 2013:	152	100.00%	



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Routt County Market Analysis



Land Title Market Highlights: Routt County

Highest Priced Residential Sale: August 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	5.00	2005	6311	\$ 2,365,000	Sundance Ridge Preserve Subd Lot 9	P:Mark C. Meister	\$ 374.74	08/30/13	27130 Sundance Trail	

Highest Price PSF Residential Sale: August 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
2	3.00	2008	1615	\$ 715,000	Olympian Condo Unit 406	P:Craig S. Cantrell	\$ 442.72	08/06/13	0035 5th Street, #406	

Bank Sales Detail: August 2013

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address	Bank Reference
4	2.00	2006	2288	\$ 203,100	Morningside I @ Stagecoach Subd Lot 115	P:Colleen R. Poole	\$ 88.77	08/05/13	32404 Ute Trail	Bank: Mellon Bank of New York
3	1.50	1922	1080	\$ 43,000	1st Addn West Hayden Townsite Lot 14-16, Block 1	P:Kris Ingols	\$ 39.81	08/06/13	0119 North 2nd Street	Bank: FHLMC
			35.10 AC	\$ 75,000	Enchantment Subd Lot 2	P:Rocking M Ranch, LLC	\$ -	08/26/13	0835 Pinon Crest Way	Bank: Centennial Bank



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Routt County Market Analysis

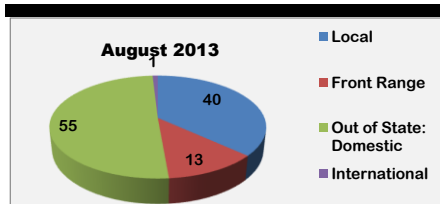


Land Title Purchaser Profile Highlights & Abstract: Routt County

Upper End Purchaser Details: August 2013

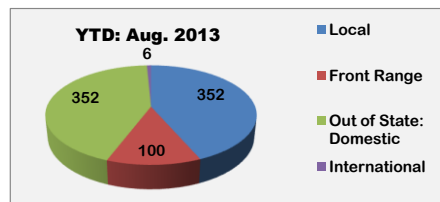
Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
5	5.50	1992	6610	\$ 2,550,000	M&B: Sec 35-5-85	\$ 385.78	08/27/13	29125 County Road #14A	SAPULPA	OK
4	5.00	2005	6311	\$ 2,365,000	Sundance Ridge Preserve Subd Lot 9	\$ 374.74	08/30/13	27130 Sundance Trail	AMARILLO	TX
4	4.50	2001	5486	\$ 1,250,000	Running Bear Subd Lot 43	\$ 227.85	08/30/13	2125 Bear Drive	WINNETKA	IL
3	3.00	2004	3451	\$ 1,200,000	Morrison Divide Ranch Subd Lot 1	\$ 347.73	08/29/13	33025 Ponderosa Trail	COLUMBUS	GA
			35.31 AC	\$ 1,200,000	Lake Catamount Subd Lot 8	\$ -	08/09/13	29750 Harrison Trail	WASHINGTON	DC
4	0.00	1956	990	\$ 1,005,000	M&B: Sec 22&27 4-84	\$ 1,015.15	08/12/13	N/A	ANCHORAGE	AK

Purchaser Abstract:



All Sales: August 2013

Origin of Buyer	# of Trans.	% Overall
Local	40	37%
Front Range	13	12%
Out of State: Domestic	55	50%
International	1	1%
Total Sales	109	100%



All Sales: YTD. Aug. 2013

Origin of Buyer	# of Trans.	% Overall
Local	352	43%
Front Range	100	12%
Out of State: Domestic	352	43%
International	6	1%
Total Sales	810	100%



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