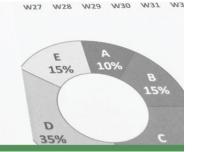
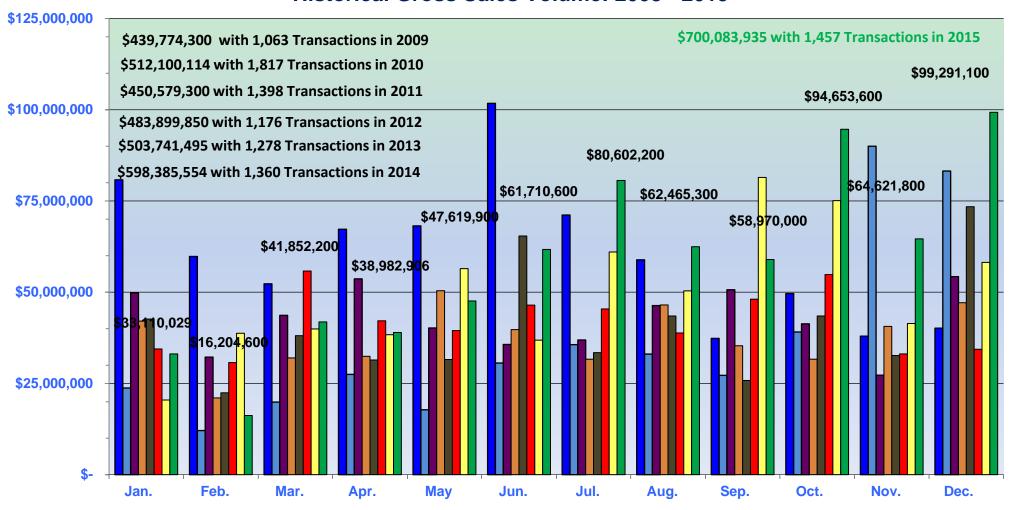
Routt County Market ANALYSIS



Historical Gross Sales Volume: 2008 - 2015



Compliments of: Land Title Steamboat Springs Melissa Gibson 970-870-2822 mgibson@ltgc.com

■2008 Trans. ■2009 Trans. ■2010 Trans. ■2011 Trans. ■2012 Trans. ■2013 Trans. □2014 Trans. ■2015 Trans.



Historical Gross Sales and Transactions

Gross Volume

	Dollar Volume	Dollar Volume	Actual												
Month	2008	2009	%	2010	%	2011	%	2012	%	2013	%	2014	%	YTD: 2015	%
			Change												
January	\$80,775,200	\$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%	\$33,110,029	61.73%
February	\$59,799,800	\$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%	\$16,204,600	-58.20%
March	\$52,278,700	\$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%	\$41,852,200	4.80%
April	\$67,237,500	\$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%	\$38,982,906	1.68%
May	\$68,152,000	\$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%	\$47,619,600	-15.67%
June	\$101,755,200	\$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%	\$61,710,600	67.50%
July	\$71,139,100	\$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%	\$61,002,300	34.28%	\$80,602,200	32.13%
August	\$58,864,100	\$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%	\$50,369,100	29.74%	\$62,465,300	24.02%
September	\$37,364,200	\$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%	\$81,472,505	69.47%	\$58,970,000	-27.62%
October	\$49,635,100	\$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%	\$75,109,000	36.93%	\$94,653,600	26.02%
November	\$37,955,800	\$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%	\$41,440,400	25.30%	\$64,621,800	55.94%
December	\$40,144,500	\$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%	\$58,172,300	69.29%	\$99,291,100	70.68%
Year to Date:	\$725,101,200	\$439,774,300	-39.35%	\$512,100,114	16.45%	\$450,579,300	-12.01%	\$483,899,850	7.40%	\$503,741,495	4.10%	\$598,385,554	18.79%	\$700,083,935	17.00%
ANNUAL:	\$725,101,200	\$439,774,300	-39.35%	\$512,100,114	16.45%	\$450,579,300	-12.01%	\$483,899,850	7.40%	\$503,741,495	4.10%	\$598,385,554	18.79%	\$700,083,935	17.00%

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			nsa	

Number of Trans	sactions														
	# Transactions	# Transactions	Actual												
Month	2008	2009	%	2010	%	2011	%	2012	%	2013	%	2014	%	YTD. 2015	%
			Change												
January	136	176	29.41%	109	-38.07%	136	24.77%	66	-51.47%	101	53.03%	69	-31.68%	71	2.90%
February	109	47	-56.88%	78	65.96%	105	34.62%	69	-34.29%	94	36.23%	98	4.26%	49	-50.00%
March	89	54	-39.33%	125	131.48%	142	13.60%	99	-30.28%	71	-28.28%	93	30.99%	109	17.20%
April	140	59	-57.86%	104	76.27%	72	-30.77%	90	25.00%	107	18.89%	129	20.56%	112	-13.18%
May	98	46	-53.06%	190	313.04%	137	-27.89%	79	-42.34%	104	31.65%	122	17.31%	103	-15.57%
June	92	67	-27.17%	167	149.25%	94	-43.71%	109	15.96%	108	-0.92%	112	3.70%	144	28.57%
July	94	44	-53.19%	213	384.09%	79	-62.91%	100	26.58%	116	16.00%	109	-6.03%	168	54.13%
August	70	72	2.86%	271	276.39%	134	-50.55%	138	2.99%	109	-21.01%	133	22.02%	150	12.78%
September	64	86	34.38%	212	146.51%	140	-33.96%	84	-40.00%	122	45.24%	137	12.30%	133	-2.92%
October	68	125	83.82%	176	40.80%	99	-43.75%	119	20.20%	129	8.40%	131	1.55%	129	-1.53%
November	49	131	167.35%	93	-29.01%	124	33.33%	93	-25.00%	107	15.05%	106	-0.93%	147	38.68%
December	68	156	129.41%	79	-49.36%	136	72.15%	130	-4.41%	110	-15.38%	121	10.00%	142	17.36%
Year to Date:	1077	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%	1278	8.67%	1360	6.42%	1457	7.13%
ANNUAL:	1077	1063	-1.30%	1817	70.93%	1398	-23.06%	1176	-15.88%	1278	8.67%	1360	6.42%	1457	7.13%

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.



Market Snapshot by Area

December: Full Year 2014 versus Full Year 2015

Area	Average Price Single Family 2014	Average Price Single Family 2015	% Change vs. Prior Year	Average Price Multi- Family 2014	Multi-Family	% Change vs. Prior Year	Average Price Residential Land 2014	Average Price Vacant Land 2015	% Change vs. Prior Year
Fish Creek	\$986,474	\$988,455	0%	\$416,008	\$427,831	3%	\$360,400	\$447,813	24%
Hayden & Surrounding Area	\$190,828	\$490,830	157%	\$171,500	\$132,833	-23%	\$221,818	\$357,519	61%
Oak Creek, Phippsburg	\$234,087	\$251,791	8%	\$155,000	\$0	n/a	\$100,900	\$536,731	432%
North Routt County	\$899,044	\$713,297	-21%	\$127,500	\$120,000	-6%	\$264,000	\$198,573	-25%
South Routt County	\$911,604	\$981,282	8%	\$137,633	\$282,400	105%	\$243,667	\$415,923	71%
Stagecoach	\$366,947	\$372,668	2%	\$102,389	\$149,763	46%	\$40,595	\$58,723	45%
Steamboat - Downtown Area	\$638,083	\$772,589	21%	\$539,165	\$518,006	-4%	\$228,625	\$237,500	4%
Steamboat - Mountain Area	\$1,009,516	\$1,046,823	4%	\$442,639	\$440,663	0%	\$390,608	\$400,135	2%
Strawberry Park, Elk River	\$1,598,917	\$1,249,508	-22%	\$0	\$0	0%	\$995,733	\$812,546	-18%
Catamount	\$1,623,333	\$3,011,250	85%	\$0	\$0	0%	\$951,250	\$1,466,000	54%
West Steamboat	\$554,112	\$490,313	-12%	\$340,000	\$299,163	-12%	\$157,500	\$167,357	6%
Gross Live Average:	\$748,278	\$697,138	-7%	\$427,811	\$429,478	0%	\$338,784	\$363,748	7%

Area	Median Price Single Family 2014	Median Price Single Family 2015	% Change vs. Prior Year	Median Price Multi- Family 2014	Median Price Multi-Family 2015	% Change vs. Prior Year	Median Price Residential Land 2014	Median Price Vacant Land 2015	% Change vs. Prior Year
Fish Creek	\$860,000	\$785,000	-9%	\$386,250	\$416,500	8%	\$397,000	\$380,000	-4%
Hayden & Surrounding Area	\$198,950	\$225,000	13%	dna	\$159,500	n/a	\$175,000	\$45,200	-74%
Oak Creek, Phippsburg	\$137,900	\$170,000	23%	dna	\$0	n/a	\$67,500	\$144,500	114%
North Routt County	\$368,000	\$415,000	13%	dna	dna	n/a	\$156,250	\$96,000	-39%
South Routt County	\$825,000	\$835,000	1%	\$136,750	\$145,000	n/a	\$130,000	\$297,500	129%
Stagecoach	\$298,000	\$375,000	26%	\$113,000	\$156,850	39%	\$6,000	\$13,250	121%
Steamboat - Downtown Area	\$540,000	\$575,000	6%	\$486,000	\$523,000	8%	\$184,000	dna	n/a
Steamboat - Mountain Area	\$785,000	\$815,500	4%	\$310,000	\$315,500	2%	\$369,000	\$407,500	10%
Strawberry Park, Elk River	\$851,500	\$620,000	-27%	\$0	\$0	0%	\$1,081,000	\$850,000	-21%
Catamount	\$1,030,000	\$2,785,000	170%	\$0	\$0	0%	\$862,500	\$1,398,000	62%
West Steamboat	\$497,500	\$477,500	-4%	dna	\$348,650	n/a	\$123,750	\$143,000	16%
Gross Live Median:	\$530,000	\$461,000	-13%	\$317,000	\$322,000	2%	\$208,000	\$195,000	-6%

Area	Average PPSF Single Family 2014	Average PPSF Single Family 2015	% Change vs. Prior Year	Average PPPSF Multi- Family 2014	Average PPSF Multi-Family 2015	% Change vs. Prior Year	Average PPAC Residential Land 2014	Average PPAC Vacant Land 2015	% Change vs. Prior Year
Fish Creek	\$328	\$332	1%	\$212	\$254	20%	\$580,284	\$392,571	-32%
Hayden & Surrounding Area	\$129	\$158	23%	\$110	\$115	4%	\$124,305	\$41,052	-67%
Oak Creek, Phippsburg	\$179	\$139	-23%	\$121	\$0	n/a	\$54,497	\$100,695	85%
North Routt County	\$271	\$257	-5%	\$152	\$143	-6%	\$30,183	\$48,623	61%
South Routt County	\$304	\$396	30%	\$196	\$253	29%	\$22,163	\$22,699	2%
Stagecoach	\$171	\$175	2%	\$76	\$99	31%	\$63,667	\$27,417	-57%
Steamboat - Downtown Area	\$340	\$364	7%	\$328	\$346	6%	\$1,084,181	\$303,664	-72%
Steamboat - Mountain Area	\$297	\$335	13%	\$285	\$297	4%	\$905,014	\$814,237	-10%
Strawberry Park, Elk River	\$527	\$506	-4%	\$0	\$0	0%	\$118,027	\$76,270	-35%
Catamount	\$456	\$561	23%	\$0	\$0	0%	\$43,582	\$657,798	1409%
West Steamboat	\$227	\$242	6%	\$229	\$217	-5%	\$683,574	\$584,895	-14%
Gross Live Average:	\$286	\$269	-6%	\$273	\$288	6%	\$370,108	\$205,149	-45%

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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Market Analysis by Area

December 2015		All Transaction Summary						Residential Summary			
Area	s Volume Transactions	% of s Volume	# of Transactions	% of Transactions	Average s Transaction Price	Median s Transaction Price	Average s Residential Price	Median s Residential Price	Average s Residential PPSF		
Fish Creek	\$3,062,500	3.08%	5	3.52%	\$612,500	\$387,500	\$716,875	\$498,750	\$312		
Hayden & Surrounding Area	\$12,963,300	13.06%	7	4.93%	\$1,851,900	\$100,000	\$4,269,533	\$332,000	\$89		
Oak Creek, Phippsburg	\$4,377,200	4.41%	13	9.15%	\$336,708	\$145,000	\$373,427	\$145,000	\$153		
North Routt County	\$680,000	0.68%	3	2.11%	\$226,667	\$255,000	\$226,667	\$255,000	\$159		
South Routt County	\$433,000	0.44%	1	0.70%	\$433,000	dna	\$0	\$0	\$0		
Stagecoach	\$1,939,200	1.95%	9	6.34%	\$215,467	\$115,000	\$371,640	\$280,000	\$122		
Steamboat - Downtown Area	\$12,571,500	12.66%	14	9.86%	\$897,964	\$576,250	\$667,150	\$521,250	\$437		
Steamboat - Mountain Area	\$58,700,000	59.12%	61	42.96%	\$962,295	\$415,000	\$608,705	\$406,000	\$311		
Strawberry Park, Elk River	\$175,300	0.18%	1	0.70%	\$175,300	dna	\$175,300	dna	\$301		
Catamount	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0		
West Steamboat	\$2,995,000	3.02%	6	4.23%	\$499,167	\$547,500	\$565,000	\$640,000	\$227		
Quit Claim Deeds	\$0	0.00%	0	0.00%	\$0	\$0	\$0	\$0	\$0		
Timeshare & Interval Unit Sales	\$1,394,100	1.40%	22	15.49%	\$63,368	\$37,850	\$0	\$0	\$0		
TOTAL	\$99,291,100	100.00%	142	100.00%	\$815,808	\$365,250	\$675,876	\$378,500	\$282		
(BANK SALES)	38,000	0.04%	2	1.41%	\$19,000	dna	\$0	\$0	\$0		

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.



YTD. Market Analysis by Area

Full Year: 2015			All Transact	ion Summai	· y		Residential Summary			
Area	s Volume Transactions	% of s Volume	# of Transactions	% of Transactions	Average s Transaction Price	Median s Transaction Price	Average s Residential Price	Median s Residential Price	Average s Residential PPSF	
Fish Creek	\$28,345,100	4.05%	52	3.57%	\$545,098	\$473,500	\$571,247	\$485,000	\$274	
Hayden & Surrounding Area	\$39,402,956	5.63%	95	6.52%	\$414,768	\$180,000	\$471,988	\$225,000	\$156	
Oak Creek, Phippsburg	\$19,217,100	2.74%	69	4.74%	\$278,509	\$145,000	\$251,791	\$170,000	\$139	
North Routt County	\$32,135,600	4.59%	63	4.32%	\$510,089	\$339,000	\$697,684	\$409,000	\$254	
South Routt County	\$65,616,600	9.37%	68	4.67%	\$964,950	\$441,500	\$875,391	\$752,000	\$374	
Stagecoach	\$22,786,300	3.25%	100	6.86%	\$227,863	\$165,000	\$316,057	\$320,000	\$156	
Steamboat - Downtown Area	\$82,357,000	11.76%	106	7.28%	\$776,953	\$580,000	\$659,799	\$548,000	\$356	
Steamboat - Mountain Area	\$297,105,150	42.44%	517	35.48%	\$574,671	\$345,500	\$527,634	\$342,500	\$302	
Strawberry Park, Elk River	\$31,804,729	4.54%	30	2.06%	\$1,060,158	\$680,000	\$1,249,508	\$620,000	\$506	
Catamount	\$16,443,000	2.35%	7	0.48%	\$2,349,000	\$1,398,000	\$3,011,250	\$2,785,000	\$561	
West Steamboat	\$47,807,300	6.83%	95	6.52%	\$503,235	\$419,000	\$463,005	\$225,000	\$238	
Quit Claim Deeds	\$643,900	0.09%	17	1.17%	\$37,876	\$3,500	\$0	\$0	\$0	
Timeshare & Interval Unit Sales	\$16,419,200	2.35%	238	16.33%	\$68,988	\$39,950	\$0	\$0	\$0	
TOTAL	\$700,083,935	100.00%	1,457	100.00%	\$568,237	\$355,000	\$549,566	\$373,000	\$279	
(BANK SALES)	8,793,900	1.26%	40	2.75%	\$219,848	\$188,950	\$249,171	\$211,250	\$159	

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.



Interval Sales Analysis

December 2015

Area	s Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median s 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	\$230,000	16.50%	1	4.55%	\$230,000	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	\$0	0.00%	0	0.00%	\$0	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	12.52%	3	13.64%	\$58,167	\$33,500
Steamboat Villas Fractional	\$46,800	3.36%	2	9.09%	\$23,400	dna
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	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	\$942,800	67.63%	16	72.73%	\$58,925	\$39,650
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$1,394,100	100.00%	22	100.00%	\$63,368	\$37,850

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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Full Year: 2015

Area	s Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average s Transaction Price	Median s Transaction Price
Christie Club Fractional	1,124,000	6.85%	8	3.36%	\$140,500	\$127,000
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	230,000	1.40%	1	0.42%	\$230,000	dna
North Star Interval	1,500	0.01%	3	1.26%	\$500	\$500
Mountaineer @ Steamboat	0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	4,004,000	24.39%	13	5.46%	\$308,000	\$340,000
Phoenix @ Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	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	1,549,400	9.44%	26	10.92%	\$59,592	\$48,950
Steamboat Villas Fractional	46,800	0.29%	2	0.84%	\$23,400	dna
Suites at Steamboat Interval	3,900	0.02%	3	1.26%	\$1,300	\$900
Sunburst Interval	1,000	0.01%	1	0.42%	\$1,000	dna
Thunder Mountain Interval	8,500	0.05%	1	0.42%	\$8,500	dna
Village at Steamboat Fractional	9,450,100	57.56%	180	75.63%	\$52,501	\$38,100
West Fractional	0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$16,419,200	100.00%	238	100.00%	\$68,988	\$39,950



Price Point Analysis

December 2015		Residential Transactions						
	# Transactions	% of Transactions	Gross Volume	% of Gross Volume				
<=200,000	18	19%	\$2,503,800	4%				
200,001 to 300,000	18	19%	\$4,578,200	7%				
300,001 to 500,000	26	27%	\$10,067,600	15%				
500,001 to 600,000	6	6%	\$3,350,500	5%				
600,001 to 700,000	8	8%	\$5,072,300	8%				
700,001 to 800,000	2	2%	\$1,507,000	2%				
800,001 to 900,000	4	4%	\$3,345,500	5%				
900,001 to 1,000,000	2	2%	\$1,925,000	3%				
1,000,001 to 1,500,000	4	4%	\$5,195,000	8%				
1,500,001 to 2,000,000	5	5%	\$9,175,000	14%				
2,000,001 to 2,500,000	3	3%	\$6,583,500	10%				
2,500,001 to 3,000,000	0	0%	\$0	0%				
over \$ 3 Million	1	1%	\$12,256,600	19%				
Total:	97	100%	\$65,560,000	100%				

Full Year: 2015		Re	esidential Transactio	ons
	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	171	19%	\$24,734,450	5%
200,001 to 300,000	156	17%	\$39,117,129	8%
300,001 to 500,000	253	28%	\$96,692,700	20%
500,001 to 600,000	93	10%	\$51,617,500	10%
600,001 to 700,000	56	6%	\$36,026,000	7%
700,001 to 800,000	28	3%	\$20,901,400	4%
800,001 to 900,000	31	3%	\$26,094,300	5%
900,001 to 1,000,000	16	2%	\$15,188,300	3%
1,000,001 to 1,500,000	38	4%	\$47,366,900	10%
1,500,001 to 2,000,000	34	4%	\$60,059,500	12%
2,000,001 to 2,500,000	8	1%	\$17,583,500	4%
2,500,001 to 3,000,000	4	0%	\$10,748,000	2%
over \$ 3 Million	8	1%	\$46,281,600	9%
Total:	896	100%	\$ 492,411,279	100%

Full Year: 2014		Re	esidential Transact	ions
	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	161	21%	\$20,885,503	5%
200,001 to 300,000	127	16%	\$32,391,200	7%
300,001 to 500,000	198	25%	\$76,892,350	17%
500,001 to 600,000	76	10%	\$41,657,000	9%
600,001 to 700,000	47	6%	\$30,533,900	7%
700,001 to 800,000	34	4%	\$25,697,500	6%
800,001 to 900,000	29	4%	\$24,820,400	6%
900,001 to 1,000,000	21	3%	\$19,948,000	4%
1,000,001 to 1,500,000	46	6%	\$55,864,400	13%
1,500,001 to 2,000,000	24	3%	\$42,082,400	9%
2,000,001 to 2,500,000	6	1%	\$13,299,000	3%
2,500,001 to 3,000,000	5	1%	\$13,737,500	3%
over \$ 3 Million	8	1%	\$46,018,000	10%
Total:	782	100%	\$443,827,153	100%

Full Year: 2013		Re	sidential Transact	ions
	# 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%
Total:	722	100%	\$375,880,070	100%

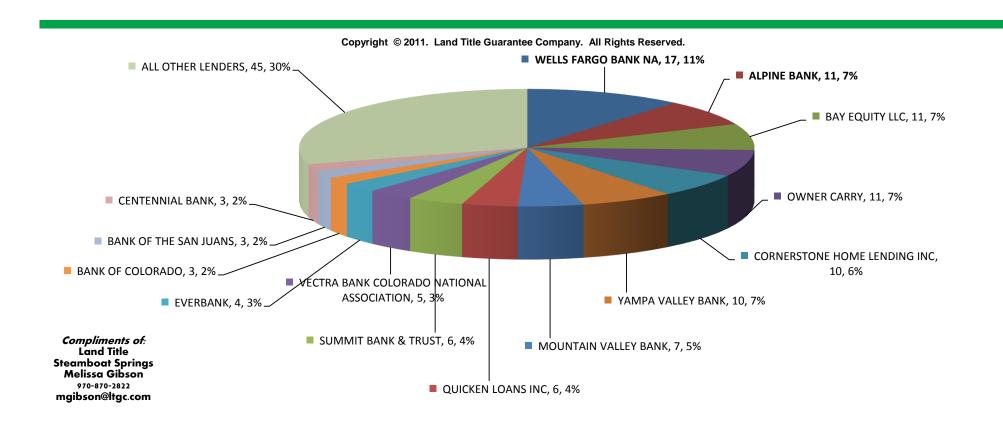


Lender Analysis

Top 70% Lenders December 2015

Number of Loans: 152

Sales with Loans at Closing: 58% / Cash Purchasers: 42%





Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
WELLS FARGO BANK NA	17	11.18%	Top 70% Lenders for December 2015
ALPINE BANK	11	7.24%	Routt County
BAY EQUITY LLC	11	7.24%	
OWNER CARRY	11	7.24%	
CORNERSTONE HOME LENDING INC	10	6.58%	
YAMPA VALLEY BANK	10	6.58%	
MOUNTAIN VALLEY BANK	7	4.61%	
QUICKEN LOANS INC	6	3.95%	
SUMMIT BANK & TRUST	6	3.95%	
VECTRA BANK COLORADO NATIONAL ASSOCIATION	5	3.29%	
EVERBANK	4	2.63%	
BANK OF COLORADO	3	1.97%	
BANK OF THE SAN JUANS	3	1.97%	
CENTENNIAL BANK	3	1.97%	
ALL OTHER LENDERS	45	29.61%	
JPMORGAN CHASE BANK NA	2	1.32%	
ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC	2	1.32%	
US BANK NA	2	1.32%	
ADVANCIAL FEDERAL CREDIT UNION	1	0.66%	
AMERICAN AGCREDIT FLCA	1	0.66%	
AMERICAN BANK	1	0.66%	
AMERICAN FINANCING CORPORATION	1	0.66%	
AMERICAN LIBERTY MORTGAGE INC	1	0.66%	
ANB BANK	1	0.66%	
ASSEMBLIES OF GOD LOAN FUND	1	0.66%	
BANK OF AMERICA NA	1	0.66%	
BANK OF THE WEST	1	0.66%	
BNY MELLON NA	1	0.66%	
BRINKER CREEK RANCH LLC	1	0.66%	
CAPITAL CITY BANK	1	0.66%	
COLORADO LENDING SOURCE LTD	1	0.66%	
COMPASS BANK	1	0.66%	
DITECH FINANCIAL LLC	1	0.66%	
DUBUQUE BANK AND TRUST COMPANY	1	0.66%	
ELEVATIONS CREDIT UNION	1	0.66%	
FINANCE OF AMERICA MORTGAGE LLC	1	0.66%	
GUARANTEED RATE INC	1	0.66%	
GUILD MORTGAGE COMPANY	1	0.66%	
HOME FEDERAL BANK OF TENNESSEE	1	0.66%	
HOMEWARD RESIDENTIAL INC	1	0.66%	
MEGASTAR FINANCIAL CORP	1	0.66%	
NATIONSTAR MORTGAGE LLC	1	0.66%	
NAVY FEDERAL CREDIT UNION	1	0.66%	
NOVA FINANCIAL & INVESTMENT CORPORATION	1	0.66%	
ONETRUST HOME LOANS	1	0.66%	
PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC	1	0.66%	
PINNACLE BANK	1	0.66%	
PLANET HOME LENDING LLC	1	0.66%	
PLATTE VALLEY BANK	1	0.66%	
PROSPECT MORTGAGE LLC	1	0.66%	
TBK BANK SSB	1	0.66%	
TCF NATIONAL BANK	1	0.66%	
TRI COUNTIES BANK	1	0.66%	
UBS BANK USA	1	0.66%	
UNIVERSAL LENDING CORPORATION	1	0.66%	
UNKNOWN LENDER	1	0.66%	
WYNDHAM CAPITAL MORTGAGE INC	1	0.66%	
TOTAL LOANS FOR DECEMBER 2015:	152	100.00%	



Market Highlights

Highest Priced Residential Sale: December 2015

Brm Bath Year Built Size Price Legal Purchaser PPSF Date Street Address

5 5.50 2005 4064 \$ 2,108,500 Mores Corner RP Lot 5, Lot 5-B P:Charlotte W. Hall \$ 518.82 12/22/15 2039 INDIAN SUMMER DR

2039 Indian Summer Drive



28975 County Road #53



Jumbo Ranch/Agricultural Sale: December 2015

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
3	2.00	1997	1120	\$ 12,256,60	M&B: Sec 7-9,16-18-4-88 + Exten. Legal: 13,841.64 AC Land	P:WF Mtn Ranch Partnership, LP	n/a	12/15/15	28975 + COUNTY ROAD #53

Highest Price PSF Residential Sale: December 2015

Highest File For Residential Sale. December 2015									
Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
4	4.00	2009	2514	\$ 1,775,000	OSP Condo @ Apres Ski Way Unit R-607	P·Raelee LLC	\$ 706.05	12/14/15	2250 APRES SKI WAY #R607

Bank Sales Detail: December 2015

E	Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Bank / Seller
				.14 AC	\$ 10,000	Dry Creek Village Subd #1 Lot 11, Block 2	N/A	12/09/15	Bank: Mountain Valley Bank
				1.71 AC	\$ 28,000	Black Horse @ Stagecoach Subd Lot 10	N/A	12/30/15	Bank: Alpine Bank

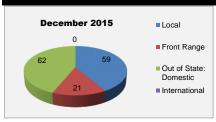


Buyer Profile

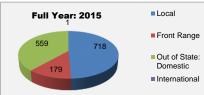
Upper End Purchaser Details: December 2015

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
			N/A	\$ 15,500,000	Steamboat East Tower Condo Unit 201-214, 301-314, 401-414, 501-514	n/a	12/09/15	2200 Villge Inn Court	INDIANAPOLIS	IN
3	2.00	1997	1120	\$ 12,256,600	M&B: Sec 7-9,16-18-4-88 Exten. Legal: 13,841.64 AC Land	n/a	12/15/15	28925 CR 53	DALLAS	TX
			N/A	\$ 7,176,800	Steamboat Villas Condo Exten. Legal: Interval Units & Weeks Transfer	n/a	12/09/15	VILLAGE INN COURT	INDIANAPOLIS	IN
		1968	22997	\$ 2,650,000	M&B: Sec 1&17-6-84 aka Iron Springs Inn	\$ 115.23	12/17/15	331 & 333 S LINCOLN AVE	STEAMBOAT SPRINGS	CO
7	4.50	1939	4823	\$ 2,400,000	M&B: Sec 2&3-1-85 & Sec 27,34,35-2-85	\$ 497.62	12/03/15	27575, 27585 CR 7C	YAMPA	CO
5	5.50	2005	4064	\$ 2,108,500	Mores Corner RP Lot 5 TH Unit 5-B	\$ 518.82	12/22/15	2039 INDIAN SUMMER DR	FRIENDSWOOD	TX
5	5.50	2008	5081	\$ 2,075,000	Mores Corner RP Lot 10-B	\$ 408.38	12/16/15	1998 INDIAN SUMMER DR	STEAMBOAT SPRINGS	CO
5	5.50	2008	5083	\$ 2,000,000	Mores Corner TH RP Lot 10 Unit 10-A	\$ 393.47	12/03/15	1996 INDIAN SUMMER DR	ATLANTA	TX
4	3.50	2015	3900	\$ 1,950,000	Graystone on the Green Subd Lot 1	\$ 500.00	12/17/15	1305 CLUBHOUSE CIR	STEAMBOAT SPRINGS	CO
5	3.50	1950	2788	\$ 1,850,000	Bennett Subd Lot 1&2	\$ 663.56	12/17/15	701 PRINCETON AVE	HOUSTON	TX
4	4.00	2009	2514	\$ 1,775,000	OSP Condo @ Apres Ski Way Unit R-607	\$ 706.05	12/14/15	2250 APRES SKI WAY #R607	INDEPENDENCE	LA
4	4.50	2008	3587	\$ 1,600,000	Viewpoint Residences Subd Lot 12, Block 1	\$ 446.06	12/11/15	1452 DELTA QUEEN CT	RANDOLPH	NJ
		1942	964	\$ 1,550,000	JGS Condo #2 Unit 2	\$ 1,607.88	12/18/15	903 LINCOLN AVE	STEAMBOAT SPRINGS	CO
4	4.00	1995	5887	\$ 1,500,000	Mountain View Estates Subd #3 Lot 51,52,51A	\$ 254.80	12/07/15	648 MEADOWBROOK CIR	LONGMONT	CO
		2007	2959	\$ 1,450,000	Howelson Place Condo Unit A101 & A102	\$ 490.03	12/01/15	700 YAMPA ST #A101-A102	STEAMBOAT SPRINGS	CO
5	4.00	1999	4319	\$ 1,370,000	Ski Ranches Subd #6 Lot 9	\$ 317.20	12/02/15	2652 ANTHONY'S CIR	LEWISVILLE	TX
		1998	4224	\$ 1,275,000	Pine Grove Business Center Unit B	\$ 301.85	12/16/15	1600 PINE GROVE RD	STEAMBOAT SPRINGS	CO
3	3.50	2015	2690	\$ 1,200,000	Homestead @ Wildhorse Meadows Subd Lot A, Block 1	\$ 446.10	12/31/15	1472 BANGTAIL WAY	MALVERIN	PA
4	4.50	1998	4057	\$ 1,125,000	Sanctuary Subd #4 Lot 76	\$ 277.30	12/08/15	3200 ASPEN WOOD LN	STEAMBOAT SPRINGS	CO

Purchaser Abstract:



All Sales: December 2015		All Sales: Full Year 2014			
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	59	42%	Local	610	45%
Front Range	21	15%	Front Range	217	16%
Out of State: Domestic	62	44%	Out of State: Domestic	527	39%
International	0	0%	International	6	0%
Total Sales	142	100%	Total Sales	1360	100%



All Sales: Full Year 2015		All Sales: Full Year 2013			
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	718	49%	Local	549	43%
Front Range	179	12%	Front Range	168	13%
Out of State: Domestic	559	38%	Out of State: Domestic	553	43%
International	1	0%	International	8	1%
Total Sales	1457	100%	Total Sales	1278	100%



Property Type Transaction Summary

December 2015 Reconciliation by Transaction Type:							
December 2010 Recommend by Tra	# Transactions		Gross Volume				
Single Family	40	\$	23,395,800.00				
Multi Family	56	\$	29,907,600.00				
Vacant Land	13	\$	1,383,200.00				
Commercial	9	\$	30,901,800.00				
Development Land							
Timeshare / Interval	22	\$	1,394,100.00				
Jumbo Ranch/Agricultural	1	\$	12,256,600.00				
Not Arms Length/Low Doc Fee							
Quit Claim Deed							
Related Parties							
Bulk Multi-Family Unit/Project Sales							
Partial Interest Sales	1	\$	52,000.00				
Employee Housing Units / Mobile Homes							
Multiple Units & Sites/Same Deed							
Water Rights / Open Space / Easements							
Exempt / Political Transfers							
Total Transactions:	142	\$	99,291,100.00				



New Unit Sales Detail

Improved Residential New Unit Sales detail: December 2015

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	3.50	2015	3900	\$ 1,950,000	Graystone on the Green Subd Lot 1	SINGLEFAM	\$ 500.00	1305 CLUBHOUSE CIR
4	3.00	2014	2612	\$ 670,000	Heritage Park Subd Lot 26	SINGLEFAM	\$ 256.51	27450 BRANDON CIR
		2015	N/A	\$ 379,400	Coyote Run Subd Lot 6, Block 19	SINGLEFAM	N/A	30330 COYOTE RUN CT
5	5.50	2008	5083	\$ 2,000,000	Mores Corner TH RP Lot 10 Unit 10-A	MULTIFAM	\$ 393.47	1996 INDIAN SUMMER DR
4	4.00	2009	2514	\$ 1,775,000	OSP Condo @ Apres Ski Way Unit R-607	MULTIFAM	\$ 706.05	2250 APRES SKI WAY #R607
3	3.50	2015	2690	\$ 1,200,000	Homestead @ Wildhorse Meadows Subd Lot A, Block 1	MULTIFAM	\$ 446.10	1472 BANGTAIL WAY
3	3.50	2015	2054	\$ 595,000	Rocky Peak Village TH #6 Unit 17	MULTIFAM	\$ 289.68	445 WILLETT HEIGHTS CT

Summary of Improved Residential New Unit Sales: December 2015

Average Price:	\$1,224,200
Average PPSF:	\$431.97
Median Price:	\$1,200,000
# Transactions:	7
Gross Volume:	\$ 8,569,400

Compliments of: Land Title Steamboat Springs Melissa Gibson 970-870-2822 mgibson@ltgc.com



NOTE: The above figures do not include time share interests, new vacant site transactions, or new commercial unit transactions. Data is deemed reliable but not guaranteed.



Commercial Sales Detail

UNTNO I	RED	RATH	YOC	STATSE	LANDSIZE	PRICE	LEGAL	STYLE	PPSF	RDATE	STREET ADDRESS
777771	3		1914		0.1400	\$ 610,000	M&B: Sec 17-6-84	POLITICAL	\$ 403.44	01/16/15	603 YAMPA ST
775436	-		1918	2553	0.0800	\$ 962,500	SS, Town of Lot 10, Block 15	RETAIL	\$ 377.01	11/30/15	822 LINCOLN AVE
715600			1991	18740	0.3100	\$ 3,783,000	SS, Town of Lot 4-6, Block 28	RETAIL	\$ 201.87	01/06/15	635 LINCOLN AVE
163723	3	2.00	1989	8394	3.0800	\$ 1,300,000	Petrillo Subd Lot 1	WHSE	\$ 154.87	01/28/15	1983, 1989 LOGGERS LANE
169505			1999	860	0.0197	\$ 260,000	Steamboat Grand Resort Hotel Condo Unit C4	RETAIL	\$ 302.33	03/24/15	2300 MT WERNER CIR
826807			1965	5484	0.3200	\$ 300,000	Hayden, Orig. Town of Lot 2, Block 4	WHSE	\$ 54.70	03/27/15	106 E JEFFERSON AVE
179442			2014	N/A		\$ 672,000	Hangars at Steamboat II Condo Unit L1	WHSE	\$ -	03/25/15	3469 AIRPORT CIR #1
179443			2014	N/A		\$ 504,000	Hangars at Steamboat II Condo Unit L2	WHSE	\$ -	03/23/15	3469 AIRPORT CIR #2
162787			1998	2200	0.0505	\$ 274,000	30390 Downhill Drive Condo Unit 15	WHSE	\$ 124.55	03/11/15	2750 DOWNHILL PLZ #15
813194					0.5800	\$ 175,000	Airport Meadows Subd #1 Lot 2	COMMVAC	\$ -	02/24/15	2901 ELK RIVER RD
172148	_				0.2060	\$ 126,500	South Arthur Industrial Park Subd Lot 3	COMMVAC	\$ -	03/18/15	228, 316 ARTHUR AVE
258941					0.8430	\$ 950,000	M&B: Sec 22-6-84	DEVELOP	\$ -	02/27/15	N/A
179444			2014	5280	0.1212	\$ 739,200	Hangars @ Steamboat II Condo Unit M1	WHSE	\$ 140.00	04/21/15	3461 AIRPORT CIR #1
318047			1996	2520	0.8600	\$ 650,000	Curve Subd Lot 3, Block 2	COMMMISC	\$ 257.94	04/30/15	2095 CURVE CT
381194			1969	6250	2.3900	\$ 1,000,000	M&B: Sec 7-6-84	WHSE	\$ 160.00	05/14/15	1610 13TH ST
335026	3	1.00	1944	1048	0.2500	\$ 103,000	Oak Creek, Town of Lot 2-6, Block 6	MIXEDUSE	\$ 98.28	05/22/15	222 E MAIN ST
348216			1950	4650	0.8100	\$ 60,000	M&B: Sec 15-2-85	WHSE	\$ 12.90	05/15/15	50 MOFFAT AVE
173595			2009	1711	0.0393	\$ 850,000	OSP Condo @ Apres Ski Way Unit C-310	OFFICE	\$ 496.79	05/20/15	2250 APRES SKI WAY #C310
72748			2006	3619	0.0831	\$ 1,000,000	Marketplace Condo Unit C-1	RESTAURANT	\$ 276.32	05/11/15	685 MARKETPLACE PLZ #C-1
69040			2005	1664	0.0382	\$ 291,000	Wescoin Meadows Comm Condo Unit 13	COMMMISC	\$ 174.88	05/29/15	2670 COPPER RIDGE CIR #13
5, R8163736, R	R81637	37	1998	7000	0.1610	\$ 1,100,000	Hamilton Building Condo Unit A-D	WHSE	\$ 157.14	05/29/15	2535 COPPER RIDGE DR #A-D
74437			1961	8000	0.3900	\$ 845,000	SS, Orig. Town of Lot 4-6, Block 33	OFFICE	\$ 105.63	05/18/15	1125 LINCOLN AVE
72407			2007	237	0.0050	\$ 26,500	Hayden Airport Garages Subd #2 Unit C-53	WHSE	\$ 111.81	05/07/15	10780 RCR 51 #C-53
72448 64866			2007 1971	237 410	0.0050	\$ 24,000	Hayden Airport Garages Subd #2 Unit D-94 Gondola Square Condo Unit A-2	WHSE STORAGE	\$ 101.27 \$ 1,707.32	05/15/15 06/11/15	10780 RCR 51 2305 MT WERNER CIR #A-2A
						+,					
13873 72557	,	1.00	1970 1928	19077 1076	7.5000 0.1500	\$ 1,910,000 \$ 650,000	M&B: Sec 6-6-84 SS. Town of Lot 11-12	COMMMISC	\$ 100.12	06/30/15 06/12/15	1801,1823,1835,1885,1890 ELK RIVER PLZ 608 YAMPA ST
	2										
68772 74616	14	8.50	1915 1906	12487 2435	35.1500 0.1600	\$ 850,000 \$ 656,700	M&B: Sec 6-10-85 SS, Town of Lot 6, Block 19	LODGING	\$ 68.07 \$ 269.69	06/08/15 06/15/15	64505, 64525 CR 129 443 OAK ST
13950 66882			1901	2276	0.1600 3.4500	\$ 685,000 \$ 450,000	SS, Town of Lot 4, Block 16 SACM Subd Parcel 3	COMMVAC	\$ 300.97	06/15/15 06/16/15	729 OAK ST N/A
71079			2010	3000	0.0689	\$ 331,000	Elements Studios Condo Unit A	OFFICE	\$ 110.33	07/30/15	2550 COPPER RIDGE DR #A
73965, R81739	1055 05	2172067	1999	18829	0.4323	\$ 4,250,000	Elk River Crossing Condo Unit A101-A105, B101,102,C101-C106	COMMMISC	\$ 225.72	07/30/15	2201 CURVE CT #A101-A105, B101, B102, C101-C
04885	1300, 14	11/390/,	1984	2920	1.0000	\$ 775,000	M&B: Sec 33-6-84	RETAIL	\$ 265.41	07/24/15	2201 CONTE CI WATOT PADS, DADA, DADA, CADA C
28132			1916	2731	0.1700	\$ 75,000	Milner General Store Lot 1	RETAIL	\$ 27.46	07/09/15	21495 US HIGHWAY 40
79521					0.9600	\$ 2,700,000	SS, Town of Lot 7-12, Block 31	COMMVAC	\$ -	07/07/15	32 10TH ST
79512					3.5000	\$ 52,700	M&B: Se 10-2-85 Yampa Tank Site Lot 1	POLITICAL	\$ -	07/15/15	27340 WATSON CREEK TRL
13320			1974	6000	0.1100	\$ 925,000	SS, Town of Lot 12, Block 14	RETAIL	\$ 154.17	08/31/15	902, 906 LINCOLN AVE
31170			1991	800	0.1500	\$ 115,000	Oak Creek 3rd Addn Lot 1-3, Block 2	RESTAURANT	\$ 143.75	08/07/15	201 NANCY CRAWFORD BLVD
13544 36174			1990 1964	5600 5902	0.9000	\$ 400,000	West Acres Industrial Park subd Lot 1 Phippsburg, Town of Lot 19-20, Block 16	LODGING	\$ 71.43 \$ 5.93	08/31/15 08/06/15	2598 DOWNHILL DR 21601 HWY 131
79121			1904	5902	23.0800	\$ 935,000	Airport South Subd Lot 1	COMMVAC	\$ 5.93	08/20/15	21001 HW 131 N/A
79540					n/a	\$ 130,000	Captain Jack West Subd Lot 4	COMMVAC	\$ -	08/21/15	N/A
79539					n/a	\$ 115,000	Captain Jack West Subd Lot 3	COMMVAC	s -	08/21/15	N/A
13490			2007	3993	0.0600	\$ 1,735,500	M&B: Sec 17-6-84	RETAIL	\$ 434.64	09/28/15	609 YAMPA ST
72084			1972	3462	0.6100	\$ 1,323,200	Steamboat Villa Subd Lot 1	RETAIL	\$ 382.21	09/10/15	675 S LINCOLN AVE
18205				3480	0.0800	\$ 1,300,000	SS, Town of Lot 3, Block 30	RETAIL	\$ 373.56	09/01/15	817, 825 LINCOLN AVE
57420			1995	1868	1.2100	\$ 500,000	Indian Meadows TH Unit 2	OFFICE	\$ 267.67	09/11/15	3150 INGLES LN
0, 88168315			1938	4763	0.1093	\$ 1,000,000	Boggs Condo Unit 1 & 2	RETAIL	\$ 209.95	09/09/15	730 LINCOLN AVE #1,2
74798 16295			1961 1984	3250 4800	0.1700	\$ 365,800	SS, Town of Lot 3&4, Block 33 Twenty Mile Industrial Center Subd #2 Tract 3	RETAIL	\$ 112.55 \$ 79.79	09/21/15 09/02/15	1117 LINCILN AVE 1730 13TH ST
74082			1984	4800	0.1270	\$ 65,000	Captain Jack East Subd #1 Lot F	COMMVAC	5 /9./9	09/02/15	1/30 13 H 31
18390			1985	2395	0.4000	\$ 1,200,000	SS, Town of Lot 7-9, Block 14	COMMMISC	\$ 501.04	10/26/15	942 LINCOLN AVE
66956			2000	1918	0.0440	\$ 700,000	Steamboat Springs Health Care Assc Medical Office Building Condo Unit 207C	OFFICE	\$ 364.96	10/01/15	940 CENTRAL PARK DR #207C
73066			2008	1357	0.0312	\$ 479,000	Olympian Condo Unit 206	OFFICE	\$ 352.98	10/07/15	35 5TH ST #206
37655			1997	2060	2.1700	\$ 570,000	Twenty Mile Exp Subd Lot 1	WHSE	\$ 276.70	10/02/15	2082 13TH ST
78232	_]		1938	5234	0.0800	\$ 1,100,000	SS, Town of Lot 9, Block 17	RETAIL	\$ 210.16	10/09/15	628 LINCOLN AVE
us: 26 Units	26	26.00	1974	8746	0.5968	\$ 1,800,000	Inn @ Steamboat Subd #1 26 Units	LODGING	\$ 205.81	10/16/15	3070 COLUMBINE DR
54496			1934	7690	1.0000	\$ 1,300,000	Pine Grove Center Subd Lot 1	COMMMISC	\$ 169.05	10/28/15	1465 PINE GROVE RD
59045			2004	1165	0.0267	\$ 190,000	Wescoin Meadows Commercial Condo Unit 18	WHSE	\$ 163.09	10/02/15	2670 COPPER RIDGE CIR #18 2545 COPPER RIDGE DR
19379 71761			2000	14212	0.8100	\$ 1,600,000	Copper Ridge Business Park #1 Lot 7 Hanger 6 Ground Lease Sec 13-6-88	WHSE	\$ 112.58	10/01/15 10/30/15	2545 COPPER RIDGE DR 1631 HANGAR LANE
71762			2006	14400	0.3306	\$ 1,000,000	Hanger 7 Ground Lease Sec 13-6-88	WHSE	\$ 69.44	10/30/15	1601 HANGAR LANE
73393			2009	5106	0.3306	\$ 210,000	Trailhead Lodge @ Wildhorse Meadows Club Unit	COMMMISC	\$ 41.13	10/07/15	1175 BANGTAIL WAY #CLUB
67852					0.6700	\$ 300,000	Copper Ridge Business Park #4 Lot 9	COMMVAC	\$ -	10/20/15	1703 COPPER RIDGE SPUR
79541					N/A	\$ 140,000	Captain Jack West Subd Lot 5	COMMVAC	\$ -	10/02/15	967 CAPTAIN JACK DR
74077	┚				0.3190	\$ 75,000	Captain Jack East Subd Lot 1A	COMMVAC	\$ -	10/21/15	996 CAPTAIN JACK DR
7580					3.5500	\$ 60,000	M&B: Sec 11-2-85 S:Western Real Estate Investors, Inc.	COMMVAC	\$ -	10/23/15	15990 HWY 131
, R6831122 + Numerous			2007	4633	0.1400	\$ 40,000	Oak Creek, Town of Lot 15&16, Block 2	COMMVAC	\$ 410.10	10/12/15	101, 103 E MAIN ST
+ Numerous 19252, R68192	2252		1995	7195	0.1060	\$ 1,900,000 \$ 580,000	Alpenglow Condo RP Unit C1,C2,C3 & Parking Units P5,P6,P7 Dover Commercial Building at Elk River Road Business Park Lots A,B,C	OFFICE	\$ 410.10	11/19/15 11/23/15	LINCOLN STREET 2754 DOWNHILL DR #A,B,C
0086	,,33		2005	2333	0.0536	\$ 340,000	Appletree at Copper Ridge Subd Lot 2	WHSE	\$ 145.74	11/23/15	2754 DOWNFILE DR WA,B,C 2619 COPPER RIDGE CIR #2
3677			1999	37794	2.3200	\$ 7,000,000	Indian Meadows Subd Lot 5	LODGING	\$ 185.21	11/17/15	3200 S LINCOLN AVE
16380			1989	2000	0.0500	\$ 575,000	SS, Orig. Town of Lot 12, Block 14	RETAIL	\$ 287.50	11/17/15	115 9TH ST
78233			1985	3267	0.0900	\$ 565,000	Adams Addn to SS Lots 1 & 2, Block 1 & M&B: Sec 17-6-84	COMMMISC	\$ 172.94	11/25/15	410 RIVER RD
72106			2007	757	0.0174	\$ 50,000	Hayden Airport Garages #1 Unit RV2	WHSE/PKG	\$ 66.05	11/23/15	501 W AIRPORT BLVD #RV2
+ Numerous					480.5900	\$ 446,000	Grassy Creek at Mt. Harris Final Plat Lots 1,5,6,8-11,13,15,28,29,39,40	BULKDEVELOP	\$ -	11/12/15	NUMEROUS ON: WHITESTONE PL, ETC
,88173171			2007	2959	0.0679	\$ 1,450,000	Howelson Place Condo Unit A101 & A102	RETAIL	\$ 490.03	12/01/15	700 YAMPA ST #A101-A102
76734	_]		1942	964	0.0221	\$ 1,550,000	JGS Condo #2 Unit 2	RETAIL	\$ 1,607.88	12/18/15	903 LINCOLN AVE
72309			1968	22997	2.3600	\$ 2,650,000	M&B: Sec 1&17-6-84 Iron Springs Inn	APARTMENT	\$ 115.23	12/17/15	331 & 333 S LINCOLN AVE
3683			1998	4224	0.5700	\$ 1,275,000	Pine Grove Business Center Unit B	RETAIL	\$ 301.85	12/16/15	1600 PINE GROVE RD
3758			2001	1500	0.2500	\$ 540,000	Riverside Subd #1 Lot 34	OFFICE	\$ 360.00	12/21/15	2504 RIVERSIDE DR
3379						\$ 15,500,000	Steamboat East Tower Condo Unit 201-214, 301-314, 401-414, 501-514	BULKINTVLUNIT		12/09/15	2200 Villge Inn Court
3136			200			\$ 7,176,800	Steamboat Villas Condo Numerous Interval Units	BULKINTVLUNIT		12/09/15	Village Inn Court
57508			2001	964	0.0221	\$ 205,000	Wescoin Ridge Subd Lot 10B	WHSE	\$ 212.66	12/02/15	2522 COPPER RIDGE DR #10B

The above figures are an unofficial tabulation of Routt County records that are believed to be reasonably accur