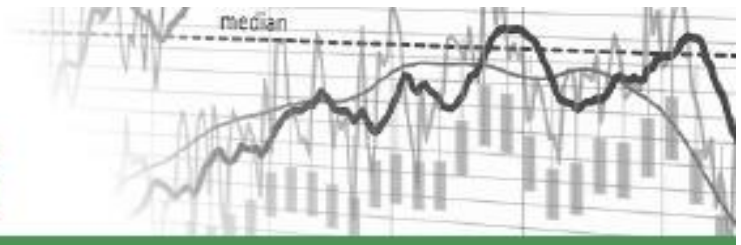
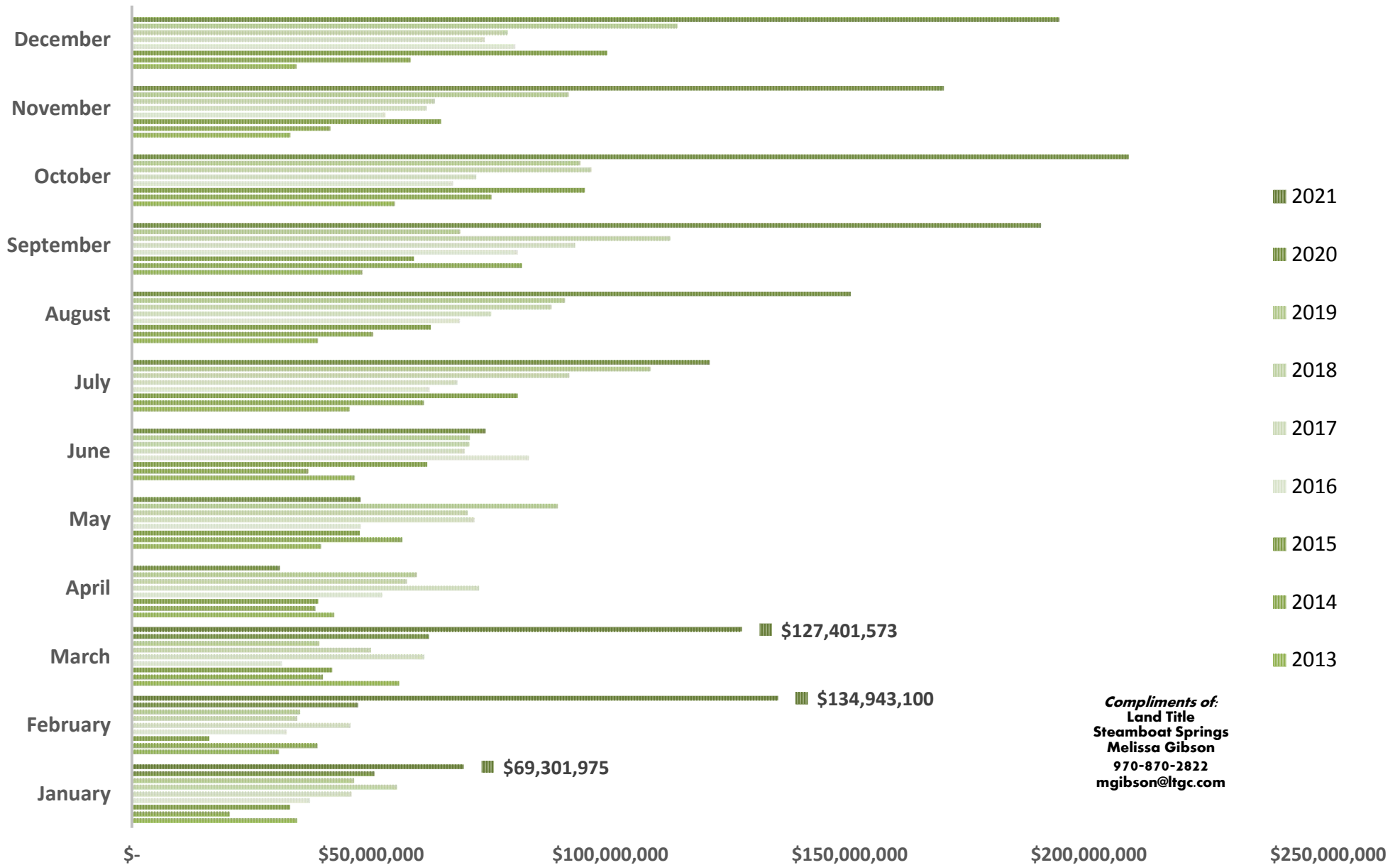




Routt County Market ANALYSIS



Historical Gross Sales Volume: 2013 - YTD: 2021



Compliments of:
Land Title
Steamboat Springs
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Historical Gross Volume Sales Analysis

Gross Volume

Month	Dollar Volume 2014	Actual %	Dollar Volume 2015	Actual %	Dollar Volume 2016	Actual %	Dollar Volume 2017	Actual %	Dollar Volume 2018	Actual %	Dollar Volume 2019	Actual %	Dollar Volume 2020	Actual %	Dollar Volume YTD: 2021	Actual %
		Change		Change		Change		Change		Change		Change		Change		Change
January	\$20,472,300	-40.58%	\$33,110,029	61.73%	\$37,201,300	12.36%	\$45,924,300	23.45%	\$55,381,825	20.59%	\$46,433,000	-16.16%	\$50,735,354	9.27%	\$69,301,975	36.60%
February	\$38,764,000	26.12%	\$16,204,600	-58.20%	\$32,320,650	99.45%	\$45,667,300	41.29%	\$34,561,520	-24.32%	\$35,112,200	1.59%	\$47,325,045	34.78%	\$134,943,100	185.14%
March	\$39,936,500	-28.42%	\$41,852,200	4.80%	\$31,317,500	-25.17%	\$61,083,600	95.05%	\$49,921,430	-18.27%	\$39,184,100	-21.51%	\$62,117,628	58.53%	\$127,401,573	105.10%
April	\$38,338,000	-9.12%	\$38,982,906	1.68%	\$52,260,510	34.06%	\$72,530,900	38.79%	\$57,504,500	-20.72%	\$59,505,400	3.48%	\$30,911,812	-48.05%		-100.00%
May	\$56,467,700	42.94%	\$47,619,600	-15.67%	\$47,804,200	0.39%	\$71,561,125	49.70%	\$70,146,680	-1.98%	\$88,963,367	26.82%	\$47,859,463	-46.20%		-100.00%
June	\$36,841,449	-20.69%	\$61,710,600	67.50%	\$82,880,800	34.31%	\$69,470,600	-16.18%	\$70,469,432	1.44%	\$70,580,012	0.16%	\$73,963,822	4.79%		-100.00%
July	\$61,002,300	34.28%	\$80,602,200	32.13%	\$62,115,000	-22.94%	\$68,023,460	9.51%	\$91,358,344	34.30%	\$108,322,715	18.57%	\$120,729,400	11.45%		-100.00%
August	\$50,369,100	29.74%	\$62,465,300	24.02%	\$68,456,700	9.59%	\$75,053,300	9.64%	\$87,683,507	16.83%	\$90,460,725	3.17%	\$150,211,300	66.05%		-100.00%
September	\$81,472,505	69.47%	\$58,970,000	-27.62%	\$80,522,800	36.55%	\$92,601,500	15.00%	\$112,435,311	21.42%	\$68,591,911	-38.99%	\$189,953,093	176.93%		-100.00%
October	\$75,109,000	36.93%	\$94,653,600	26.02%	\$67,017,300	-29.20%	\$71,908,375	7.30%	\$95,949,480	33.43%	\$93,630,165	-2.42%	\$208,258,737	122.43%		-100.00%
November	\$41,440,400	25.30%	\$64,621,800	55.94%	\$52,950,750	-18.06%	\$61,629,200	16.39%	\$63,334,650	2.77%	\$63,334,650	44.05%	\$169,638,190	85.93%		-100.00%
December	\$58,172,300	69.29%	\$99,291,100	70.68%	\$79,983,100	-19.45%	\$73,730,173	-7.82%	\$78,506,789	6.48%	\$113,903,885	45.09%	\$193,782,470	70.13%		-100.00%
Year to Date:	\$99,172,800	-80.31%	\$91,166,829	-8.07%	\$100,839,450	10.61%	\$152,675,200	51.40%	\$139,864,775	-8.39%	\$120,729,300	-13.68%	\$160,178,027	32.68%	\$331,646,648	107.05%
ANNUAL:	\$598,385,554	18.79%	\$700,083,935	17.00%	\$694,830,610	-0.75%	\$809,183,833	16.46%	\$867,253,468	7.18%	\$905,923,688	4.46%	\$1,345,486,314	48.52%	\$331,646,648	-75.35%

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Number of Transactions

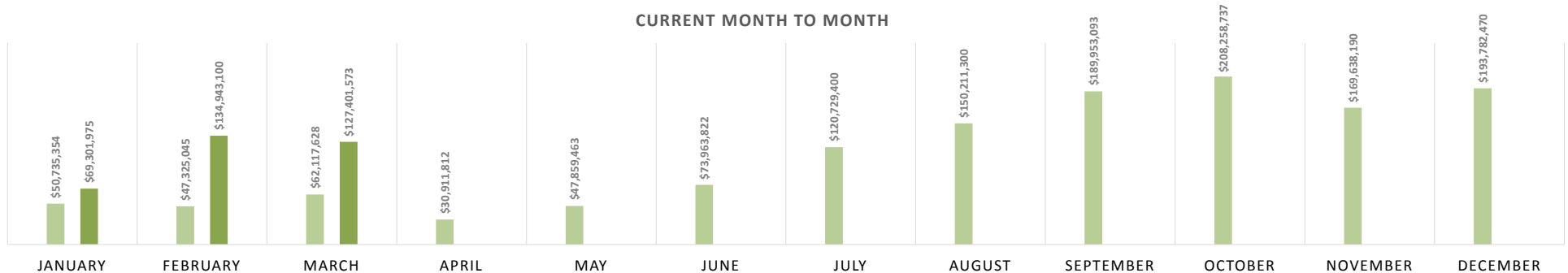
Month	# Transactions 2014	Actual %	# Transactions 2015	Actual %	# Transactions 2016	Actual %	# Transactions 2017	Actual %	# Transactions 2018	Actual %	# Transactions 2019	Actual %	# Transactions 2020	Actual %	# Transactions 2021	Actual %
		Change		Change		Change		Change		Change		Change		Change		Change
January	69	-31.68%	71	2.90%	77	8.45%	78	1.30%	92	19.48%	81	-11.96%	72	-11.11%	133	84.72%
February	98	4.26%	49	-50.00%	63	28.57%	103	63.49%	69	9.52%	67	-2.90%	68	1.49%	136	100.00%
March	93	30.99%	109	17.20%	86	-21.10%	112	30.23%	97	12.79%	79	-18.56%	99	25.32%	174	75.76%
April	129	20.56%	112	-13.18%	114	1.79%	98	-14.04%	101	3.16%	100	-0.99%	63	-37.00%		-100.00%
May	122	17.31%	103	-15.57%	119	15.53%	148	24.37%	140	17.65%	138	-1.43%	76	-44.93%		-100.00%
June	112	3.70%	144	28.57%	168	16.67%	145	-13.69%	138	-17.86%	126	-8.70%	124	-1.59%		-100.00%
July	109	-6.03%	168	54.13%	150	-10.71%	154	2.67%	159	6.00%	142	-10.69%	170	19.72%		-100.00%
August	133	22.02%	150	12.78%	161	7.33%	182	13.04%	175	8.70%	150	-14.29%	219	46.00%		-100.00%
September	137	12.30%	133	-2.92%	176	32.33%	179	1.70%	133	-24.43%	112	-15.79%	258	130.36%		-100.00%
October	131	1.55%	129	-1.53%	171	32.56%	151	-11.70%	155	9.36%	146	-5.81%	286	95.89%		-100.00%
November	106	-0.93%	147	38.68%	123	-16.33%	132	7.32%	99	-19.51%	119	20.20%	212	78.15%		-100.00%
December	121	10.00%	142	17.36%	131	-7.75%	126	-3.82%	119	-9.16%	128	7.56%	236	84.38%		-100.00%
Year to Date:	260	-79.66%	229	-11.92%	226	-1.31%	293	29.65%	258	14.16%	227	-12.02%	239	5.29%	443	85.36%
ANNUAL:	1360	6.42%	1457	7.13%	1539	5.63%	1608	4.48%	1477	-4.03%	1388	-6.03%	1883	35.66%	443	-76.47%

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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CURRENT MONTH TO MONTH





Market Snapshot by Area

Full Year 2020 versus YTD: 2021

Area	Average Price Single Family: 2020	Average Price Single Family YTD: 2021	% Change vs. Prior Year	Average Price Multi-Family: 2020	Average Price Multi-Family YTD: 2021	% Change vs. Prior Year	Average Price Vacant Land: 2020	Average Price Vacant Land YTD: 2021	% Change vs. Prior Year
Fish Creek	\$1,429,019	\$2,078,413	45%	\$514,571	\$608,875	18%	\$468,806	\$540,125	15%
Hayden & Surrounding Area	\$835,002	\$1,541,435	85%	\$220,000	\$263,000	20%	\$405,303	\$287,386	-29%
Oak Creek, Phippsburg	\$394,950	\$1,263,863	220%	\$225,000	\$0	n/a	\$204,100	\$145,200	-29%
North Routt County	\$1,048,015	\$4,153,857	296%	\$98,667	\$101,475	3%	\$207,470	\$143,324	-31%
South Routt County	\$2,147,120	\$1,702,054	-21%	\$259,492	\$277,000	7%	\$675,768	\$520,000	-23%
Stagecoach	\$678,981	\$569,914	-16%	\$248,560	\$263,667	6%	\$49,863	\$41,381	-17%
Steamboat - Downtown Area	\$1,163,095	\$1,121,895	-4%	\$773,063	\$802,333	4%	\$279,418	\$392,500	40%
Steamboat - Mountain Area	\$1,482,374	\$1,628,685	10%	\$635,705	\$783,623	23%	\$429,418	\$455,957	6%
Strawberry Park, Elk River	\$1,755,356	\$3,287,000	87%	\$0	\$0	n/a	\$799,491	\$537,500	-33%
Catamount	\$1,300,000	\$0	n/a	\$0	\$0	n/a	\$1,007,333	\$1,600,000	59%
West Steamboat	\$678,864	\$608,750	-10%	\$487,830	\$0	n/a	\$267,475	\$0	n/a
Gross Mean:	\$1,159,669	\$1,686,472	45%	\$603,742	\$700,791	16%	\$379,963	\$301,893	-21%

Area	Median Price Single Family: 2020	Median Price Single Family YTD: 2021	% Change vs. Prior Year	Median Price Multi-Family: 2020	Median Price Multi-Family YTD: 2021	% Change vs. Prior Year	Median Price Vacant Land: 2020	Median Price Vacant Land YTD: 2021	% Change vs. Prior Year
Fish Creek	\$1,126,450	\$1,757,500	n/a	\$445,000	\$450,300	n/a	\$446,250	\$484,500	n/a
Hayden & Surrounding Area	\$357,500	\$442,500	24%	\$200,000	\$269,500	n/a	\$82,500	\$62,500	-24%
Oak Creek, Phippsburg	\$292,500	\$316,500	n/a	\$0	\$0	0%	\$150,000	\$135,000	-10%
North Routt County	\$652,000	\$1,650,000	n/a	\$97,000	\$95,500	n/a	\$83,000	\$130,000	57%
South Routt County	\$1,625,000	\$1,599,500	-2%	\$254,000	n/a	n/a	\$444,000	\$465,250	5%
Stagecoach	\$546,250	\$543,000	n/a	\$254,000	\$289,000	n/a	\$25,000	\$15,000	-40%
Steamboat - Downtown Area	\$929,200	\$912,250	-2%	\$680,000	\$825,000	n/a	\$245,000	n/a	n/a
Steamboat - Mountain Area	\$1,381,500	\$1,725,000	25%	\$495,000	\$601,000	21%	\$390,000	\$431,700	11%
Strawberry Park, Elk River	\$1,193,000	\$1,225,000	n/a	\$0	\$0	0%	\$690,000	\$395,000	-43%
Catamount	\$0	\$0	0%	\$0	\$0	0%	\$815,000	n/a	n/a
West Steamboat	\$684,000	\$617,500	n/a	\$414,950	n/a	n/a	\$150,000	\$135,000	n/a
Gross Median:	\$775,000	\$840,000	8%	\$475,000	\$524,500	10%	\$227,500	\$145,000	-36%

Area	Average PPSF Single Family: 2020	Average PPSF Single Family YTD: 2021	% Change vs. Prior Year	Average PPSF Multi- Family: 2020	Average PPSF Multi- Family YTD: 2021	% Change vs. Prior Year	Average PPAC Vacant Land: 2020	Average PPAC Vacant Land YTD: 2021	% Change vs. Prior Year
Fish Creek	\$498	\$596	20%	\$387	\$464	20%	\$548,249	\$942,711	72%
Hayden & Surrounding Area	\$268	\$303	13%	\$185	\$215	17%	\$65,640	\$123,867	89%
Oak Creek, Phippsburg	\$254	\$215	-15%	\$214	\$0	n/a	\$74,310	\$256,113	245%
North Routt County	\$361	\$390	8%	\$118	\$121	3%	\$34,800	\$75,872	118%
South Routt County	\$562	\$605	8%	\$305	\$378	24%	\$66,468	\$61,096	-8%
Stagecoach	\$279	\$271	-3%	\$190	\$215	13%	\$47,639	\$42,227	-11%
Steamboat - Downtown Area	\$508	\$644	27%	\$545	\$565	4%	\$1,304,198	\$2,508,621	92%
Steamboat - Mountain Area	\$478	\$523	9%	\$449	\$558	24%	\$1,504,847	\$1,410,873	-6%
Strawberry Park, Elk River	\$485	\$605	25%	\$0	\$0	n/a	\$71,158	\$48,471	-32%
Catamount	\$549	\$0	n/a	\$0	\$0	n/a	\$20,127	\$45,714	127%
West Steamboat	\$368	\$499	36%	\$399	\$0	n/a	\$1,051,616	\$0	n/a
Gross Mean:	\$406	\$465	14%	\$433	\$508	17%	\$326,421	\$244,576	-25%

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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Compliments of:
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Market Analysis by Area

March 2021

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	\$16,871,900	13.24%	17	9.77%	\$992,465	\$479,300	\$1,168,158	\$539,650	\$524
Hayden & Surrounding Area	\$8,708,500	6.84%	17	9.77%	\$512,265	\$400,000	\$466,682	\$405,000	\$351
Oak Creek, Phippsburg	\$10,492,900	8.24%	9	5.17%	\$1,165,878	\$365,000	\$1,408,986	\$365,000	\$199
North Routt County	\$12,274,900	9.63%	14	8.05%	\$876,779	\$144,500	\$1,820,650	\$479,950	\$262
South Routt County	\$13,898,250	10.91%	15	8.62%	\$926,550	\$600,000	\$1,727,208	\$1,802,125	\$487
Stagecoach	\$3,537,500	2.78%	19	10.92%	\$186,184	\$19,000	\$582,580	\$650,000	\$279
Steamboat - Downtown Area	\$12,001,000	9.42%	11	6.32%	\$1,091,000	\$945,000	\$1,091,000	\$945,000	\$711
Steamboat - Mountain Area	\$29,431,855	23.10%	39	22.41%	\$754,663	\$599,555	\$774,887	\$614,778	\$546
Strawberry Park, Elk River	\$16,664,000	13.08%	8	4.60%	\$2,083,000	\$585,000	\$3,802,500	\$1,495,000	\$511
Catamount	\$0	0.00%	0	0.00%	\$0	n/a	n/a	n/a	\$0
West Steamboat	\$578,868	0.45%	2	1.15%	\$289,434	n/a	\$224,868	n/a	#DIV/0!
Quit Claim Deeds	\$269,000	0.21%	2	1.15%	\$134,500	n/a	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$2,672,900	2.10%	21	12.07%	\$127,281	\$101,100	\$0	\$0	\$0
TOTAL	\$127,401,573	100.00%	174	100.00%	\$824,236	\$757,377	\$1,112,203	\$650,000	\$483
(NEW UNIT SALES)	\$8,954,100	7.03%	10	5.75%	\$895,410	\$572,350	895,410	\$572,350	\$505

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.

Compliments of:
Land Title
Steamboat Springs
Melissa Gibson
970-870-2822
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YTD. Market Analysis by Area

YTD: Mar. 2021

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	\$28,254,800	8.52%	28	6.32%	\$1,009,100	\$605,000	\$1,196,690	\$795,150	\$517
Hayden & Surrounding Area	\$44,503,877	13.42%	58	13.09%	\$767,308	\$276,750	\$1,047,124	\$405,000	\$284
Oak Creek, Phippsburg	\$11,296,900	3.41%	14	3.16%	\$806,921	\$258,000	\$1,263,863	\$316,500	\$215
North Routt County	\$31,937,900	9.63%	29	6.55%	\$1,101,307	\$132,000	\$1,596,350	\$623,000	\$271
South Routt County	\$34,782,750	10.49%	36	8.13%	\$966,188	\$575,000	\$1,523,922	\$1,365,500	\$575
Stagecoach	\$6,063,200	1.83%	41	9.26%	\$147,883	\$40,000	\$478,040	\$503,250	\$254
Steamboat - Downtown Area	\$31,269,513	9.43%	34	7.67%	\$919,692	\$837,500	\$1,006,853	\$899,500	\$614
Steamboat - Mountain Area	\$102,886,055	31.02%	116	26.19%	\$886,949	\$627,500	\$891,327	\$634,500	\$554
Strawberry Park, Elk River	\$26,432,500	7.97%	20	4.51%	\$1,321,625	\$611,250	\$3,287,000	\$1,225,000	\$605
Catamount	\$1,600,000	0.48%	1	0.23%	\$1,600,000	n/a	n/a	n/a	\$0
West Steamboat	\$6,022,903	1.82%	16	3.61%	\$376,431	\$312,000	\$531,974	\$535,000	\$499
Quit Claim Deeds	\$415,500	0.13%	6	1.35%	\$69,250	\$39,000	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$6,180,750	1.86%	44	9.93%	\$140,472	\$103,500	\$0	\$0	\$0
TOTAL	\$331,646,648	100.00%	443	100.00%	\$827,100	\$451,300	\$1,150,776	\$659,500	\$489
(NEW UNIT SALES)	17,829,013	5.38%	21	4.74%	\$849,001	\$485,900	849,001	\$485,900	\$436

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.

Compliments of:
Land Title
Steamboat Springs
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Interval Sales Analysis

March 2021

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Cascades at Eagleridge	\$0	0.00%	0	0.00%	\$0	\$0
Christie Club Fractional	\$272,000	10.18%	3	0.00%	\$133,125	\$90,000
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	\$532,500	19.92%	4	19.05%	\$133,125	\$130,500
Mountaineer Fractional	\$0	0.00%	0	19.05%	\$0	\$90,000
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
One Steamboat Place	\$375,000	14.03%	1	4.76%	\$375,000	n/a
Phoenix @ Steamboat Interval	\$22,000	0.82%	1	4.76%	\$22,000	n/a
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	\$1,274,900	47.70%	10	47.62%	\$127,490	\$93,750
Steamboat Villas Fractional	\$196,500	7.35%	2	9.52%	\$98,250	n/a
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	\$0	0.00%	0	0.00%	\$0	\$0
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$2,672,900	100.00%	21	100.00%	\$127,281	\$101,100

Please note: These figures are an unofficial tabulation of Routt County records that are believed to be reasonably accurate.

YTD: Mar. 2021

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Cascades at Eagleridge	\$0	0.00%	0	0.00%	\$0	\$0
Christie Club Fractional	\$272,000	4.40%	3	0.00%	\$90,667	\$90,000
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	\$943,000	15.26%	7	19.05%	\$134,714	\$136,000
Mountaineer Fractional	\$1,149,900	18.60%	3	0.00%	\$383,300	\$383,300
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
One Steamboat Place	\$1,345,000	21.76%	4	4.76%	\$336,250	\$375,000
Phoenix @ Steamboat Interval	\$22,000	0.36%	1	4.76%	\$22,000	n/a
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$40,000	0.65%	1	0.00%	\$40,000	n/a
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	\$2,209,350	35.75%	22	47.62%	\$100,425	\$83,000
Steamboat Villas Fractional	\$196,500	3%	2	9.52%	\$98,250	n/a
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sunburst Interval	\$3,000	0.05%	1	0.00%	\$3,000	n/a
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$0	0.00%	0	0.00%	\$0	\$0
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$6,180,750	100.00%	44	100.00%	\$140,472	\$103,500

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Price Point Analysis

March 2021

Improved Residential Summary

Average Residential Price: **\$1,112,203**

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	7	7%	\$953,800	1%
200,001 to 300,000	9	9%	\$2,275,300	2%
300,001 to 400,000	10	10%	\$3,486,000	3%
400,001 to 500,000	11	11%	\$4,935,400	5%
500,001 to 600,000	6	6%	\$3,441,555	3%
600,001 to 700,000	7	7%	\$4,559,400	4%
700,001 to 800,000	5	5%	\$3,765,000	4%
800,001 to 900,000	9	9%	\$7,678,000	7%
900,001 to 1,000,000	3	3%	\$2,780,000	3%
1,000,001 to 1,500,000	13	14%	\$15,543,300	15%
1,500,001 to 2,000,000	4	4%	\$6,720,000	6%
2,000,001 to 2,500,000	6	6%	\$13,684,750	13%
2,500,001 to 3,000,000	2	2%	\$5,624,000	5%
over \$ 3 Million	4	4%	\$31,325,000	29%
Total:	96	100%	\$106,771,505	100%

YTD: Mar. 2021

Improved Residential Summary

Average Residential Price: **\$1,150,776**

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	8	3%	\$1,045,800	0%
200,001 to 300,000	26	11%	\$6,690,700	3%
300,001 to 400,000	27	12%	\$9,488,300	4%
400,001 to 500,000	25	11%	\$11,316,900	4%
500,001 to 600,000	15	7%	\$8,394,555	3%
600,001 to 700,000	20	9%	\$12,945,400	5%
700,001 to 800,000	18	8%	\$13,834,800	5%
800,001 to 900,000	15	7%	\$12,709,100	5%
900,001 to 1,000,000	8	3%	\$7,547,813	3%
1,000,001 to 1,500,000	26	11%	\$31,881,800	12%
1,500,001 to 2,000,000	15	7%	\$25,829,500	10%
2,000,001 to 2,500,000	16	7%	\$37,045,750	14%
2,500,001 to 3,000,000	5	2%	\$13,899,000	5%
over \$ 3 Million	6	3%	\$72,049,000	27%
Total:	230	100%	\$264,678,418	100%

Full Year: 2020

Improved Residential Summary

Average Residential Price: **\$866,527**

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	42	3%	\$6,507,652	1%
200,001 to 300,000	127	10%	\$32,887,294	3%
300,001 to 400,000	191	16%	\$67,531,690	6%
400,001 to 500,000	166	14%	\$75,230,864	7%
500,001 to 600,000	120	10%	\$66,840,928	6%
600,001 to 700,000	95	8%	\$62,107,780	6%
700,001 to 800,000	82	7%	\$61,883,275	6%
800,001 to 900,000	74	6%	\$63,063,050	6%
900,001 to 1,000,000	41	3%	\$39,191,475	4%
1,000,001 to 1,500,000	127	10%	\$154,436,124	15%
1,500,001 to 2,000,000	78	6%	\$135,663,490	13%
2,000,001 to 2,500,000	37	3%	\$81,926,683	8%
2,500,001 to 3,000,000	11	1%	\$30,352,565	3%
over \$ 3 Million	36	3%	\$185,606,100	17%
Total:	1227	100%	\$1,063,228,970	100%

Full Year: 2019

Improved Residential Summary

Average Residential Price: **\$731,251**

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	71	7%	\$11,351,800	2%
200,001 to 300,000	157	16%	\$40,383,265	6%
300,001 to 400,000	158	16%	\$56,068,700	8%
400,001 to 500,000	127	13%	\$56,895,250	8%
500,001 to 600,000	85	9%	\$47,009,900	7%
600,001 to 700,000	86	9%	\$56,506,140	8%
700,001 to 800,000	58	6%	\$43,777,105	6%
800,001 to 900,000	58	6%	\$49,311,675	7%
900,001 to 1,000,000	24	2%	\$22,887,000	3%
1,000,001 to 1,500,000	71	7%	\$84,535,400	12%
1,500,001 to 2,000,000	41	4%	\$70,245,750	10%
2,000,001 to 2,500,000	12	1%	\$26,850,000	4%
2,500,001 to 3,000,000	9	1%	\$25,172,000	4%
over \$ 3 Million	20	2%	\$123,437,900	17%
Total:	977	100%	\$714,431,885	100%

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Historical Price Point Analysis

Full Year: 2018

Improved Residential Summary

Average Residential Price:

\$686,781

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	77	8%	\$11,901,650	2%
200,001 to 300,000	185	19%	\$47,810,733	7%
300,001 to 400,000	148	15%	\$52,059,374	8%
400,001 to 500,000	124	13%	\$55,542,800	8%
500,001 to 600,000	86	9%	\$47,709,233	7%
600,001 to 700,000	90	9%	\$59,025,970	9%
700,001 to 800,000	64	6%	\$48,487,900	7%
800,001 to 900,000	36	4%	\$30,580,680	5%
900,001 to 1,000,000	34	3%	\$32,358,820	5%
1,000,001 to 1,500,000	72	7%	\$90,720,300	13%
1,500,001 to 2,000,000	33	3%	\$56,418,099	8%
2,000,001 to 2,500,000	12	1%	\$27,324,500	4%
2,500,001 to 3,000,000	11	1%	\$29,580,000	4%
over \$ 3 Million	13	1%	\$86,958,900	13%
Total:	985	100%	\$676,478,959	100%

Full Year: 2017

Improved Residential Summary

Average Residential Price:

\$592,745

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	108	10%	\$16,775,900	3%
200,001 to 300,000	176	17%	\$44,815,962	7%
300,001 to 400,000	165	16%	\$58,074,300	9%
400,001 to 500,000	131	13%	\$58,865,800	10%
500,001 to 600,000	117	11%	\$64,317,500	11%
600,001 to 700,000	85	8%	\$55,394,300	9%
700,001 to 800,000	65	6%	\$49,162,336	8%
800,001 to 900,000	46	4%	\$39,352,500	6%
900,001 to 1,000,000	30	3%	\$28,897,900	5%
1,000,001 to 1,500,000	64	6%	\$79,684,100	13%
1,500,001 to 2,000,000	18	2%	\$30,534,400	5%
2,000,001 to 2,500,000	13	1%	\$29,401,000	5%
2,500,001 to 3,000,000	6	1%	\$16,625,000	3%
over \$ 3 Million	9	1%	\$40,405,000	7%
Total:	1033	100%	\$612,305,998	100%

Full Year: 2016

Improved Residential Summary

Average Residential Price:

\$568,877

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	176	18%	\$26,767,000	5%
200,001 to 300,000	171	18%	\$42,901,900	8%
300,001 to 400,000	158	16%	\$55,723,500	10%
400,001 to 500,000	101	10%	\$44,932,800	8%
500,001 to 600,000	93	10%	\$51,590,700	9%
600,001 to 700,000	64	7%	\$41,500,500	7%
700,001 to 800,000	49	5%	\$36,786,700	7%
800,001 to 900,000	33	3%	\$28,199,000	5%
900,001 to 1,000,000	21	2%	\$20,148,600	4%
1,000,001 to 1,500,000	50	5%	\$62,183,200	11%
1,500,001 to 2,000,000	33	3%	\$55,945,000	10%
2,000,001 to 2,500,000	6	1%	\$13,102,500	2%
2,500,001 to 3,000,000	7	1%	\$19,370,000	3%
over \$ 3 Million	12	1%	\$54,935,000	10%
Total:	974	100%	\$554,086,400	100%

Average Residential Price:

\$549,566

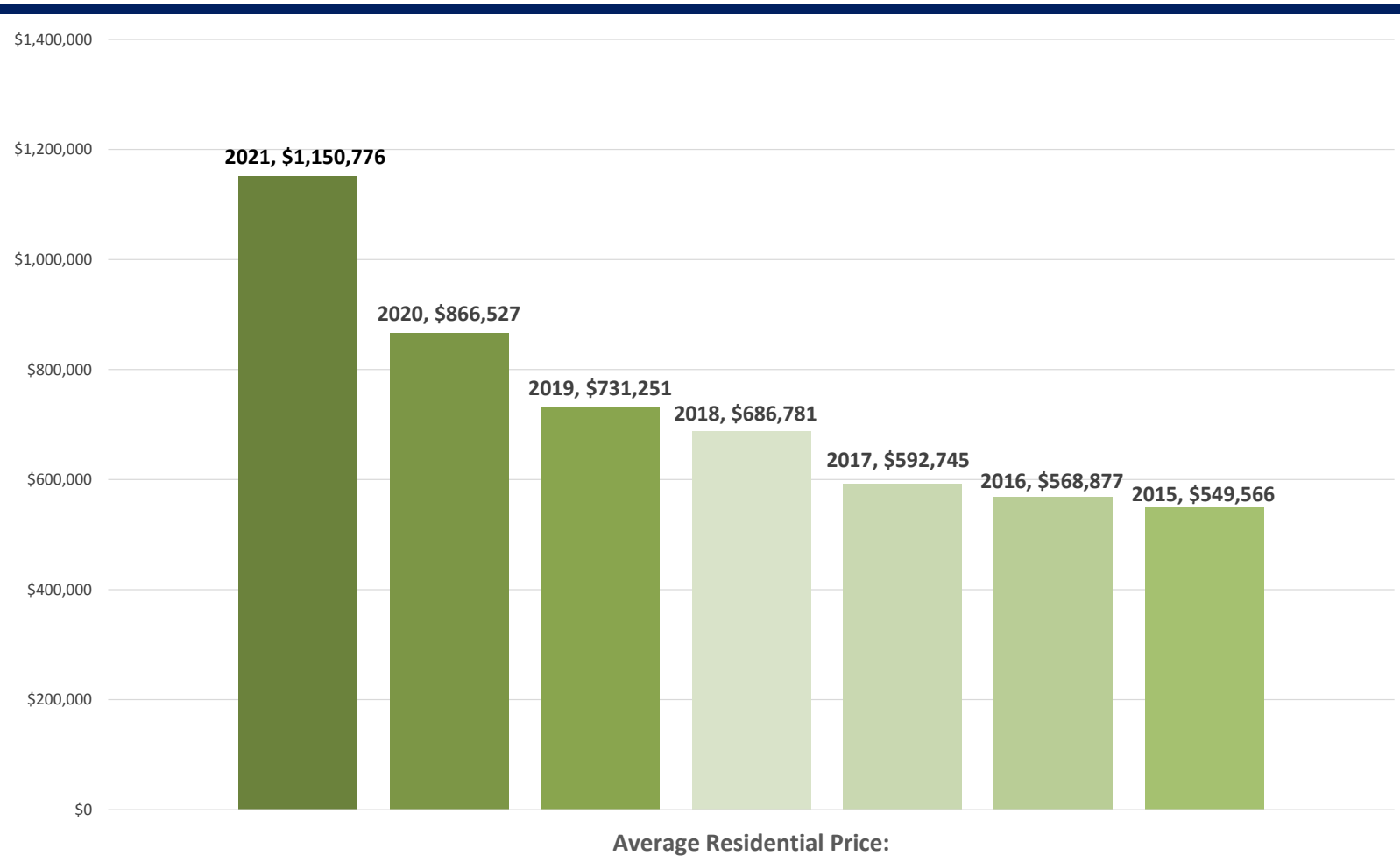
	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	171	19%	\$24,734,450	5%
200,001 to 300,000	156	17%	\$39,117,129	8%
300,001 to 500,000	253	28%	\$96,692,700	20%
500,001 to 600,000	93	10%	\$51,617,500	10%
600,001 to 700,000	56	6%	\$36,026,000	7%
700,001 to 800,000	28	3%	\$20,901,400	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%

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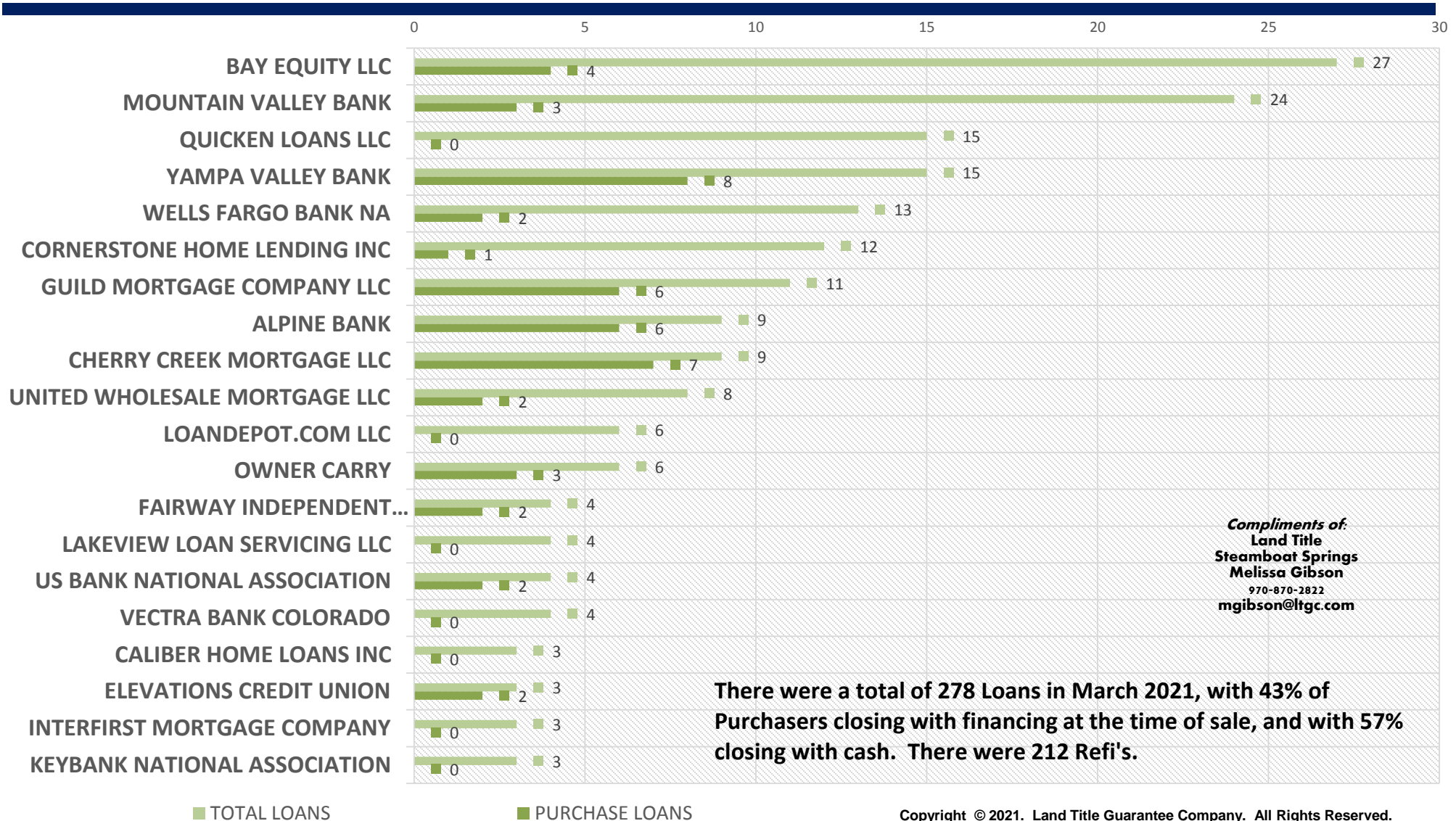


Improved Residential Average Price History



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Lender Analysis





Lender Listing

LENDER	NUMBER LOANS	(PURCHASE LOANS)	PERCENTAGE TOTAL
BAY EQUITY LLC	27	4	9.71%
MOUNTAIN VALLEY BANK	24	3	8.63%
QUICKEN LOANS LLC	15		5.40%
YAMPA VALLEY BANK	15	8	5.40%
WELLS FARGO BANK NA	13	2	4.68%
CORNERSTONE HOME LENDING INC	12	1	4.32%
GUILD MORTGAGE COMPANY LLC	11	6	3.96%
ALPINE BANK	9	6	3.24%
CHERRY CREEK MORTGAGE LLC	9	7	3.24%
UNITED WHOLESALE MORTGAGE LLC	8	2	2.88%
LOANDEPOT.COM LLC	6		2.16%
OWNER CARRY	6	3	2.16%
FAIRWAY INDEPENDENT MORTGAGE CORPORATION	4	2	1.44%
LAKEVIEW LOAN SERVICING LLC	4		1.44%
US BANK NATIONAL ASSOCIATION	4	2	1.44%
VECTRA BANK COLORADO	4		1.44%
CALIBER HOME LOANS INC	3		1.08%
ELEVATIONS CREDIT UNION	3	2	1.08%
INTERFIRST MORTGAGE COMPANY	3		1.08%
KEYBANK NATIONAL ASSOCIATION	3		1.08%
UMB BANK NA	3		1.08%
AMERICAN ADVISORS GROUP	2		0.72%
BANK OF THE SAN JUANS	2		0.72%
BETTER MORTGAGE CORPORATION ISAOA	2		0.72%
BLUELEAF LENDING LLC	2		0.72%
CARDINAL FINANCIAL COMPANY LIMITED PARTNERSHIP	2		0.72%
CITYWIDE BANKS	2		0.72%
COLORADO HOUSING AND FINANCE AUTHORITY	2	1	0.72%
FREEDOM MORTGAGE CORPORATION	2		0.72%
GUARANTEED RATE INC	2		0.72%
JPMORGAN CHASE BANK NA	2		0.72%
MIDFIRST BANK	2		0.72%
MORTGAGE RESEARCH CENTER LLC	2	2	0.72%
UBS BANK USA	2	1	0.72%
UNIVERSAL LENDING CORPORATION	2		0.72%
ALLIANT CREDIT UNION	1	1	0.36%
AMCAP MORTGAGE LTD	1		0.36%
AMERICAN FINANCING CORPORATION	1		0.36%
AMERICAN STATE BANK	1		0.36%
AMERISAVE MORTGAGE CORPORATION	1		0.36%
ARVEST BANK	1		0.36%
BANK OF AMERICA NA	1		0.36%
BANK OF COLORADO	1		0.36%
BANK OF THE WEST	1		0.36%
BOKF NA	1		0.36%
BROKER SOLUTIONS INC	1		0.36%
CELEBRITY HOME LOANS LLC	1		0.36%
CHURCHILL MORTGAGE CORPORATION	1		0.36%
CITY BANK MORTGAGE	1	1	0.36%
CITY NATIONAL BANK	1	1	0.36%
COMMERCE HOME MORTGAGE LLC	1		0.36%
CROSSCOUNTRY MORTGAGE LLC	1		0.36%
FARM CREDIT OF SOUTHERN COLORADO FLCA	1		0.36%
FINANCE OF AMERICA MORTGAGE LLC	1	1	0.36%
FIRST HORIZON BANK	1		0.36%
FIRST SAVINGS BANK	1	1	0.36%
FIRST WESTERN TRUST BANK	1		0.36%
FMS BANK	1		0.36%
GATEWAY MORTGAGE GROUP	1		0.36%
GENEVA FINANCIAL LLC	1		0.36%



Lender Listing

HOUSING AND URBAN DEVELOPMENT	1		0.36%
IDEAL HOME LOANS LLC	1	1	0.36%
INDEPENDENT BANK	1		0.36%
LEADERONE FINANCIAL CORPORATION	1		0.36%
LOANSTEADY LLC	1		0.36%
MEGASTAR FINANCIAL CORP	1		0.36%
MORGAN STANLEY PRIVATE BANK NATIONAL ASSOCIATION	1		0.36%
MORTGAGE300	1		0.36%
MOVEMENT MORTGAGE LLC	1	1	0.36%
MUTUAL OF OMAHA MORTGAGE INC	1		0.36%
NBH BANK	1	1	0.36%
NETWORK CAPITAL FUNDING CORPORATION	1		0.36%
NEXBANK	1	1	0.36%
NORTHWEST FARM CREDIT SERVICES FLCA	1		0.36%
OUTBACK INVESTMENTS LLC	1		0.36%
PARK BANK	1		0.36%
PARKSIDE FINANCIAL BANK & TRUST	1		0.36%
PENNYMAC LOAN SERVICES LLC	1	1	0.36%
PNC BANK NA	1		0.36%
POINTS OF COLORADO INC	1	1	0.36%
PRIMELENDING	1		0.36%
PROFESSIONAL MORTGAGE SOURCE LLC	1		0.36%
PROVIDENT FUNDING ASSOCIATES LP	1		0.36%
RAYMOND JAMES BANK NA	1		0.36%
RED ROCKS CREDIT UNION	1		0.36%
SCL MORTGAGE LLC	1		0.36%
SECRETARY OF HOUSING AND URBAN DEVELOPMENT	1		0.36%
SECURE ONE CAPITAL CORPORATION	1		0.36%
SHELLPOINT MORTGAGE	1		0.36%
SOUTHWEST FUNDING LP	1		0.36%
STRONG HOME MORTGAGE LLC	1		0.36%
SUNFLOWER BANK NA	1		0.36%
SUSSER BANK	1		0.36%
SWBC MORTGAGE CORP	1		0.36%
T2 FINANCIAL LLC	1		0.36%
THE PARK BANK	1	1	0.36%
UNITED WHOLESALE MORTGAGE, LLC	1		0.36%
WASHINGTON COUNTY BANK	1	1	0.36%
YAMPA VALLEY HOUSING AUTHORITY	1	1	0.36%
TOTAL LOANS FOR MARCH 2021:	278	66	100.00%

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Market Highlights

March 2021

Compliments of:
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Top Priced Improved Sale:

ACCOUNT	R7718520
BEDROOM	2
BATH	1.00
YOC	1936
HEATED SQFT	864
LANDSIZE	0.2200
RECEPTION	821678
PRICE	\$ 765,000.00
AREA	1
LEGAL	CRAWFORD ADD TO SS LOTS 1-3, BLOCK 9
PPSF	\$ 885.42
DATE	3/10/2021



Jumbo Ranch Sale:

R6208115
4
5.00
1981&1977
3260
405.0200
821319
\$ 11,500,000.00
4
M&B: SEC 21-7-84 & SEC 28-7-84
N/A
3/2/2021





Purchaser Titlement Abstract

March 2021

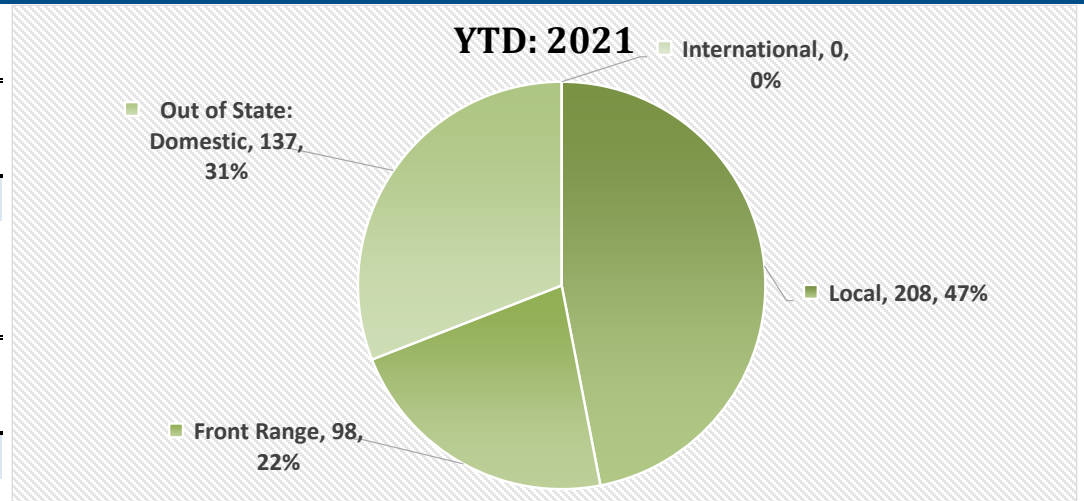
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All Sales: Mar. 2021

Origin of Buyer	# of Trans.	% Overall
Local	83	48%
Front Range	32	18%
Out of State: Domestic	59	34%
International	0	0%
Total Sales	174	100%

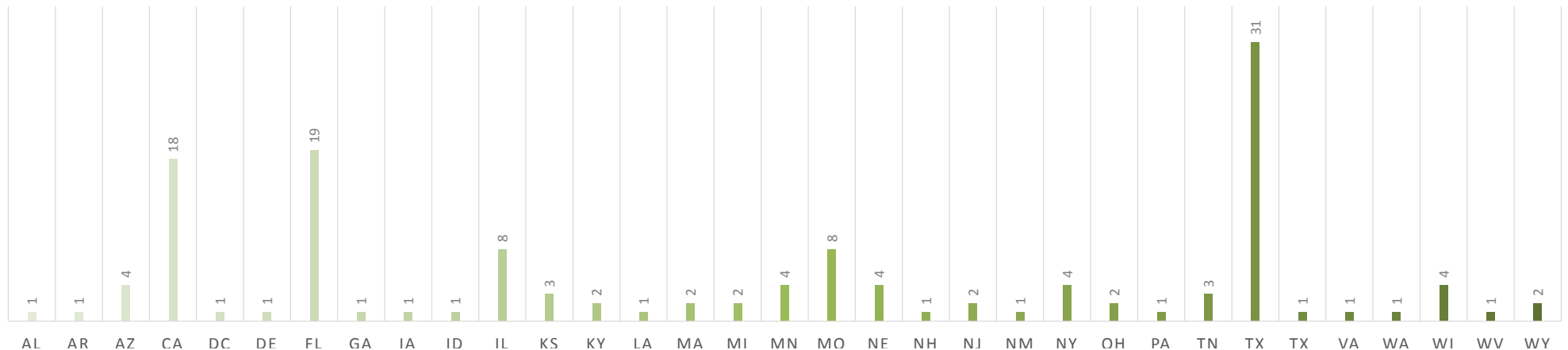
All Sales YTD: 2021

Origin of Buyer	# of Trans.	% Overall
Local	208	47%
Front Range	98	22%
Out of State: Domestic	137	31%
International	0	0%
Total Sales	443	100%



NON-COLORADO YTD: 2021

Colorado Sales: 306





Upper End Purchaser Titlement

March 2021

Upper End Purchaser Details:

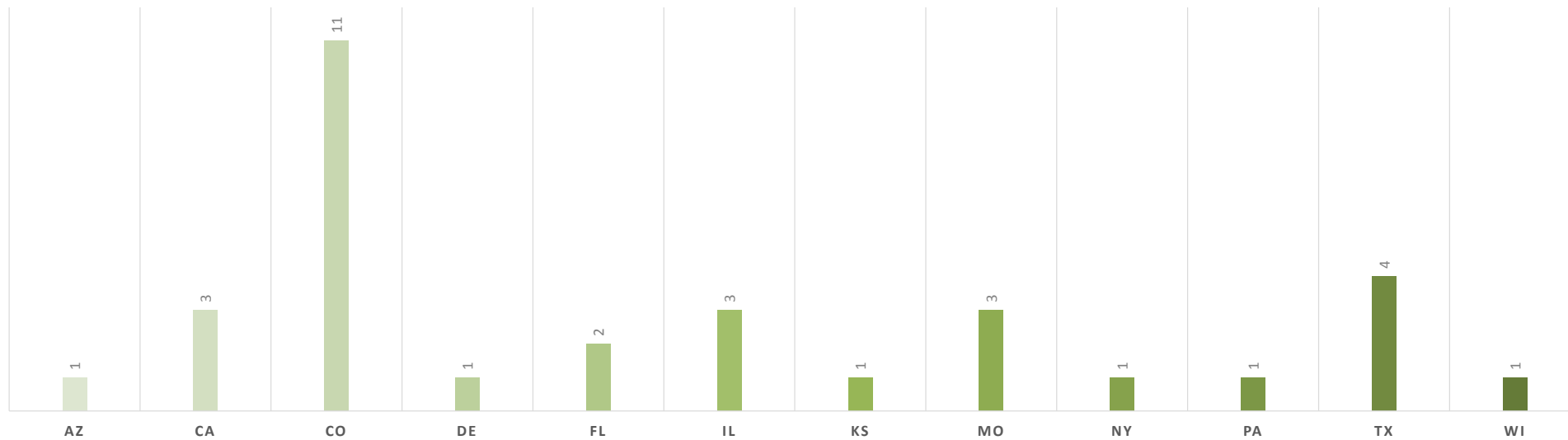
Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
4	5.00	1981&1977	3260	\$ 11,500,000.00	M&B: SEC 21-7-84 & SEC 28-7-84	N/A	3/2/2021	42855 GUNN CREEK LN	JUPITER	FL
7	5.00	1987&2003	6182	\$ 8,125,000.00	M&B: LOT 6,7&8 SEC 18-11-87 & SEC 13-11-88 E2SE4 SEC 14-11-88+ EXTENSIVE LEGAL	N/A	3/26/2021	11230 COUNTY ROAD 82	MEDIA	PA
4	3.00	1909&2005	2698	\$ 7,400,000.00	M&B: SEC 1-1N-84W & SEC 2-1N-84W & SEC 3-1N-84W & SEC 11-1N-84W & SEC 12-1N-84W & SEC 26-2-84	N/A	3/31/2021	35470 STATE HIGHWAY 134	OVERLAND PARK	KS
4	5.50	2011	5079	\$ 4,300,000.00	BOULDER RIDGE SUBD LOT 7	\$ 846.62	3/25/2021	435 BOULDER RIDGE RD	KENILWORTH	IL
5	5.50	1991	5551	\$ 2,925,000.00	EAGLES VIEW F3 LOT 6	\$ 526.93	3/26/2021	855 FOX LN	EVERGREEN	CO
5	6.00	2001	6542	\$ 2,699,000.00	CAUDILL SUBD LOT B	\$ 412.56	3/11/2021	31165 STAR RIDGE RD	BOCA RATON	FL
			31.68 ac	\$ 2,547,000.00	M&B: SECS 6,7,8&18-3-89	N/A	3/31/2021	N/A	SCOTTSDALE	AZ
3	3.50	2005	3914	\$ 2,500,000.00	TWENTY MILE RANCH PARCEL 3	\$ 638.73	3/2/2021	25355 BELLA VISTA CIR	THE WOODLANDS	TX
4	5.50	2017	3246	\$ 2,395,000.00	WILDHORSE MEADOWS F1 LOT 31	\$ 737.83	3/9/2021	2660 BRONC BUSTER LOOP	MADISON	WI
5	4.50	1999	3716	\$ 2,370,000.00	RUNNING BEAR SUBD LOT 2	\$ 637.78	3/23/2021	3270 APRES SKI WAY	FRISCO	TX
4	5.00	1996	4512	\$ 2,252,250.00	DAKOTA RIDGE SUBD LOT 54	\$ 499.17	3/3/2021	31645 ASPEN RIDGE RD	WILMINGTON	DE
4	3.50	1980	2526	\$ 2,087,500.00	ORIGINAL TOWN OF SS LOT 5, BLOCK 4	\$ 826.41	3/25/2021	431 PINE ST	STEAMBOAT SPRINGS	CO
4	3.50	2019	3345	\$ 2,080,000.00	GIANT SKY RANCH LOT 10	\$ 621.82	3/10/2021	45233 FOUR SEASONS WAY	LAKEWOOD	CO
3	3.50	2007	2649	\$ 1,815,000.00	ANGLERS RETREAT LOT 8	\$ 685.16	3/3/2021	594 RETREAT PLACE	GOLDEN	CO
4	4.50	2000	4866	\$ 1,650,000.00	PETERS EXEMPT SUBD LOT 2	\$ 339.09	3/11/2021	31325 COUNTY ROAD 64	INDEPENDENCE	MO
5	5.50	2003	2942	\$ 1,650,000.00	MOUNTAINEER AT STEAMBOAT TH PHASE 3 UNIT 3B	\$ 560.84	3/5/2021	2919 MOUNTAINEER CIR	GREENWOOD VILLSGE	CO
3	4.00	2006	2875	\$ 1,605,000.00	STONEWOOD AT EAGLERIDGE F3 UNIT 13	\$ 558.26	3/3/2021	1250 EAGLE GLEN DR	KANSAS CITY	MO
		1984	4170	\$ 1,450,000.00	SOUTH TORIAN PLUM CONDO UNIT DS-2C, BUILDING D AKA LOS LOCOS	\$ 347.72	3/19/2021	1865 SKI TIME SQUARE DR #DS2C	WINNETKA	IL
4	3.50	2020	2303	\$ 1,375,000.00	SUNLIGHT SUBD LOT 23	\$ 597.05	3/2/2021	1855 SUNLIGHT DR	HINSDALE	IL
5	3.50	1994	4064	\$ 1,352,000.00	BLACKTAIL MTN ESTATES SUBD FILING 1 TRACT 5	\$ 332.68	3/25/2021	28675 YELLOW JACKET DR	OAK CREEK	CO
4	4.00	1982	2078	\$ 1,347,500.00	RIDGE TH CONDO UNIT 21	\$ 648.46	3/15/2020	2290 STORM MEADOWS DR #201	LONG BEACH	CA
4	3.50	2019	2188	\$ 1,334,800.00	URBAN STREET AT THE MOUNTAIN F3 UNIT 3, LOT A	\$ 610.05	3/10/2021	1260 URBAN WAY	STEAMBOAT SPRINGS	CO
4	3.00	2019	1976	\$ 1,295,000.00	SUNLIGHT SUBD LOT 51	\$ 655.36	3/18/2021	1509 SUNSET WAY	STEAMBOAT SPRINGS	CO
4	4.00	2007	1782	\$ 1,200,000.00	EMERALD LODGE AT TRAPPEURS CROSSING RESORT CONDO UNIT 5203	\$ 673.40	3/22/2021	1800 MEDICINE SPRINGS DR #5203	ARMONK	NY
3	4.00	2006	2667	\$ 1,200,000.00	HIGHLAND WAY TH UNIT C	\$ 449.93	3/5/2021	1794 HIGHLAND WAY	DALLAS	TX
4	4.00	1999	3864	\$ 1,200,000.00	M&B: TR IN SW4 SEC 5-3-84 & SEC 8-3-84	\$ 310.56	3/15/2021	23145 SNOWBIRD TRL	CASTLE ROCK	CO
5	3.00	1982	2016	\$ 1,100,000.00	SLEEPY HOLLOW SUBD LOT 1	\$ 545.63	3/12/2021	1359 BLUE SAGE DR	STEAMBOAT SPRINGS	CO
1	1.50	2008	1220	\$ 1,044,000.00	HOWELSEN PLACE CONDO UNIT A-401	\$ 855.74	3/9/2021	700 YAMPA ST #A401	LOCH LLOYD	MO
2	2.50	2008	1334	\$ 1,040,000.00	OLYMPIAN CONDO UNIT 405	\$ 779.61	3/25/2021	35 5TH ST #405	BELVEDERE TIBURON	CA
1	1.00	2007	749	\$ 1,030,000.00	M&B: PT OF NW4 OF TRACT 113 SEC 25 & 36-7-86 AKA DOYLA CAPRA RANCH	\$ 1,375.17	3/10/2021	23250 FAWN CREEK RD	STEAMBOAT SPRINGS	CO
3	3.00	2008	1596	\$ 1,025,000.00	BEAR LODGE AT TRAPPEURS CROSSING RESORT CONDO UNIT 6307	\$ 642.23	3/4/2021	1750 MEDICINE SPRINGS DR #6307	CONROE	TX
			2.66 AC	\$ 1,000,000.00	ELKINS MEADOWS AT LITTLE FISH CREEK LOT 8	N/A	3/8/2021	2985 LITTLEFISH TRAIL	LA JOLLA	CA

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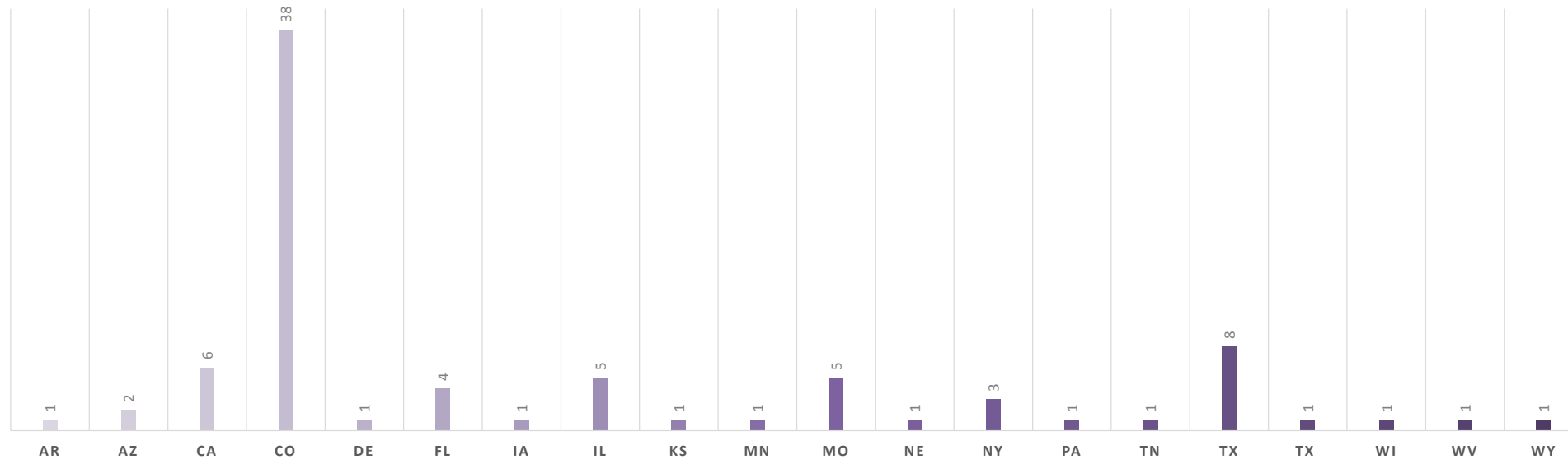


Upper End Purchaser Titlment

UPPER END TITLEMENT BY STATE FOR CURRENT MONTH: 2021

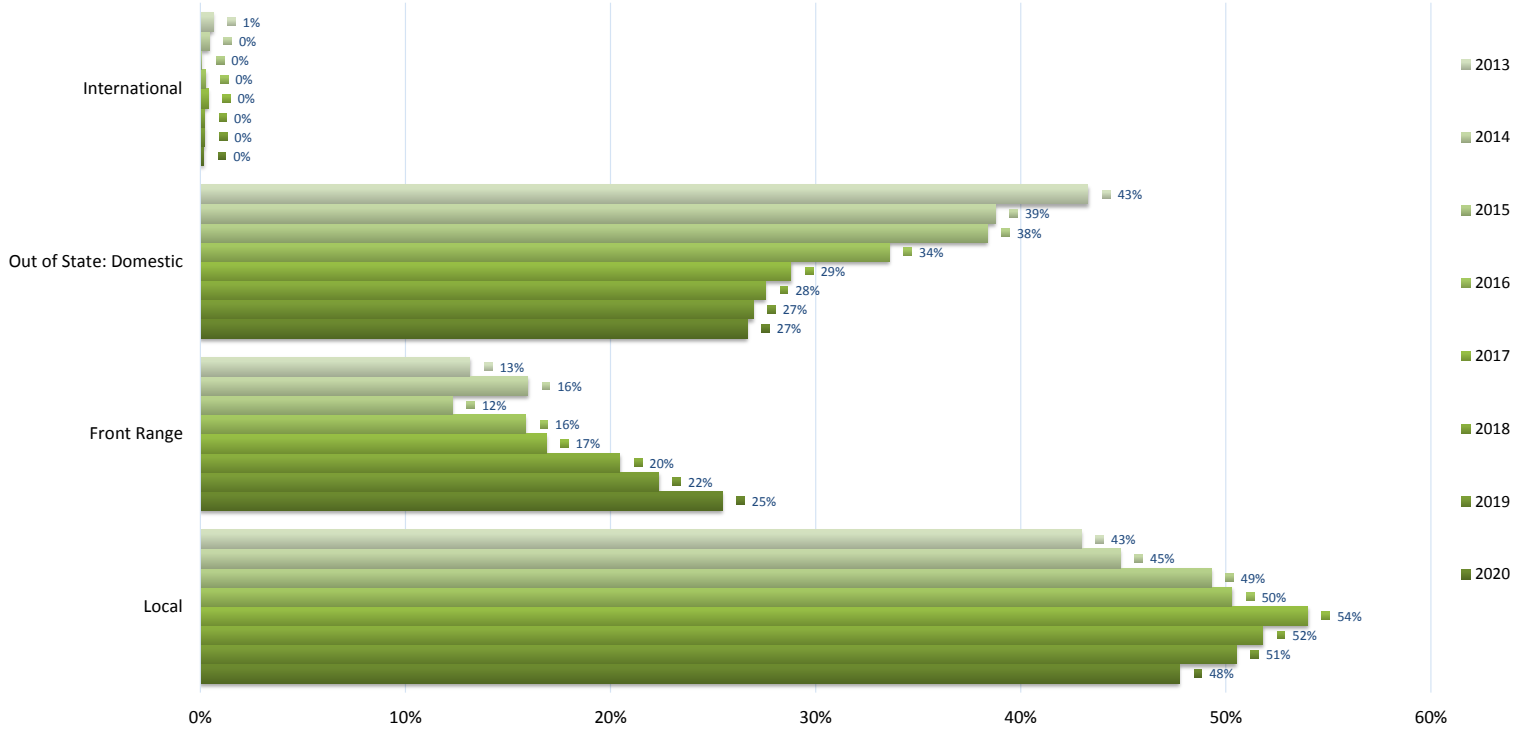


UPPER END TITLEMENT BY STATE YTD: 2021



Purchaser Titlement Abstract History

Historic Purchaser Titlement Abstract



All Sales: 2020

Origin of Buyer	# of Trans.	% Overall
Local	899	48%
Front Range	479	25%
Out of State: Domestic	502	27%
International	3	0%
Total Sales	1883	100%

All Sales: 2016

Origin of Buyer	# of Trans.	% Overall
Local	774	50%
Front Range	244	16%
Out of State: Domestic	517	34%
International	4	0%
Total Sales	1539	100%

All Sales: 2019

Origin of Buyer	# of Trans.	% Overall
Local	701	51%
Front Range	310	22%
Out of State: Domestic	374	27%
International	3	0%
Total Sales	1388	100%

All Sales: 2015

Origin of Buyer	# of Trans.	% Overall
Local	718	49%
Front Range	179	12%
Out of State: Domestic	559	38%
International	1	0%
Total Sales	1457	100%

All Sales: 2018

Origin of Buyer	# of Trans.	% Overall
Local	765	52%
Front Range	302	20%
Out of State: Domestic	407	28%
International	3	0%
Total Sales	1477	100%

All Sales: 2014

Origin of Buyer	# of Trans.	% Overall
Local	610	45%
Front Range	217	16%
Out of State: Domestic	527	39%
International	6	0%
Total Sales	1360	100%

All Sales: 2017

Origin of Buyer	# of Trans.	% Overall
Local	868	54%
Front Range	271	17%
Out of State: Domestic	463	29%
International	6	0%
Total Sales	1608	100%

All Sales: 2013

Origin of Buyer	# of Trans.	% Overall
Local	549	43%
Front Range	168	13%
Out of State: Domestic	553	43%
International	8	1%
Total Sales	1278	100%



Property Type Transaction Summary

YTD: 2021 Reconciliation by Transaction Type

	# Transactions		Gross Volume
Single Family	99	\$	107,263,563.00
Multi Family	125	\$	87,598,855.00
Vacant Land	127	\$	38,340,377.00
Commercial	25	\$	15,401,535.00
Development Land	1	\$	666,700.00
Timeshare / Interval	44	\$	6,180,750.00
Jumbo Ranch/Agricultural	6	\$	69,816,000.00
Not Arms Length/Low Doc Fee			
Quit Claim Deed	6	\$	415,500.00
Related Parties	2	\$	1,399,000.00
Bulk Multi-Family Unit/Project Sales			
Partial Interest Sales	4	\$	4,155,000.00
Employee Housing Units / Mobile Home	1	\$	224,868.00
Multiple Units & Sites/Same Deed	3	\$	184,500.00
Water Rights / Open Space / Easements			
Exempt / Political Transfers			
Total Transactions:	443	\$	331,646,648.00

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New Unit Sales Detail

March 2021

Improved Residential New Unit Sales:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
4	3.50	2019	3345	\$ 2,080,000.00	GIANT SKY RANCH LOT 10	SINGLEFAM	\$ 621.82	45233 FOUR SEASONS WAY
4	3.50	2020	2303	\$ 1,375,000.00	SUNLIGHT SUBD LOT 23	SINGLEFAM	\$ 597.05	1855 SUNLIGHT DR
4	3.50	2019	2188	\$ 1,334,800.00	URBAN STREET AT THE MOUNTAIN F3 UNIT 3, LOT A	SINGLEFAM	\$ 610.05	1260 URBAN WAY
4	3.00	2019	1976	\$ 1,295,000.00	SUNLIGHT SUBD LOT 51	SINGLEFAM	\$ 655.36	1509 SUNSET WAY
3	3.50	2020	1965	\$ 665,400.00	3 LACKTAIL MEADOWS NEIGHBORHOODS AT YOUNGS PEAK LOT 15-I	SINGLEFAM	\$ 338.63	30640 REINSMAN CT
2	2.00	2020	989	\$ 479,300.00	FOX SPRINGS CONDO F2 UNIT 4301	MULTIFAM	\$ 484.63	340 FOX SPRINGS CIRCLE
2	2.00	2020	989	\$ 451,300.00	FOX SPRINGS CONDO F2 UNIT 4303	MULTIFAM	\$ 456.32	340 FOX SPRINGS CIRCLE
2	2.00	2020	989	\$ 437,500.00	FOX SPRINGS CONDO F2 UNIT 4201	MULTIFAM	\$ 442.37	340 FOX SPRINGS CIRCLE
2	2.00	2020	989	\$ 418,800.00	FOX SPRINGS CONDO F2 UNIT 4203	MULTIFAM	\$ 423.46	340 FOX SPRINGS CIRCLE
2	2.00	2020	989	\$ 417,000.00	FOX SPRINGS CONDO F2 UNIT 4202	MULTIFAM	\$ 421.64	340 FOX SPRINGS CIRCLE

Summary of Improved Residential New Unit Sales:

Average Price:	\$	895,410.00
Average PPSF:	\$	505.13
Median Price:	\$	572,350.00
# Transactions:		10
Gross Volume:	\$	8,954,100.00



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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

Commercial Sales Report: January 1st, 2021 through March 31st, 2021: Q1. 2021

ACCOUNTNO	BED	BATH	YOC	STATSF	LANDSIZE	PRICE	LEGAL	STYLE	PPSF	RDATE	STREET ADDRESS
R8180810			1961	8000	0.3899	\$ 1,380,000.00	1200 LINCOLN F2 LOT 1	RETAIL	\$ 172.50	2/9/2021	1125 LINCOLN AVENUE
R8170085	2	2.00	2005	2270		\$ 654,000.00	APPLETREE AT COPPER RIDGE UNIT 1	LIVEWORK	\$ 288.11	2/19/2021	2619 COPPER RIDGE CIR #1
R8179849			2016	765		\$ 171,000.00	AVIATOR GARAGES F3 UNIT D-2, BLDGS C,D,E	WHSE	\$ 223.53	1/15/2021	AIRPORT CIR
R8180878				765		\$ 165,500.00	AVIATOR GARAGES F5 UNIT G-2	WHSE	\$ 216.34	1/27/2021	3741 AIRPORT CIRCLE
R8180879				765		\$ 160,535.00	AVIATOR GARAGES F5 UNIT G-3	WHSE	\$ 209.85	1/27/2021	3741 AIRPORT CIRCLE
R8180880				765		\$ 165,500.00	AVIATOR GARAGES F5 UNIT G-4	WHSE	\$ 216.34	1/27/2021	3741 AIRPORT CIRCLE
R8180881				765		\$ 165,500.00	AVIATOR GARAGES F5 UNIT G-5	WHSE	\$ 216.34	1/28/2021	3741 AIRPORT CIRCLE
R8171670			2005	807		\$ 230,000.00	FOX CREEK PARK CONDO UNIT 106B	RETAIL	\$ 285.01	2/22/2021	1169 HILLTOP PKWY #106B
R8170243			2006	3558		\$ 300,000.00	HDN CONDO HANGAR 19	WHSE	\$ 84.32	2/22/2021	1620 HANGAR LN #C
R8173076			2008	1318		\$ 877,500.00	OLYMPIAN CONDO UNIT 208	RETAIL	\$ 665.78	2/10/2021	35 5TH ST #208
R8163528			2003	3640	2.1300	\$ 4,000,000.00	SOUTHSIDE STATION COMM CENTER LOT 1 SHELL GAS/CONVENIENCE/CAR WASH	GAS	\$ 1,098.90	1/18/2021	905 WEISS DR
R8166611			1996	2820		\$ 975,000.00	STEAMBOAT CROSSING COMMERCIAL CONDO UNIT 2, BLDG. AKA BLACK TIE SKI RENTALS	RETAIL	\$ 345.74	1/18/2021	1625 MID VALLEY DR #2
R8171958	2	2.00	2007	2304		\$ 290,000.00	VALLEY VIEW LIVE/WORK CONDO UNIT B	LIVEWORK	\$ 125.87	2/9/2021	461 ENTERPRISE ST #B
R8169042&R8169043			2004	1947		\$ 515,000.00	WESCOIN MEADOWS COMMERCIAL CONDO UNITS 15&16	WHSE	\$ 264.51	2/12/2021	2670 COPPER RIDGE CIR #15
R8173092	1	1.00	1920	2687	0.5800	\$ 460,000.00	ANTLERS SUBD LOT 1 AKA ANTLERS CAFE AND BAR	MIXEDUSE	\$ 171.19	3/1/2021	40 MOFFAT AVE
R6253032			1984	4170		\$ 1,450,000.00	SOUTH TORIAN PLUM CONDO UNIT DS-2C, BUILDING D AKA LOS LOCOS	RESTAURANT	\$ 347.72	3/19/2021	1865 SKI TIME SQUARE DR #DS2C
R0625523			1984	669		\$ 339,000.00	TORIAN PLUM CONDO UNIT 106C, BUILDING A	RETAIL	\$ 506.73	3/9/2021	1855 SKI TIME SQUARE DR #106C
R8172116					0.4300	\$ 60,000.00	HAYDEN AIRPORT GARAGES F1 EXPANSION PROPERTY	COMMVACANT	N/A	1/18/2021	501 W AIRPORT BLVD
R0477178					4.2000	\$ 1,600,000.00	M&B: SEC 20-6-84	COMMVACANT	N/A	2/9/2021	875 S LINCOLN AVENUE
R8162968					0.7230	\$ 30,000.00	M&B: SEC 21-6-84	COMMVACANT	N/A	1/21/2021	N/A
R8180199					0.5000	\$ 270,000.00	MARBLEHILL INDUSTRIAL PARK LOT 2	COMMVACANT	N/A	2/10/2021	2280 MARBLE COURT
R8180203					0.6000	\$ 170,000.00	MARBLEHILL INDUSTRIAL PARK LOT 6	COMMVACANT	N/A	2/17/2021	2285 MARBLE COURT
R8169949					0.5480	\$ 47,000.00	VALLEY VIEW BUSINESS PARK FINAL RP LOT 26	COMMVACANT	N/A	2/26/2021	412 COMMERCE STREET
R8167854					0.7300	\$ 354,000.00	CLAIMS AT COPPER RIDGE CONDO UNIT 1	COMMVACANT	N/A	3/11/2021	2642 COPPER RIDGE CIRCLE
R8180332, R8180339, R8180346, R8180349					0.7530	\$ 666,700.00	SUNLIGHT SUBD F2 LOTS: 55,62,69,72	DEVELOP	N/A	1/29/2021	SUNLIGHT DRIVE & INDIAN TRAILS

25 \$ 15,496,235.00 * Some types of Commercial Properties are not included in this report, as listed in notation below.

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NOTE: The above figures do not commercial parking spaces, open space, easements, water rights, or other non-standard commercial transactions. Data is deemed reliable but not guaranteed.

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