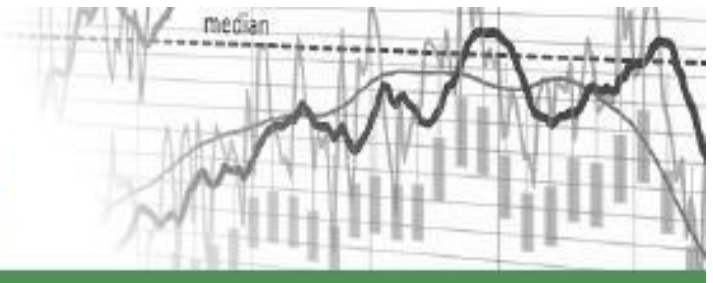
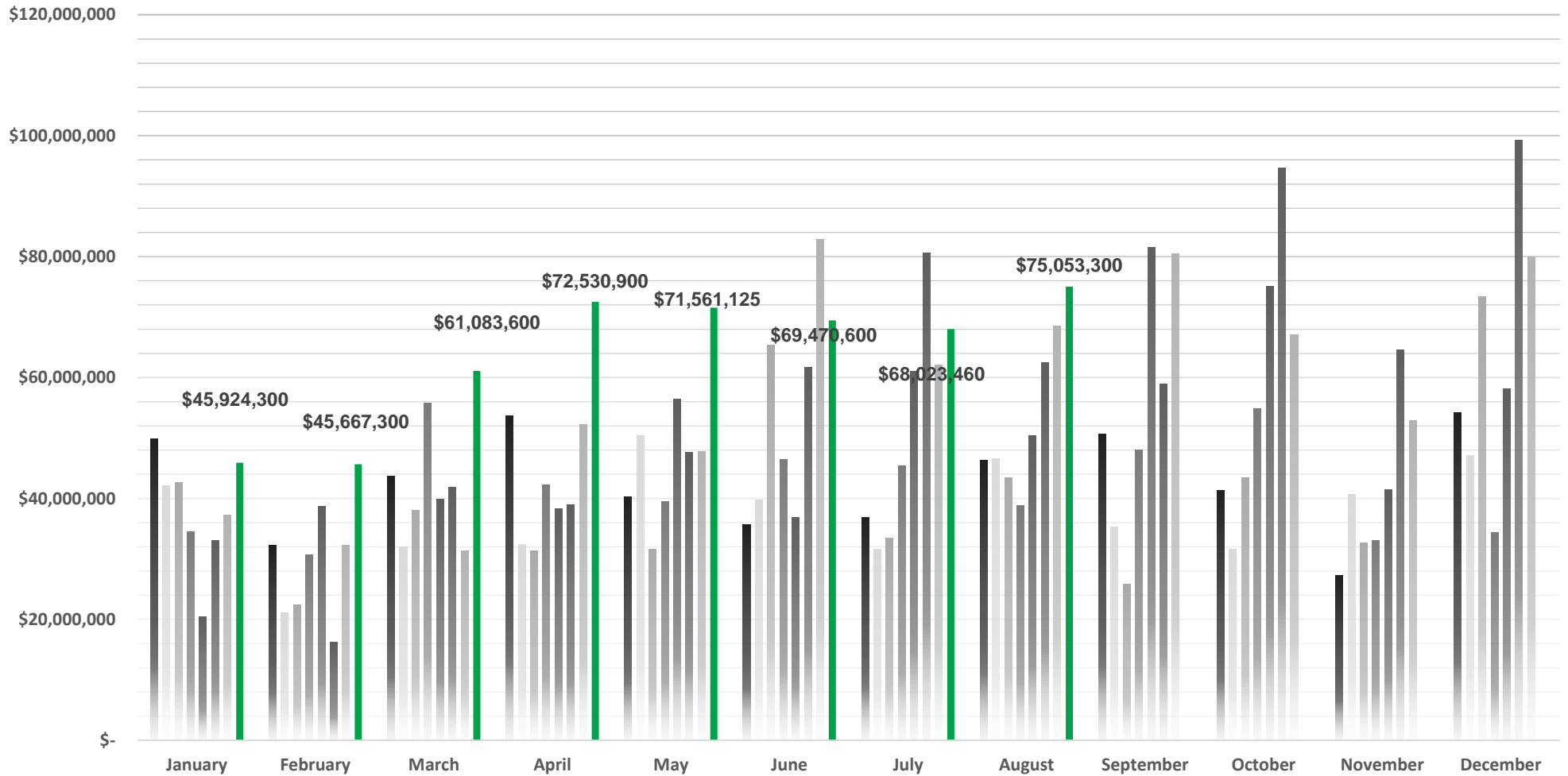




Routt County Market ANALYSIS



Historical Gross Sales Volume: 2010 - YTD: 2017



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

2010 Trans.
 2011 Trans.
 2012 Trans.
 2013 Trans.
 2014 Trans.
 2015 Trans.
 2016 Trans.
 YTD: 2017



Historical Gross Sales and Transactions

Gross Volume

Month	Dollar Volume 2010	Dollar Volume 2011	Actual % Change	Dollar Volume 2012	Actual % Change	Dollar Volume 2013	Actual % Change	Dollar Volume 2014	Actual % Change	Dollar Volume 2015	Actual % Change	Dollar Volume 2016	Actual % Change	Dollar Volume YTD: 2017	Actual % Change
January	\$49,807,800	\$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%	\$37,201,300	12.36%	\$45,924,300	23.45%
February	\$32,234,900	\$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%	\$32,320,650	99.45%	\$45,667,300	41.29%
March	\$43,661,200	\$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%	\$31,317,500	-25.17%	\$61,083,600	95.05%
April	\$53,646,200	\$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%	\$52,260,510	34.06%	\$72,530,900	38.79%
May	\$40,211,100	\$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%	\$47,804,200	0.39%	\$71,561,125	49.70%
June	\$35,689,200	\$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%	\$82,880,800	34.31%	\$69,470,600	-16.18%
July	\$36,925,400	\$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%	\$62,115,000	-22.94%	\$68,023,460	9.51%
August	\$46,343,500	\$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%	\$68,456,700	9.59%	\$75,053,300	9.64%
September	\$50,689,800	\$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%	\$80,522,800	36.55%		-100.00%
October	\$41,353,400	\$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%	\$67,017,300	-29.20%		-100.00%
November	\$27,275,714	\$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%	\$52,950,750	-18.06%		-100.00%
December	\$54,261,900	\$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%	\$79,983,100	-19.45%		-100.00%
Year to Date:	\$338,519,300	\$295,870,000	-12.60%	\$308,510,700	4.27%	\$333,381,210	8.06%	\$342,191,349	2.64%	\$382,547,435	11.79%	\$414,356,660	8.32%	\$509,314,585	22.92%
ANNUAL:	\$512,100,114	\$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%	\$694,830,610	-0.75%	\$509,314,585	-26.70%

Copyright © 2017. Land Title Guarantee. All Rights Reserved

Number of Transactions

Month	# Transactions 2010	# Transactions 2011	Actual % Change	# Transactions 2012	Actual % Change	# Transactions 2013	Actual % Change	# Transactions 2014	Actual % Change	# Transactions 2015	Actual % Change	# Transactions 2016	Actual % Change	# Transactions YTD: 2017	Actual % Change
January	109	136	24.77%	66	-51.47%	101	53.03%	69	-31.68%	71	2.90%	77	8.45%	78	1.30%
February	78	105	34.62%	69	-34.29%	94	36.23%	98	4.26%	49	-50.00%	63	28.57%	103	63.49%
March	125	142	13.60%	99	-30.28%	71	-28.28%	93	30.99%	109	17.20%	86	-21.10%	112	30.23%
April	104	72	-30.77%	90	25.00%	107	18.89%	129	20.56%	112	-13.18%	114	1.79%	98	-14.04%
May	190	137	-27.89%	79	-42.34%	104	31.65%	122	17.31%	103	-15.57%	119	15.53%	148	24.37%
June	167	94	-43.71%	109	15.96%	108	-0.92%	112	3.70%	144	28.57%	168	16.67%	145	-13.69%
July	213	79	-62.91%	100	26.58%	116	16.00%	109	-6.03%	168	54.13%	150	-10.71%	154	2.67%
August	271	134	-50.55%	138	2.99%	109	-21.01%	133	22.02%	150	12.78%	161	7.33%	182	13.04%
September	212	140	-33.96%	84	-40.00%	122	45.24%	137	12.30%	133	-2.92%	176	32.33%		-100.00%
October	176	99	-43.75%	119	20.20%	129	8.40%	131	1.55%	129	-1.53%	171	32.56%		-100.00%
November	93	124	33.33%	93	-25.00%	107	15.05%	106	-0.93%	147	38.68%	123	-16.33%		-100.00%
December	79	136	72.15%	130	-4.41%	110	-15.38%	121	10.00%	142	17.36%	131	-7.75%		-100.00%
Year to Date:	1257	899	-28.48%	750	-16.57%	810	8.00%	865	6.79%	906	4.74%	938	3.53%	1020	8.74%
ANNUAL:	1817	1398	-23.06%	1176	-15.88%	1278	8.67%	1360	6.42%	1457	7.13%	1539	5.63%	1020	-33.72%

This data is reported from the Clerk & Recorder's 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.

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



Market Snapshot by Area

Full Year 2016 versus YTD: 2017

Area	Average Price Single Family 2016	Average Price Single Family YTD: 2017	% Change vs. Prior Year	Average Price Multi-Family 2016	Average Price Multi-Family YTD: 2017	% Change vs. Prior Year	Average Price Vacant Land 2016	Average Price Vacant Land YTD: 2017	% Change vs. Prior Year
Fish Creek	\$1,002,896	\$1,092,750	9%	\$419,127	\$505,200	21%	\$0	\$490,167	n/a
Hayden & Surrounding Area	\$340,573	\$298,144	-12%	\$155,283	\$176,125	13%	\$215,483	\$110,872	-49%
Oak Creek, Phippsburg	\$266,707	\$301,841	13%	\$192,833	\$190,000	-1%	\$377,063	\$45,936	-88%
North Routt County	\$992,745	\$621,659	-37%	\$98,000	\$87,000	-11%	\$108,616	\$839,465	673%
South Routt County	\$1,149,098	\$1,087,825	-5%	\$170,563	\$287,125	68%	\$360,167	\$433,298	20%
Stagecoach	\$437,564	\$839,356	92%	\$155,683	\$180,767	16%	\$36,026	\$31,557	-12%
Steamboat - Downtown Area	\$768,148	\$747,654	-3%	\$523,203	\$583,679	12%	\$265,054	\$396,875	50%
Steamboat - Mountain Area	\$1,205,178	\$1,283,219	6%	\$450,475	\$499,441	11%	\$334,604	\$341,135	2%
Strawberry Park, Elk River	\$1,078,277	\$728,638	-32%	\$0	\$0	0%	\$262,229	\$747,667	185%
Catamount	\$2,406,875	\$1,180,000	-51%	\$0	\$0	0%	\$1,048,000	\$0	n/a
West Steamboat	\$606,398	\$557,294	-8%	\$328,733	\$362,000	n/a	\$218,420	\$211,167	n/a
Gross Live Average:	\$744,349	\$722,106	-3%	\$427,263	\$486,665	14%	\$185,220	\$281,217	52%

Area	Median Price Single Family 2016	Median Price Single Family YTD: 2017	% Change vs. Prior Year	Median Price Multi-Family 2016	Median Price Multi-Family YTD: 2017	% Change vs. Prior Year	Median Price Vacant Land 2016	Median Price Vacant Land YTD: 2017	% Change vs. Prior Year
Fish Creek	\$897,500	\$980,000	9%	\$415,000	\$499,500	20%	\$0	\$273,500	n/a
Hayden & Surrounding Area	\$247,500	\$269,000	9%	\$132,000	\$150,750	14%	\$52,825	\$47,500	-10%
Oak Creek, Phippsburg	\$200,000	\$215,000	8%	\$185,000	dna	n/a	\$150,350	\$37,000	-75%
North Routt County	\$525,000	\$540,000	3%	\$91,000	dna	n/a	\$63,900	\$145,000	127%
South Routt County	\$825,000	\$785,000	-5%	\$147,500	\$204,500	39%	\$325,000	\$254,500	-22%
Stagecoach	\$377,500	\$432,500	15%	\$168,500	\$195,500	16%	\$12,000	\$10,000	-17%
Steamboat - Downtown Area	\$662,500	\$690,000	4%	\$499,000	\$546,650	10%	\$295,000	\$452,500	53%
Steamboat - Mountain Area	\$786,400	\$935,000	19%	\$335,000	\$388,500	16%	\$257,500	\$280,000	9%
Strawberry Park, Elk River	\$850,000	\$680,000	-20%	\$0	\$0	0%	\$200,000	\$423,500	112%
Catamount	\$1,970,000	dna	n/a	\$0	\$0	0%	dna	\$0	n/a
West Steamboat	\$553,500	\$580,000	n/a	dna	dna	n/a	\$165,000	\$215,000	n/a
Gross Live Median:	\$535,000	\$559,500	5%	\$339,000	\$389,000	15%	\$80,000	\$80,000	0%

Area	Average PPSF Single Family 2016	Average PPSF Single Family YTD: 2017	% Change vs. Prior Year	Average PPSF Multi-Family 2016	Average PPSF Multi-Family YTD: 2017	% Change vs. Prior Year	Average PPAC Vacant Land 2016	Average PPAC Vacant Land YTD: 2017	% Change vs. Prior Year
Fish Creek	\$316	\$347	10%	\$292	\$309	6%	\$0	\$606,165	n/a
Hayden & Surrounding Area	\$223	\$174	-22%	\$138	\$158	14%	\$73,297	\$67,555	-8%
Oak Creek, Phippsburg	\$160	\$198	24%	\$172	\$181	5%	\$91,792	\$178,350	94%
North Routt County	\$403	\$274	-32%	\$117	\$104	-11%	\$21,562	\$31,279	45%
South Routt County	\$187	\$389	108%	\$239	\$257	8%	\$29,654	\$27,813	-6%
Stagecoach	\$187	\$389	108%	\$124	\$143	16%	\$37,035	\$27,664	-25%
Steamboat - Downtown Area	\$382	\$358	-6%	\$368	\$400	9%	\$936,003	\$1,213,657	30%
Steamboat - Mountain Area	\$363	\$371	2%	\$310	\$340	10%	\$912,543	\$1,256,313	38%
Strawberry Park, Elk River	\$432	\$301	-30%	\$0	\$0	0%	\$8,364	\$28,934	246%
Catamount	\$647	\$498	n/a	\$0	\$0	0%	\$20,947	\$0	n/a
West Steamboat	\$267	\$266	0%	\$271	\$281	4%	\$570,297	\$314,827	n/a
Gross Live Average:	\$294	\$285	-3%	\$299	\$332	11%	\$222,164	\$232,795	5%

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.

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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



Market Analysis by Area

August 2017

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	\$4,274,000	5.77%	9	5.03%	\$474,889	\$380,000	\$663,750	\$520,000	\$355
Hayden & Surrounding Area	\$2,293,100	3.10%	13	7.26%	\$176,392	\$210,000	\$216,786	\$259,000	\$142
Oak Creek, Phippsburg	\$1,670,400	2.26%	6	3.35%	\$278,400	\$211,250	\$278,400	\$211,250	\$167
North Routt County	\$5,934,500	8.01%	10	5.59%	\$593,450	\$467,500	\$856,500	\$764,500	\$321
South Routt County	\$4,422,300	5.97%	6	3.35%	\$737,050	\$724,300	\$869,860	\$900,000	\$291
Stagecoach	\$1,964,500	2.65%	24	13.41%	\$81,854	\$10,000	\$386,000	\$450,000	\$204
Steamboat - Downtown Area	\$7,702,300	10.40%	14	7.82%	\$550,164	\$537,900	\$587,027	\$550,000	\$395
Steamboat - Mountain Area	\$36,501,200	49.30%	65	36.31%	\$561,557	\$392,500	\$516,953	\$397,500	\$339
Strawberry Park, Elk River	\$1,507,500	2.04%	3	1.68%	\$502,500	\$550,000	\$502,500	\$565,000	\$284
Catamount	\$895,000	1.21%	1	0.56%	\$895,000	dna	\$0	\$0	\$0
West Steamboat	\$5,301,000	7.16%	14	7.82%	\$378,643	\$392,500	\$468,500	\$454,500	\$237
Quit Claim Deeds	\$70,000	0.09%	1	0.56%	\$70,000	dna	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$1,508,500	2.04%	13	7.26%	\$116,038	\$105,000	\$0	\$0	\$0
TOTAL	\$74,044,300	100.00%	179	100.00%	\$437,350	\$367,550	\$526,093	\$436,250	\$311
(NEW UNIT SALES)	\$2,665,300	3.60%	4	2.23%	\$666,325	\$572,400	1,105,400	dna	\$479

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

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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
 mgibson@ltgc.com



YTD. Market Analysis by Area

YTD: August 2017

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	\$32,200,200	6.33%	46	4.52%	\$700,004	\$559,000	\$759,276	\$595,000	\$326
Hayden & Surrounding Area	\$43,600,400	8.58%	96	9.44%	\$454,171	\$222,400	\$289,871	\$263,000	\$173
Oak Creek, Phippsburg	\$11,191,200	2.20%	48	4.72%	\$233,150	\$186,750	\$295,262	\$204,750	\$197
North Routt County	\$34,103,200	6.71%	51	5.01%	\$668,690	\$369,000	\$573,420	\$485,000	\$261
South Routt County	\$37,672,685	7.41%	52	5.11%	\$724,475	\$520,000	\$977,384	\$724,300	\$301
Stagecoach	\$17,407,100	3.42%	97	9.54%	\$179,455	\$27,300	\$602,264	\$323,200	\$297
Steamboat - Downtown Area	\$50,665,600	9.97%	72	7.08%	\$703,689	\$583,500	\$671,973	\$647,500	\$377
Steamboat - Mountain Area	\$224,715,200	44.21%	370	36.38%	\$607,338	\$430,000	\$608,675	\$437,500	\$344
Strawberry Park, Elk River	\$15,460,900	3.04%	23	2.26%	\$672,213	\$650,000	\$728,638	\$680,000	\$301
Catamount	\$2,075,000	0.41%	2	0.20%	\$1,037,500	dna	\$1,180,000	dna	\$498
West Steamboat	\$29,400,600	5.78%	77	7.57%	\$381,826	\$400,000	\$546,444	\$574,000	\$267
Quit Claim Deeds	\$417,900	0.08%	8	0.79%	\$52,238	\$50,000	\$0	\$0	\$0
Timeshare & Interval Unit Sales	\$9,395,600	1.85%	75	7.37%	\$125,275	\$87,500	\$0	\$0	\$0
TOTAL	\$508,305,585	100.00%	1,017	100.00%	\$533,085	\$365,000	\$591,504	\$450,300	\$311
(NEW UNIT SALES)	18,190,300	3.58%	17	1.67%	\$1,070,018	\$537,000	1,107,107	\$639,900	\$394

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

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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
mgibson@ltgc.com



Interval Sales Analysis

August 2017

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$293,500	19.46%	2	15.38%	\$146,750	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
One Steamboat Place	\$0	0.00%	0	0.00%	\$0	\$0
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	\$	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Grand Fractional	\$840,200	0.00%	7	0.00%	\$120,029	\$87,500
Steamboat Villas Fractional	\$0	0.00%	0	0.00%	\$0	\$0
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	\$374,800	24.85%	4	30.77%	\$93,700	\$88,600
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$1,508,500	100.00%	13	100.00%	\$116,038	\$105,000

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. Copyright © 2017. Land Title Guarantee. All Rights Reserved.

YTD: August 2017

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	542,500	5.77%	4	5.33%	\$135,625	\$124,500
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	180,500	1.92%	1	1.33%	\$180,500	dna
North Star Interval	1,900	0.02%	1	1.33%	\$1,900	dna
One Steamboat Place	2,752,200	29.29%	8	10.67%	\$344,025	\$360,000
Phoenix @ Steamboat Interval	18,000	0.19%	1	1.33%	\$18,000	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	4,264,500	45.39%	41	54.67%	\$104,012	\$55,000
Steamboat Villas Fractional	248,900	2.65%	3	4.00%	\$82,967	\$79,900
Suites at Steamboat Interval	1,500	0.02%	1	1.33%	\$1,500	dna
Sunburst Interval	5,500	0.06%	1	1.33%	\$5,500	dna
Thunder Mountain Interval	0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	1,342,100	14.28%	13	17.33%	\$103,238	\$120,700
West Fractional	38,000	0.40%	1	1.33%	\$38,000	dna
TOTAL	\$9,395,600	100.00%	75	100.00%	\$125,275	\$87,500

Compliments of:
Land Title
Steamboat Springs
 Melissa Gibson
 970-870-2822



Price Point Analysis

August 2017

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	9	8%	\$1,275,400	2%
200,001 to 300,000	18	16%	\$4,620,900	8%
300,001 to 400,000	24	22%	\$8,739,500	15%
400,001 to 500,000	14	13%	\$6,338,500	11%
500,001 to 600,000	14	13%	\$7,612,800	13%
600,001 to 700,000	6	5%	\$3,951,000	7%
700,001 to 800,000	8	7%	\$6,042,100	10%
800,001 to 900,000	5	5%	\$4,392,000	8%
900,001 to 1,000,000	5	5%	\$4,798,000	8%
1,000,001 to 1,500,000	4	4%	\$4,933,000	9%
1,500,001 to 2,000,000	3	3%	\$5,167,000	9%
2,000,001 to 2,500,000	0	0%	\$0	0%
2,500,001 to 3,000,000	0	0%	\$0	0%
over \$ 3 Million	0	0%	\$0	0%
Total:	110	100%	\$57,870,200	100%

YTD: August 2017

Residential Transactions

	# Transactions	% of Transactions	Gross Volume	% of Gross Volume
<=200,000	71	11%	\$10,896,300	3%
200,001 to 300,000	110	17%	\$27,908,000	7%
300,001 to 400,000	107	16%	\$37,771,600	10%
400,001 to 500,000	73	11%	\$33,262,025	9%
500,001 to 600,000	74	11%	\$40,610,100	11%
600,001 to 700,000	58	9%	\$37,763,300	10%
700,001 to 800,000	36	6%	\$27,170,200	7%
800,001 to 900,000	29	4%	\$24,644,800	6%
900,001 to 1,000,000	22	3%	\$21,042,900	5%
1,000,001 to 1,500,000	42	6%	\$52,886,500	14%
1,500,001 to 2,000,000	11	2%	\$18,615,400	5%
2,000,001 to 2,500,000	9	1%	\$20,355,000	5%
2,500,001 to 3,000,000	3	0%	\$8,460,000	2%
over \$ 3 Million	4	1%	\$22,500,000	6%
Total:	649	100%	\$383,886,125	100%

Full Year: 2016

Residential Transactions

	# 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%

Full Year: 2015

Residential Transactions

	# 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

Residential Transactions

	# 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%

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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

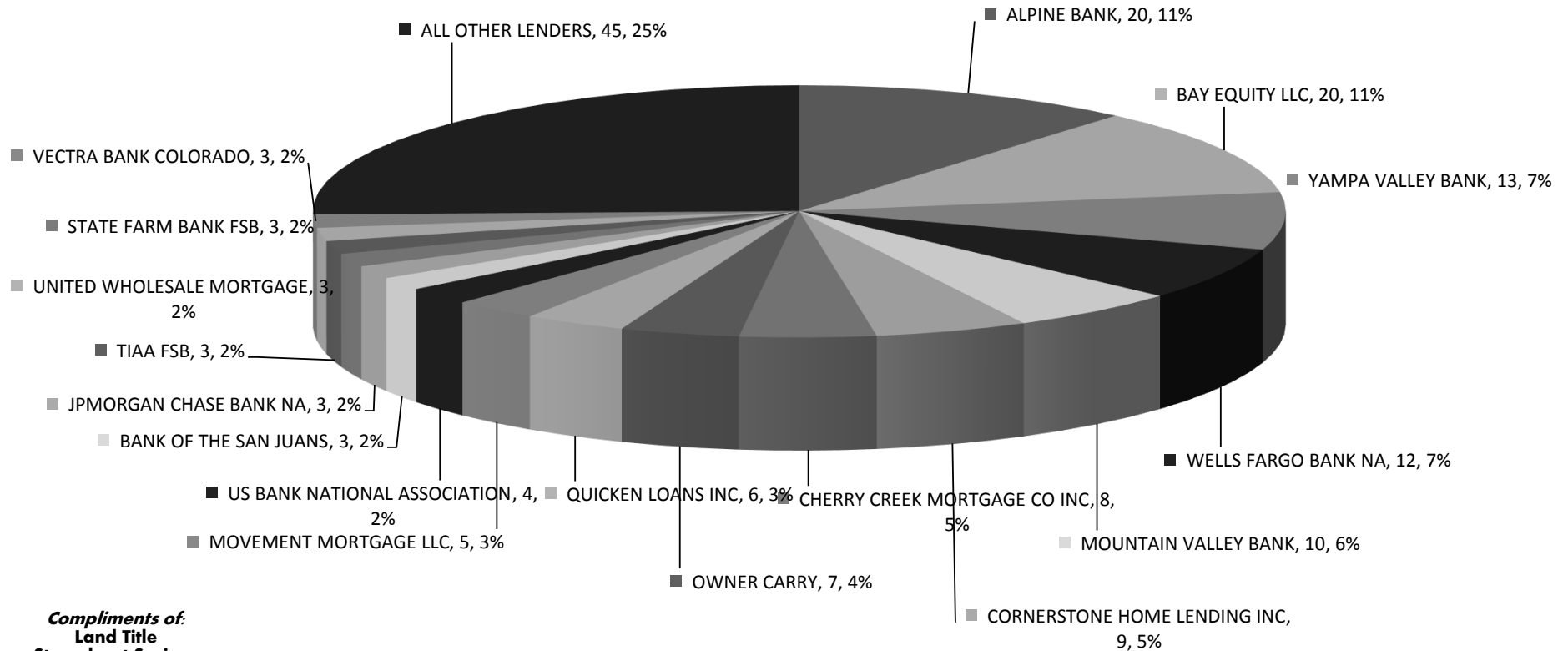


Lender Analysis

Top 75% Lenders for August 2017

Number of Loans: 176

Sales with Loans at Closing: 54% / Cash Purchasers: 46%



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



Lender Listing

LENDER	NUMBER LOANS	PERCENTAGE TOTAL	
ALPINE BANK	20	11.36%	Top 75% Lenders for August 2017
BAY EQUITY LLC	20	11.36%	
YAMPA VALLEY BANK	13	7.39%	Routt County
WELLS FARGO BANK NA	12	6.82%	
MOUNTAIN VALLEY BANK	10	5.68%	
CORNERSTONE HOME LENDING INC	9	5.11%	
CHERRY CREEK MORTGAGE CO INC	8	4.55%	
OWNER CARRY	7	3.98%	
QUICKEN LOANS INC	6	3.41%	
MOVEMENT MORTGAGE LLC	5	2.84%	
US BANK NATIONAL ASSOCIATION	4	2.27%	
BANK OF THE SAN JUANS	3	1.70%	
JPMORGAN CHASE BANK NA	3	1.70%	
STATE FARM BANK FSB	3	1.70%	
TIAA FSB	3	1.70%	
UNITED WHOLESALE MORTGAGE	3	1.70%	
VECTRA BANK COLORADO	3	1.70%	
ALL OTHER LENDERS	45	25.57%	
ANB BANK	2	1.14%	
BANK OF AMERICA NA	2	1.14%	
BROKER SOLUTIONS INC	2	1.14%	
CITYWIDE BANKS	2	1.14%	
LOANDEPOT.COM LLC	2	1.14%	
AMERICAN PACIFIC MORTGAGE CORPORATION	1	0.57%	
BANK 34	1	0.57%	
BANK OF COLORADO	1	0.57%	
BANK OF THE WEST	1	0.57%	
CARRINGTON MORTGAGE SERVICES	1	0.57%	
CBC NATIONAL BANK	1	0.57%	
CHOICE MORTGAGE BANK INC	1	0.57%	
COLONIAL NATIONAL MORTGAGE	1	0.57%	
CROSSCOUNTRY MORTGAGE INC	1	0.57%	
DITECH FINANCIAL LLC	1	0.57%	
E MORTGAGE MANAGEMENT LLC	1	0.57%	
ELEMENTS FINANCIAL FEDERAL CREDIT UNION	1	0.57%	
FIRST NATIONAL BANK & TRUST CO OF MCALESTER	1	0.57%	
FIRST NATIONAL BANK OF CENTRAL TEXAS	1	0.57%	
FIRST WESTERN TRUST BANK	1	0.57%	
FIRSTBANK	1	0.57%	
FMS BANK	1	0.57%	
GLACIER BANK	1	0.57%	
HUNTINGTON NATIONAL BANK	1	0.57%	
INLANTA MORTGAGE INC	1	0.57%	
KEYBANK NATIONAL ASSOCIATION	1	0.57%	
LIBERTY SAVINGS BANK FSB	1	0.57%	
MEDFORD REAL ESTATE FUND I LLC	1	0.57%	
MIDWESTONE BANK	1	0.57%	
NBH BANK	1	0.57%	
NORTHPOINTE BANK	1	0.57%	
PROVIDENT FUNDING ASSOCIATES LP	1	0.57%	
RED ROCKS CREDIT UNION	1	0.57%	
ROUNDPOINT MORTGAGE SERVICING CORPORATION	1	0.57%	
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND	1	0.57%	
USAA FEDERAL SAVINGS BANK	1	0.57%	
WYNDHAM CAPITAL MORTGAGE INC	1	0.57%	
YAMPA VALLEY DEVELOPMENT LTD	1	0.57%	
YAMPA VALLEY HOUSING AUTHORITY	1	0.57%	
TOTAL LOANS FOR AUGUST 2017:	176	100.00%	

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

Market Highlights

Market Highlights:

August 2017

Highest Priced Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
2	1.50	1986	2306	\$ 1,975,000	River Meadows Subd Lot 2 w/15.04 AC Land	Frank David Hansen	\$ 856.46	8/9/2017	50745 CR 129



Jumbo Ranch/Agricultural Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
There were no Jumbo Ranch Sales in August 2017									

Highest Price PSF Residential Sale:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Street Address
2	1.50	1986	2306	\$ 1,975,000	River Meadows Subd Lot 2 w/15.04 AC Land	Frank David Hansen	\$ 856.46	8/9/2017	50745 CR 129

Bank Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Purchaser	PPSF	Date	Bank Reference
		1973	7056	\$ 250,000	Ephus Donelsons 2nd Addn to Hayden Lots 3-9, Block 2	Hayden Digs 2, LLC	\$ 35.43	8/25/2017	252 W JEFFERSON AVE

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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



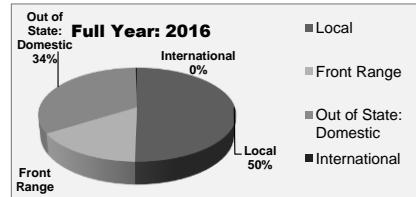
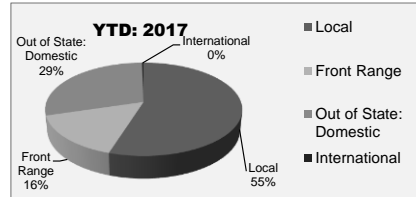
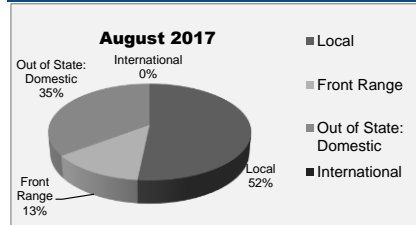
Buyer Profile

August 2017

Upper End Purchaser Details:

Brm	Bath	Year Built	Size	Price	Legal	PPSF	Date	Street Address	Origin of Buyer: City	Origin of Buyer: State
		2002	12527	\$ 4,000,000	Evergreen Subd Lot 4	\$ 319.31	8/2/2017	3001 S LINCOLN AVE	SCOTTSDALE	AZ
2	1.50	1986	2306	\$ 1,975,000	River Meadows Subd Lot 2	\$ 856.46	8/9/2017	50745 CR 129	OSKALOOSA	IA
4	4.00	2005	4576	\$ 1,600,000	Sanctuary Subd #5 Lot 112	\$ 349.65	8/14/2017	598 FOREST VIEW DR	STEAMBOAT SPRINGS	CO
4	4.50	2000	4221	\$ 1,592,000	Ski Trails Subd #3 Lot 8, Block 3	\$ 377.16	8/29/2017	2700 SKI TRAIL LN	ATLANTA	GA
3	3.50	2016	2240	\$ 1,473,000	Flattops at Wildhorse Meadows Subd #1 Lot 1	\$ 657.59	8/14/2017	1390 BANGTAIL WAY	LAWRENCE	KS
3	4.50	2000	4275	\$ 1,245,000	Dakota Ridge Subd Lot 16	\$ 291.23	8/25/2017	35920 AGATE CREEK RD	MART	TX
4	3.50	2007	3420	\$ 1,125,000	Emerald Knoll-Peddie Subd Lot 22	\$ 328.95	8/8/2017	725 SANDHILL CIR	BEARDSLEY	MN
4	3.00	1932	2310	\$ 1,090,000	Crawford Addn to SS Lots 27-29, Block 12	\$ 471.86	8/3/2017	146 HILL ST	STEAMBOAT SPRINGS	CO
3	3	1994	3646	\$ 1,000,000	Ranches at Steamboat Lake Subd Lot 7	\$ 274.27	8/31/2017	60800 FLOYD CREEK RD	GOSGEN	NY
4	4.00	2004	3443	\$ 1,000,000	Flattops View Village Lot 2	\$ 290.44	8/16/2017	3287 SNOWFLAKE CIR #2	ANNADALE	NJ

Purchaser Abstract:



All Sales: August 2017			All Sales: Full Year 2015		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	94	52%	Local		#DIV/0!
Front Range	24	13%	Front Range		#DIV/0!
Out of State: Domestic	64	35%	Out of State: Domestic		#DIV/0!
International	0	0%	International		#DIV/0!
Total Sales	182	100%	Total Sales	0	#DIV/0!

All Sales YTD: 2017			All Sales: Full Year 2014		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	560	55%	Local	610	45%
Front Range	158	15%	Front Range	217	16%
Out of State: Domestic	299	29%	Out of State: Domestic	527	39%
International	3	0%	International	6	0%
Total Sales	1020	100%	Total Sales	1360	100%

All Sales: Full Year 2016			All Sales: Full Year 2013		
Origin of Buyer	# of Trans.	% Overall	Origin of Buyer	# of Trans.	% Overall
Local	774	50%	Local	549	43%
Front Range	244	16%	Front Range	168	13%
Out of State: Domestic	517	34%	Out of State: Domestic	553	43%
International	4	0%	International	8	1%
Total Sales	1539	100%	Total Sales	1278	100%



Property Type Transaction Summary

August 2017 Reconciliation by Transaction Type		
	# Transactions	Gross Volume
Single Family	49	\$ 31,037,300.00
Multi Family	61	\$ 26,832,900.00
Vacant Land	40	\$ 5,612,000.00
Commercial	12	\$ 8,826,600.00
Development Land	1	\$ 80,000.00
Timeshare / Interval	13	\$ 1,508,500.00
Jumbo Ranch/Agricultural		
Not Arms Length/Low Doc Fee	2	\$ 806,000.00
Quit Claim Deed	1	\$ 70,000.00
Related Parties		
Bulk Multi-Family Unit/Project Sales		
Partial Interest Sales		
Employee Housing Units / Mobile Homes	1	\$ 200,000.00
Multiple Units & Sites/Same Deed	2	\$ 80,000.00
Water Rights / Open Space / Easements		
Exempt / Political Transfers		
Total Transactions:	182	\$ 75,053,300.00

Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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



New Unit Sales Detail

August 2017

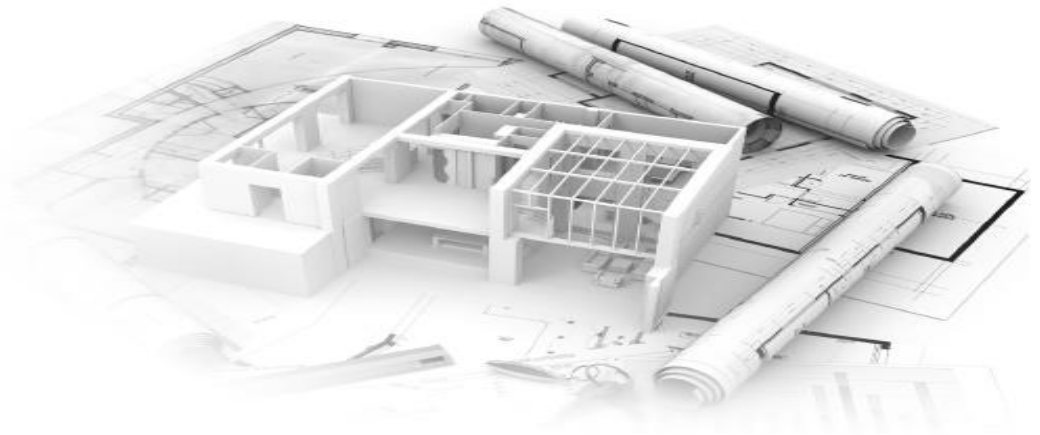
Improved Residential New Unit Sales Detail:

Brm	Bath	Year Built	Size	Price	Legal	Unit Type	PPSF	Address
3	3.50	2016	2240	\$ 1,473,000	Flattops at Wildhorse Meadows Subd #1 Lot 1	SINGLEFAM	\$ 657.59	1390 BANGTAIL WAY
3	3.50	2016	2449	\$ 737,800	Rocky Peak Village Subd #9 Lot 29	SINGLEFAM	\$ 301.27	452 WILLETT HEIGHTS CT

Summary of Improved Residential New Unit Sales:

Average Price:	\$ 1,105,400.00
Average PPSF:	\$ 479.43
Median Price:	dna
# Transactions:	2
Gross Volume:	\$ 2,210,800.00

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



Copyright © 2017. Land Title Guarantee. All Rights Reserved.

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.