

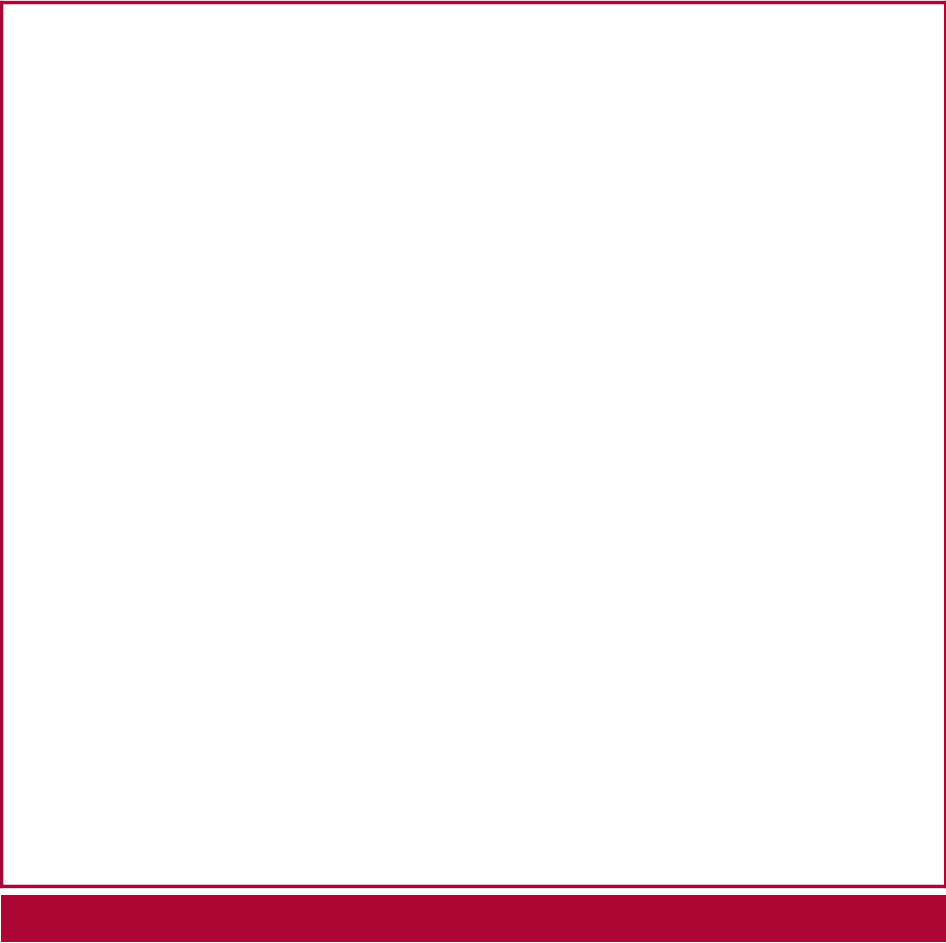








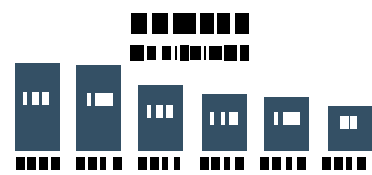
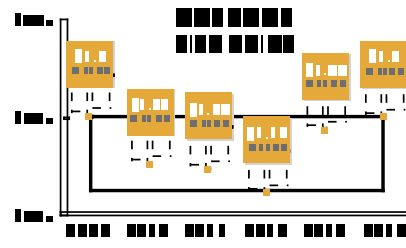
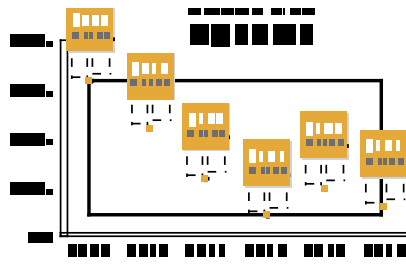
MARKET OVERVIEW

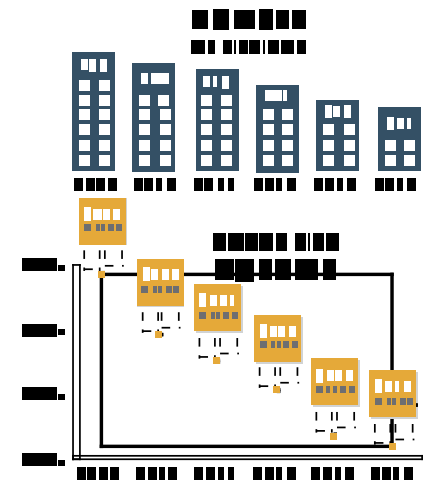
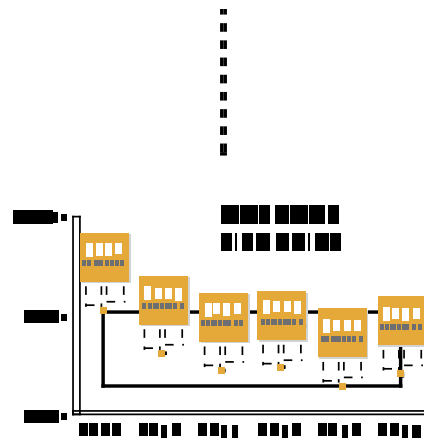


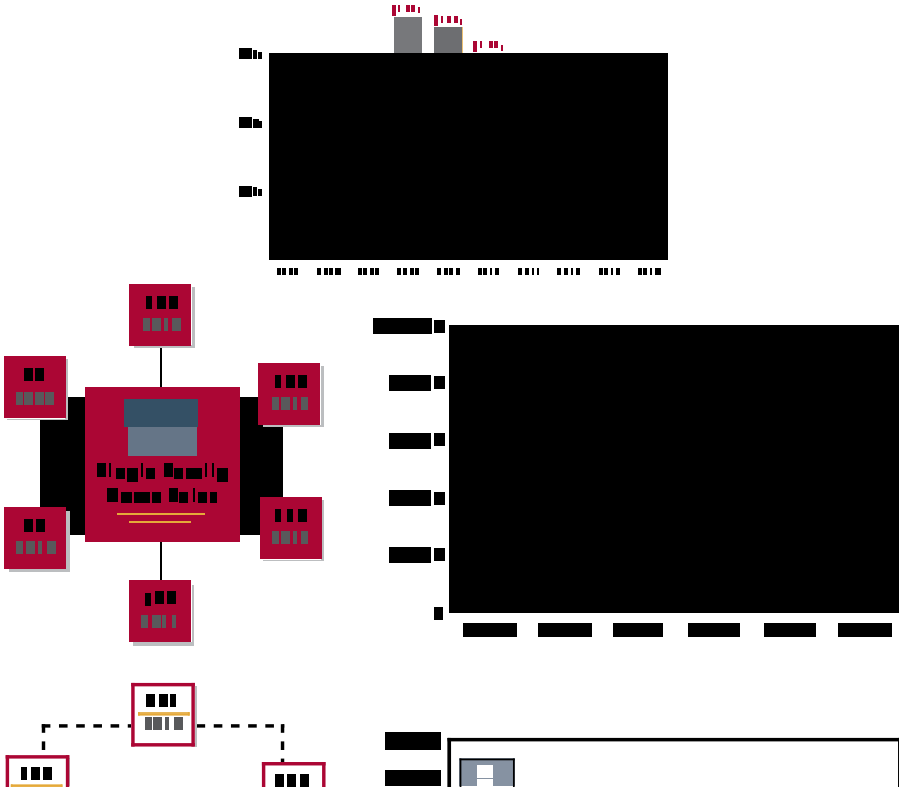
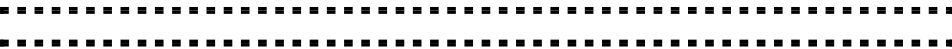
During 2014 the Steamboat Springs market rebounded strongly. Total sales for 2014 were just over \$1 billion, **an increase of over 30% from 2013**. Inventory at the end of 2014 of \$1.212 billion was slightly greater than inventory at the end of 2013 but still below historical averages. 2014 saw significant increases in the sales of both single family homes and condos/townhomes, driving down inventory levels in both of those market categories. Multiple offers and bidding wars have returned to some market segments.

In 2014 Colorado Group Realty participated in almost 30% of all real estate transactions.

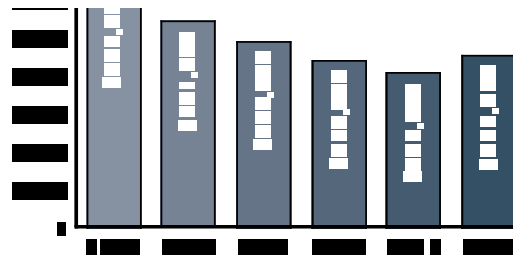
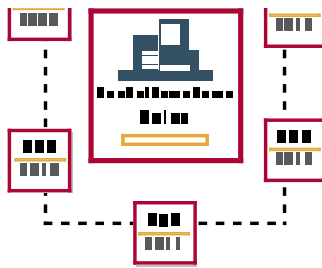
Please remember that if you need any information regarding the Steamboat Springs real estate market, contact your Colorado Group Realty broker. They will be more than happy to provide you with information or tell you about what is going on in the Steamboat Springs real estate market.



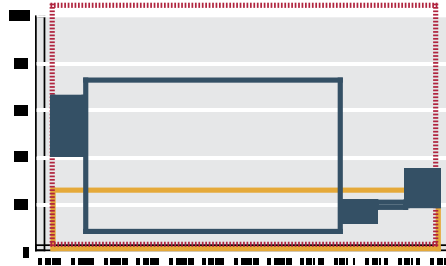




TOTAL LISTING INVENTORY



AVERAGE SINGLE FAMILY HOME SALES PRICE
AVERAGE CONDO/TOWNHOME SALES PRICE



STEAMBOAT SPRINGS BUILDING PERMITS ISSUED

Single Family Home

Duplex

Commercial



0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000



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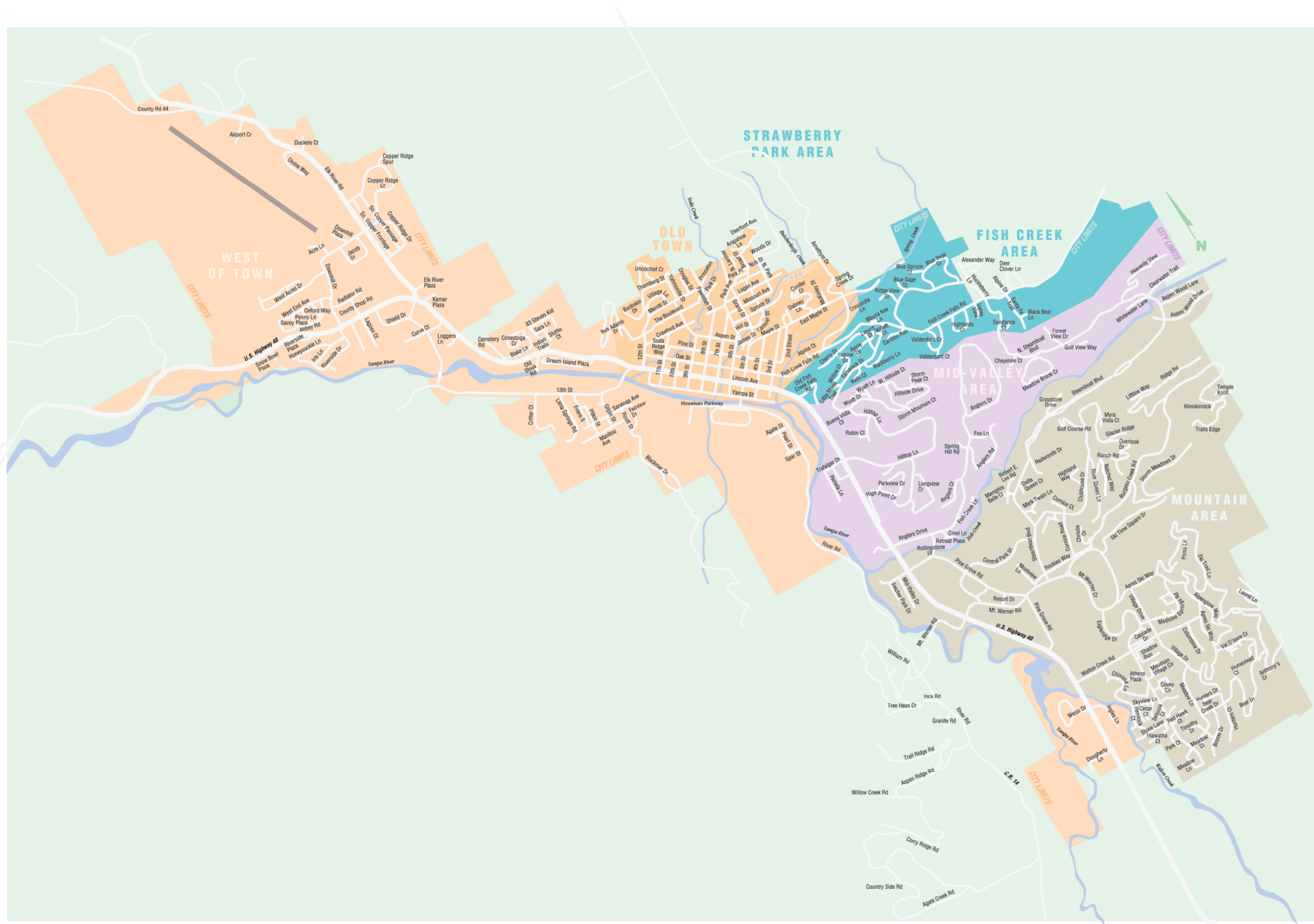


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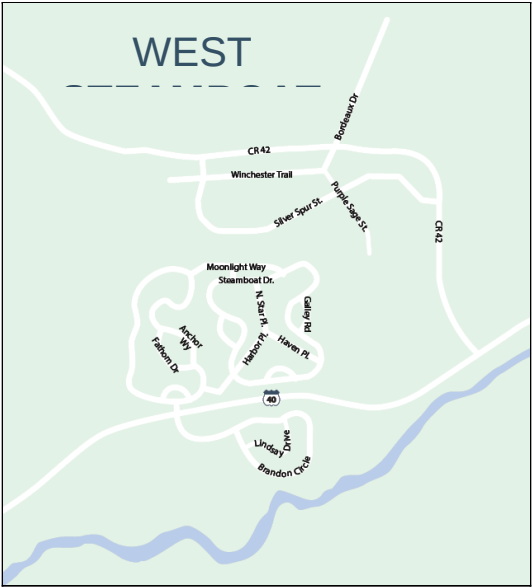


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To Hayden
Office



Downtown
Office

■
Sheraton
Office



STEAMBOAT SPRINGS AREA MAP

DOWNTOWN/FISH CREEK

SINGLE FAMILY

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$26,860,450	41	133	\$655,133	\$2,750,000	\$110,000
	-6%	24%	-11%	-24%		
2014 1ST HALF	\$28,482,480	33	149	\$863,105	\$2,000,000	\$320,100
	47%	-3%	8%	52%		
2013 2ND HALF	\$19,329,900	34	138	\$568,527	\$1,100,000	\$310,000
	0%	3%	-36%	-3%		
2013 1ST HALF	\$19,332,250	33	215	\$585,825	\$1,025,000	\$212,500
	19%	22%	17%	-9%		
2012 2ND HALF	\$16,212,500	27	183	\$646,300	\$1,739,000	\$279,500

CONDOMINIUM/TOWNHOME

	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$21,748,610	45	206	\$483,302	\$896,000	\$130,000

	90%	137%	-50%	-20%		
2014 1ST HALF	\$11,464,726	19	410	\$603,407	\$1,250,000	\$110,000
	20%	-21%	74%	52%		
2013 2ND HALF	\$9,515,500	24	235	\$396,475	\$801,000	\$79,000
	132%	140%	74%	-4%		
2013 1ST HALF	\$4,109,500	10	135	\$410,950	\$610,000	\$242,000
	-41%	-50%	-17%	19%		
2012 2ND HALF	\$6,907,952	20	163	\$345,398	\$682,500	\$67,000

LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$889,000	4	528	\$222,250	\$420,000	\$119,000
	-64%	-43%	14%	-37%		
2014 1ST HALF	\$2,474,000	7	463	\$353,429	\$910,000	\$75,000
	-15%	-36%	13%	34%		
2013 2ND HALF	\$2,899,600	11	410	\$263,600	\$792,900	\$115,000
	304%	267%	31%	10%		
2013 1ST HALF	\$717,500	3	314	\$239,166	\$320,000	\$197,500
	-76%	-57%	-25%	-45%		
2012 2ND HALF	\$3,018,900	7	416	\$431,271	\$744,000	\$235,000

PRICE PER SQUARE FOOT: SINGLE FAMILY						
	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	2012 1ST HALF	2011 2ND HALF	
AVE	\$284	\$315	\$291	\$241	\$253	
HIGH	\$637	\$723	\$653	\$464	\$612	
LOW	\$65	\$148	\$174	\$160	\$143	

PRICE PER SQUARE FOOT: CONDOMINIUM/TOWNHOME						
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	
AVE	\$276	\$343	\$269	\$219	\$206	
HIGH	\$633	\$741	\$500	\$280	\$463	
LOW	\$132	\$156	\$116	\$191	\$103	

MOUNTAIN						
SINGLE FAMILY						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$24,092,900	25	148	\$963,716	\$3,662,500	\$390,000
	16%	32%	-24%	-12%		
2014 1ST HALF	\$20,833,625	19	195	\$1,096,507	\$2,500,000	\$552,000
	10%	-10%	34%	22%		
2013 2ND HALF	\$18,934,400	21	146	\$901,856	\$2,100,000	\$261,000
	24%	40%	-30%	-11%		
	\$15,237,500	15	208	\$1,015,833		

2013 1ST HALF	-17%	-32%	2%	22%	\$2,500,000	\$389,000
2012 2ND HALF	\$18,373,970	22	204	\$835,180	\$3,500,000	\$358,000
CONDOMINIUM/TOWNHOME						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$83,977,950	190	169	\$441,989	\$2,125,000	\$41,000
	32%	30%	-13%	1%		
2014 1ST HALF	\$63,859,525	146	195	\$437,394	\$3,150,000	\$38,500
	9%	-3%	4%	13%		
2013 2ND HALF	\$58,399,146	151	188	\$386,479	\$2,400,000	\$47,000
	2%	16%	-10%	-12%		
2013 1ST HALF	\$57,000,910	130	210	\$438,468	\$2,500,000	\$60,000
	-24%	-19%	-6%	-6%		
2012 2ND HALF	\$75,421,259	161	224	\$468,455	\$2,660,000	\$68,000
LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$8,524,860	24	333	\$355,203	\$630,000	\$95,000
	144%	140%	-15%	2%		
2014 1ST HALF	\$3,494,995	10	390	\$349,500	\$525,000	\$155,000
	-24%	-44%	155%	37%		
2013 2ND HALF	\$4,583,950	18	153	\$254,664	\$505,000	\$47,000
	103%	100%	-42%	2%		
2013 1ST HALF	\$2,257,500	9	264	\$250,839	\$580,011	\$154,995
	502%	800%	9%	-33%		
2012 2ND HALF	\$375,000	1	242	\$375,000	\$375,000	\$375,000
PRICE PER SQUARE FOOT: SINGLE FAMILY						
	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	2012 1ST HALF	2011 2ND HALF	
AVE	\$287	\$309	\$275	\$273	\$251	
HIGH	\$617	\$584	\$522	\$373	\$428	
LOW	\$108	\$191	\$173	\$158	\$146	
PRICE PER SQUARE FOOT: CONDOMINIUM/TOWNHOME						
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	
AVE	\$280	\$280	\$260	\$294	\$285	
HIGH	\$836	\$828	\$797	\$511	\$853	
LOW	\$71	\$120	\$110	\$91	\$82	
WEST OF TOWN						
SINGLE FAMILY						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$8,672,825	22	116	\$394,219	\$740,000	\$128,000

	18%	47%	-41%	-20%		
2014 1ST HALF	\$7,366,700	15	195	\$491,113	\$750,000	\$275,000
	-19%	-21%	19%	3%		
2013 2ND HALF	\$9,083,730	19	164	\$478,091	\$1,292,000	\$82,000
	44%	12%	14%	28%		
2013 1ST HALF	\$6,328,500	17	144	\$372,264	\$620,000	\$193,500
	-16%	0%	3%	-16%		
2012 2ND HALF	\$7,503,450	17	140	\$441,379	\$1,472,500	\$167,000

LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$3,836,000	6	304	\$639,333	\$2,100,000	\$108,000
	951%	200%	769%	250%		
2014 1ST HALF	\$365,000	2	35	\$182,500	\$250,000	\$115,000
	-81%	-33%	-90%	-72%		
2013 2ND HALF	\$1,967,750	3	347	\$655,917	\$1,750,000	\$52,750
	n/a	n/a	n/a	-1%		
2013 1ST HALF	\$0	0	0	\$0	\$0	\$0
	-100%	-100%	-100%	-100%		
2012 2ND HALF	\$113,000	1	190	\$113,000	\$113,000	\$113,000

PRICE PER SQUARE FOOT: SINGLE FAMILY					
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF
AVE	\$182	\$185	\$183	\$191	\$182
HIGH	\$287	\$282	\$247	\$291	\$365
LOW	\$128	\$84	\$43	\$109	\$86



HAYDEN						
SINGLE FAMILY						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$2,895,938	16	158	\$180,996	\$297.000	\$71.150

	17%	23%	18%	-5%		
2014 1ST HALF	\$2,475,950	13	134	\$190,458	\$305,000	\$40,000
	-22%	-13%	-8%	57%		
2013 2ND HALF	\$3,180,500	15	145	\$121,033	\$375,000	\$116,000
	70%	25%	-22%	-23%		
2013 1ST HALF	\$1,874,650	12	186	\$156,220	\$338,000	\$50,500
	3%	20%	-7%	-14%		
2012 2ND HALF	\$1,818,600	10	199	\$181,860	\$310,000	\$38,000

CONDOMINIUM/TOWNHOME						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$343,000	2	162	\$171,500		
	91%	100%	-79%	-5%	\$230,000	\$113,000
2014 1ST HALF	\$180,000	1	785	\$180,000		
	n/a	n/a	n/a	n/a	\$180,000	\$180,000
2013 2ND HALF	\$0	0	0	\$0		
	-100%	-100%	-100%	-100%	\$0	\$0
2013 1ST HALF	\$74,900	1	113	\$74,900		
	-65%	-67%	-69%	4%	\$74,900	\$74,900
2012 2ND HALF	\$216,750	3	370	\$72,250	\$76,500	\$69,900

LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$88,000	2	149	\$44,000		
	-59%	0%	-24%	-59%	\$55,000	\$33,000
2014 1ST HALF	\$212,500	2	196	\$106,250		
	73%	-50%	75%	246%	\$175,000	\$37,500
2013 2ND HALF	\$123,000	4	112	\$30,750		
	1195%	300%	129%	224%	\$38,000	\$23,500
2013 1ST HALF	\$9,500	1	49	\$9,500		
	-95%	-83%	-66%	-73%	\$9,500	\$9,500
2012 2ND HALF	\$210,500	6	146	\$35,083	\$40,000	\$30,000

PRICE PER SQUARE FOOT: SINGLE FAMILY						
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	
AVE	\$124	\$120	\$117	\$96	\$100	
HIGH	\$173	\$209	\$158	\$184	\$150	
LOW	\$63	\$29	\$76	\$31	\$49	

PRICE PER SQUARE FOOT: CONDOMINIUM/TOWNHOME						
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	
AVE	\$116	\$0	\$156	\$0	\$69	
HIGH	\$146	\$0	\$156	\$0	\$69	

LOW	\$87	\$0	\$156	\$0	\$69	
NORTH ROUTT						
SINGLE FAMILY						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$7,421,500	14	206	\$503,107	\$1,400,000	\$91,500
	227%	133%	-44%	33%		
2014 1ST HALF	\$2,273,000	6	368	\$378,833	\$530,000	\$200,000
	-13%	-14%	-8%	1%		
2013 2ND HALF	\$2,620,000	7	400	\$374,286	\$695,000	\$225,000
	205%	75%	-60%	74%		
2013 1ST HALF	\$858,500	4	1,010	\$214,625	\$249,500	\$157,000
	-71%	-60%	225%	-27%		
2012 2ND HALF	\$2,955,250	10	311	\$295,525	\$810,000	\$86,000
LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$340,500	4	175	\$85,125	\$165,000	\$3,000
	701%	300%	-42%	100%		
2014 1ST HALF	\$42,500	1	303	\$42,500	\$42,500	\$42,500
	-36%	-67%	229%	91%		
2013 2ND HALF	\$66,500	3	92	\$22,197	\$30,000	\$17,500
	-79%	0%	-82%	-79%		
2013 1ST HALF	\$316,000	3	506	\$105,333	\$191,000	\$25,000
	-71%	-40%	42%	-52%		
2012 2ND HALF	\$1,099,500	5	357	\$219,900	\$400,000	\$59,500
PRICE PER SQUARE FOOT: SINGLE FAMILY						
	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF	
AVE	\$283	\$268	\$158	\$102	\$143	
HIGH	\$763	\$584	\$238	\$127	\$288	
LOW	\$134	\$146	\$47	\$60	\$65	



STAGECOACH						
SINGLE FAMILY						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$3,872,800	11	113	\$352,073	\$695,000	\$197,900
	58%	38%	-41%	15%		
2014 1ST HALF	\$2,444,000	8	192	\$305,500	\$462,500	\$215,000
	-47%	-33%	-1%	-20%		
2013 2ND HALF	\$4,604,649	12	194	\$383,720	\$1,200,000	\$185,601
	138%	71%	-21%	39%		
2013 1ST HALF	\$1,937,250	7	245	\$276,750	\$379,500	\$206,850
	-47%	-22%	1%	-32%		
2012 2ND HALF	\$3,688,900	9	243	\$409,878	\$1,175,000	\$161,000
CONDOMINIUM/TOWNHOME						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$1,034,900	9	109	\$114,989	\$136,000	\$60,000
	14%	-10%	-22%	27%		
2014 1ST HALF	\$908,450	10	139	\$90,845	\$129,750	\$36,100
	-22%	-9%	29%	-14%		
2013 2ND HALF	\$1,164,800	11	108	\$105,890	\$124,900	\$75,000
	483%	267%	27%	59%		
2013 1ST HALF	\$199,800	3	85	\$66,600	\$76,900	\$50,000
	-48%	-25%	-17%	-31%		
2012 2ND HALF	\$385,000	4	103	\$96,250	\$125,000	\$60,000
LOTS						
	SALES	NUMBER	AVG DAYS	AVG SELL	HIGH	LOW
2014 2ND HALF	\$415,700	10	260	\$41,570	\$275,000	\$3,300
	222%	-9%	16%	254%		
	\$129,099	11	225	\$11,736		

2014 1ST HALF	-43%	-35%	-1%	-12%	\$30,000	\$2,600
2013 2ND HALF	\$227,250	17	228	\$13,368	\$80,000	\$2,750
	-22%	70%	-13%	-54%		
2013 1ST HALF	\$290,500	10	263	\$29,050	\$167,500	\$3,250
	36%	67%	-8%	-18%		
2012 2ND HALF	\$213,000	6	285	\$35,500	\$79,500	\$4,500

PRICE PER SQUARE FOOT: SINGLE FAMILY

	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF
AVE	\$164	\$152	\$154	\$130	\$136
HIGH	\$205	\$196	\$348	\$158	\$247
LOW	\$118	\$110	\$89	\$86	\$70

PRICE PER SQUARE FOOT: CONDOMINIUM/TOWNHOME

	2014 2ND HALF	2014 1ST HALF	2013 2ND HALF	2013 1ST HALF	2012 2ND HALF
AVE	\$81	\$71	\$74	\$53	\$68
HIGH	\$97	\$92	\$89	\$57	\$89
LOW	\$49	\$42	\$53	\$51	\$42





