



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado April 2009

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
970-870-2822
bcarta@ltgc.com

Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ 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	\$1,000	0.19%	1	4.76%	\$1,000	data not applicable
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
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	\$3,200	0.61%	1	4.76%	\$3,200	data not applicable
Steamboat Grand Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Steamboat Villas Fractional	\$491,800	94.18%	15	71.43%	\$32,787	\$19,000
Suites at Steamboat Interval	\$7,700	1.47%	3	14.29%	\$2,567	\$2,000
Sumburst 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	\$18,500	3.54%	1	4.76%	\$18,500	data not applicable
TOTAL	\$522,200	100.00%	21	100.00%	\$24,867	\$19,900

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.

Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-To-Date 2009: Through April 30th, 2009



Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$272,500	3.12%	1	0.44%	\$272,500	\$272,500
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$1,000	0.01%	1	0.44%	\$1,000	data not applicable
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$2,500	0.03%	1	0.44%	\$2,500	data not applicable
Phoenix @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$15,000	0.17%	1	0.44%	\$15,000	data not applicable
Shadow Run Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$3,200	0.04%	1	0.44%	\$3,200	data not applicable
Steamboat Grand Fractional	\$702,500	8.06%	10	4.44%	\$70,250	\$56,750
Steamboat Villas Fractiona;	\$6,640,200	76.15%	171	76.00%	\$38,832	\$29,900
Suites at Steamboat Interval	\$8,200	0.09%	4	1.78%	\$2,050	\$1,750
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$2,500	0.03%	3	1.33%	\$833	\$1,000
Village at Steamboat Fractional	\$1,054,200	12.09%	31	13.78%	\$34,006	\$23,800
West Fractional	\$18,500	0.21%	1	0.44%	\$18,500	\$18,500
TOTAL	\$8,720,300	100.00%	225	100.00%	\$38,757	\$29,900

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.