



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado February 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	\$272,500	21.30%	1	4.76%	\$272,500	data not applicable
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	\$2,500	0.20%	1	4.76%	\$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	\$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	\$258,500	20.21%	3	14.29%	\$86,167	\$58,500
Steamboat Villas Fractional	\$589,000	46.05%	12	57.14%	\$49,083	\$33,400
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	data not applicable
Village at Steamboat Fractional	\$156,600	12.24%	4	19.05%	\$39,150	\$44,400
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$1,279,100	100.00%	21	100.00%	\$60,910	\$40,000

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.

Interval/Fractional Unit Sales Breakdown Routt County, Colorado Year-To-Date 2009: Through February 28th, 2009



Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$272,500	3.76%	1	0.55%	\$272,500	data not applicable
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	\$2,500	0.03%	1	0.55%	\$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	\$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	\$573,500	7.90%	8	4.42%	\$71,688	\$56,750
Steamboat Villas Fractional	\$5,513,600	75.99%	140	77.35%	\$39,383	\$29,900
Suites at Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$2,000	0.03%	2	1.10%	\$1,000	data not applicable
Village at Steamboat Fractional	\$891,900	12.29%	29	16.02%	\$30,755	\$23,100
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$7,256,000	100.00%	181	100.00%	\$40,088	\$29,900

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