



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado FEBRUARY 2010

Compliments of:
Land Title
Steamboat Springs
Bruce Carta
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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	\$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
OSP at Apres Ski Way	\$2,195,000	52.40%	5	11.63%	\$439,000	\$435,000
Phoenix @ Steamboat Interval	\$52,000	1.24%	2	4.65%	\$26,000	data not applicable
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$9,100	0.22%	1	2.33%	\$9,100	data not applicable
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	\$205,000	4.89%	2	4.65%	\$102,500	data not applicable
Steamboat Villas Fractional	\$205,900	4.92%	4	9.30%	\$51,475	\$58,700
Suites at Steamboat Interval	\$50,800	1.21%	5	11.63%	\$10,160	\$10,000
Sumburst Interval	\$1,600	0.04%	1	2.33%	\$1,600	data not applicable
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$1,469,800	35.09%	23	53.49%	\$100,752	\$64,100
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$4,189,200	100.00%	43	100.00%	\$ 97,423	\$59,700

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 2010: February 28th , 2010

* In January 2010, there was one Project Transfer for \$6,579,000 in The Village at Steamboat for Multiple Interests.
The Median & Average shown for the Village line do not include this transaction.



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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	\$7,800	0.04%	1	0.89%	\$7,800	data not applicable
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$500	0.00%	1	0.89%	\$500	data not applicable
OSP at Apres Ski Way	\$6,010,000	30.75%	13	11.61%	\$462,308	\$435,000
Phoenix @ Steamboat Interval	\$52,000	0.27%	2	1.79%	\$26,000	\$0
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$9,100	0.05%	1	0.89%	\$9,100	data not applicable
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	\$205,000	1.05%	2	1.79%	\$102,500	data not applicable
Steamboat Villas Fractional;	\$248,900	1.27%	6	5.36%	\$41,483	\$41,950
Suites at Steamboat Interval	\$123,800	0.63%	13	11.61%	\$9,523	\$10,000
Sumburst Interval	\$1,600	0.01%	1	0.89%	\$1,600	data not applicable
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$12,884,900	65.93%	72	64.29%	\$100,752	\$69,600
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$19,543,600	100.00%	112	100.00%	\$116,798	\$61,500

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.



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