



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown Routt County, Colorado MAY 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	\$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	\$1,000	0.30%	1	11.11%	\$1,000	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	\$63,000	18.82%	1	11.11%	\$63,000	data not applicable
Steamboat Villas Fractional	\$244,700	73.11%	4	44.44%	\$61,175	\$58,400
Suites at Steamboat Interval	\$26,000	7.77%	3	33.33%	\$8,667	\$4,500
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	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$334,700	100.00%	9	100.00%	\$37,189	\$28,000

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 May 31st, 2009



Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$272,500	3.01%	1	0.43%	\$272,500	\$272,500
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$1,000	0.01%	1	0.43%	\$1,000	data not applicable
The Porches: Mores Corner TH Fractional	\$0	0.00%	0	0.00%	\$0	\$0
North Star Interval	\$3,500	0.04%	2	0.85%	\$1,750	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	0.43%	\$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	0.43%	\$3,200	data not applicable
Steamboat Grand Fractional	\$765,500	8.45%	11	4.70%	\$69,591	\$63,000
Steamboat Villas Fractional;	\$6,884,900	76.03%	175	74.79%	\$39,342	\$29,900
Suites at Steamboat Interval	\$34,200	0.38%	7	2.99%	\$4,886	\$2,500
Sumburst Interval	\$0	0.00%	0	0.00%	\$0	\$0
Thunder Mountain Interval	\$2,500	0.03%	3	1.28%	\$833	\$1,000
Village at Steamboat Fractional	\$1,054,200	11.64%	31	13.25%	\$34,006	\$23,800
West Fractional	\$18,500	0.20%	1	0.43%	\$18,500	\$18,500
TOTAL	\$9,055,000	100.00%	234	100.00%	\$38,697	\$29,900

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