



# MARKET ANALYSIS

## Interval/Fractional Unit Sales Breakdown Routt County, Colorado APRIL 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	\$1,890,000	46.14%	4	10.00%	\$472,500	\$467,500
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	\$537,100	13.11%	7	17.50%	\$76,729	\$81,300
Steamboat Villas Fractional	\$273,200	6.67%	7	17.50%	\$39,029	\$45,000
Suites at Steamboat Interval	\$500	0.01%	1	2.50%	\$500	data not applicable
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	\$1,395,100	34.06%	21	52.50%	\$100,752	\$41,200
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$4,095,900</b>	<b>100.00%</b>	<b>40</b>	<b>100.00%</b>	<b>\$ 102,398</b>	<b>\$55,900</b>

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: April 30th , 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	\$200,000	0.62%	1	0.46%	\$200,000	data not applicable
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$11,100	0.03%	3	1.38%	\$3,700	\$2,800
The Porches: Mores Corner TH Fractional	\$393,800	1.23%	1	0.46%	\$393,800	data not applicable
North Star Interval	\$500	0.00%	1	0.46%	\$500	data not applicable
OSP at Apres Ski Way	\$11,862,000	37.06%	26	11.98%	\$456,231	\$435,000
Phoenix @ Steamboat Interval	\$52,000	0.16%	2	0.92%	\$26,000	data not applicable
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$9,600	0.03%	2	0.92%	\$4,800	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	\$1,648,600	5.15%	16	7.37%	\$103,038	\$81,300
Steamboat Villas Fractiona;	\$627,700	1.96%	17	7.83%	\$36,924	\$29,900
Suites at Steamboat Interval	\$125,300	0.39%	16	7.37%	\$7,831	\$10,000
Sumburst Interval	\$1,600	0.00%	1	0.46%	\$1,600	data not applicable
Thunder Mountain Interval	\$0	0.00%	0	0.00%	\$0	\$0
Village at Steamboat Fractional	\$17,071,400	53.34%	131	60.37%	\$80,711	\$62,850
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$32,003,600</b>	<b>100.00%</b>	<b>217</b>	<b>100.00%</b>	<b>\$117,706</b>	<b>\$61,900</b>

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