



# MARKET ANALYSIS

## Interval/Fractional Unit Sales Breakdown Routt County, Colorado DECEMBER 2009

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	\$189,000	1.28%	1	1.25%	\$189,000	data not applicable
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$7,700	0.05%	3	3.75%	\$2,567	\$1,000
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	\$11,885,000	80.76%	26	32.50%	\$457,115	\$435,000
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	\$708,500	4.81%	8	10.00%	\$88,563	\$69,500
Steamboat Villas Fractional	\$281,600	1.91%	4	5.00%	\$70,400	\$74,900
Suites at Steamboat Interval	\$103,500	0.70%	13	16.25%	\$7,962	\$10,000
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	\$1,540,800	10.47%	25	31.25%	\$61,632	\$51,800
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
<b>TOTAL</b>	<b>\$14,716,100</b>	<b>100.00%</b>	<b>80</b>	<b>100.00%</b>	<b>\$183,951</b>	<b>\$69,500</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 2009: Through December 31st, 2009



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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$1,767,500	3.58%	8	1.55%	\$220,938	\$205,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$32,700	0.07%	7	1.36%	\$4,671	\$1,000
The Porches: Mores Corner TH Fractional	\$912,000	1.85%	3	0.58%	\$304,000	\$306,000
North Star Interval	\$4,600	0.01%	4	0.78%	\$1,150	\$800
OSP at Apres Ski Way	\$21,530,000	43.60%	47	9.11%	\$458,085	\$455,000
Phoenix @ Steamboat Interval	\$15,000	0.03%	1	0.19%	\$15,000	data not applicable
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$15,000	0.03%	1	0.19%	\$15,000	data not applicable
Shadow Run Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Ski Time Square Interval	\$3,200	0.01%	1	0.19%	\$3,200	data not applicable
Steamboat Grand Fractional	\$3,042,400	6.16%	37	7.17%	\$82,227	\$66,500
Steamboat Villas Fractional	\$8,360,500	16.93%	211	40.89%	\$39,623	\$29,900
Suites at Steamboat Interval	\$144,700	0.29%	23	4.46%	\$6,291	\$6,500
Sumburst Interval	\$500	0.00%	1	0.19%	\$500	data not applicable
Thunder Mountain Interval	\$2,500	0.01%	3	0.58%	\$833	\$1,000
Village at Steamboat Fractional	\$13,498,100	27.34%	167	32.36%	\$80,827	\$54,800
West Fractional	\$48,500	0.10%	2	0.39%	\$24,250	data not applicable
<b>TOTAL</b>	<b>\$49,377,200</b>	<b>100.00%</b>	<b>516</b>	<b>100.00%</b>	<b>\$95,692</b>	<b>\$45,650</b>

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