



MARKET ANALYSIS

Interval/Fractional Unit Sales Breakdown
Routt County, Colorado
NOVEMBER 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	\$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	\$306,000	2.02%	1	1.61%	\$306,000	data not applicable
North Star Interval	\$0	0.00%	0	0.00%	\$0	\$0
OSP at Apres Ski Way	\$9,645,000	63.54%	21	33.87%	\$459,286	\$455,000
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	\$187,500	1.24%	2	3.23%	\$93,750	data not applicable
Steamboat Villas Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Suites at Steamboat Interval	\$1,500	0.01%	1	1.61%	\$1,500	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	\$5,039,900	33.20%	37	59.68%	\$136,214	\$60,100
West Fractional	\$0	0.00%	0	0.00%	\$0	\$0
TOTAL	\$15,179,900	100.00%	62	100.00%	\$244,837	\$123,000

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 November 30th, 2009



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Area	\$ Volume Transactions	% of \$ Volume	# of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Christie Club Fractional	\$1,578,500	4.55%	7	1.61%	\$225,500	\$205,000
Golden Triangle Fractional	\$0	0.00%	0	0.00%	\$0	\$0
Hilltop Resort Interval	\$25,000	0.07%	4	0.92%	\$6,250	\$750
The Porches: Mores Corner TH Fractional	\$912,000	2.63%	3	0.69%	\$304,000	\$306,000
North Star Interval	\$4,600	0.01%	4	0.92%	\$1,150	\$800
OSP at Apres Ski Way	\$9,645,000	27.83%	21	4.82%	\$459,286	\$455,000
Phoenix @ Steamboat Interval	\$15,000	0.04%	1	0.23%	\$15,000	data not applicable
Ranch @ Steamboat Interval	\$0	0.00%	0	0.00%	\$0	\$0
Rockies Fractional	\$15,000	0.04%	1	0.23%	\$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	0.23%	\$3,200	data not applicable
Steamboat Grand Fractional	\$2,333,900	6.73%	29	6.65%	\$80,479	\$66,500
Steamboat Villas Fractional	\$8,078,900	23.31%	207	47.48%	\$39,029	\$29,900
Suites at Steamboat Interval	\$41,200	0.12%	10	2.29%	\$4,120	\$2,500
Sumburst Interval	\$500	0.00%	1	0.23%	\$500	data not applicable
Thunder Mountain Interval	\$2,500	0.01%	3	0.69%	\$833	\$1,000
Village at Steamboat Fractional	\$11,957,300	34.50%	142	32.57%	\$84,206	\$56,700
West Fractional	\$48,500	0.14%	2	0.46%	\$24,250	data not applicable
TOTAL	\$34,661,100	100.00%	436	100.00%	\$79,498	\$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.



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