



Steamboat Springs

**2008 REAL ESTATE
MARKET REPORT**

Steamboat Springs

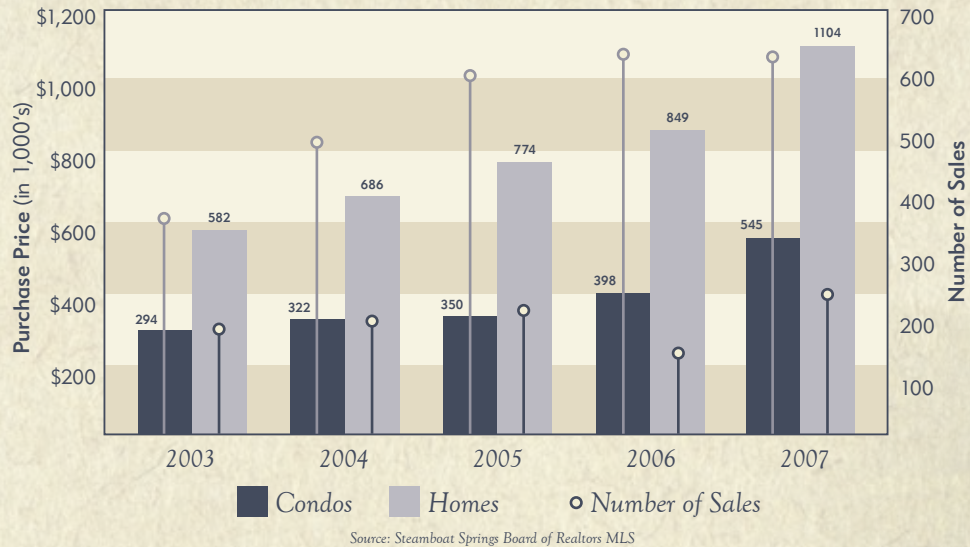
The real estate market in 2007 saw another record breaking year in Steamboat Springs. Sales for the entire Yampa Valley topped \$1.5 billion in 2007, the second year in a row that sales topped the \$1 billion mark. The increase was 36% over 2006 sales of \$1.1 billion and a 70% increase over 2005 sales of \$886 million. These market results show that Steamboat Springs continues to be a community that draws people to live, work and play.

During 2007 there were significant changes in the ownership of properties at the ski mountain base area. In March, long-time ski area operator American Ski Company sold the Steamboat Ski & Resort Corporation (SSRC) to Intrawest for \$265 million. Also during 2007, the Sheraton Steamboat Resort (Hotel and Golf Course) was sold to Starwood Hotels & Resorts Worldwide, Inc. for \$57 million, and the Ski Time Square commercial area and Thunderhead Lodge Condominiums were sold for \$54 million to Cafritz Interests, LLC development group. All groups plan major upgrades to their respective properties. Intrawest has already invested over \$16 million in on-mountain upgrades which include the new Christie Peak Express six-person lift. Starwood plans to start a major renovation of the hotel property after the 2007- 2008 ski season, and Cafritz Interests has presented preliminary plans to the city for the demolition and redevelopment of Ski Time Square.

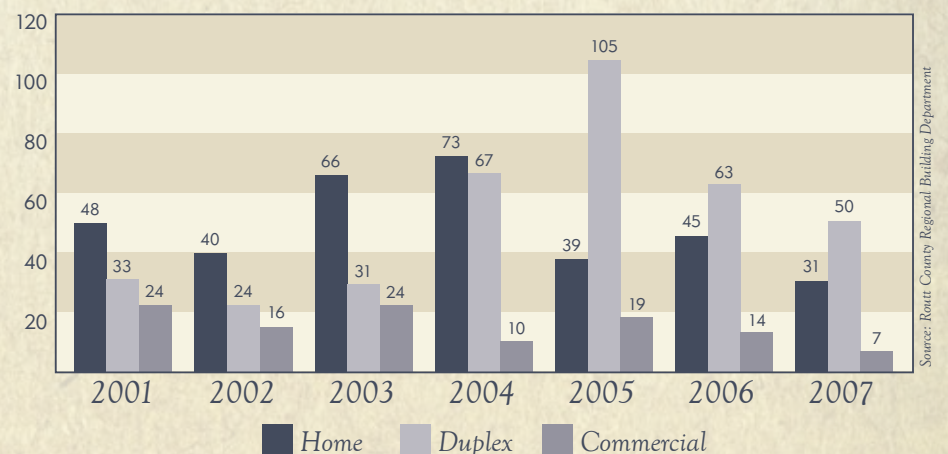
These major investments, along with on-going development projects, have continued to spur the real estate market in Steamboat Springs. Two Colorado Group Realty listed downtown projects, Alpen Glow and Howelsen Place, are on target for completion in 2008. These projects are both mixed use developments with over 40 residential units. More than half

of these units have been sold during the pre-construction period. The commercial aspect of these projects, an additional 50,000 square feet, is almost entirely leased. Another Colorado Group Realty project, the much anticipated River Walk, is set for ground breaking in 2008. This development will be located directly on the Yampa River. Along with other downtown projects like The Olympian and The Victoria, downtown Steamboat Springs is on track to see a huge revitalization.

AVERAGE SALES PRICES & NUMBER OF SALES IN THE CITY OF STEAMBOAT SPRINGS



STEAMBOAT SPRINGS BUILDING PERMITS ISSUED



At the mountain area, new developments under construction include Wildhorse Meadows, a 40-acre master planned development with a gondola link to the base area, and One Steamboat Place, a whole ownership/private residence club next to the gondola. Graystone on the Green, a Colorado Group Realty project, consisting of 17 single family residences at the new Rollingstone Ranch Golf Club (formerly the Sheraton Steamboat Golf Club), will also begin construction this year. New projects still in the design stage include the re-development of Ski Time Square, the Edgemont project, and a fractional ownership re-design of the Sheraton Hotel.

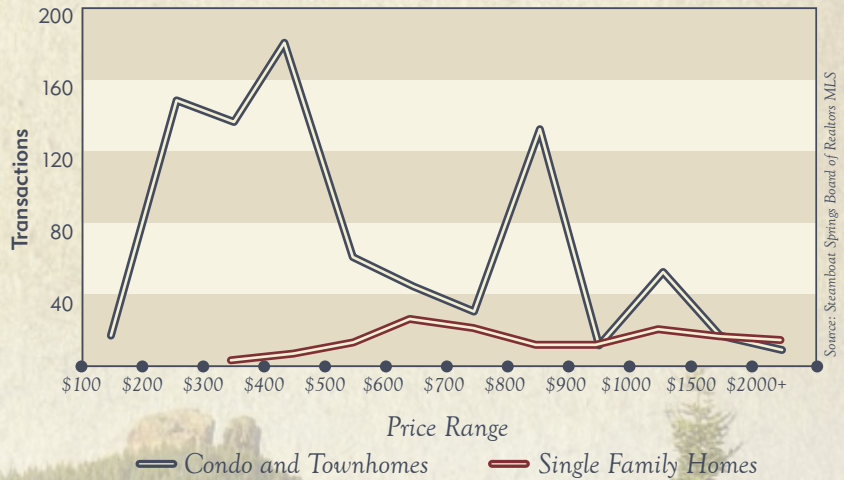
West of town, the Steamboat 700 project continues to move through the planning process. This master planned community is slated to bring up to 2,000 residential units to the city on a 700-acre parcel over the next 20 years. Also included will be over 200 acres of open space and 10 miles of trails. It is anticipated that the earliest vertical construction will begin on this development is 2010.

The sale of single family homes and condos continued at a very brisk pace in 2007. The average sales price of a single family home rose to \$1,104,000, a 30% increase from 2006. While the average price of a condo rose to \$545,000, an increase of 27% from 2006. The diminishing supply of land, both for new condo projects and lot inventory available to construct new single family homes, is impacting the sales price of all homes and condos in the city.



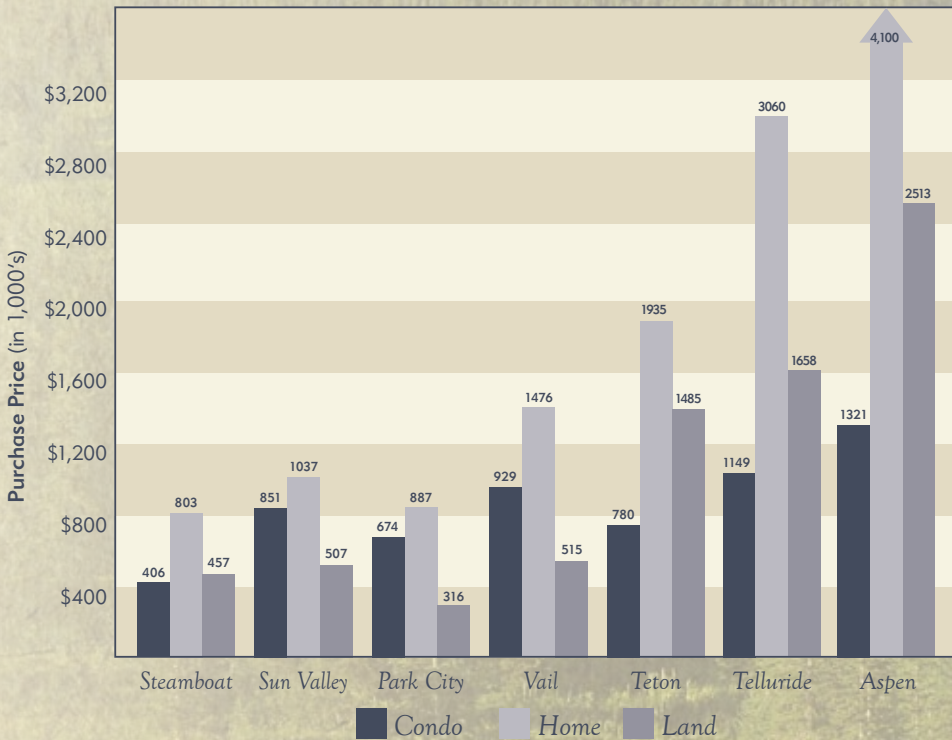
Photo: Pete Kopschke

PRICE RANGE IN STEAMBOAT SPRINGS 2007



Source: Steamboat Springs Board of Realtors MLS

ROCKY MOUNTAIN RESORT AVERAGE PURCHASE PRICE 2007



Source: Rocky Mountain Resort Alliance

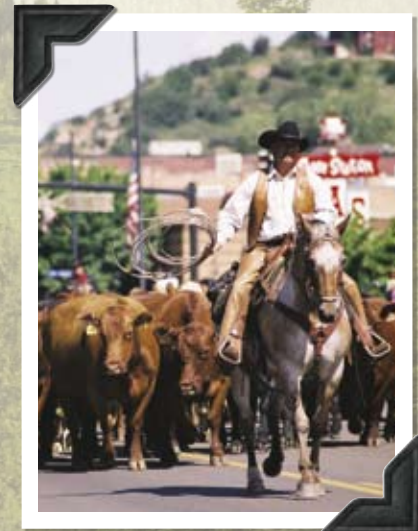
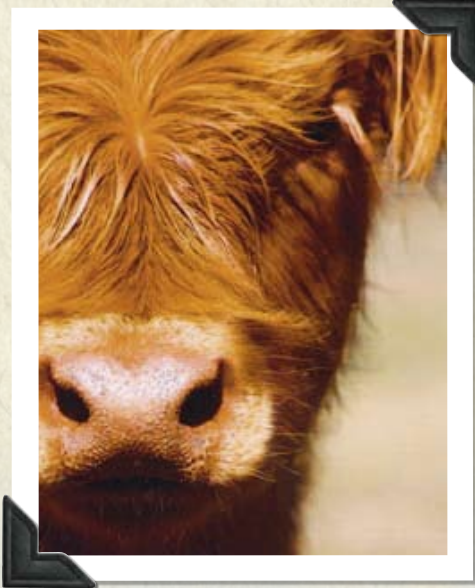


Photo: Joy Resumussen



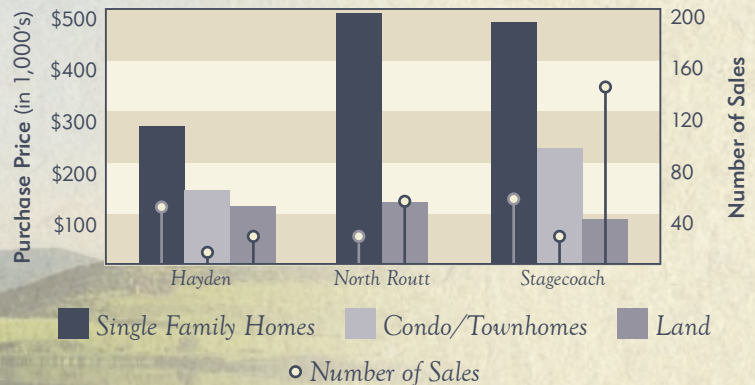
Outlying Areas



There are three major community areas outside of Steamboat Springs. These communities offer a wide variety of housing options. The town of Hayden provides a great small town living environment with an easy 25 mile commute to Steamboat Springs. Hayden is in the midst of a building boom with new developments bringing single family homes, townhomes, single family lots and commercial space to the market. Dry Creek Village, listed by Colorado

Group Realty, will offer 150 single family lots. Our new Hayden office has more detailed information. The Stagecoach area south of Steamboat Springs is a booming recreational area anchored by Stagecoach Lake with numerous new subdivisions. The North Routt area which includes Steamboat Lake and Clark, offers a beautiful alpine setting for both second homes and year round residents.

2007 AVERAGE REAL ESTATE PURCHASE PRICES & NUMBER OF SALES FOR STEAMBOAT'S OUTLYING AREAS



Source: Steamboat Springs Board of Realtors MLS

WWW.MYBROKERS.COM

*In the heart of Downtown
at 5th and Lincoln*
TOLL-FREE 800.556.6717
DIRECT 870.8800

*On the Mountain
at the Sheraton*
TOLL-FREE 800.750.8684
DIRECT 870.8899

*On the River
at Yampa and 8th*
TOLL-FREE 800.870.0552
DIRECT 870.0552

*West at Hwy 40
& Riverside Drive*
DIRECT 970.870.0165

*In Hayden
at 349 W Jefferson Ave*
DIRECT 970.276.9101