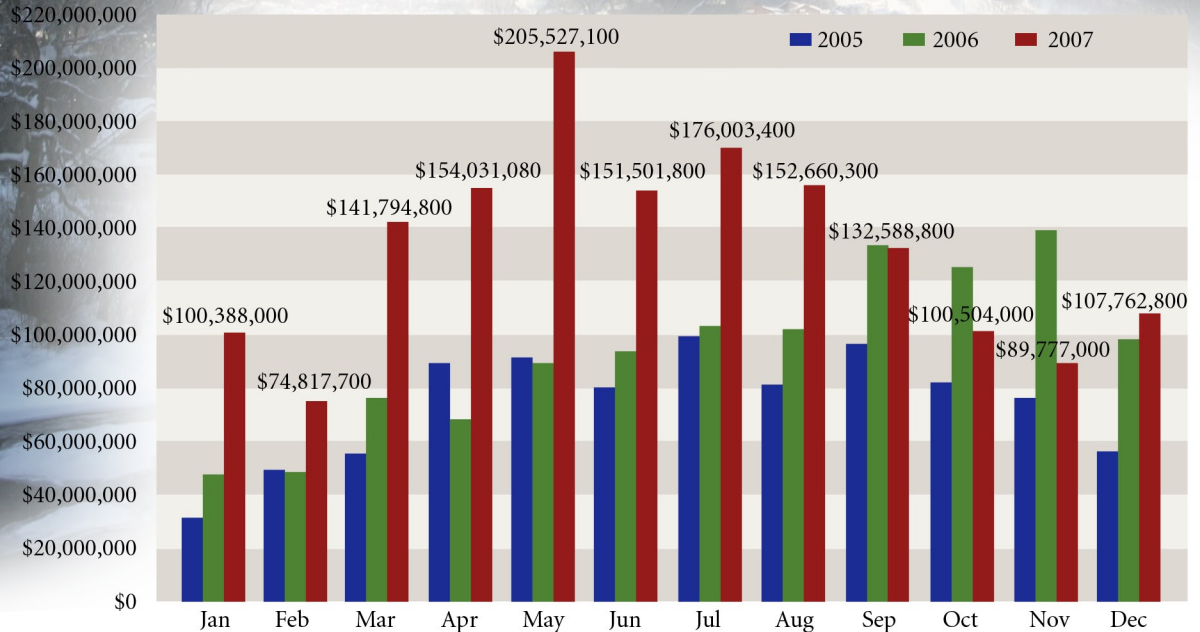


DECEMBER HIGHLIGHTS

- There were 48 sales of residential units of \$500,000 and below for Dec 07 compared to 66 in Dec 06.
- Two major track sales: A 672.21 acre ranch for \$19,400,000 and a 183.94 acre ranch for \$8,910,500.
- There were 23 residential unit sales in the \$500,000 – 1 Million price range for Dec 07 compared to 19 in Dec 06.
- There were 14 residential unit sales in the 1 Million and above price range for Dec 07 compared to 20 for Dec 06.
- The Mountain Area had 54 sales in Dec 07 compared to 61 in Dec 06.
- The average transaction price for the Mountain Area rose \$203,732 – \$728,302 Dec 07 compared to \$524,570 Dec 06.

SALES VOLUME



¹Nov 2006 included a \$20 million dollar sale making it a record sales month



ALL INFORMATION COMPLIMENTS OF BRUCE CARTA

*All data contained herein is believed to be accurate but is not guaranteed

SALES BY AREA

Area	\$Volume Transactions	% of \$Volume	Number of Transactions	% of Transactions	Average \$ Transaction Price	Median \$ Transaction Price
Fish Creek	\$3,384,000	3.14%	4	2.84%	\$846,000	\$685,000
Hayden & Surrounding Area	\$4,297,100	3.99%	15	10.64%	\$286,473	\$225,000
Oak Creek, Phippsburg	\$1,601,600	1.49%	7	4.96%	\$228,800	\$157,550
North Routt	\$3,602,400	3.34%	9	6.38%	\$400,267	\$195,000
South Routt	\$20,200,000	18.74%	2	1.42%	\$10,100,000	NA
Stagecoach	\$2,895,600	2.69%	15	10.64%	\$193,040	\$74,650
Steamboat – Downtown Area	\$3,145,800	2.92%	6	4.26%	\$524,300	\$420,000
Steamboat – Mountain Area	\$39,328,300	36.50%	54	38.30%	\$728,302	\$405,000
Strawberry Park, Elk River	\$21,883,500	20.31%	6	4.26%	\$3,647,250	\$2,900,000
Catamount	\$1,140,000	1.06%	1	0.71%	\$1,140,000	NA
West Steamboat	\$5,367,000	4.98%	10	7.09%	\$536,700	\$500,000
Timeshare & Interval Unit Sales	\$917,500	0.85%	12	8.51%	\$76,458	\$30,300
TOTAL	\$107,762,800	100.00%	141	100.00%	\$828,258	\$399,900

