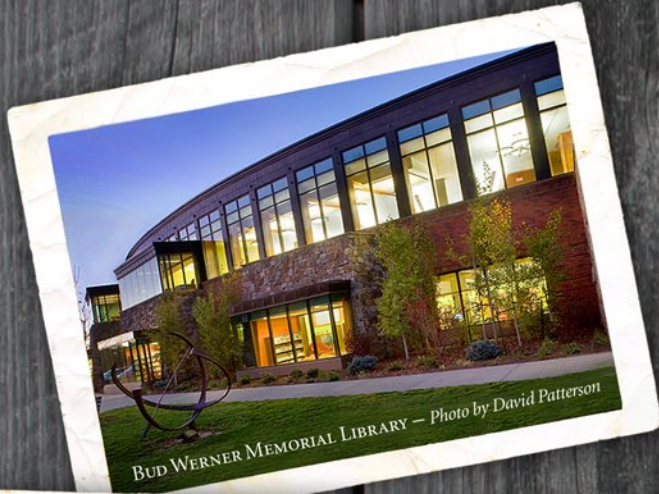


Prudential Steamboat Realty
2008 MARKET REPORT

A COMMUNITY INVESTING IN THE FUTURE



Information Compliments of
Bruce Carta from Land Title

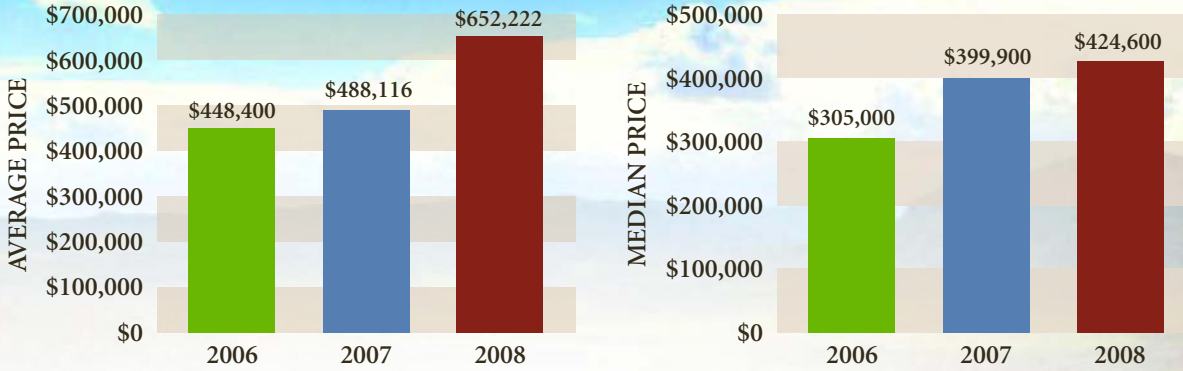


Prudential
Steamboat Realty

ROUTT COUNTY AVERAGE AND MEDIAN PRICE

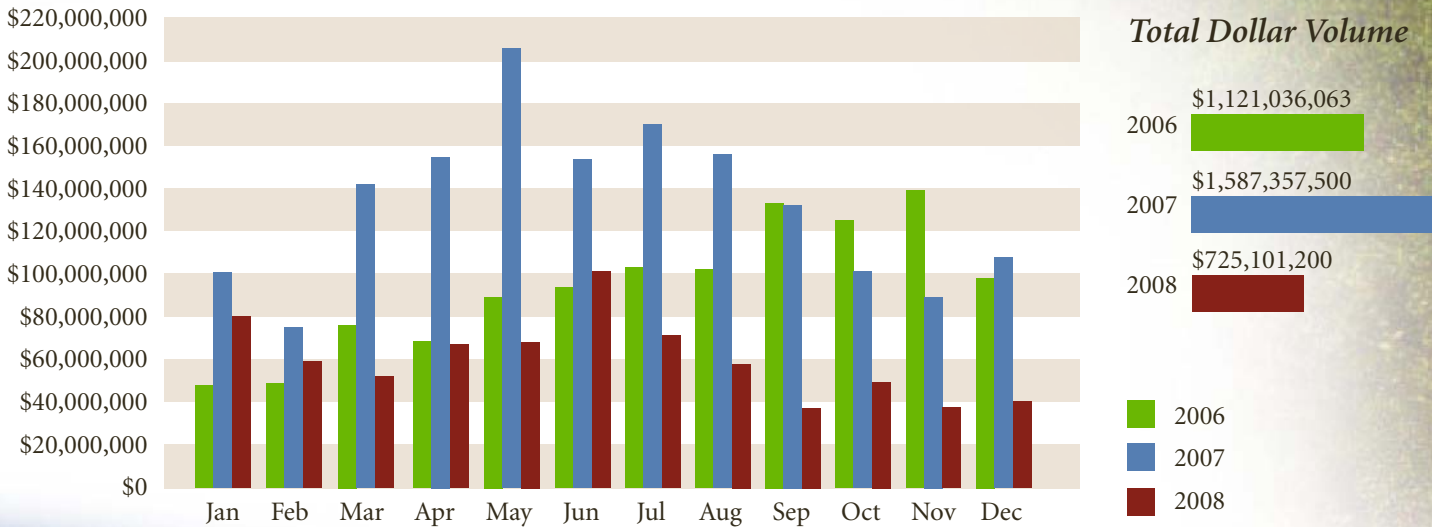
Single Family Homes, Condos/Townhomes, and Land

Of the 566 residential units sold in 2008, 54% of the gross dollar volume sold was over \$1 million.

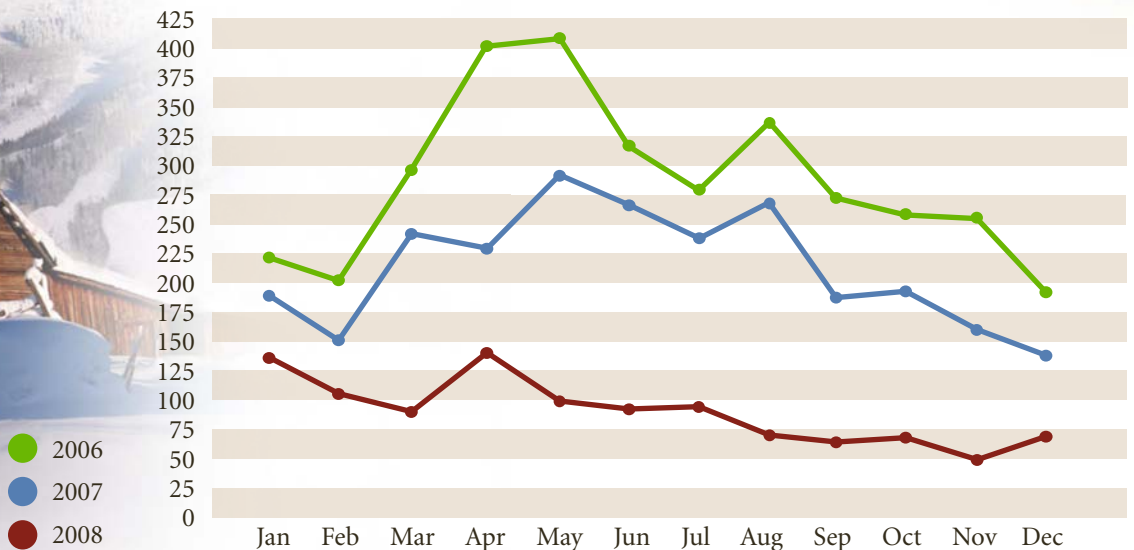


* Data does not include development land sales of \$10 million dollars and above

ROUTT COUNTY TOTAL DOLLAR VOLUME

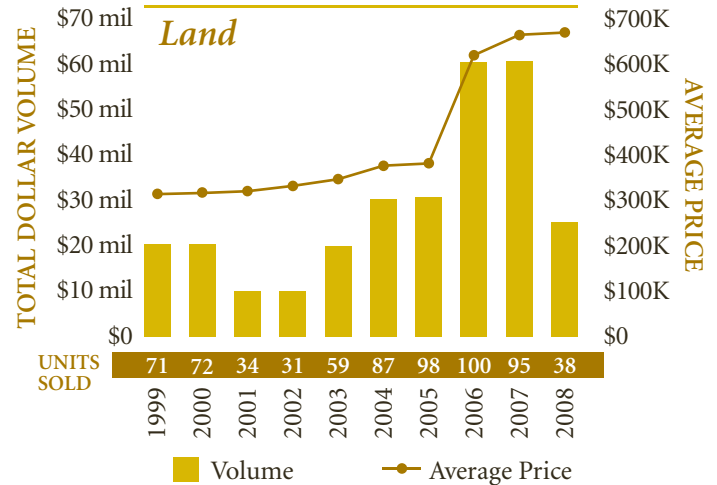
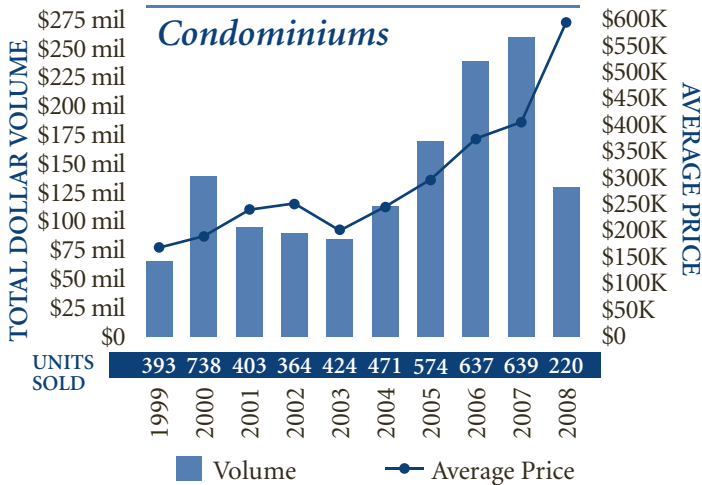
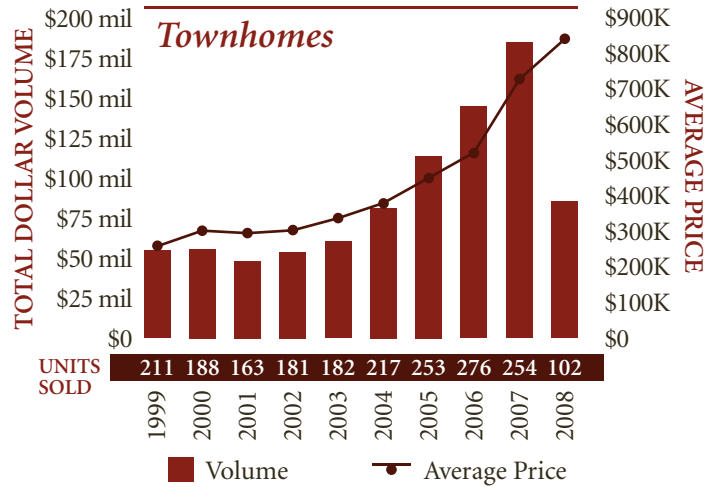
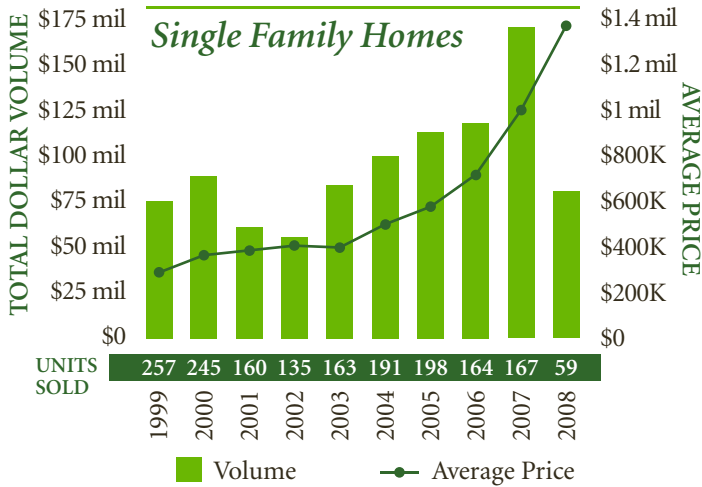


ROUTT COUNTY UNITS SOLD



CITY OF STEAMBOAT SPRINGS – THE PAST 10 YEARS

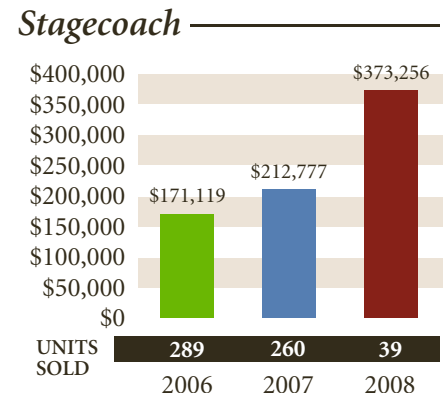
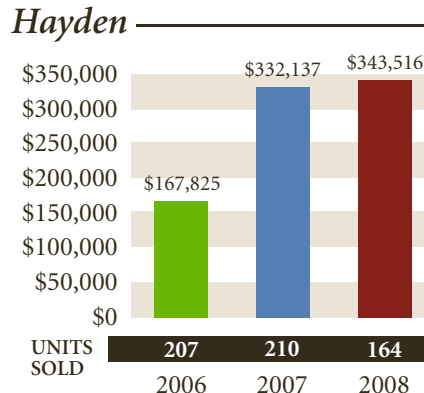
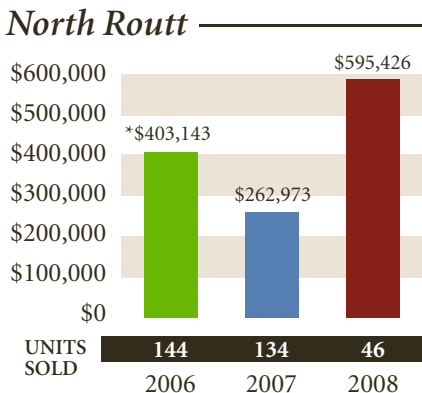
Total Dollar Volume, Units Sold, and Average Price



* Data does not include development land sales of \$10 million dollars and above

OUTLYING COMMUNITIES – AVERAGE PRICE AND UNITS SOLD Single Family Homes, Condos/Townhomes, and Land

The largest residential land transaction in 2008 was in Stagecoach for \$6.2 million – sold by Prudential Steamboat Realty.



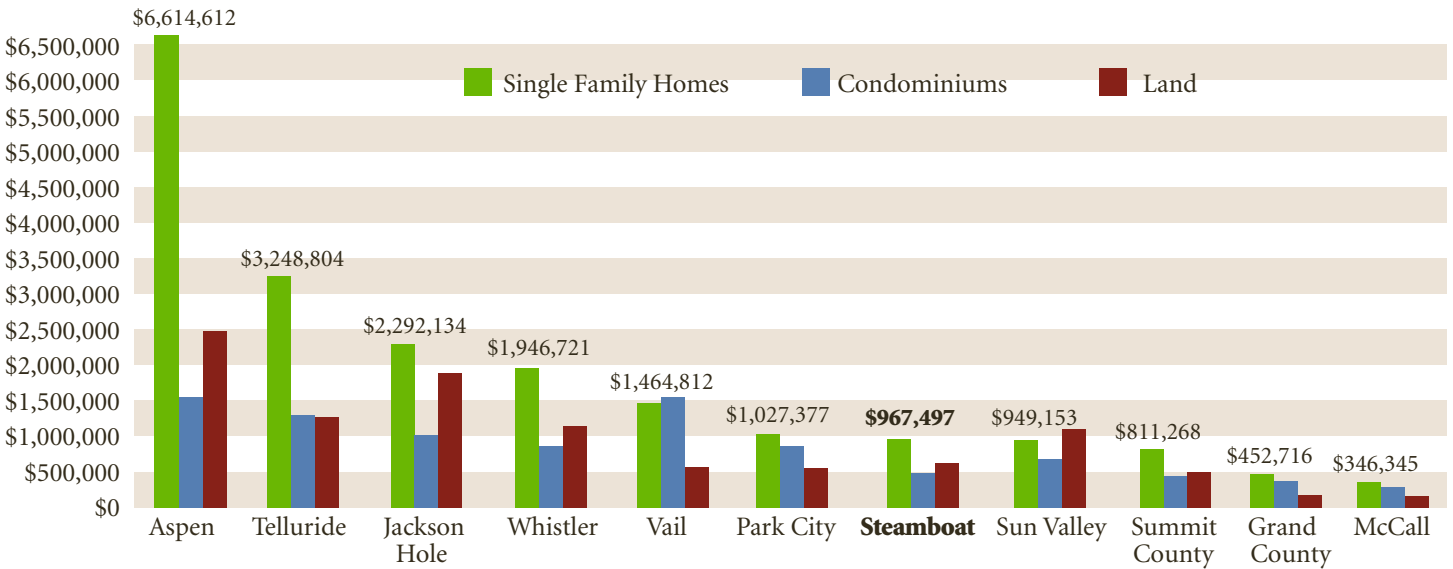
* The 2006 avg price appears inflated due to a variety of large ranch purchases



STEAMBOAT COMPARED TO OTHER RESORTS

Average Price – Single Family Homes, Condos, Land

In 2008, American Cowboy, America's most widely read Western lifestyle magazine, announced the top 20 places to live the Western dream – Steamboat ranked 4th!



*Statistics from the 2008 Rocky Mountain Resort Alliance

THE POWER OF OUR BRAND

Prudential Steamboat Realty has 50 licensed real estate brokers, professionally trained and experienced in sales and development of real estate in the Steamboat Springs area.

Located in a tech-savvy, 8,000 square foot office at the gateway to the Ski Area in the Wildhorse Marketplace, Prudential Steamboat Realty is open seven days a week and boasts a superb support staff along with the latest technology for understanding and marketing real estate. Prudential Steamboat Realty is especially proud of networking with 2,100 Prudential offices and 68,000 agents in North America.

For us, the greatest accomplishments thus far are being named 2007 Business of the Year, Philanthropist of the Year, and a Gold level certification for the Sustainable Business Program. We don't just work here... Steamboat is our home and we strive to make it an even better place to live every day.

Prudential Real Estate affiliates ranked "Highest in Satisfaction for Home Sellers Among National Full Service Real Estate Firms" in J.D. Power and Associates' 2008 Home Buyer/Sell Study.

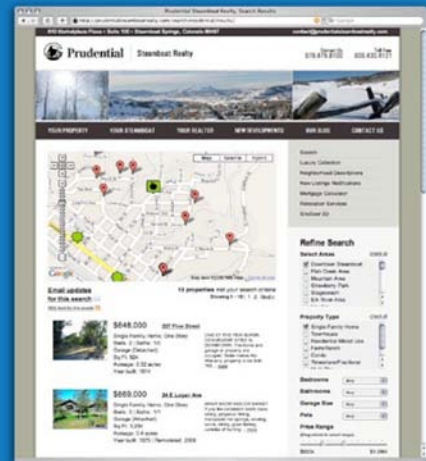


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*All data is reported from the Clerk & Recorder's office and is believed to be accurate but is not guaranteed.

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