



STEAMBOAT VILLAGE BROKERS, LTD.

* Celebrating over 25 years as Steamboat's Premiere Real Estate Brokerage *

OLYMPIC FEVER HITS SKI TOWN USA

Steamboat Springs is excited to continue its Olympic tradition at the 2010 Winter Olympic Games in Vancouver, British Columbia this February! Our small western ski town has bragging rights as having produced the most Olympians of any community in the world. Rick DeVos, Executive Director of the Steamboat Springs Winter Sports Club (SSWSC), says that at least 27 Steamboat athletes are currently vying for positions on the U.S. Olympic Team, over half of whom have a very strong chance of making the team and competing in Vancouver. The athletes represent several different disciplines of winter sports including Alpine Snowboard, Snowboard Cross, Snowboard Half-pipe, Nordic Combined, Freestyle-Moguls and Freestyle-Aerials.

Since its inception around 1913, the SSWSC has produced 66 Olympians who have collectively competed in the Olympic Games over 130 times. The first Olympian from the Winter Sports Club was John Steele, a Nordic Jumper who competed in the 1932 Winter Games.

What makes Steamboat such a breeding ground for Olympians? According to DeVos, "The people in Steamboat are nuts about winter, about being outdoors. The history here has created a culture and an excitement that a small town like ours can produce so many world-class athletes. Logistically, the programming in Steamboat is set up to take kids from three years old up, with passionate coaches and staff (there are 7 Olympians currently on staff) to help cultivate the kids' skills, talents and passion." Johnny Spillane, an Olympian and World Champion Nordic Combined skier who grew up in Steamboat, echoes this sentiment, saying, "The Winter Sports Club is a great environment that makes people excited to go down to Howelsen



Johnny Spillane



Justin Reiter

Hill. It is basically Steamboat's after-school program, and that environment helps breed Olympians in every winter sport."

Adding to the Olympic fever that is spreading through Ski Town USA, Freestyle and Nordic Combined athletes will get a one-shot, winner-takes-all chance at making the 2010 U.S. Olympic Team as the U.S. Olympic Committee and U.S. Ski and Snowboard Association host the 2010 U.S. Olympic Team Trials in Steamboat December 23-24. A total of five Olympic Team spots in Moguls, Aerials and Nordic Combined will be up for grabs. Scheduled to air on NBC at 2:30 p.m. ET on December 26, the 2010 U.S. Olympic Team Trials event, which complements the season-long selection process for the remainder of the Team, offers athletes a direct ticket to the Games should they be skilled enough to win against a field of the nation's best.

"The Steamboat community takes great pride in its hometown winter Olympians and has been a hotbed of athletic development in Nordic Combined and Freestyle Skiing over the years," said USSA Vice President, Events, Calum Clark. "It will be great to bring the best athletes in the country to Ski Town USA to compete in front of an enthusiastic and supportive crowd."

Nordic Combined World Champions and hometown heroes Todd Lodwick and Johnny Spillane as well as World Champion and former Steamboat resident Billy Demong will each look for a wildcard spot on the U.S. Olympic Team prior to the official team selection. The combined events will be held at Howelsen Hill in the heart of downtown Steamboat and home to the SSWSC. "Billy, Todd and I have been training together for so long, we really push each other and challenge each other," Spillane said. "We have put U.S. Nordic Combined on the map and have shown the world that we are a force to be reckoned with." Lodwick adds, "It will be great to have a high quality competition that will showcase Nordic Combined in Steamboat."

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Market Overview

As 2009 draws to a close and gives way to winter in Ski Town USA, our Steamboat real estate market seems to be beginning to thaw and showing signs of the start of a modest recovery. The mutually conservative approach taken by both buyers and sellers in the wake of the recession and uncertainty of 2009 looks to be changing. New economic realities have altered both residential and resort real estate shoppers' purchasing power, values, and behavior. Conversely, sellers have had to come to grips with the "new era" buyers who continue to shop for all types of real estate, but now move at a slower pace, have a more diverse inventory to choose from,

and are incredibly value-oriented. In short, real estate purchase and sale decisions will continue to be made through a changed prism of owner and consumer and values.

As a result of decreased sales volume over the last 18-24 months, motivated sellers have predictably begun lowering prices from 2007 highs in an effort to attract buyers. This trend seems to be having an effect on prospective purchasers with website visits, property showings, and written contract offers showing steady gains each month throughout the summer and fall of 2009. Although lower sales prices are disappointing

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UPDATE ON MOUNTAIN DEVELOPMENTS



GONDOLA, TRAILHEAD LODGE, WILDHORSE MEADOWS - OH MY!

Steamboat's only 47 acre residential resort neighborhood with its own gondola forges ahead. With the Wildhorse Gondola opening early in 2010, families calling Wildhorse Meadows home will soon truly understand what it means to live the simple, uncomplicated life. If you have ever desired world-class amenities with ski-in/ski-out convenience, Trailhead Lodge is the place for you. Whole ownership opportunities still exist for fully-furnished residences ranging from studios to three bedroom+dens. Check out Wildhorse Meadows online at www.wildhorsemeadows.com.



EDGEMONT-

Slopeside residences on the edge of everything Steamboat has to offer.

Situated on the edge of the Steamboat Ski Resort, Edgemont's 'click-in and go' access to the ski slopes is unmatched by any other new real estate available in Steamboat. With spectacular views from every home, owners at Edgemont will enjoy spacious open floor plans ideal for entertaining, as well as community amenities that bring neighbors together outside the home. Amenities include an outdoor heated pool, hot tubs and fire pit, ski lockers, family game and media rooms, a fitness facility and underground parking. www.edgemontliving.com.



The model residence offers a preview of what's to come at One Steamboat Place.

ONE STEAMBOAT PLACE -

Slopeside Luxury at its Finest

When Timbers Resorts debuts its newest luxury resort, One Steamboat Place, this winter, it is poised to become the premier slopeside resort in this special Rocky Mountain town. Located directly next to the Gondola, One Steamboat Place's luxurious slopeside residences are complemented by Five-Star services and incredible amenities including a signature spa, state-of-the-art fitness center, pools, spacious ski locker rooms, Owner gathering areas and more. The Truffle Pig restaurant and Market will soon follow, offering delectable dining and gourmet goods. www.onesteamboatplace.com

OLYMPIC FEVER HITS SKI TOWN USA (continued from page 1)

After the Nordic Combined competition, the Trials moves to the Moguls event on December 23 at the Steamboat Ski Area, where local favorite Emiko Torito will be going after her shot at being named to the 2010 U.S. Olympic Team. "As a graduate of Lowell Whiteman and a member of the Steamboat Springs Winter Sports Club, I feel so much affection for Steamboat," Torito said. "It is the place where I believe I blossomed as a skier. Timmy Maher makes the best courses, and I can't wait to see some of my old friends, coaches, and teachers. There is no better place to have the Olympic Trials than Steamboat Springs."

The event wraps up on Christmas Eve morning as SSWSC athlete and Aerials World Champion Ryan St. Onge flies, flips and sticks his chance at landing a place on the 2010 U.S. Olympic Team. "Going home to compete in Colorado is always my favorite," St. Onge said. "We don't get to compete there very often, so it's a unique experience for me. I'm going back there to win. The last time I competed in Colorado I won, so hopefully I can do it again."

The full 2010 U.S. Olympic Teams for Freestyle and Nordic Combined will be determined primarily from season-long World Cups and will be named in January. There will be an Olympian Send-Off Celebration for all of the Steamboat athletes as part of the Annual Winter Carnival held during the first week of February, complete with our very own Olympic Calderon! Keep your eye out for Steamboat Olympians to bring home some victories and continue the Olympic tradition of Ski Town USA at the 2010 Winter Olympic Games!

Visit www.sswsc.org or www.steamboat.com for more details.

MARKET OVERVIEW

and unpleasant, long term recovery of market trading volume is predicated on attracting buyers who are motivated by value in the current climate. The order and magnitude of price reductions varies by type, price range, complex, neighborhood, etc. Each market niche will recover at a different pace, making sound professional real estate advice more important than ever. Even though prices have trended down 15-35+% in some cases from the all-time highs of 2007, increased sales volume in 2010 should decrease supply which will bring prices back up over the long term.

For buyers with substantial cash or assets available for higher down payments or cash purchases, opportunities are available due to continued low interest rates, very favorable pricing and a larger, more diverse inventory of homes, condominiums, and land available in the Steamboat area. Our current market presents qualified buyers with options that would simply not have been available or within reach over the past decade.

It is still a challenge to predict the pace and extent of the Steamboat market's return to volume and trading averages seen over the past decade, but it seems clear that the demand for Steamboat real estate and homes will continue to improve and grow stronger as we all collectively and individually re-define our "post-recession" wants, needs, and preferences. As has always been the case, honest expert advice is the key to making quality, well-informed real estate decisions. Steamboat Village Brokers is uniquely qualified to help in the navigation of this constantly changing, uncharted landscape. Give us a call today!

What would you like to hear about?

Do you have an idea for a story or topic that you would like to learn more about? Do you want additional information about a story in this newsletter? Let us know what you would like to read about, and your suggestion may be included as an article in an upcoming issue of the Steamboat Village Brokers newsletter! Give us a call at 970.879.7800, send an email to info@steamboatvillagebrokers.com, or visit us online at www.SteamboatVillageBrokers.com. Your input is valuable – we hope to hear from you soon!



STEAMBOAT VOTED #1 FAMILY RESORT IN THE WEST

For four years in a row, SKI Magazine readers have voted Steamboat as the #1 Family Resort in the West! According to the article in SKI Magazine, "Readers rave about Steamboat's programs, ski school, off-snow activities and overall value." From the genuine friendliness of the people, to the variety of activities for families to enjoy together after a day on the slopes, to the small details such as Kleenex in every lift line, Steamboat has earned its reputation as being a truly family-friendly ski resort. And the Kids Ski Free, Kids Rent Free and Kids Fly Free Programs offer added value that is unmatched in the West. Steamboat has also added Steamboat MountainWatch, a unique GPS system which allows guests to better locate all members of their group on the mountain. As an added bonus for parents who want a night out, the Kids' Adventure Club will entertain the kids until 10 p.m. most nights! Visit www.Steamboat.com for more information.

GETTING HERE IS EASIER THAN EVER!

Steamboat offers nonstop flights from nine major airports on American Airlines, Continental Airlines, Delta Air Lines, Northwest Airlines and United Airlines with convenient connections nationwide and worldwide. With recent expansion and improvements at the Steamboat/Hayden Airport, Steamboat is the most conveniently accessed ski resort in Colorado. *Call Steamboat Central Reservations® to book your air-inclusive vacation package today: 877-255-2628*

Flight Schedule

CITY	DAYS	AIRLINE
Atlanta	Daily	Delta
Chicago	Daily	American
Chicago	Daily	United Airlines
Dallas/Ft. Worth	Daily	American
Denver	Daily (5 Flights)	United/United Express
Houston	Daily	Continental
Minneapolis/St. Paul	Daily	Delta/Northwest
New York-Newark	Saturday	Continental
New York-LaGuardia	Saturday	Delta
Salt Lake City	Thursday-Monday	Delta Connection



PURCHASING POWER

UNDER \$200,000

Mt. Werner Meadows Studio
Phoenix Condo 4BR Fractional
Steamboat Grand 1/8 and 1/4 Share Condos
Walton Village 1BR Condo
Overland at Stagecoach Lot
Sky Hitch at Stagecoach Lots
South Shore at Stagecoach Lot
Black Horse at Stagecoach Lots
Rabbit Ears Village 2-6 Acre Parcels
Sagewood-Hayden Lot
Johnson Ranch (Hayden) 35 Acre Parcel
Neighborhoods at Youngs Peak Lot
Oak Creek 35 Acre Properties
Commercial Building in Oak Creek

\$200,000 - \$400,000

Phippsburg 3BR Home
Milner 2BR & 3BR Homes
Hayden 3BR & 4BR Homes
Kremmling 2BR & 3BR Homes
Oak Creek 2BR & 3BR Homes
Steamboat II 3BR Home
Alpine Meadows Townhomes
Christie Club Condominiums (1/7 Share)
Hillsider 2BR Condo
Mtn Vista Townhome 2BR w/Garage
Phoenix 2BR Condominium
Rockies 1BR & 2BR Condominiums
Shadow Run 2BR Condominium
Ski Inn 2BR Condominiums
Ski Time Square 1BR & 2BR Condominiums
Snowflower Condominiums Studio
Storm Meadows 1 BR Condominiums
The Timbers 2BR Condominium
Timber Run 2 BR Condominiums
Woodbridge Townhomes 3 BR w/Garage

\$400,000 - \$600,000

Hayden 3BR Home
Steamboat II 3BR Home
Hillside Drive - Custom 1BR Home
Pine Street - Downtown 4BR Home
4 BR Home w/ Acreage - RCR 52E
3 BR Home on Meadow Lane
3 BR Home on Pamela Lane
Bear Claw 1BR Ski-In/Ski-Out Condominium
Trappeurs Crossing 2BR Condominium
Kutuk 2BR Condominium
The Lodge 2BR & 3BR Condominiums
Meadows at Eagleridge 3BR Condominium
Mica Court 3BR Townhome
Phoenix 4 BR Condominium
Pines at Orehouse 2 BR Condominium
Residences of Old Town 2BR Condominiums
Storm Meadows 3BR Condominium
Torian Plum 1BR Ski-In/Ski-Out Condominium
Yampa View 3BR Condominium
Country Green 2+ Acre Property w/Views!
N. Steamboat Blvd. Lot
Cheyenne Court Lot
Steamboat Pines View Lot

\$600,000 - \$1 MILLION

5 BR Home on Timothy Drive
3 BR Home on Pawintah - Downtown
3 BR Home in "Brooklyn" - on River
Downtown Steamboat 4-Plex
Historic 3 BR Home Aspen St / Soda Creek
Elk River Valley 4BR Home w/Garage
County Road 52 4BR Home
Sandhill Circle 4/5 BR Home
County Road 43A 2BR Home
County Road 46 3BR Home + Acreage
Alpine Vista 4BR Townhome
Aspen Leaf 3BR Townhome
Bear Claw 2BR Ski-In/Ski-Out Condominiums
Blackhawk Lofts Townhomes at the Ski Area
Bronze Tree 3BR Condominium
Chateau Chamonix 2BR Ski-In/Ski-Out
Cornerstone 3 BR Townhome
Dulany 3BR Condominium at the Ski Area
Phoenix 4BR condominium w/ Garage
The Sheraton 1BR 6th Floor Condominium
Snowflower 4BR Condominium
Storm Meadows 4BR Townhomes
Sundown 3BR Townhome with Golf
Waterford 3 BR Townhome
Downtown Steamboat- Two Pine St. Lots
Boulder Ridge Steamboat-Privacy & Views
Two Unique View Lots near The Ranch
Sanctuary Homesite with Golf
Running Bear Residential Lot
120 Acres near the Creek Ranch
Indian Meadows Model Home
Hahns Peak Café
South Valley Acreage

\$1 MILLION - \$2 MILLION

Custom 3BR Home on Val d'Isere
Bluebell Ct. 4BR Home on Cul-de-Sac
Logan St. 4BR next to Park/Creek
3 BR Home above Burgess Creek
Pleasant Valley 3BR Home
Unique 3+BR Pine St. Home Downtown
4 BR Custom Townhome on Highland Way
Beautiful 5BR Home in Dakota Ridge
Ski Area View 5BR Home in Dakota Ridge
Cabins at Lake Catamount
Creekside at Torian Plum 3BR Luxury Condo
Ironwood 4BR Townhomes
Stonewood 4BR Townhome
Storm Meadows 4BR Townhome
Lake Catamount Acreage Lot
South Valley 35 Acre Parcels
Catamount Ranch Golf Course Homesites
Duplex Lot Under the Gondola
Ski Trail Lane Duplex Lot with Views

OVER \$2 MILLION

Sanctuary 4BR Custom Home
Eagles View Enchantment 5BR Anglers Drive Home
5 BR Home w/ large yard - Valverdant Ct.
One Steamboat Place Victorian Under Gondola
3 BR Home w/ 160 Acres-next to Natl Forest
4 BR Dream Estate w/ Acreage at Lake Catamount
Slopeside Mountain Retreat -
New Duplex Under Gondola
Wolf Mountain Ranch 3+BR Home with Acreage
Antlers at Christie Base Luxury Condominium
Trails Edge Subdivision 1.22 Acre Lot
4,000+ Acres w/Cabin South of Hayden

Winter Calendar of Events

DECEMBER

- 5 Howelsen Hill Ski Area Opening Day
- 16 Howelsen Hill Community Party
- 19 Brent Rowan & Friends Country Christmas Concert
Benefiting Lift-Up of Routt County www.steamboat.com
- 23 Big Head Todd & The Monsters
Free Concert in Gondola Square www.steamboat.com
- 23-24 2010 Olympic Team Trials
Free style skiing & Nordic Combined Events
www.steamboat.com
- 25 Christmas
Board of Realtors Free Community Holiday Dinner
www.ssbr.org
- 31 New Year's Eve Torchlight Parade & Fireworks Display
Steamboat Ski Area

JANUARY

- 4-9th Annual MusicFest at Steamboat
Bands perform the finest Texas & Americana music
www.bigskitrip.com
- 4-18th Annual Ski Jam Jazz Festival
www.steamboat.com

JANUARY

- 11-14 Annual All Mountain Adaptive Ski Camp
www.adaptiveadventures.com
- 19 35th Annual Bud Light Cowboy Downhill
- 24-29 Annual Steamboat Weather Summit

FEBRUARY

- 3-7 97th Annual Steamboat Winter Carnival
www.steamboat-chamber.com
- 5 Steamboat Olympian Send-Off Celebration
On Lincoln Avenue in Downtown Steamboat Springs
www.sswsc.org
- 12-28 Winter Olympics, Vancouver, Canada
- 14 Valentine's Day Torchlight Parade
Steamboat Ski Area
- 16 Mardi Gras & Fat Tuesday
- 25 RMISA Regional Championships
2010 NCAA Ski Championships
- 25-27 Steamboat Dance Theatre Annual Concert
Steamboat Springs High School
www.steamboatdancetheatre.org

MARCH

- 7 Annual Snow Express Races for Multiple Sclerosis
- 13 Bud Light Rocks the 'Boat Free Concert Series
Free Concerts in Gondola Square www.steamboat.com
- 17 St. Patrick's Day Torchlight Parade
Steamboat Ski Area
- 20 Bud Light Rocks the 'Boat Free Concert Series
Free Concerts in Gondola Square www.steamboat.com
- 27 Bud Light Rocks the 'Boat Free Concert Series
Free Concerts in Gondola Square www.steamboat.com

APRIL

- 3 35th Annual Easter Egg Hunt
- Bud Light Rocks the 'Boat Free Concert Series
Free Concerts in Gondola Square www.steamboat.com
- 4 Easter
- 10 30th Annual Cardboard Classic
Steamboat Ski Area
- 11 Steamboat Ski Area Closing Day

Visit www.steamboatvillagebrokers.com for the most up-to-date calendar of events.

FOR MORE INFORMATION ON THE ENDLESS ACTIVITIES AND SPECIAL EVENTS IN STEAMBOAT OR FOR ASSISTANCE ON YOUR REAL ESTATE NEEDS, PLEASE CALL STEAMBOAT VILLAGE BROKERS AT 970-879-7800 OR 800-464-7795.



Chuck Armbruster



Barbara Backurz



Darlinda Baldinger



David Baldinger



David Baldinger Jr.



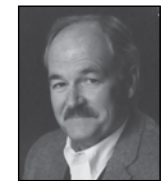
Ryan Barclay



Traci Cameron



Joan Conroy



Steve Downs



Shannon Eckhaus



Rebecca Ferguson



Diane Franklin



Peggy Garrett



Janet Gilliland



Joan Hart



Christi Herbert



Elise Hinton



David Lacey



ChLoe Lawrence



Kristen Pappas



Wayne Ranieri



Heather Richey



Cindy Rogers



Lance Romick



Suzie Spiro



Ray Wright



Arlene Zopf



You wouldn't want to navigate this run without an expert...

...Why would you want to navigate the real estate market without one?

Got a couple minutes?

Visit us online at

www.SteamboatVillageBrokers.com

for a complete list of Steamboat's Best Buys

Give us a call at
970-879-7800

Stop by our ski-in/ski-out office, conveniently located at the Torian Plum in Ski Time Square



Keep an eye out for the Powder Pup at local events around town!

Visit us at

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