



STEAMBOAT VILLAGE BROKERS, LTD.

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



Rendering of the Promenade

It's Happenin' At The Mountain!



Photo: Larry Pierce

Coca Cola Adventure Zone

Improvements are under way again this summer at the Steamboat Ski Area, as the City of Steamboat Springs Urban Renewal Authority (URA) is beginning a new phase of the revitalization of the base area. Continuing the work that began two summers ago, plans for this summer include constructing the first stretch of a snowmelted promenade that will eventually rim the ski base in a horseshoe shape – beginning at the new natural stone fireplace feature in front of Slopeside Grill and winding down the Torian Plum lawn past the Sheraton to the entrance of Gondola Square. In addition, the first 120 feet of Burgess Creek will be freed out of a culvert and put into a natural-looking streambed. Plans for the next two years of work call for returning Burgess Creek to the surface in an interactive environment along the promenade walkway, with an underground culvert where the creek will be diverted when the snow covers the slopes.

Besides the URA work, the Atira Group, developers of the plot of land at Ski Time Square, have unveiled plans for landscaping work to be done this summer on their property. The plans include hydroseeding, lawn areas, expanded dining terrace for the Tugboat Bar & Grill, walking paths, community garden, a small stage area and a bicycle pump track.

Torian Plum Plaza has also experienced a renaissance of sorts over the last year. Steamboat Village Brokers' ski-in/ski-out offices are in Torian Plum, as well as three restaurants, a vintage wine bar and a martini bar for you to enjoy, along with retail stores offering a diverse shopping experience for everything from jewelry to ski equipment.

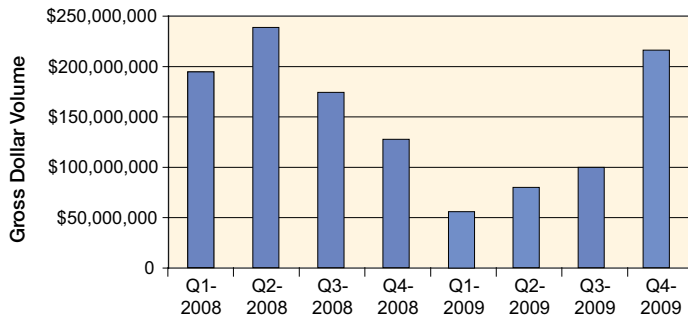
The Gondola will be opening for the season on June 18, offering access to dining, hiking, disc golf and biking on Mount Werner. And, don't forget about the Coca Cola Adventure Zone in Gondola Square – fun for all ages at the base of the Steamboat Ski Area! This summer, try the ropes course, sling shot bungee jump, east face climbing wall, children's mini bounce, mechanical bull riding, and human gyro.

There is a misconception that the mountain area is "shut down" during the summer due to construction. That couldn't be farther from the truth! There is more going on this summer at Ski Time Square, Torian Plum and Gondola Square than ever before. No traffic, easy access, plenty of parking and always something fun to do – surrounded by the evolving landscape of the base area, which will offer a world-class visitor experience to match that of our world-class ski area. See you this summer!



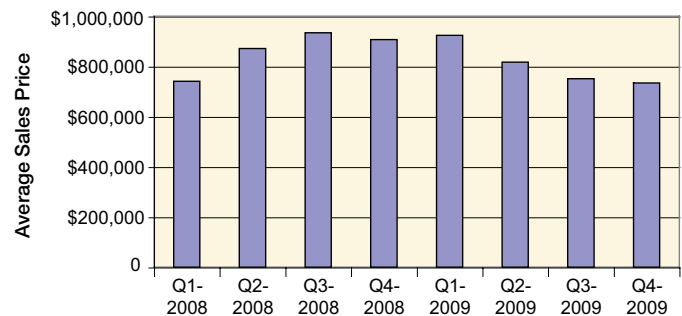
Market Overview

Gross Dollar Volume of All Sales in Routt County



Compliments of Bruce Carta with Land Title Guarantee Company. This data is reported from the Clerk & Recorder's Office and is believed to be accurate but is not guaranteed.

Avg Sales Price of Residential Properties in Steamboat Springs



This information is reported from data supplied by the Steamboat Springs Board of Realtors® and is believed to be accurate but is not guaranteed.

As the summer of 2010 reluctantly shows itself after a long spring filled with uncertain weather, the Steamboat real estate market is showing the same signs of regeneration and growth. Although 2009 gross dollar volumes are clearly lower than the highs of 2005, 2006, and 2007, quarterly numbers for 2009 reveal new hope when compared to the 2008 trends.

2008 Gross dollar volume simply lost ground every quarter. Buyers and sellers could not find common ground in terms of price. Sellers held firm in 2008. Buyers, looking for good prices, did not step up and purchase even when they were looking to buy. There was a stalemate between both sides of the market in 2008, leading to record-level lows in both transaction numbers and gross dollar volume.

The trends for 2009 gross dollar volume and average sales price, in contrast, reveal a distinct change. In every quarter of 2009 dollar volume increased. At the same time, from quarters

one through four, the average sales price per unit declined on a slower level. In sum, buyers are coming back into the market and snapping up value & inventory, while sellers are accepting lower sales prices and showing motivation to sell.

The signals are clear from the 2009 trends. If you are a seller and your property has not sold, lower your price and your odds of attracting the value-oriented buyer may help you achieve your goal. If you are a buyer, you have increased inventory and you are enjoying better prices. Both sides of transactions in 2009 and 2010 are now showing the "new market" which offers two propositions: 1) increased liquidity for sellers with correctly priced properties, and 2) huge opportunity for buyers who can pick that "just right" property at a great value.

As always, honest, expert advice is the key when dealing in an emerging market. Make a well-informed decision and call one of our brokers at 970-879-7800.



Win a \$200 Gift Certificate to Café Diva!

Café Diva is one of the most acclaimed restaurants in Steamboat Springs. Located in Torian Plum Plaza at the mountain, the exquisite food, extensive wine list and excellent service consistently win rave reviews.

To enter, simply call or email your broker at Steamboat Village Brokers with the answers to the following trivia questions (Hint: if you read this newsletter, it should be easy). If you aren't working with a Steamboat Village Brokers agent, email your answers to us at info@steamboatvillagebrokers.com to be entered. Drawing to be held on July 2, 2010. Good luck!



1. How many restaurants are in Torian Plum Plaza?
2. What day does the Gondola open for the summer season?
3. Where are Steamboat Village Brokers' offices located?
4. What is the estimated moose population in Routt County?
5. What is Steamboat Village Brokers' website address?

Moose and Bear and Wildlife, Oh My!

It may be hard to believe, but until 20 years ago hardly anyone ever saw a moose in Colorado. Today, it is not uncommon to see moose wandering around in Steamboat or grazing in the wetlands while you are on a morning walk.

In 1978, the Division of Wildlife arranged for the transplant of 12 moose to Colorado's North Park region near Walden. Several other transplants followed in the coming years. Since then, moose have thrived in Colorado and have expanded their ranges into good habitats.



Whistler Park, Spring 2010

They are Colorado's largest big game animal, with adults weighing 800-1200 pounds and bulls standing up to 6 feet at the shoulder. Encountering a moose is an enchanting experience. They tolerate humans longer and at closer distances than other

big game animals. They are extremely curious and often will approach humans or houses, even looking into windows.

IT IS IMPORTANT TO UNDERSTAND MOOSE BEHAVIOR WHEN LIVING IN OR VISITING THE AREA THEY INHABIT.

- Female moose (cows) are very protective of their young calves and can be aggressive, especially when caught off guard.
- Keep pets away, as moose can get quite aggressive around them.
- If threatened by a moose, stay calm, do not run away. Talk, make your presence known and slowly back off in the direction you came from.

Encountering a moose is something that most people will never experience, but is something that is fairly commonplace in Steamboat! Enjoy them, respect them, use caution and common sense.



In one of our broker's backyards!

While we are on the subject of wildlife, do you know your "bear-etiquette?" If you live or vacation in bear country, it is important to know how to co-exist with them.

RULE #1: Keep garbage out of reach and smell of bears and use bear-proof trash containers. If a bear doesn't find abundant food in an area, it will move on.

WHAT DO YOU DO IF YOU COME ACROSS A BEAR?

- If you see a bear and it hasn't seen you, calmly leave the area.
- Talk loudly to let the bear discover your presence.
- If the bear has seen you, back away slowly while facing the bear.
- Avoid direct eye contact.
- Give the bear plenty of room to escape.
- Don't run or make any sudden movements.
- Speak softly and try not to show fear.

In general, encounters with wildlife in Steamboat are very common, while problems arising from them are very rare. It is a unique experience to co-exist with these animals, and with awareness, education and respect, it can also be a very positive one.

Did You Know?

- 7 # of Olympic metals won by SSWSC members in 2010 Olympics
- 9 % of Yampa Valley Electric Association's portfolio of energy generation that comes from green/renewable sources
- 30 Estimated moose population in Routt County
- 54 Number of Colorado peaks above 14,000 feet (Climb a Fourteener!)
- 79 # of Olympians trained at SSWSC
- 2,939 Number of skiable acres at Steamboat Ski Area
- 10,000 Estimated population of the City of Steamboat Springs
- 50,000 Number of "tweets" per day on Twitter
- 1,126,346 Amount of Acres of National Forest in Routt County

Summer Calendar of Events

JUNE

- 6 STEAMBOAT MARATHON, ½ MARATHON & 10K RACE**
www.Steamboat-Chamber.com
- 17-20 22nd ANNUAL ROCKY MOUNTAIN MUSTANG ROUND-UP**
450 Ford Mustangs strut their stuff. An autocross and car show at the mountain and downtown. www.Steamboat-Chamber.com
- 18 STEAMBOAT SKI AREA GONDOLA OPENING**
Summer rides, activities, biking, and restaurants throughout the summer. www.Steamboat.com

JULY

- 2-4 4th of JULY CELEBRATION & 107th ANNUAL COWBOY ROUNDUP DAYS**
Celebrating over 100 years of western heritage with downtown parades, fireworks, cattle drive, and many events for the whole family. www.Steamboat-Chamber.com
- 10-11 30TH ANNUAL HOT AIR BALLOON RODEO & ART IN THE PARK**
Over 40 balloons rising in the morning Saturday and Sunday, followed by downtown arts & crafts and food by over 100 local and guest artisans. www.Steamboat-Chamber.com
- 16 6th ANNUAL TOUR DE STEAMBOAT**
Non-competitive road cycling ride with variety of activities. www.TourDeSteamboat.com

- 16-18 26th ANNUAL STEAMBOAT MOUNTAIN SOCCER TOURNAMENT** *www.Steamboat-Soccer.com*
- 17 NORTH ROUTT COMMUNITY CHARTER SCHOOL BBQ FUND RAISER** – 970-871-6062

AUGUST

- 5-8 7th ANNUAL WINE FESTIVAL**
800 wines, spirits, beer & some of the region's finest restaurants. www.Steamboat-Chamber.com
- 7-8 LIVESTRONG STEAMBOAT GALA & RIDE**
A benefit event for the Lance Armstrong Foundation and Yampa Valley Medical Center. www.LiveStrongSteamboat.org
- 19-22 2nd ANNUAL STEAMBOAT ALL ARTS FESTIVAL**
This four-day event highlights the arts and culture in the Yampa Valley and nationally-renowned artists. www.Steamboat-Chamber.com
- 29 STEAMBOAT TRIATHLON**
www.SteamboatTriathlon.com

SEPTEMBER

- 4-5 6th ANNUAL WILD WEST AIR FEST**
www.Steamboat-Chamber.com
- 4-6 STEAMBOAT STOCK DOG CHALLENGE**
Experience the thrill of watching the smartest dogs in the world show off their skills. www.Steamboat-Chamber.com

- 5 ROCKY MOUNTAIN BULL BASH PBR**
40 of the top Professional Bull Riders in the world come to Steamboat to compete for over \$15,000 prize money! www.PBRnow.com
- 17-19 2nd ANNUAL STEAMBOAT OCTOBERWEST**
Celebrate the season at a Steamboat-style Oktoberfest with music, food, beer, games and activities for kids and adults, chef competition and much more! www.Steamboat-Chamber.com

ONGOING EVENTS

- STEAMBOAT SPRINGS PRO RODEO SERIES**
www.SteamboatProRodeo.com
- STRINGS IN THE MOUNTAINS MUSIC FESTIVAL**
www.StringsMusicFestival.com
- STEAMBOAT SPRINGS FREE SUMMER CONCERT SERIES**
www.SteamboatFreeSummerConcerts.com
- FARMERS MARKET AND ARTS AND CRAFTS**
*June 12-September 11
Every Saturday. 6th Street, Downtown Steamboat.*
- FIRST FRIDAY ART WALK**
www.Steamboat-Chamber.com
- FREE MUSIC ON THE GREEN**
www.StringsMusicFestival.com



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.

www.SteamboatVillageBrokers.com

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Property Searches, Best Buys, Agent Biographies,
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