





## Market Overview *(cont. from pg.1)*

being developed by Resort Ventures West. Also under construction are Aspen Lodge at Trappeur's Crossing and Blackhawk Loft Townhomes, both located on Village Drive close to the base area.

In the single family lot market, 2006 was marked by an ever-decreasing vacant lot inventory, combined with increasing demand for building sites. These two forces are fueling two significant trends: (1) an increase in remodeling of existing homes when less vacant lots are available (especially in "Old Town"), and (2) unprecedented demand for the limited number of new lot subdivisions. For example, the Range at Wildhorse Meadows, a luxury single family lot subdivision with homesite prices averaging \$500,000, sold 33 of 41 lots in a record three hours this Fall.

Where is the market headed in 2007? As evidenced by the 2006 numbers, combined with the announcement that Intrawest U.L.C., a Division of Fortress Investment Group, has agreed to buy the Steamboat Ski Area and related assets for a reported \$265 Million from American Skiing Co., Steamboat's real estate market seems to be headed into uncharted territory. With solid fundamentals, a newfound optimism about the Resort's future, and the relative value that Steamboat's market has to offer compared to other resorts, the future looks bright.

Whether you are a permanent resident, current owner, or potential buyer, our market shows no signs of slowing down. For more information on how a particular segment of the market is currently performing, please contact us at (970) 879-7800.

### 2006 Sales Compared to 2005

(Jan 1 - Oct 1 2005 compared to Jan 1 - Oct 1 2006)

Type	dollar volume	unit volume	dollars per unit	avg/unit in 2006
Condos	+ 5.68%	-5.51%	+ 11.84%	\$379,692
Homes	+ 0.81%	-12.95%	+ 15.81%	\$845,045
Lots	-39.10%	-40.50%	+ 2.35%	\$310,253
Acreage	+ 9.21%	-42.03%	+ 88.39%	\$705,124

*This representation is based in whole on data supplied by the Board of Realtors and its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy.*

## New Developments

**LISTED EXCLUSIVELY BY STEAMBOAT VILLAGE BROKERS, LTD.**



Chadwick Estates consists of sixteen world-class luxury residences perched adjacent to Burgess Creek, just blocks from the ski area. These dramatic 3-story homes offer mountain living and architecture at its finest. The gourmet kitchen appeals to any epicurean, the master suite includes fireplace, whirlpool tub and dual sinks and the main and lower level wrap-around decks offer stunning panoramic views. Chadwick Estates is the only single family home development in Steamboat with its own pool and amenities building, and Associate Memberships to the exclusive ski-in/ski-out Christie Club at the Ski Area base are available. Starting at \$2,352,000. Please call to schedule a private tour.



Just one block from the ski area, these new luxury townhomes are the most modern and urban-style living spaces ever offered in Steamboat. The distinctive architecture of Blackhawk captures the finest elements of contemporary mountain living. Inside, they are uniquely attractive, with excellent space for entertaining, high-end finishes and attention to every detail. Phases I and II SOLD OUT! New taking reservations for Phase III, with 3 and 4 bedroom floorplans available.

## New Developments Around Steamboat

Several new developments have been approved or are in the final stages of approval at both the mountain area and downtown Steamboat. At the mountain, One Steamboat Place will be located directly adjacent to the Gondola Building to the South, offering 38 wholly owned luxury residences and 42 Private Residence Club residences. Wildhorse Meadows is located just west of the Meadows parking area and will encompass single family custom homes, condominiums, townhomes, mountain lofts, flag hotel and boutique hotel properties. Other new developments at the mountain area include Aspen Lodge at Trappeur's Crossing, Highmark and Cimarron.

Downtown Steamboat is also going through an exciting revitalization, with the approvals of several new developments, including The Olympian, Howelsen Place, Riverwalk and Alpen Glow.

Please contact your broker at Steamboat Village Brokers if you are interested in finding out more information about any of these developments.

## Community Update

### FLY FAST AND EASY

Steamboat is proud to be the most conveniently accessed mountain resort in Colorado with daily non-stop jet flights from nine major North American cities, and convenient connections nation wide. Yampa Valley Regional Airport is located just 22 miles from the Steamboat Ski Area.



### Nonstop Jet Service to Steamboat

CITY	DAY	AIRLINE
Atlanta	.....Daily	.....Delta
Chicago	.....Daily	.....American
Dallas/Ft. Worth	.....Daily	.....American
	.....Saturday	.....American
	.....Sunday	.....American
Denver	.....Daily(12)	.....United/United Express
Houston	.....Daily	.....Continental
	.....Saturday	.....Continental
Minneapolis/St. Paul	.....Daily	.....Northwest
Newark	.....Saturday (2)	.....Continental
Laguardia	.....Intermittant Saturdays	.....Continental
Salt Lake City	.....Daily	.....Delta

### SKI AREA UPDATE

The Steamboat Ski Area opened November 22, and this year skiers and riders will enjoy over \$7 Million in capital improvements. The Sunshine lift was replaced with the Sunshine Express high-speed quad chairlift, powered by solar/wind energy. The new lift cuts the ride time in half. New trails and snowmaking enhancements were also made in Sunshine Bowl. Other changes include remodeling of the BK Corral restaurant, located on the third floor of the Thunderhead building, a remodel of the Rendezvous Saddle Lodge, and improvements to the SOBE Terrain Park and Mavericks Superpipe.

### FINE ART MUSEUM LIKELY FOR STEAMBOAT SPRINGS

Steamboat Art Museum was incorporated in December 2005, and has been actively seeking a facility for a fine art museum.

Recently, the City of Steamboat Springs signed a Letter of Intent with the Steamboat Art Museum to lease and renovate the Rehder Building at 8th and Lincoln Ave. into an art museum. The city took title to the building as a bequest from long time Routt County resident Helen Rehder's will, provided that the building be used as a museum.

The Steamboat Art Museum Board intends to collect, preserve and exhibit fine art representing the culture and heritage of Northwest Colorado. Exhibits such as the Denver Art Museum's Western Art Collection, and national and international art from other prominent institutions, museums, and private collections will also be sought for exhibition. In the future, once the museum has been able to acquire its own collection, the SAM Board envisions loaning its art to museums throughout the country and the world. Through this national and international exchange of art, not only will Steamboat Springs' cultural tourism base increase, but Steamboat Springs will become an art destination.

## Purchasing Power

### UNDER \$350,000

Steamboat Grand Studio, 2BD, 3BD Fractional Ownership  
Stagecoach Lots  
Oak Creek 35 Acre Parcel  
South Valley 35 Acre Parcel  
Christie Club 3BD and 4BD Fractional Ownership  
42 Acre Parcel South of Hayden  
Arrowhead Trail 5 Acre Lot  
10 Acres near Grouse Creek  
Storm Meadows 1BD, 2BD Condos  
Heritage Park Residential Homesite  
Walton Creek 2BD Condo  
Trappeur's Crossing 1 + BD Condo

### \$350,000-\$500,000

Ski Ranches 2BD Condo  
Steamboat Grand 3BD Condos  
Stagecoach New 4BD Homes  
Montview Park Homesite in Town  
Ridge III 3BD Townhome  
Saddle Creek 2BD Townhome  
Uncochief Residential Lot  
Trappeur's Crossing 2BD Condo  
Mountain Vista 3BD Townhome  
Quail Run 3BD Townhome

### \$500,000 - \$1 MILLION

Ski Area Homesite  
Heritage Park 3BD, 4BD Homes  
Stonebridge Park Residential Lot  
Deerwood Ranches 3BD Home  
Running Bear Residential Homesite  
Modern, Stylish Blackhawk Townhomes  
Whitewood Sub. 3BD Home  
Fox Estates 5BD Home  
Silver Spur 5BD Home  
Valverdant 4BD Home with Ski Area Views  
Custom Log 4BD Home  
Uncochief 5BD Home  
Badger Meadows 3BD Home on 36 Acres  
Yellow Jack Pass 2 + BD Home on 39 Acres  
Creekside at Torian Plum 2 + BD Condo  
Steamboat Grand 3BD Whole Ownership Condo  
Norwegian Log 4BD Condo

### OVER \$1 MILLION

Buffalo Pass Homesites  
Beautiful 59 Acre South Valley Parcel  
Desireable Meadowbrook Circle 3BD Home  
Montview Park 3BD Home  
Country Club Highlands 4BD Custom Home  
Grand View 3BD Villa  
140 Acres in Elk River Valley  
Steamboat Lake 5BD Home on 42 Acres  
3 Acre Estate on Fish Creek  
50 Acres on Lake Catamount  
Brand New Fairway Meadows 4 BD Duplex  
Rendezvous Trails 5BD Mountain Chalet  
Steamboat Pines Home on 3 Acres  
Catamount Ranch 6 Acre Lot  
Chadwick Estates 4BD, 5BD Luxury Homes  
Running Bear 4BD Mountain Home  
Ski Trails 4BD Custom Built Home  
Buffalo Pass 6 BD Home on 35 Acres with Views  
Unique 3BD Home on Historic Baer Lake  
Sanctuary 5 + BD Luxury Estate on Fish Creek  
Elk River 4BD Home on 20 Acres  
Strawberry Park 35-88 Acre Parcels near National Forest  
320 Acre Ranch with 3 BD Home near Flattops  
Sanctuary 5 + BD Custom Home  
3 + BD Home with Views on One Acre at the Mountain  
Ski Ranches 4BD Remodeled Home with Views  
Quarry Meadows 4BD Brand New Custom Home  
Powder Run New Duplex Under the Gondola

# Winter Calendar of Events

## JANUARY

- 4-9 8th Annual Steamboat MusicFest 970-879-6111  
*Full week of sport and song; 18 Texas and Americana bands.*
- 6 Steamboat Stampede Cross Country Race 970-879-8180  
*23 km and 42 km, classic and freestyle techniques, all ages welcome.*
- 7 Rocky Mountain Division Age Series Races 970-879-0695
- 8-14 18th Annual Steamboat Weather Summit  
*Television weathercasters from around the nation will convene.*
- 9-13 Ski Jam IV 866-369-8080  
*Rare opportunity to experience the foremost jam bands with world-class snowboarding and skiing.*
- 12-15 Nickelodeon & Steamboat Family Snow Festival  
*Join Dora the Explorer, SpongeBob SquarePants and the Laurie Berkner Band in Steamboat for four days of unforgettable family entertainment.*
- 14 Nordic Challenge Event Series 970-879-8180  
*Cross country ski races from all ages at Vista Verde Ranch.*
- 16 33rd Annual Bud Light Cowboy Downhill  
*Over 100 of the best professional rodeo cowboys competing in the most unique ski rodeo in the country.*
- 21 Nordic Challenge Event Series 879-879-8180  
*Cross country ski races for all ages at Steamboat Lake.*
- 26-30 Country in the Rockies XIII  
*Combines fund raising with country music in a unique winter environment.*

- 27 Nordic Challenge Event Series 970-879-8180  
*Cross country ski races for all ages at the Ski Touring Center.*
- 28 5th Annual Colorado Ski for Women 970-879-2034  
*Cross country and snowshoes race benefiting Advocates Against Battering and Abuse.*

## FEBRUARY

- 2-3 Sports Illustrated Kids Next Snow Search All-Stars 970-879-6111
- 3-4 F.I.S Slalom Races 970-879-0695
- 4 Nordic Challenge Event Series  
*Cross country ski races for all ages at the Howelson Hill Rodeo Grounds.*
- 7-11 94th Annual Winter Carnival 970-878-0695  
*A community tradition since 1914.*
- 14 Strings in the Mountains Valentine's Day Progressive Dinner 970-879-5056  
*Come enjoy this popular evening of gourmet dining, fine wines and some of Steamboat's most spectacular homes!*
- 14 Torchlight Parade and Fireworks
- 16-17 John Denver Tribute Concert 866-707-4648  
*Commemorating the life and work of John Denver.*
- 17 Steamboat Cross Country Ski Marathon 970-879-8180
- 23-25 6th Annual Wooden Ski Rendezvous 970-870-6445  
*Break out those old wooden skis, snowshoes and vintage ski gear and join the fun and games.*

- 24-28 National Brotherhood of Skiers Summit  
*Weeklong NBS gathering.*
- 25 Nordic Challenge Event Series 970-879-8180  
*Cross country ski races for all ages at the Catamount Touring Center.*

## MARCH

- 1-3 National Brotherhood of Skiers Summit  
*CONTINUED*
- 3 16th Annual Steamboat Pentathlon 970-879-4300
- 4 21st Annual Jimmy Heuga Snow Express 970-879-6111  
*Help fight against multiple sclerosis with Billy Kidd.*
- 5-11 Freestyle Junior Olympics 970-879-0695
- 9-11 Grand Marnier Bartender Ski Race  
*Three day competition to name best Ski Town Bartender.*
- 15-18 Rocky Mountain Division Races 970-879-0695
- 17 St. Patrick's Day Ceili 970-879-2205  
*Live traditional Irish music and Ceili dancing.*
- 22-25 NASTAR National Championships 970-879-6111
- 23-25 US Jumping and Nordic Combined Championships
- 24-25 Steamboat Springs Orchestra Springs Concert 970-879-9008
- 31 5th Annual Hakan Memorial Nordic Fest 970-879-8180  
*Family fun for skiers and non-skiers.*

## APRIL

- 7 27th Annual Cardboard Classic
- 14 Ski Area Closes

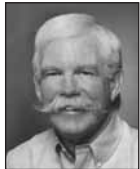
FOR MORE INFORMATION ON THE ENDLESS ACTIVITIES AND SPECIAL EVENTS IN STEAMBOAT OR FOR ASSISTANCE ON YOUR REAL ESTATE NEEDS, PLEASE CALL STEAMBOAT VILLAGE BROKERS AT 970-879-7800 OR 800-464-7795.



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## Did you know...

Steamboat Village Brokers, Ltd., offers a full range of Buyer Brokerage options. In January, 2003, the Colorado Legislature passed a bill that, in most cases, allows us to represent you as a Buyer Broker even when the property is listed by our company. If you have questions about Buyer Brokerage or any other questions about real estate agency, please contact one of our brokers.



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