



METROLIST®

Local Market Updates

July 2009

County:

Adams	2
Arapahoe	3
Boulder	4
Broomfield	5
Clear Creek	6
Denver	7
Douglas	8
Elbert	9
El Paso	10
Gilpin	11
Jefferson	12
Larimer	13
Morgan	14
Park	15
Summit	16
Teller	17
Weld	18

Metropolitan Statistical Area (MSA):

Denver-Aurora	19
Colorado Springs	20
Boulder	21
Fort Collins-Loveland	22
Greeley	23

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[Click on a County or MSA to view report page.](#)

Local Market Updates

Based on Single Family (Residential and Condo) listings



Adams County

July

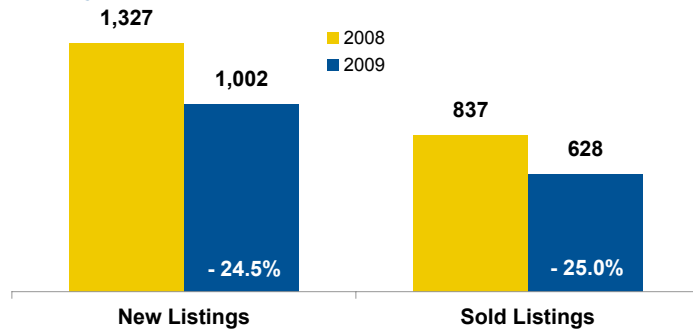
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,327	1,002	- 24.5%	9,811	7,149	- 27.1%
Sold Listings	837	628	- 25.0%	4,557	3,833	- 15.9%
Median Sold Price*	\$146,594	\$154,750	+ 5.6%	\$150,000	\$145,000	- 3.3%
Average Sold Price*	\$161,043	\$174,851	+ 8.6%	\$153,628	\$188,026	+ 22.4%
Percent of Sold Price to List Price*	98.2%	99.0%	+ 0.8%	97.6%	98.6%	+ 1.0%
Total Days on Market	103	99	- 3.2%	108	94	- 12.8%
Active Listings	NA	2,067	--	--	--	--

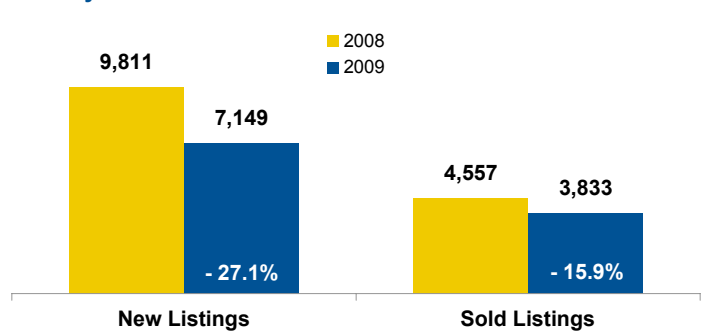
*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

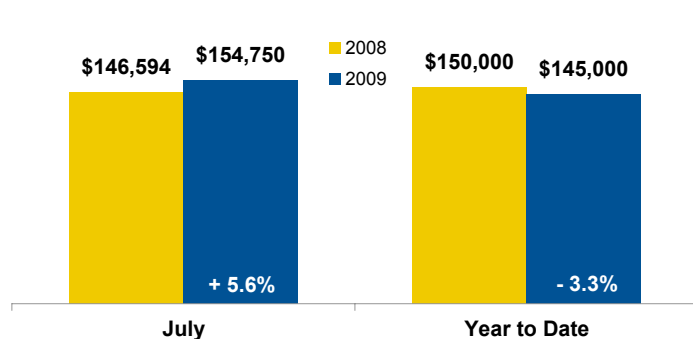
Activity—Most Recent Month



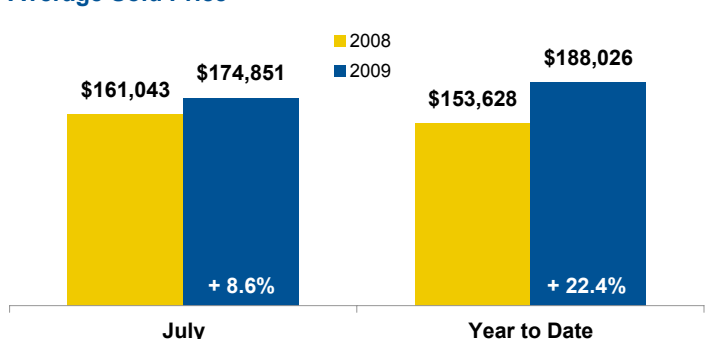
Activity—Year to Date



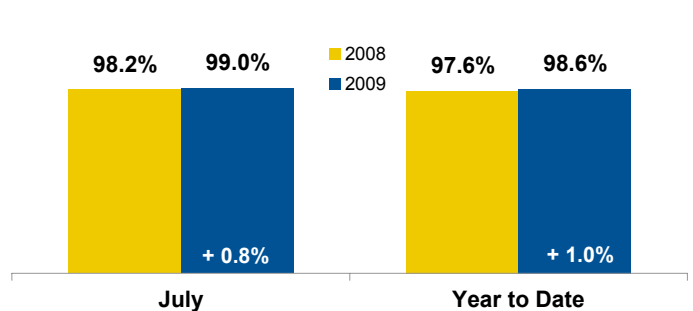
Median Sold Price*



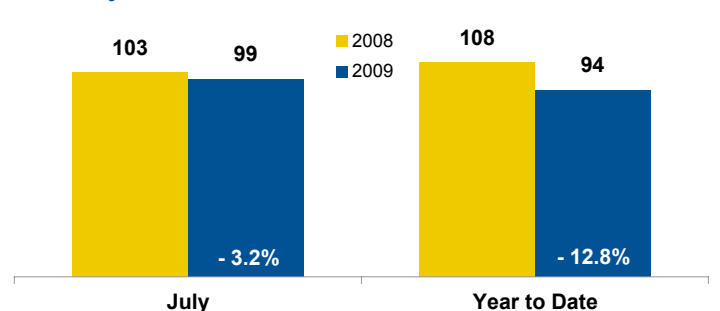
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Arapahoe County

July

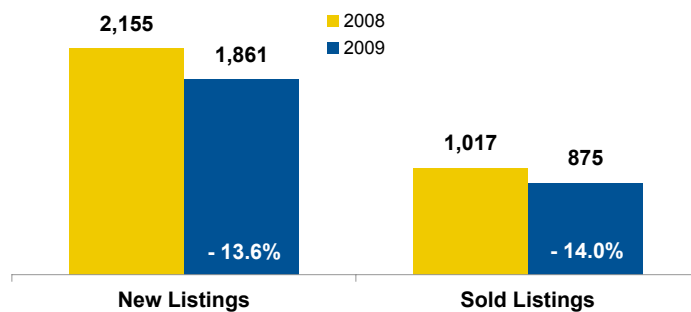
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2,155	1,861	- 13.6%	15,138	11,662	- 23.0%
Sold Listings	1,017	875	- 14.0%	6,017	4,921	- 18.2%
Median Sold Price*	\$191,000	\$189,000	- 1.0%	\$182,000	\$177,000	- 2.7%
Average Sold Price*	\$255,211	\$239,527	- 6.1%	\$214,983	\$244,153	+ 13.6%
Percent of Sold Price to List Price*	98.0%	98.4%	+ 0.4%	97.3%	97.8%	+ 0.6%
Total Days on Market	93	101	+ 8.6%	100	97	- 3.5%
Active Listings	NA	3,538	--	--	--	--

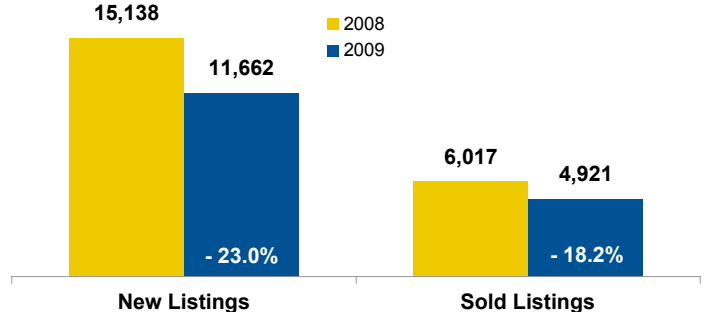
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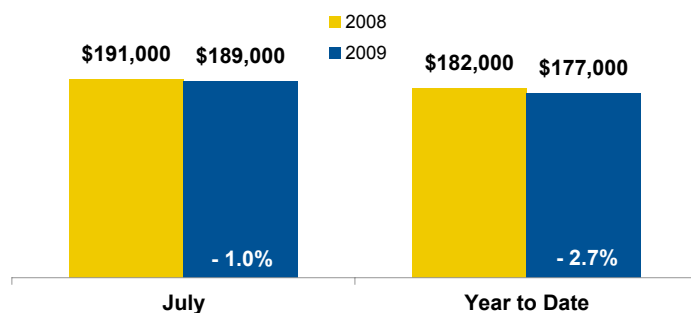
Activity—Most Recent Month



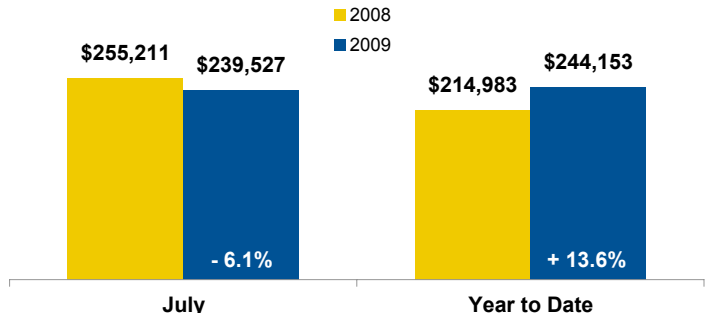
Activity—Year to Date



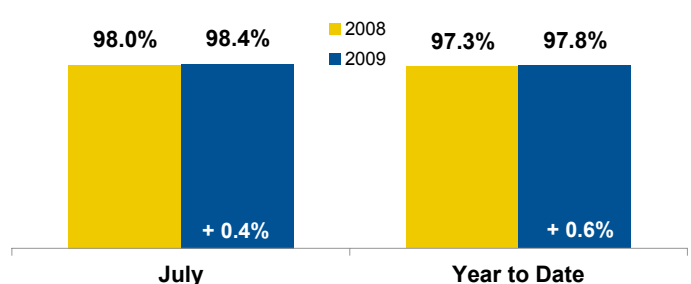
Median Sold Price*



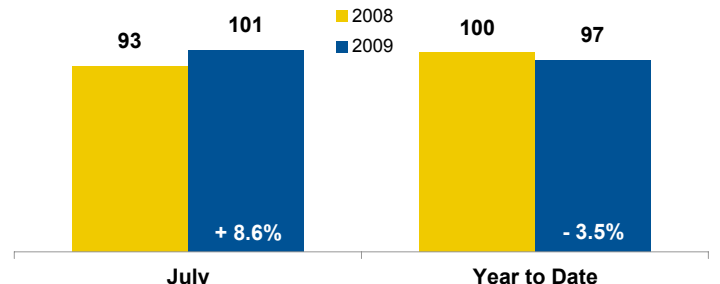
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder County

July

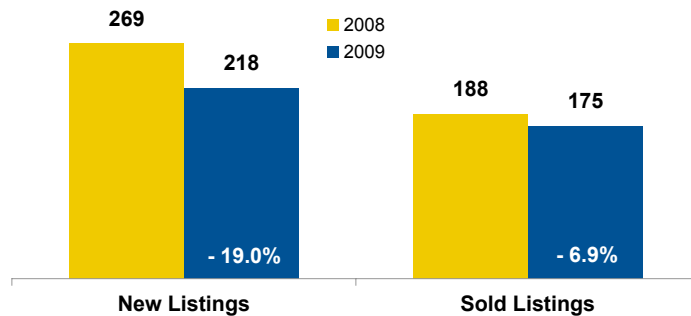
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	269	218	- 19.0%	2,029	1,702	- 16.1%
Sold Listings	188	175	- 6.9%	968	752	- 22.3%
Median Sold Price*	\$295,750	\$285,000	- 3.6%	\$295,000	\$272,250	- 7.7%
Average Sold Price*	\$399,080	\$304,173	- 23.8%	\$323,618	\$356,462	+ 10.1%
Percent of Sold Price to List Price*	97.2%	97.3%	+ 0.1%	96.9%	96.8%	- 0.1%
Total Days on Market	84	105	+ 25.4%	103	102	- 1.1%
Active Listings	NA	842	--	--	--	--

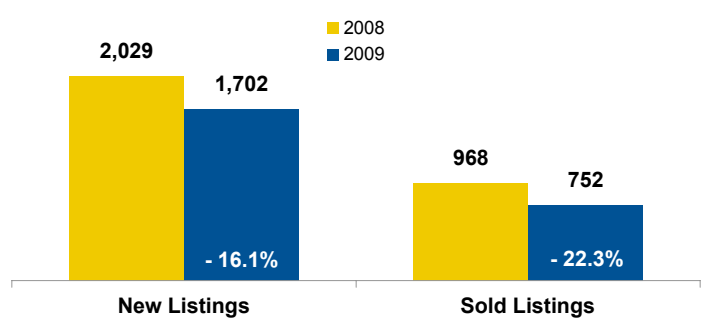
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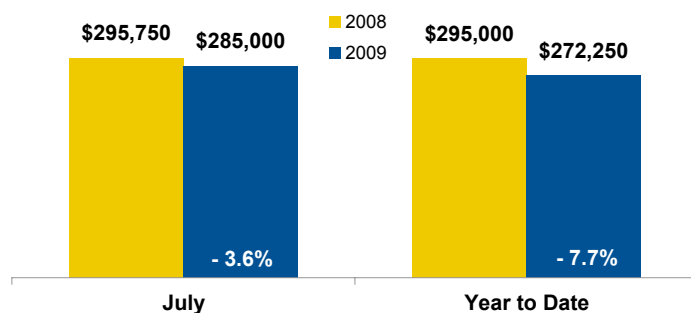
Activity—Most Recent Month



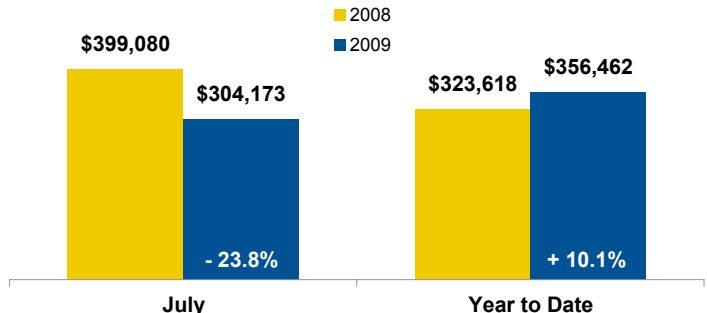
Activity—Year to Date



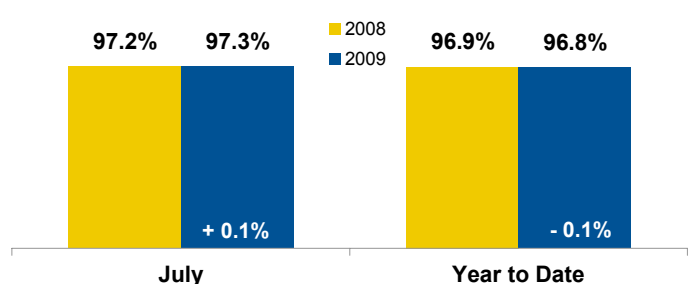
Median Sold Price*



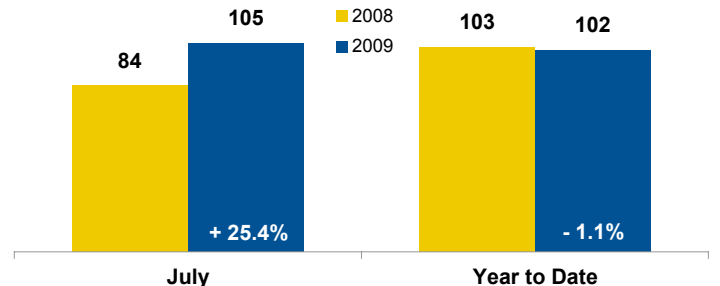
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Broomfield County

July

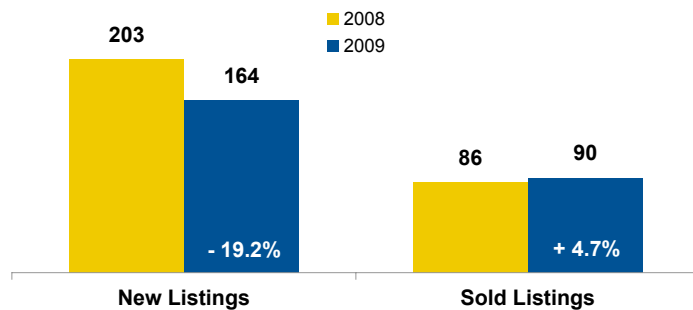
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	203	164	- 19.2%	1,277	1,147	- 10.2%
Sold Listings	86	90	+ 4.7%	481	459	- 4.6%
Median Sold Price*	\$257,250	\$275,000	+ 6.9%	\$262,750	\$262,000	- 0.3%
Average Sold Price*	\$302,277	\$287,324	- 4.9%	\$270,707	\$333,080	+ 23.0%
Percent of Sold Price to List Price*	97.8%	97.7%	- 0.0%	97.3%	97.2%	- 0.1%
Total Days on Market	86	88	+ 1.9%	102	98	- 4.0%
Active Listings	NA	372	--	--	--	--

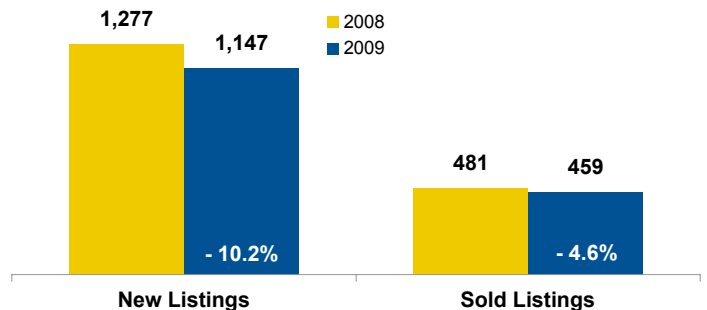
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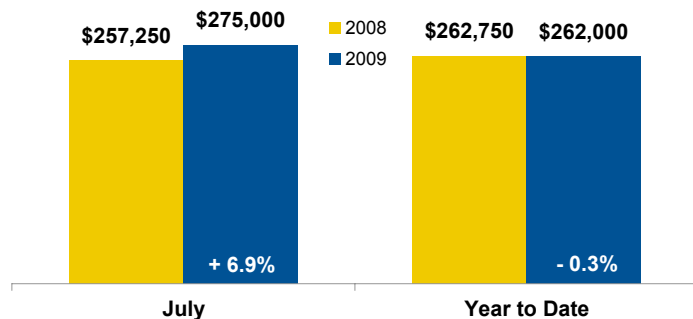
Activity—Most Recent Month



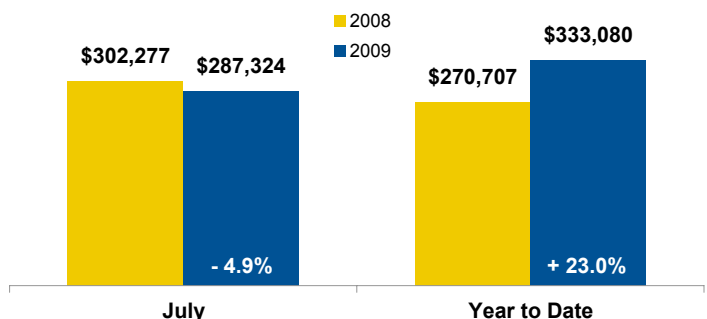
Activity—Year to Date



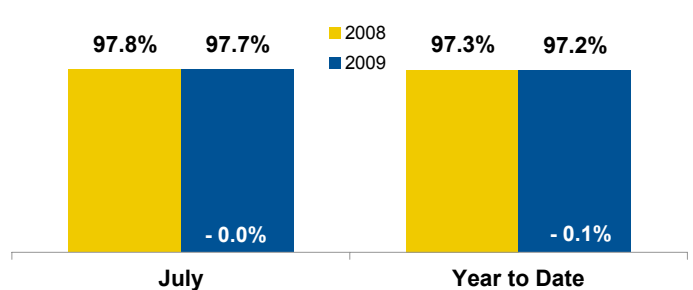
Median Sold Price*



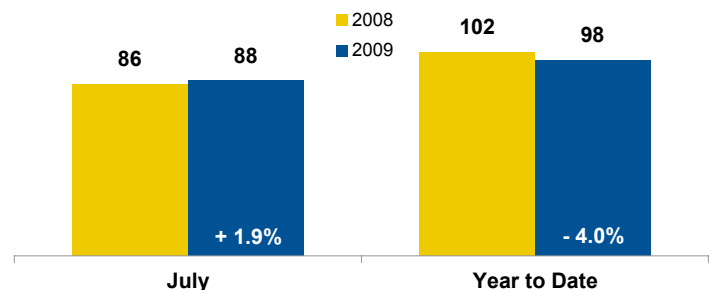
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

July

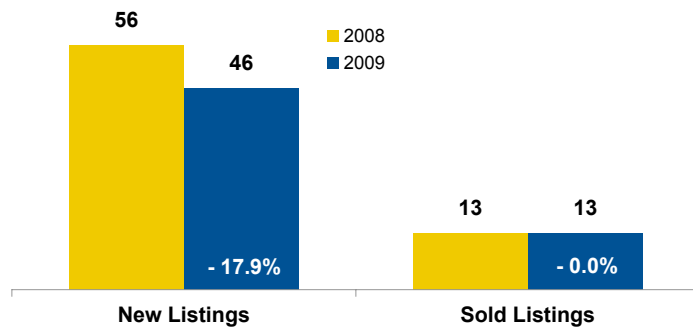
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	56	46	- 17.9%	315	282	- 10.5%
Sold Listings	13	13	- 0.0%	80	69	- 13.8%
Median Sold Price*	\$282,500	\$340,000	+ 20.4%	\$255,000	\$232,500	- 8.8%
Average Sold Price*	\$308,294	\$308,412	+ 0.0%	\$316,689	\$270,395	- 14.6%
Percent of Sold Price to List Price*	95.3%	95.6%	+ 0.3%	96.5%	93.6%	- 3.0%
Total Days on Market	172	99	- 42.5%	131	152	+ 16.1%
Active Listings	NA	224	--	--	--	--

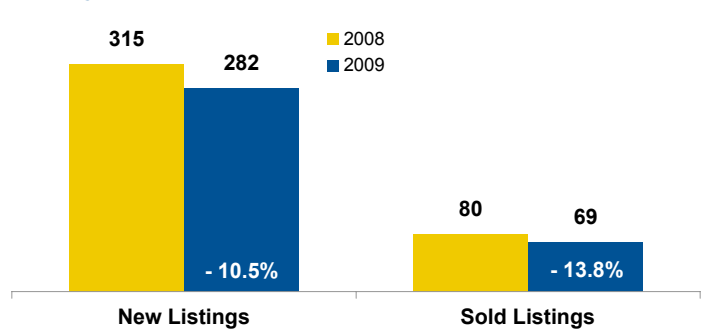
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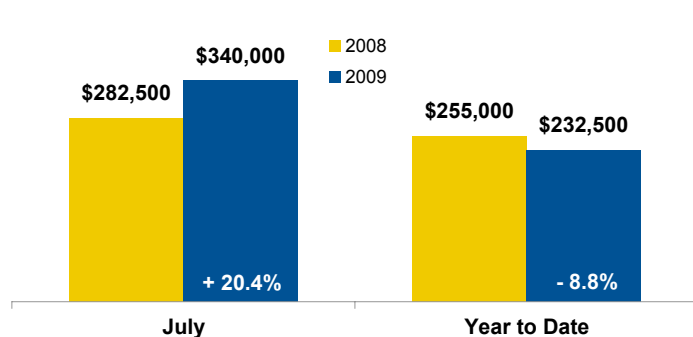
Activity—Most Recent Month



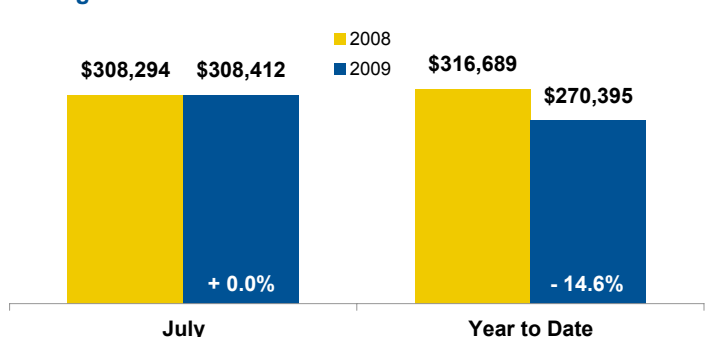
Activity—Year to Date



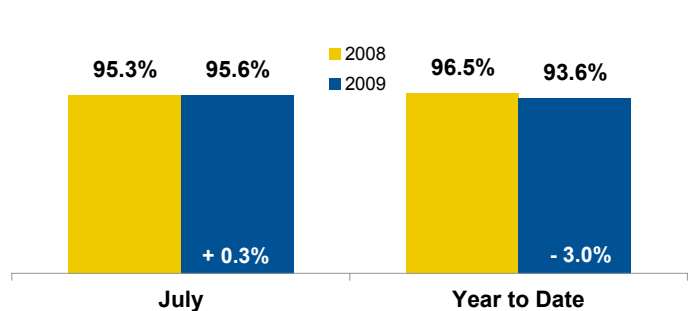
Median Sold Price*



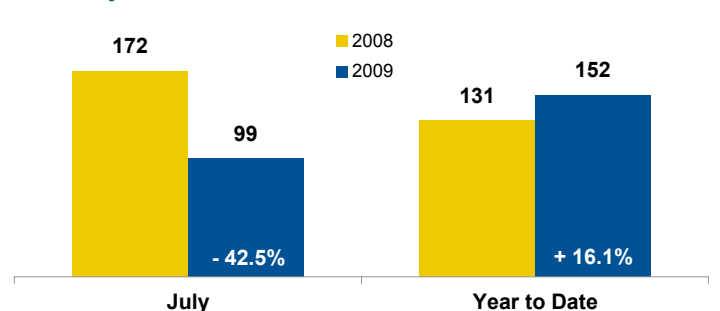
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver County

July

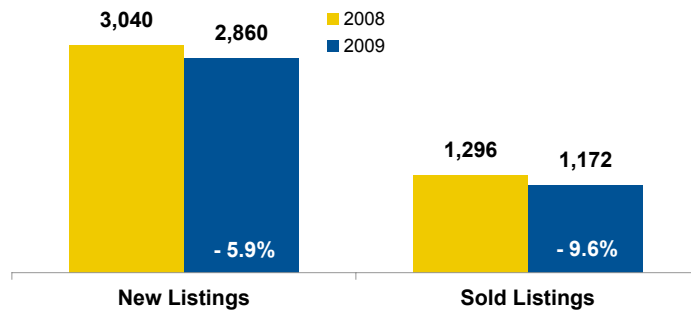
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	3,040	2,860	- 5.9%	21,866	17,980	- 17.8%
Sold Listings	1,296	1,172	- 9.6%	7,214	6,136	- 14.9%
Median Sold Price*	\$185,000	\$200,000	+ 8.1%	\$183,000	\$173,800	- 5.0%
Average Sold Price*	\$259,162	\$259,759	+ 0.2%	\$241,549	\$269,373	+ 11.5%
Percent of Sold Price to List Price*	97.9%	98.0%	+ 0.2%	97.3%	98.0%	+ 0.8%
Total Days on Market	98	95	- 3.4%	103	100	- 3.4%
Active Listings	NA	5,643	--	--	--	--

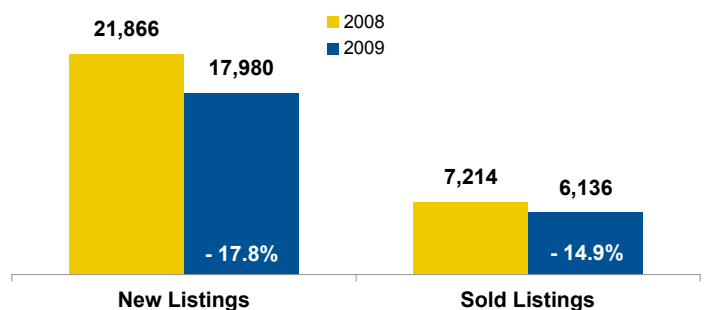
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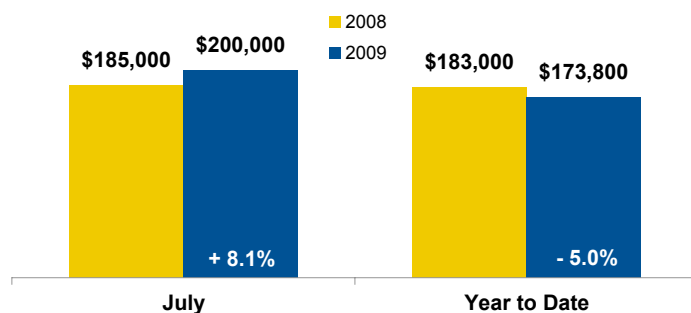
Activity—Most Recent Month



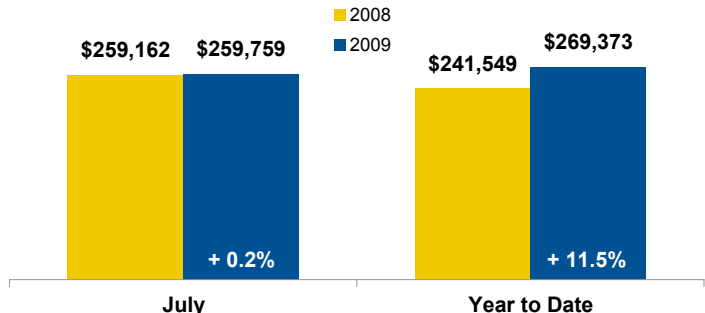
Activity—Year to Date



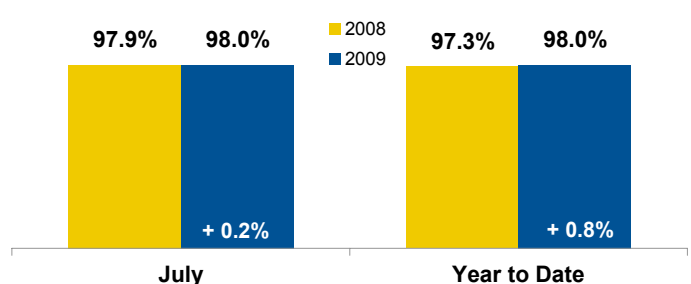
Median Sold Price*



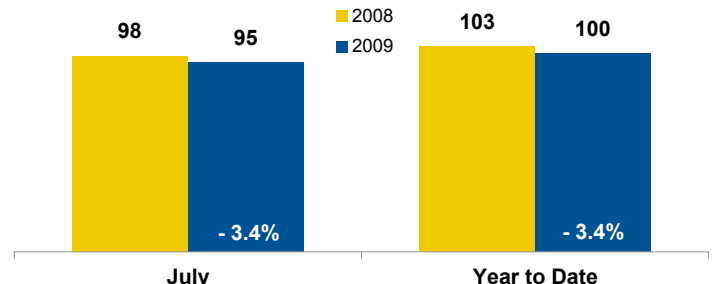
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Douglas County

July

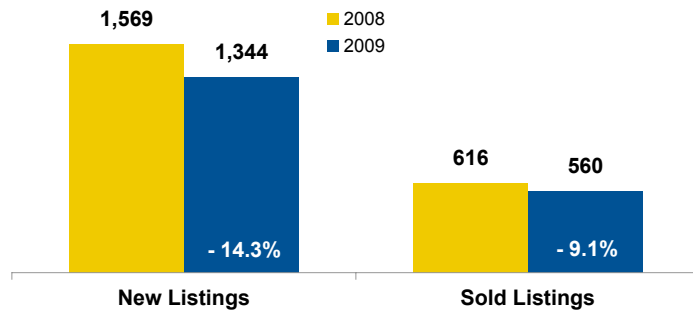
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,569	1,344	- 14.3%	10,578	8,937	- 15.5%
Sold Listings	616	560	- 9.1%	3,418	2,773	- 18.9%
Median Sold Price*	\$300,000	\$285,000	- 5.0%	\$295,000	\$285,000	- 3.4%
Average Sold Price*	\$360,678	\$322,379	- 10.6%	\$337,206	\$353,226	+ 4.8%
Percent of Sold Price to List Price*	97.8%	98.1%	+ 0.4%	97.6%	97.3%	- 0.3%
Total Days on Market	91	101	+ 11.6%	99	114	+ 14.8%
Active Listings	NA	3,281	--	--	--	--

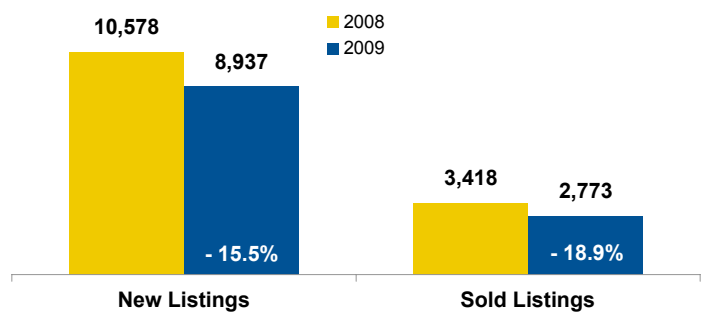
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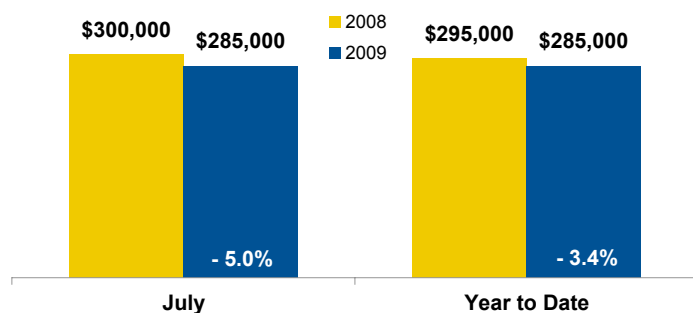
Activity—Most Recent Month



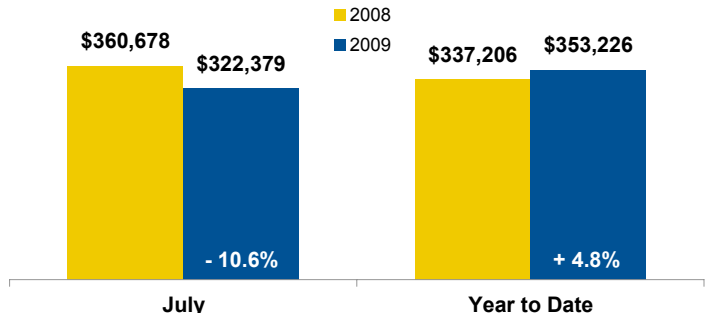
Activity—Year to Date



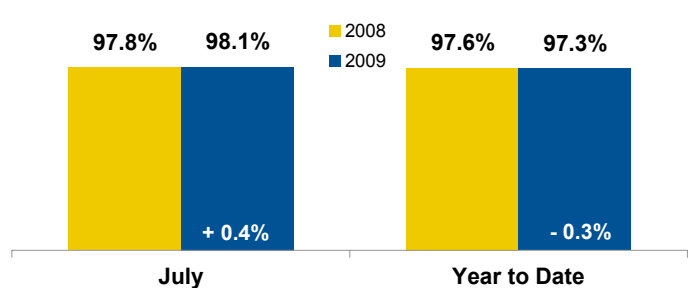
Median Sold Price*



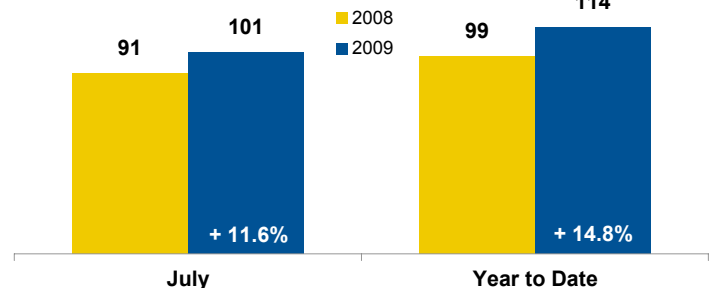
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Elbert County

July

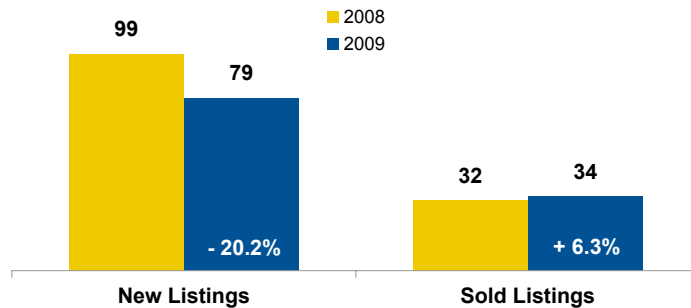
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	99	79	- 20.2%	789	553	- 29.9%
Sold Listings	32	34	+ 6.3%	198	185	- 6.6%
Median Sold Price*	\$312,500	\$299,950	- 4.0%	\$278,500	\$280,000	+ 0.5%
Average Sold Price*	\$334,722	\$306,872	- 8.3%	\$276,407	\$322,698	+ 16.7%
Percent of Sold Price to List Price*	97.1%	98.1%	+ 1.0%	96.7%	95.8%	- 0.8%
Total Days on Market	135	116	- 14.6%	138	132	- 4.0%
Active Listings	NA	313	--	--	--	--

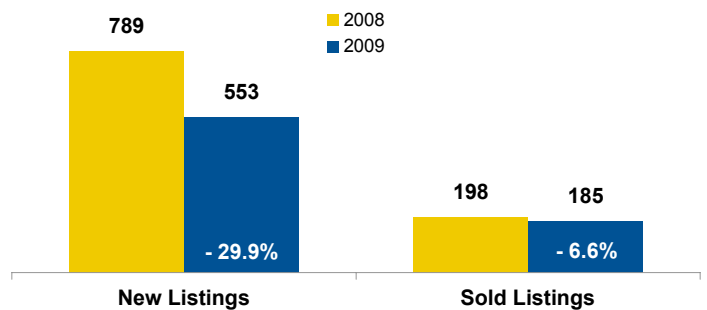
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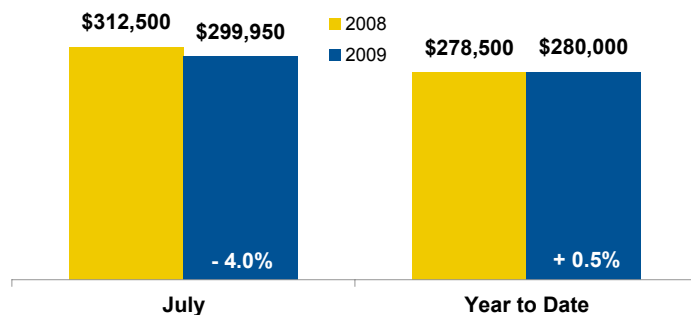
Activity—Most Recent Month



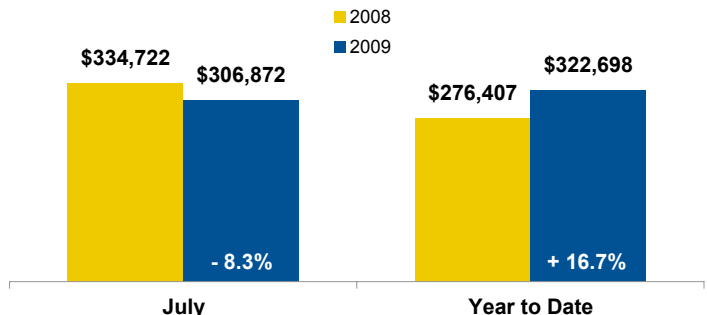
Activity—Year to Date



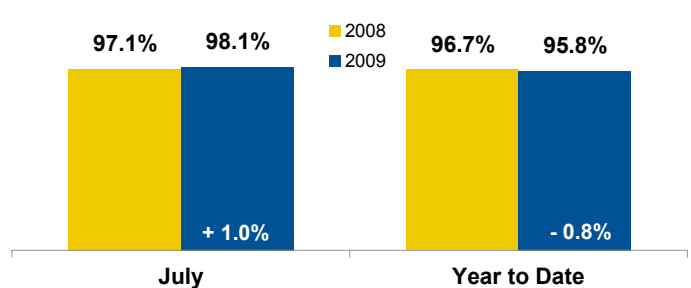
Median Sold Price*



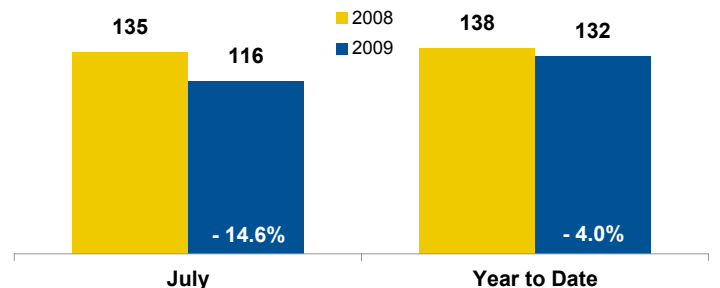
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



El Paso County

July

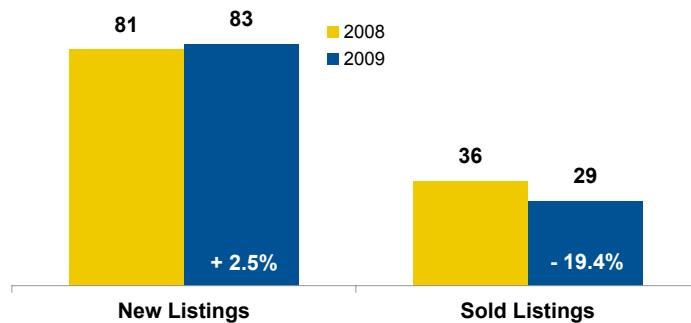
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	81	83	+ 2.5%	567	388	- 31.6%
Sold Listings	36	29	- 19.4%	182	107	- 41.2%
Median Sold Price*	\$237,008	\$205,000	- 13.5%	\$239,000	\$225,000	- 5.9%
Average Sold Price*	\$256,714	\$266,786	+ 3.9%	\$224,564	\$311,777	+ 38.8%
Percent of Sold Price to List Price*	98.9%	96.0%	- 3.0%	96.9%	95.5%	- 1.5%
Total Days on Market	94	105	+ 12.4%	110	124	+ 12.1%
Active Listings	NA	281	--	--	--	--

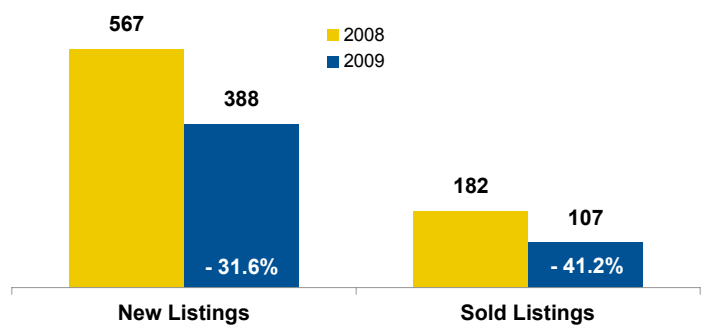
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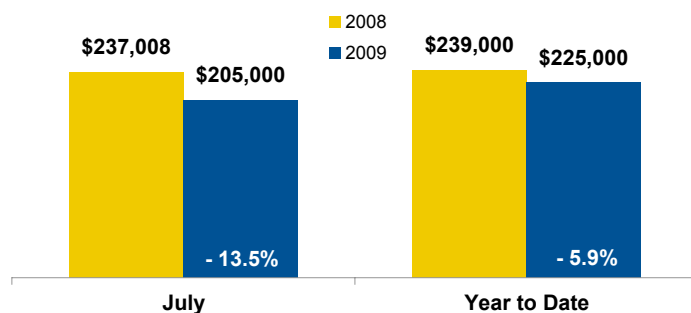
Activity—Most Recent Month



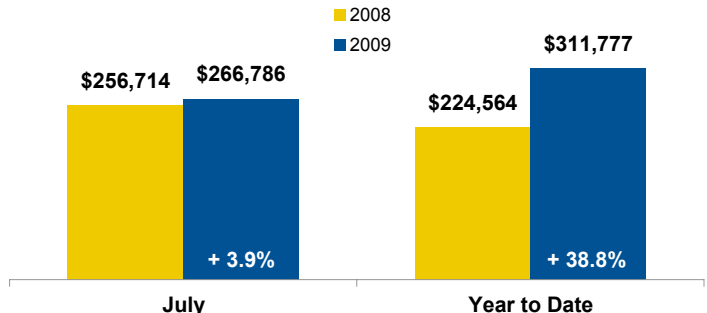
Activity—Year to Date



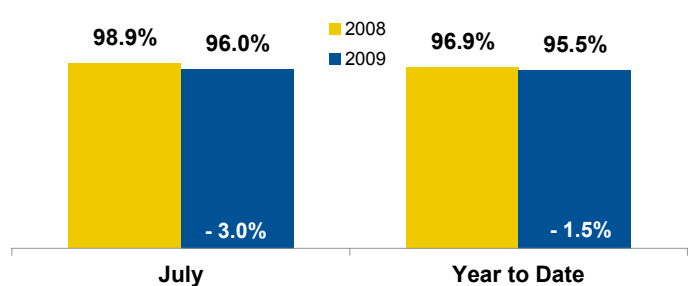
Median Sold Price*



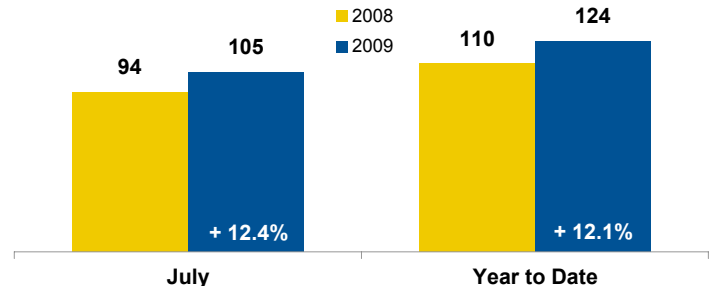
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Gilpin County

July

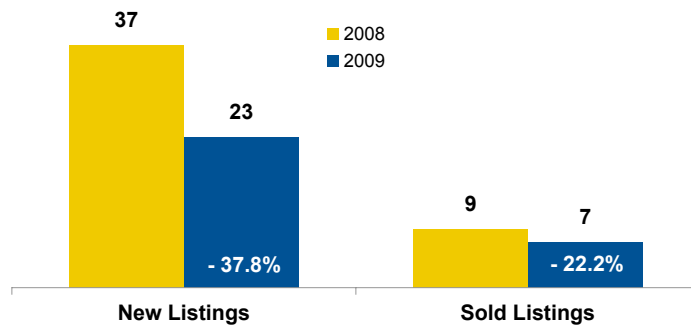
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	37	23	- 37.8%	191	149	- 22.0%
Sold Listings	9	7	- 22.2%	48	43	- 10.4%
Median Sold Price*	\$205,000	\$368,400	+ 79.7%	\$216,500	\$223,000	+ 3.0%
Average Sold Price*	\$224,026	\$335,457	+ 49.7%	\$246,053	\$264,133	+ 7.3%
Percent of Sold Price to List Price*	93.7%	95.4%	+ 1.8%	96.1%	95.3%	- 0.9%
Total Days on Market	149	246	+ 65.6%	184	176	- 4.5%
Active Listings	NA	130	--	--	--	--

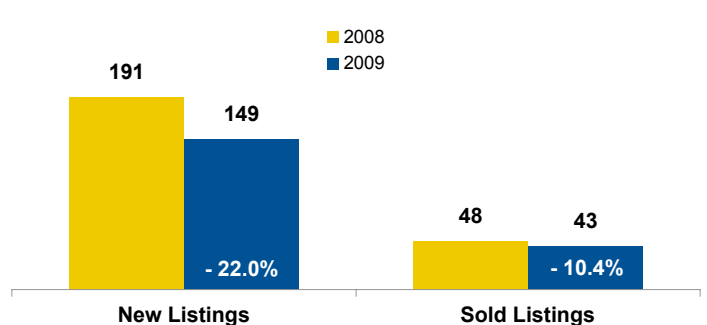
*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

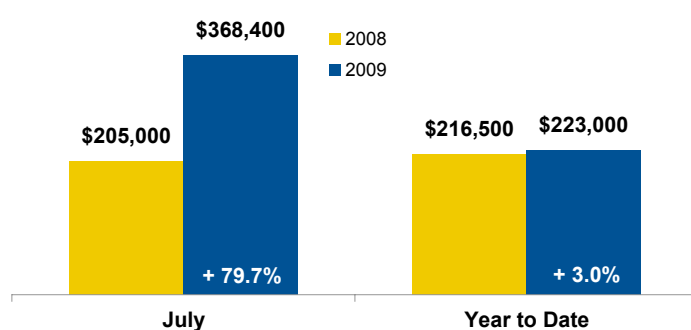
Activity—Most Recent Month



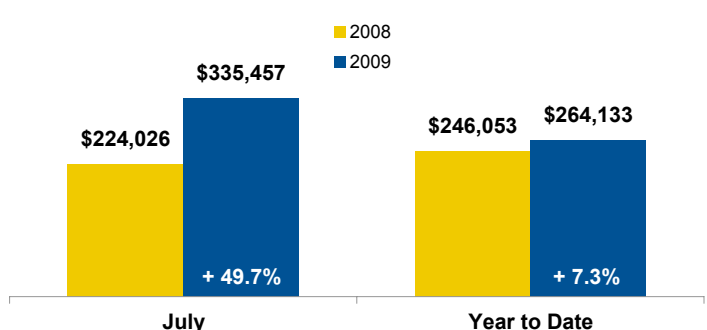
Activity—Year to Date



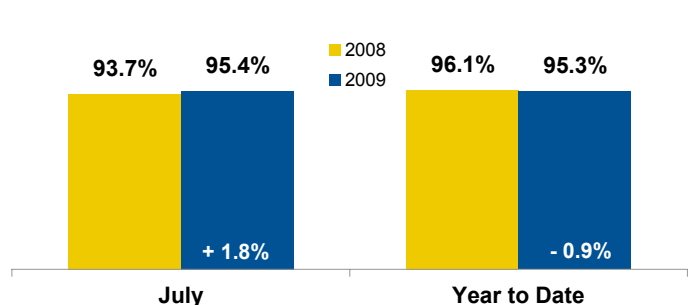
Median Sold Price*



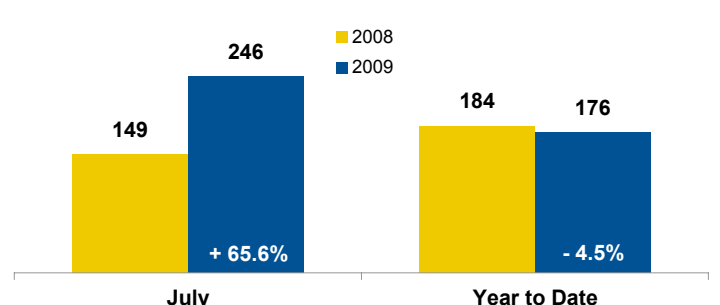
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Jefferson County

July

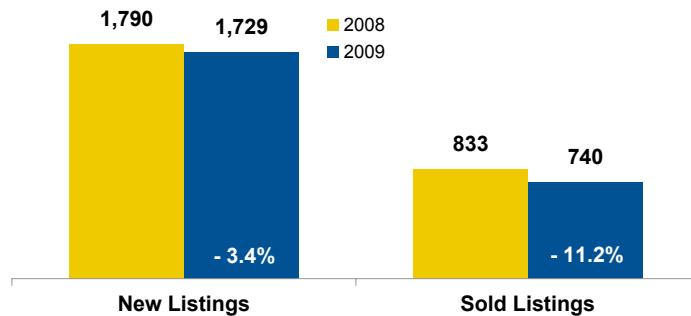
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,790	1,729	- 3.4%	12,252	10,534	- 14.0%
Sold Listings	833	740	- 11.2%	4,601	3,861	- 16.1%
Median Sold Price*	\$231,250	\$221,000	- 4.4%	\$225,000	\$215,000	- 4.4%
Average Sold Price*	\$275,988	\$257,695	- 6.6%	\$254,806	\$272,780	+ 7.1%
Percent of Sold Price to List Price*	98.2%	97.7%	- 0.5%	97.7%	97.3%	- 0.4%
Total Days on Market	90	94	+ 5.2%	101	99	- 1.7%
Active Listings	NA	3,678	--	--	--	--

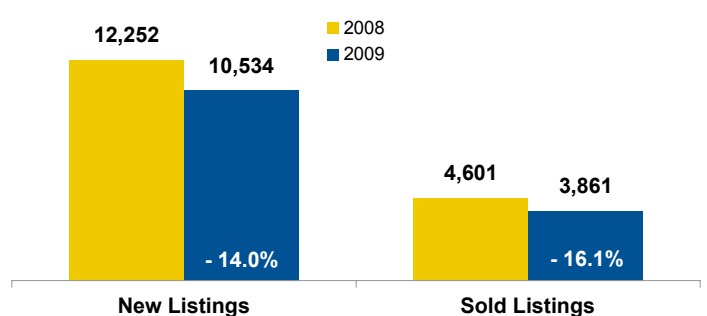
*Does not account for sale concessions and/or down payment assistance.

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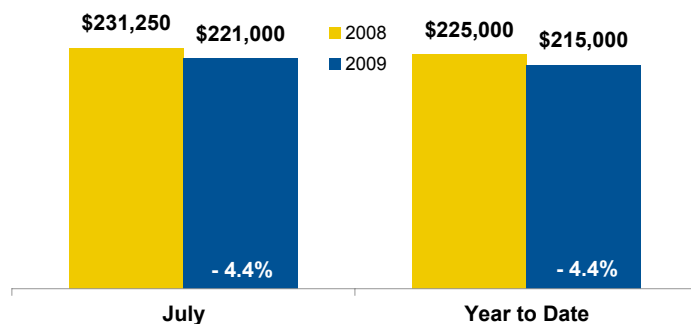
Activity—Most Recent Month



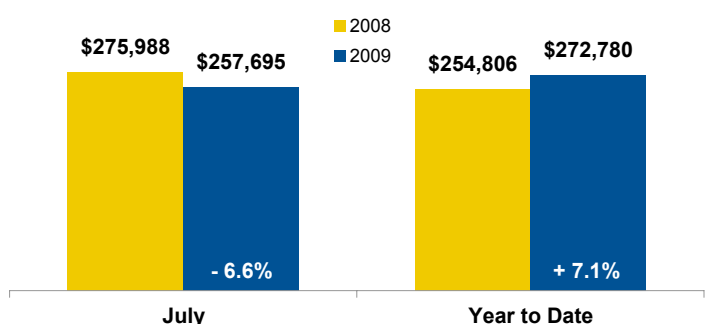
Activity—Year to Date



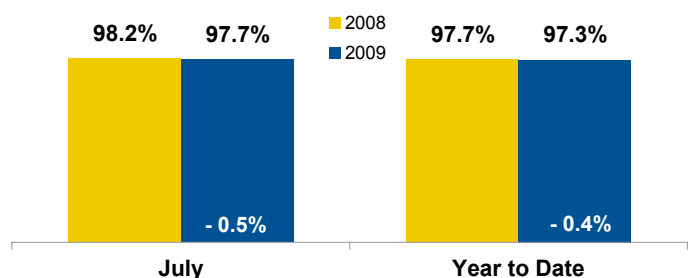
Median Sold Price*



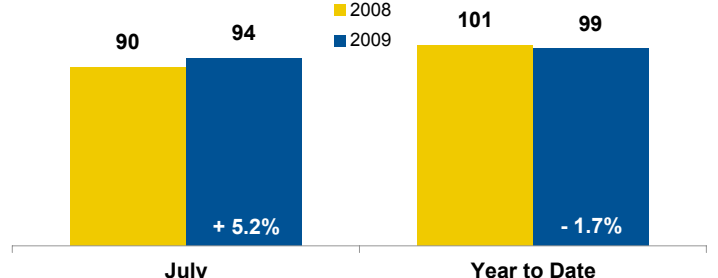
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Larimer County

July

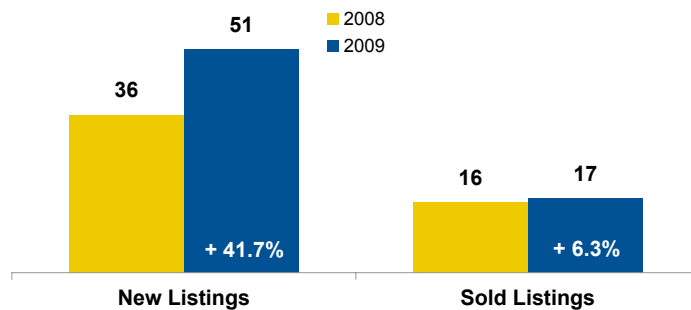
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	36	51	+ 41.7%	353	259	- 26.6%
Sold Listings	16	17	+ 6.3%	122	102	- 16.4%
Median Sold Price*	\$248,450	\$185,000	- 25.5%	\$209,000	\$209,900	+ 0.4%
Average Sold Price*	\$364,000	\$206,959	- 43.1%	\$271,051	\$273,926	+ 1.1%
Percent of Sold Price to List Price*	96.1%	96.1%	- 0.1%	95.7%	96.4%	+ 0.8%
Total Days on Market	96	124	+ 29.5%	117	122	+ 3.7%
Active Listings	NA	174	--	--	--	--

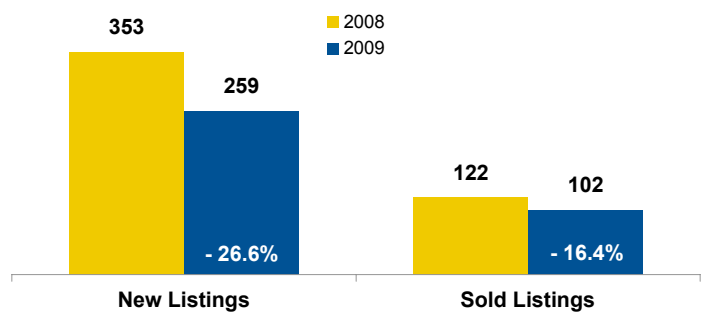
*Does not account for sale concessions and/or down payment assistance.

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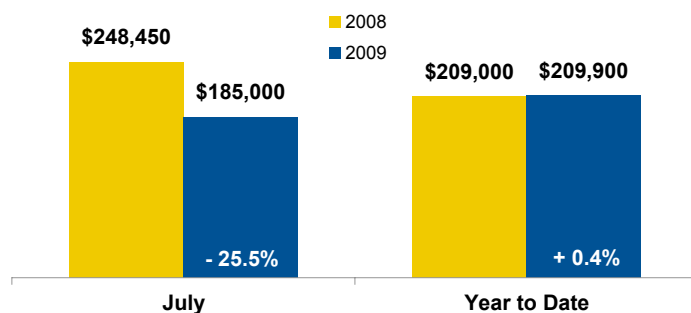
Activity—Most Recent Month



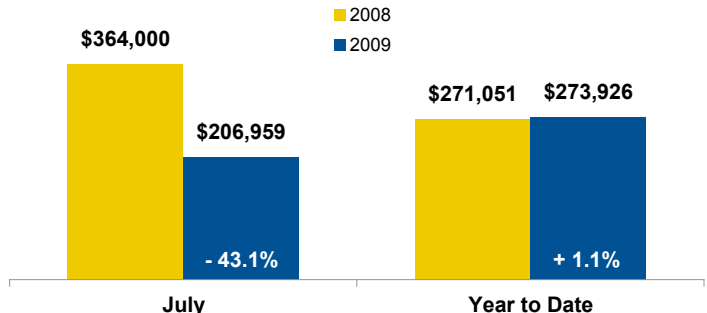
Activity—Year to Date



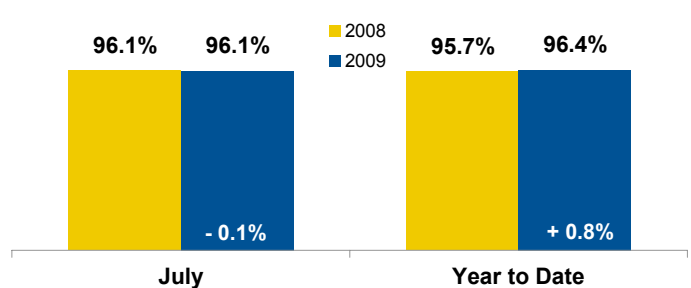
Median Sold Price*



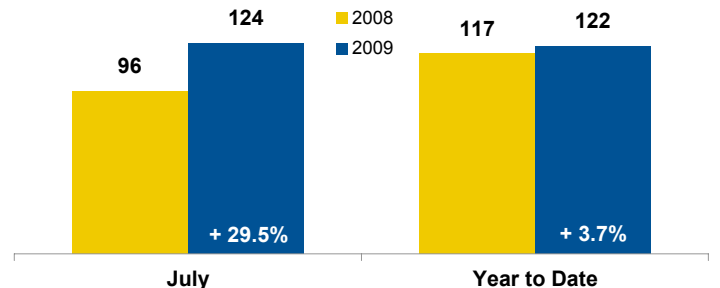
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

July

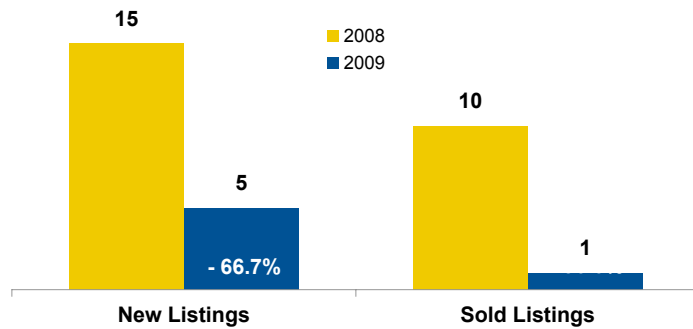
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	15	5	- 66.7%	107	38	- 64.5%
Sold Listings	10	1	- 90.0%	38	16	- 57.9%
Median Sold Price*	\$156,500	\$137,400	- 12.2%	\$140,000	\$141,200	+ 0.9%
Average Sold Price*	\$167,580	\$137,400	- 18.0%	\$158,390	\$191,391	+ 20.8%
Percent of Sold Price to List Price*	94.3%	98.9%	+ 4.9%	94.8%	91.0%	- 4.0%
Total Days on Market	142	36	- 74.6%	119	158	+ 32.9%
Active Listings	NA	50	--	--	--	--

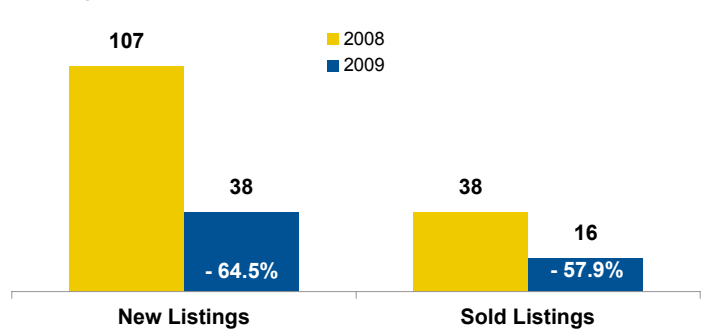
*Does not account for sale concessions and/or down payment assistance.

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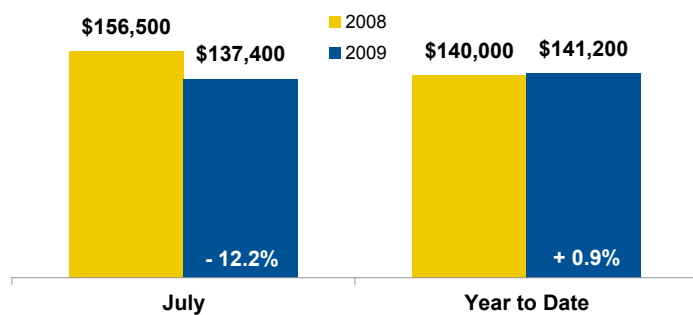
Activity—Most Recent Month



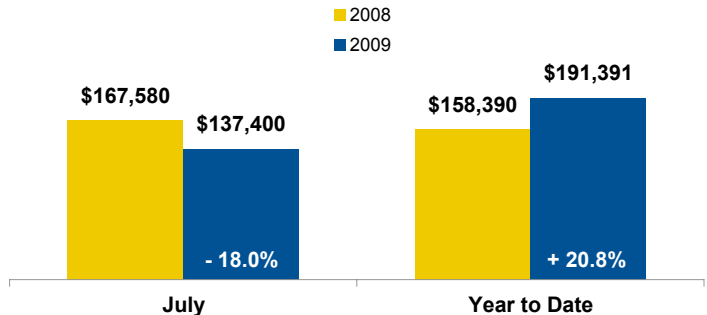
Activity—Year to Date



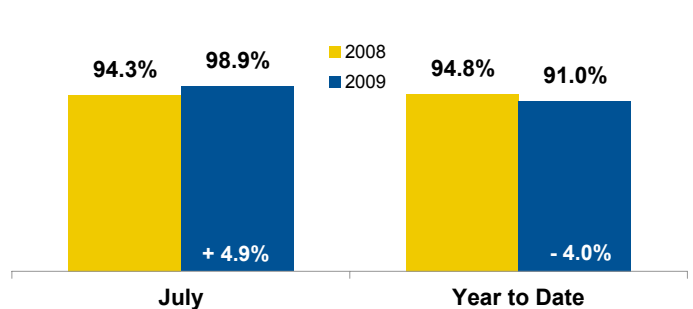
Median Sold Price*



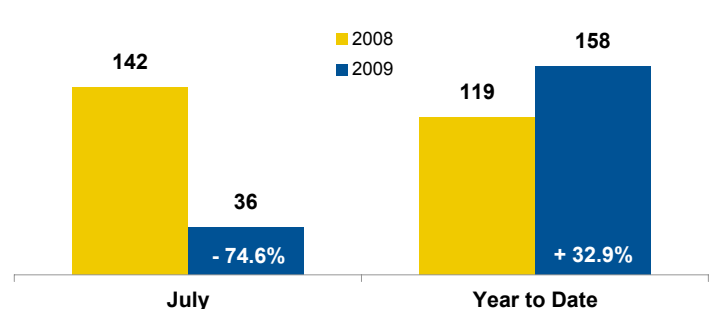
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Park County

July

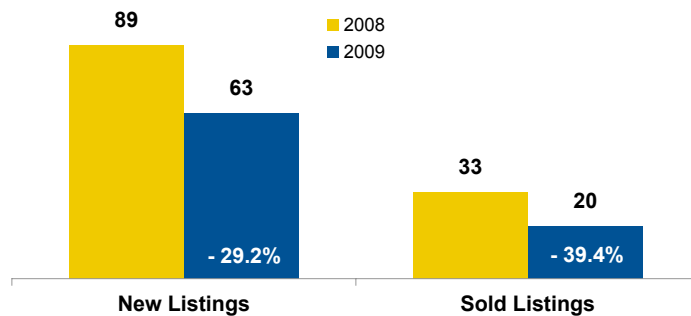
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	89	63	- 29.2%	580	508	- 12.4%
Sold Listings	33	20	- 39.4%	178	130	- 27.0%
Median Sold Price*	\$189,900	\$165,000	- 13.1%	\$210,900	\$168,000	- 20.3%
Average Sold Price*	\$190,920	\$190,721	- 0.1%	\$217,397	\$189,599	- 12.8%
Percent of Sold Price to List Price*	93.5%	96.6%	+ 3.3%	95.7%	95.1%	- 0.6%
Total Days on Market	161	184	+ 14.4%	169	165	- 2.2%
Active Listings	NA	410	--	--	--	--

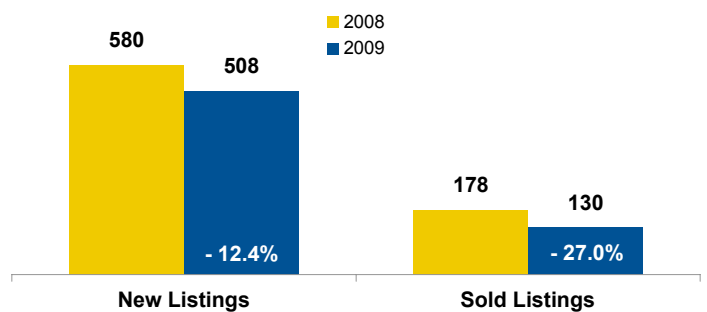
*Does not account for sale concessions and/or down payment assistance.

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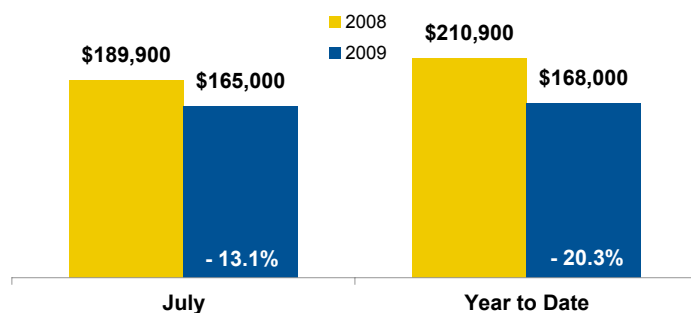
Activity—Most Recent Month



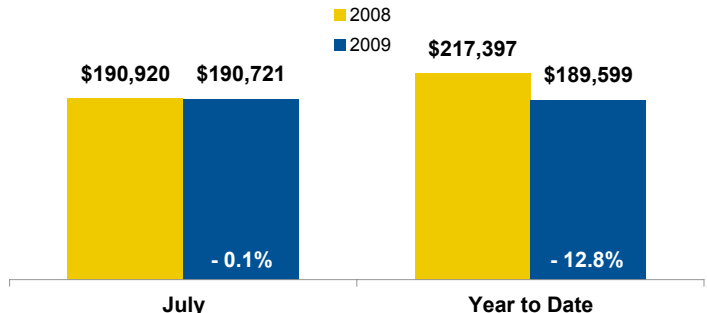
Activity—Year to Date



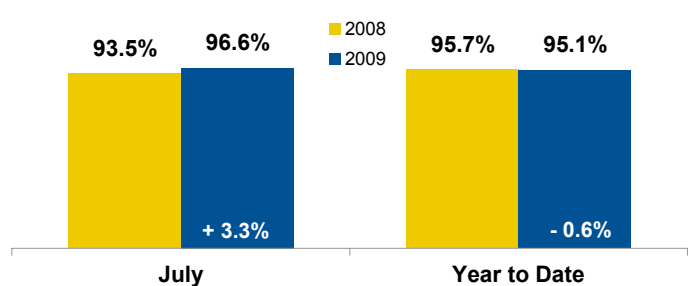
Median Sold Price*



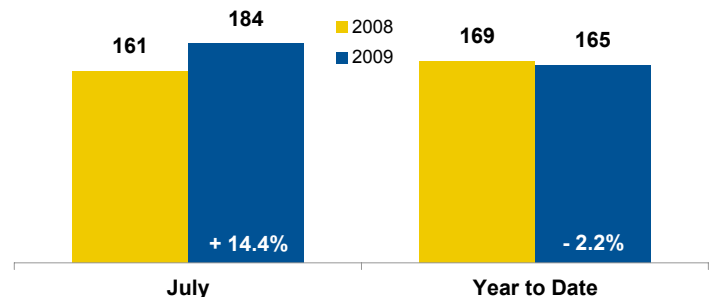
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

July

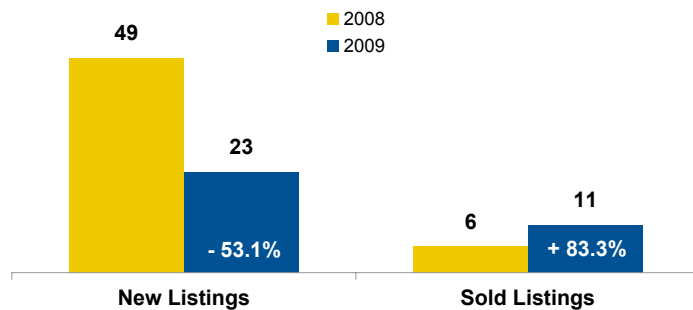
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	49	23	- 53.1%	245	245	- 0.0%
Sold Listings	6	11	+ 83.3%	62	48	- 22.6%
Median Sold Price*	\$311,000	\$265,000	- 14.8%	\$435,750	\$352,200	- 19.2%
Average Sold Price*	\$357,167	\$328,677	- 8.0%	\$446,416	\$635,200	+ 42.3%
Percent of Sold Price to List Price*	97.3%	92.5%	- 4.9%	96.8%	93.8%	- 3.2%
Total Days on Market	53	168	+ 220.2%	84	152	+ 79.8%
Active Listings	NA	231	--	--	--	--

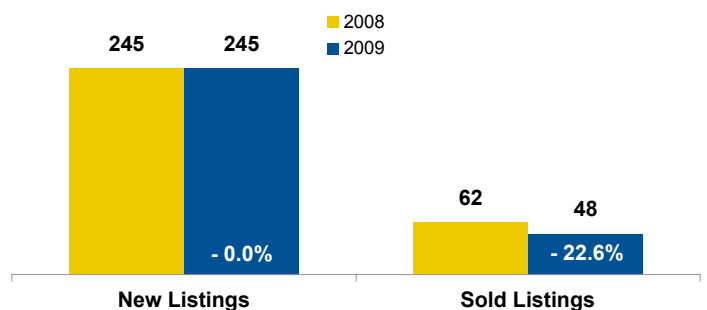
*Does not account for sale concessions and/or down payment assistance.

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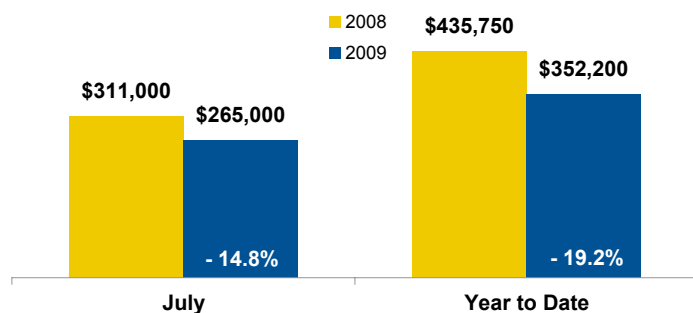
Activity—Most Recent Month



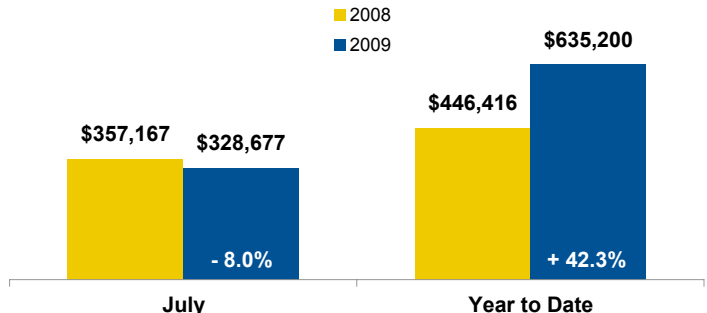
Activity—Year to Date



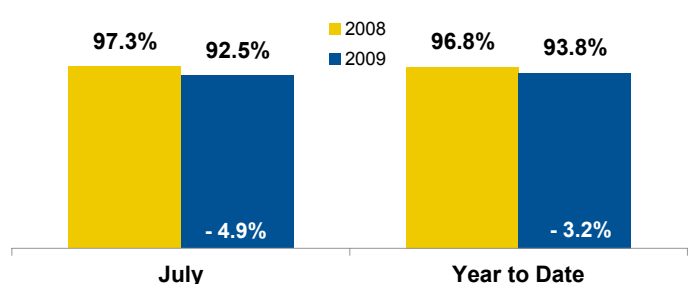
Median Sold Price*



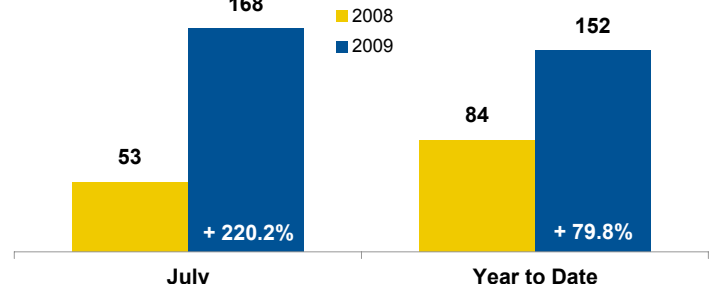
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

July

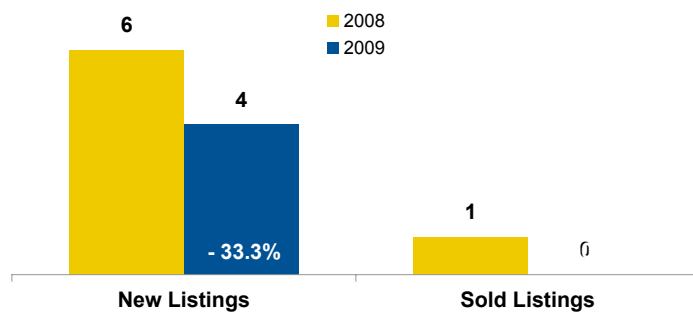
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	6	4	- 33.3%	47	23	- 51.1%
Sold Listings	1	0	- 100.0%	5	2	- 60.0%
Median Sold Price*	\$245,000	\$0	- 100.0%	\$175,000	\$157,500	- 10.0%
Average Sold Price*	\$245,000	\$0	- 100.0%	\$179,580	\$105,000	- 41.5%
Percent of Sold Price to List Price*	98.0%	0.0%	- 100.0%	97.1%	92.6%	- 4.6%
Total Days on Market	85	0	- 100.0%	42	101	+ 141.6%
Active Listings	NA	24	--	--	--	--

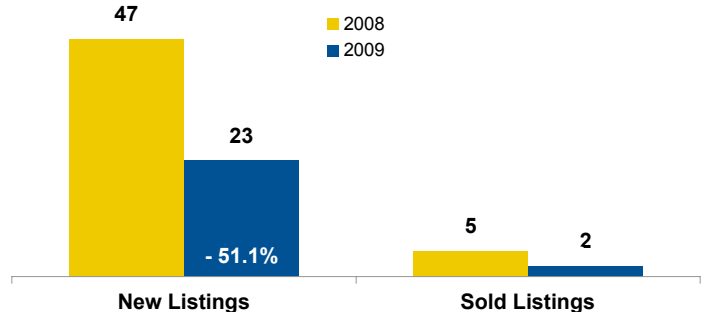
*Does not account for sale concessions and/or down payment assistance.

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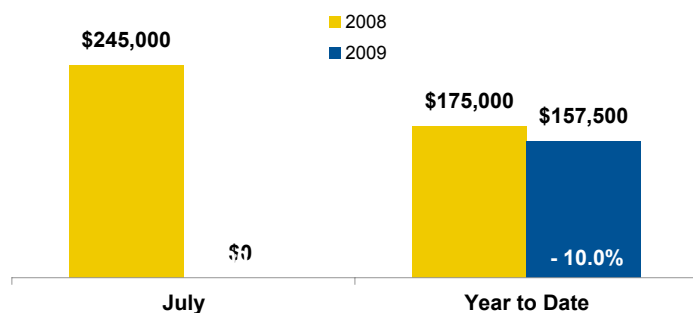
Activity—Most Recent Month



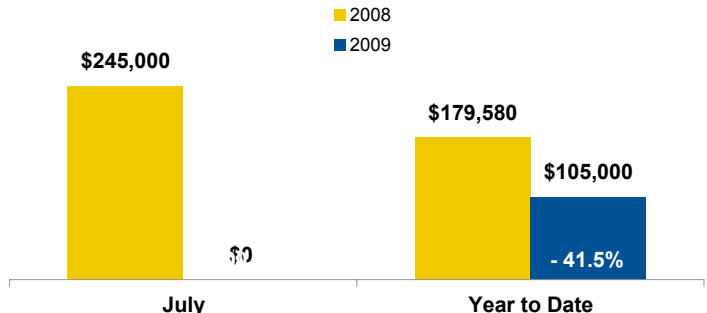
Activity—Year to Date



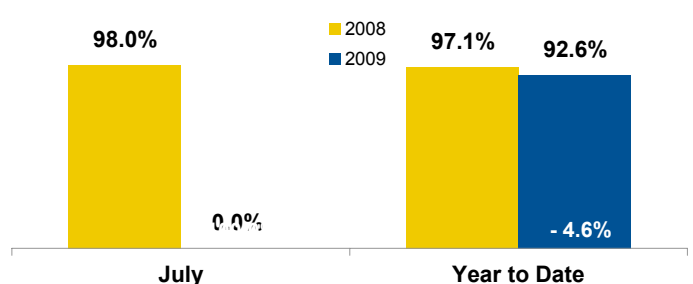
Median Sold Price*



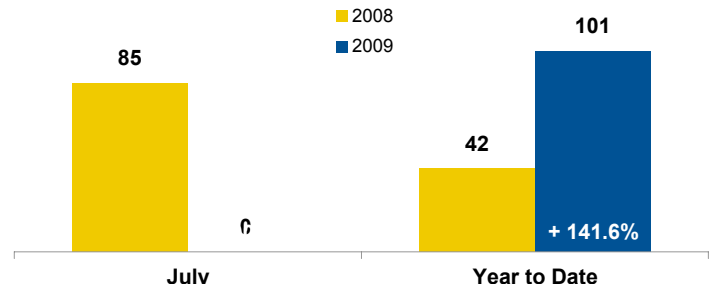
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Weld County

July

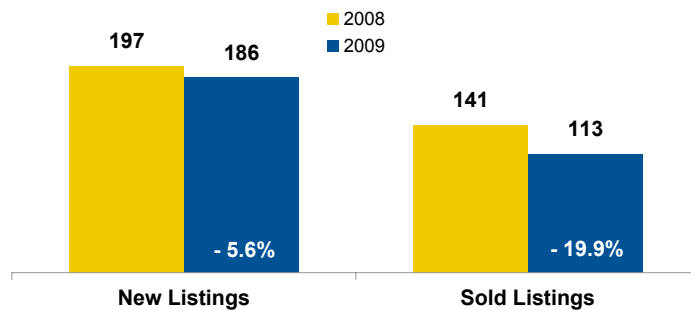
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	197	186	- 5.6%	1,672	1,254	- 25.0%
Sold Listings	141	113	- 19.9%	713	594	- 16.7%
Median Sold Price*	\$201,500	\$175,000	- 13.2%	\$205,000	\$170,000	- 17.1%
Average Sold Price*	\$221,079	\$189,005	- 14.5%	\$207,789	\$218,818	+ 5.3%
Percent of Sold Price to List Price*	96.7%	99.0%	+ 2.4%	97.2%	97.9%	+ 0.7%
Total Days on Market	131	99	- 24.7%	120	107	- 10.5%
Active Listings	NA	592	--	--	--	--

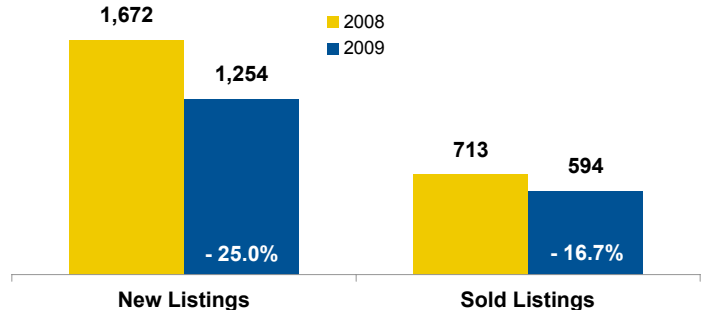
*Does not account for sale concessions and/or down payment assistance.

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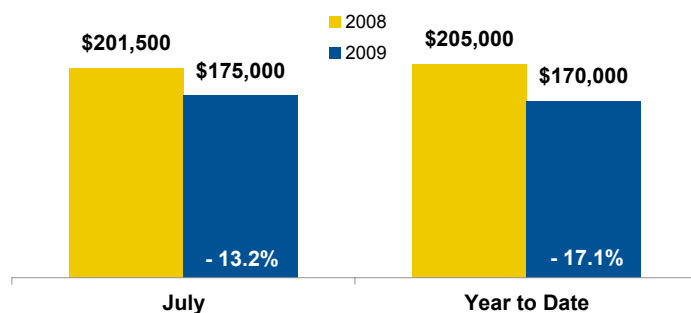
Activity—Most Recent Month



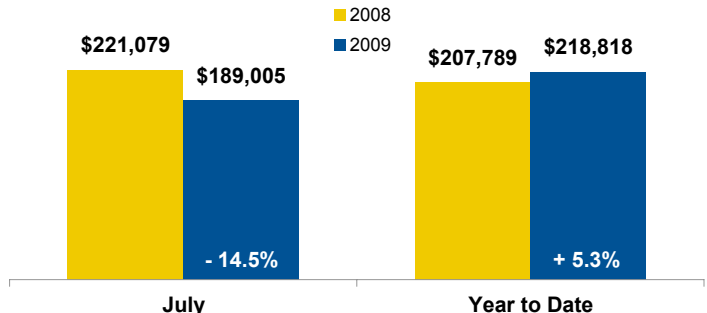
Activity—Year to Date



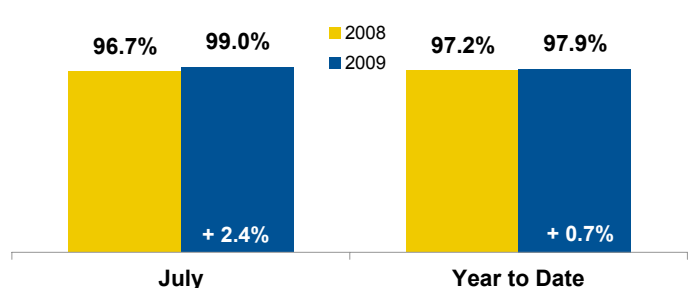
Median Sold Price*



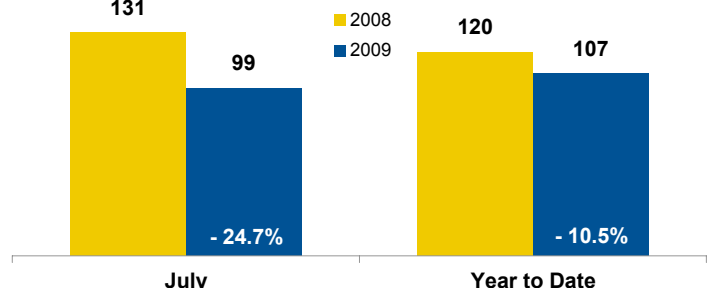
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver-Aurora MSA

Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

July

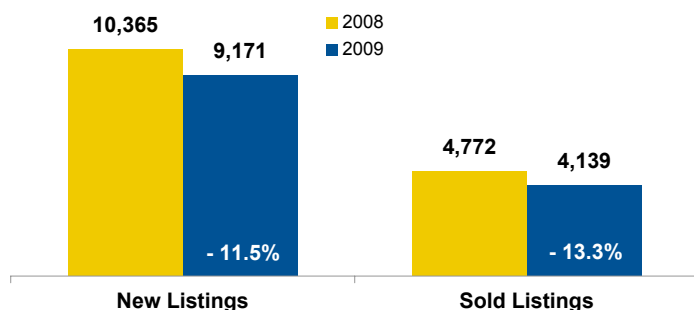
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	10,365	9,171	- 11.5%	72,797	58,901	- 19.1%
Sold Listings	4,772	4,139	- 13.3%	26,792	22,410	- 16.4%
Median Sold Price*	\$208,350	\$209,900	+ 0.7%	\$205,000	\$194,000	- 5.4%
Average Sold Price*	\$258,190	\$251,664	- 2.5%	\$223,569	\$305,574	+ 36.7%
Percent of Sold Price to List Price*	98.0%	98.2%	+ 0.2%	97.4%	95.4%	- 2.1%
Total Days on Market	96	98	+ 2.2%	103	101	- 2.6%
Active Listings	NA	19,656	--	--	--	--

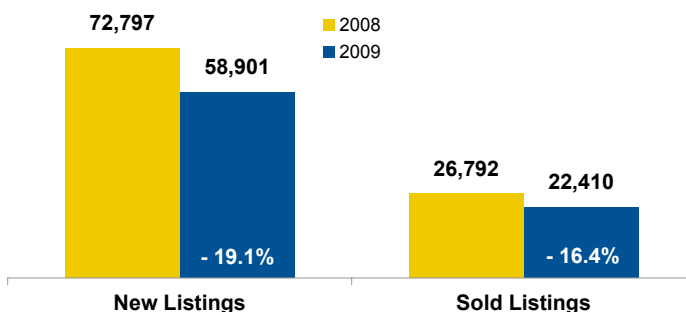
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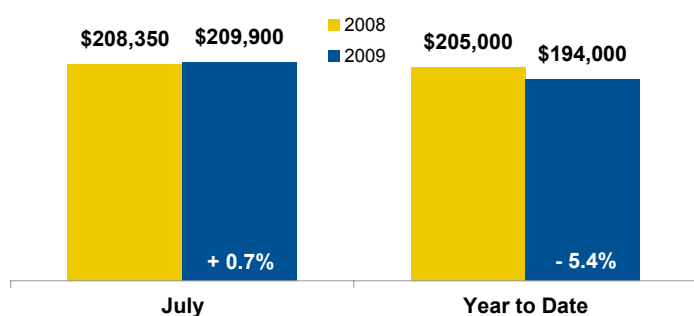
Activity—Most Recent Month



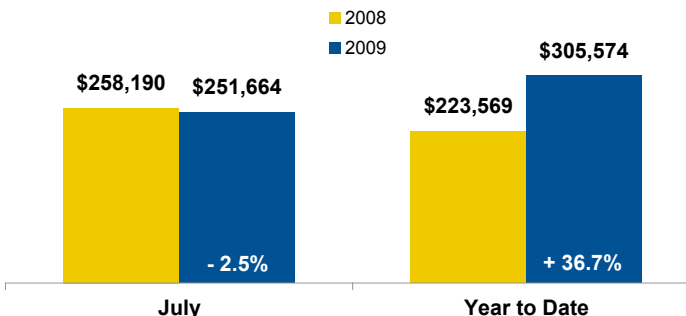
Activity—Year to Date



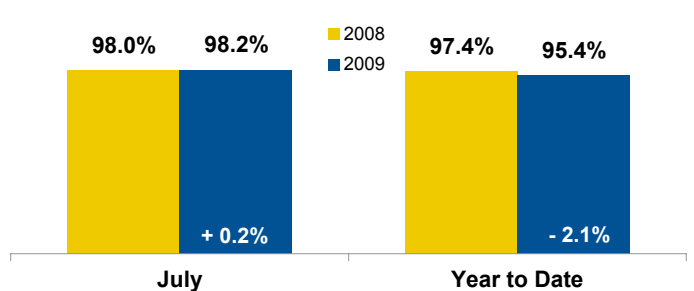
Median Sold Price*



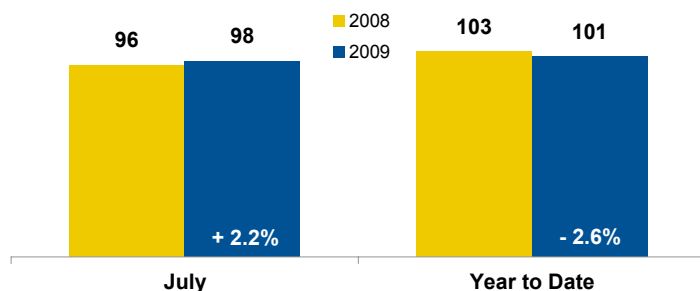
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Colorado Springs MSA

Includes El Paso & Teller counties

July

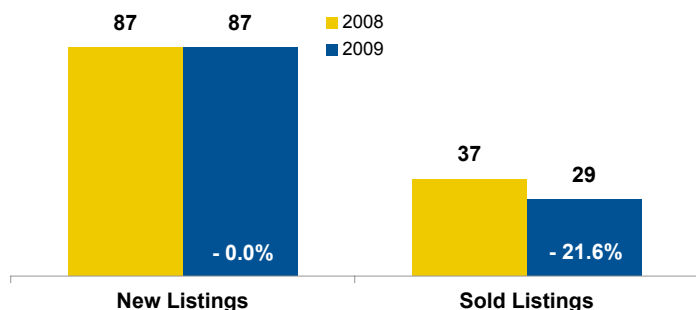
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	87	87	- 0.0%	614	411	- 33.1%
Sold Listings	37	29	- 21.6%	187	109	- 41.7%
Median Sold Price*	\$237,550	\$205,000	- 13.7%	\$238,500	\$224,000	- 6.1%
Average Sold Price*	\$256,398	\$266,786	+ 4.1%	\$223,569	\$305,574	+ 36.7%
Percent of Sold Price to List Price*	98.9%	96.0%	- 3.0%	96.9%	95.4%	- 1.6%
Total Days on Market	93	105	+ 12.6%	109	123	+ 13.6%
Active Listings	NA	305	--	--	--	--

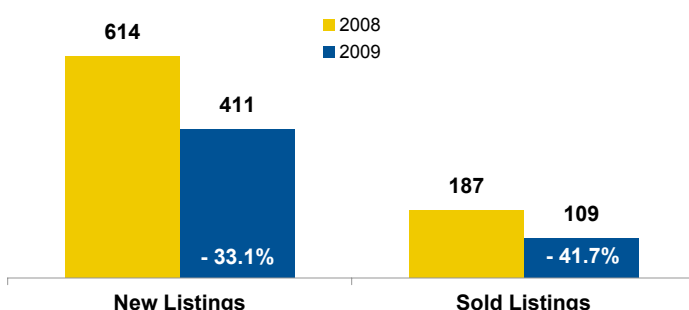
*Does not account for sale concessions and/or down payment assistance.

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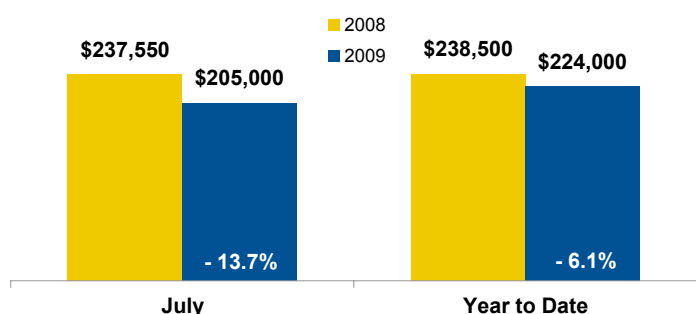
Activity—Most Recent Month



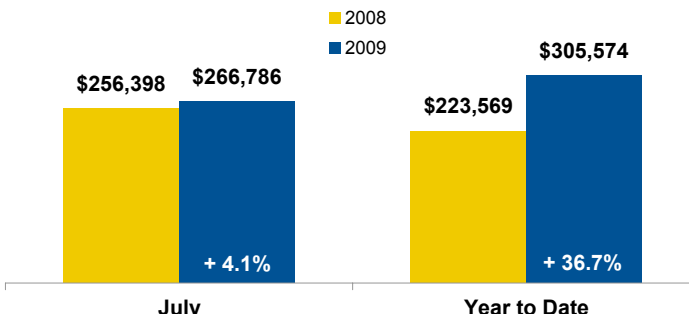
Activity—Year to Date



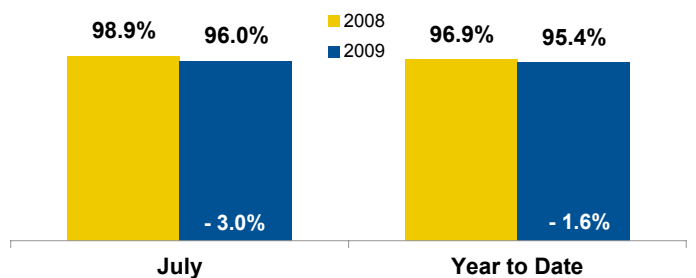
Median Sold Price*



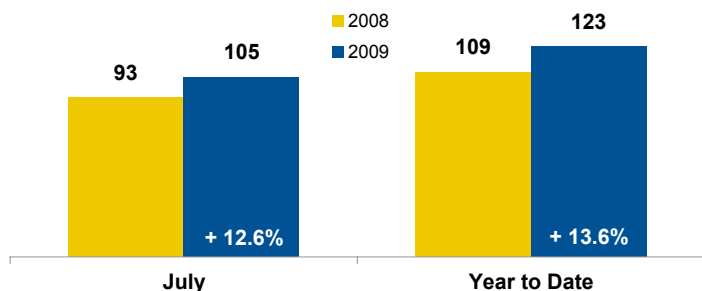
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder MSA

Includes Boulder County

July

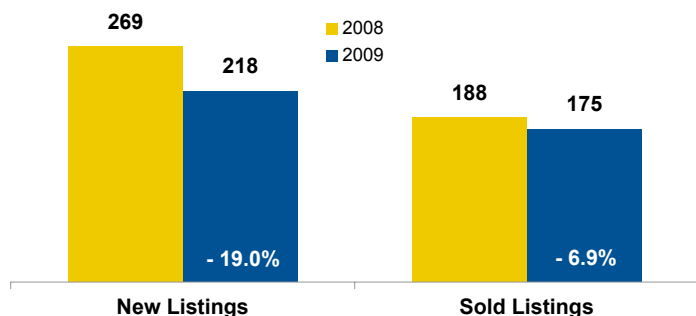
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	269	218	- 19.0%	2,029	1,702	- 16.1%
Sold Listings	188	175	- 6.9%	968	752	- 22.3%
Median Sold Price*	\$295,750	\$285,000	- 3.6%	\$295,000	\$272,250	- 7.7%
Average Sold Price*	\$399,080	\$304,173	- 23.8%	\$323,618	\$356,462	+ 10.1%
Percent of Sold Price to List Price*	97.2%	97.3%	+ 0.1%	96.9%	96.8%	- 0.1%
Total Days on Market	84	105	+ 25.4%	103	102	- 1.1%
Active Listings	NA	842	--	--	--	--

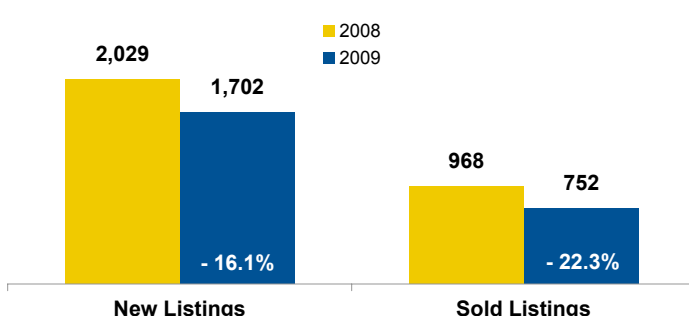
*Does not account for sale concessions and/or down payment assistance.

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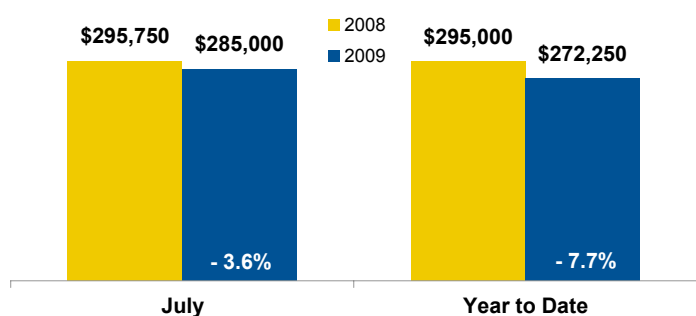
Activity—Most Recent Month



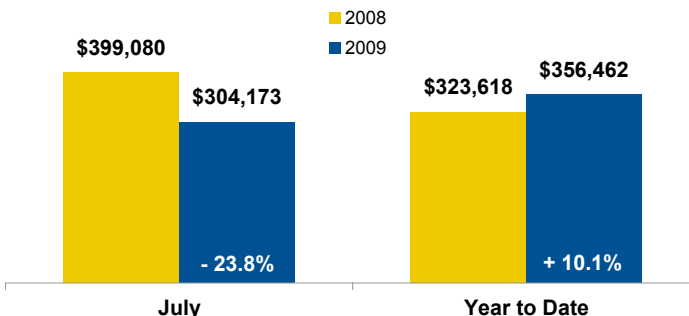
Activity—Year to Date



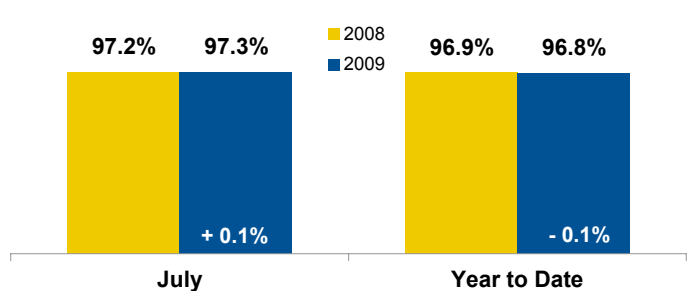
Median Sold Price*



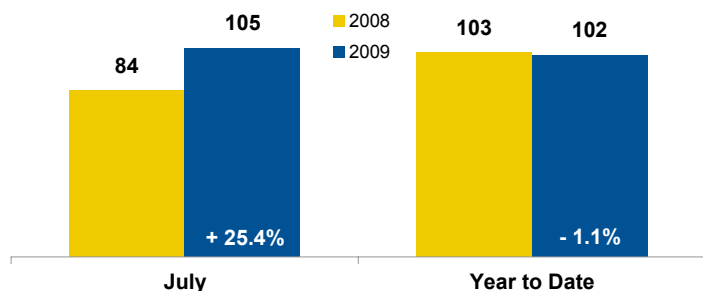
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Fort Collins-Loveland MSA

July

Year to Date

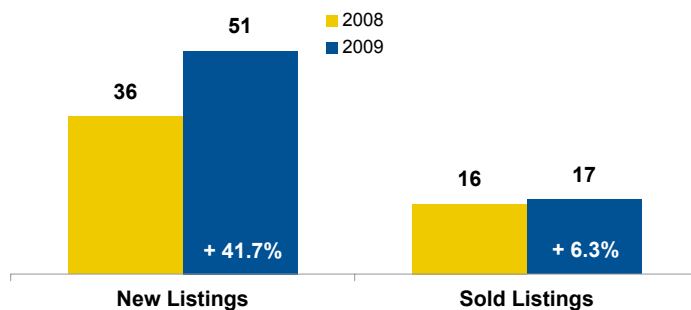
Includes Larimer County

	2008	2009	Change	2008	2009	Change
New Listings	36	51	+ 41.7%	353	259	- 26.6%
Sold Listings	16	17	+ 6.3%	122	102	- 16.4%
Median Sold Price*	\$248,450	\$185,000	- 25.5%	\$209,000	\$209,900	+ 0.4%
Average Sold Price*	\$364,000	\$206,959	- 43.1%	\$271,051	\$273,926	+ 1.1%
Percent of Sold Price to List Price*	96.1%	96.1%	- 0.1%	95.7%	96.4%	+ 0.8%
Total Days on Market	96	124	+ 29.5%	117	122	+ 3.7%
Active Listings	NA	174	--	--	--	--

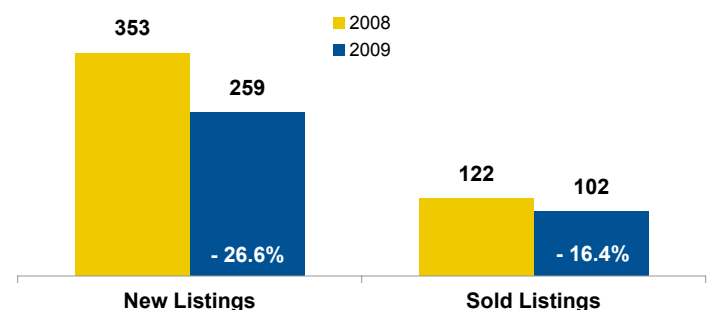
*Does not account for sale concessions and/or down payment assistance.

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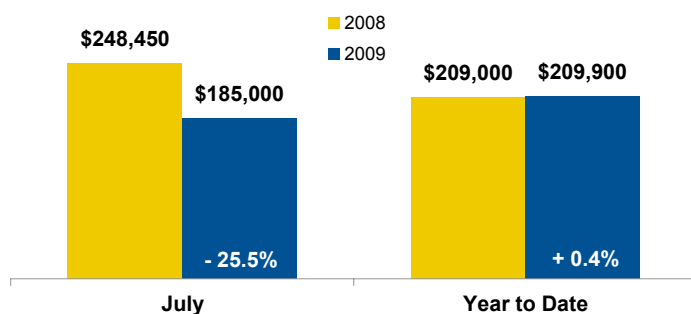
Activity—Most Recent Month



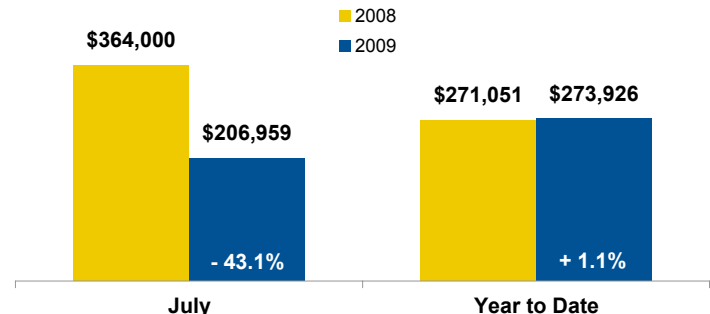
Activity—Year to Date



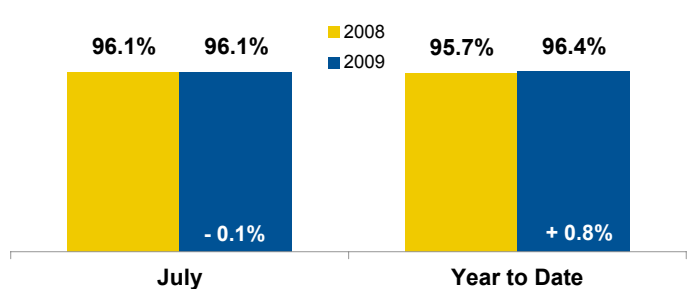
Median Sold Price*



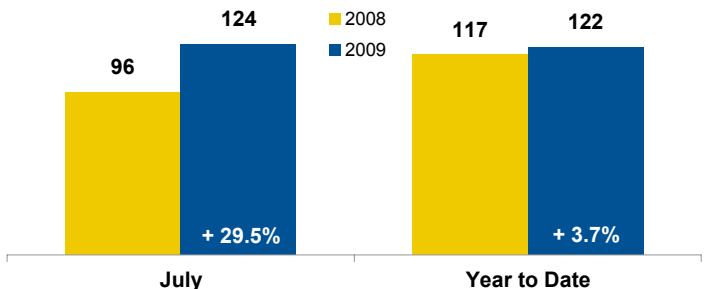
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

July

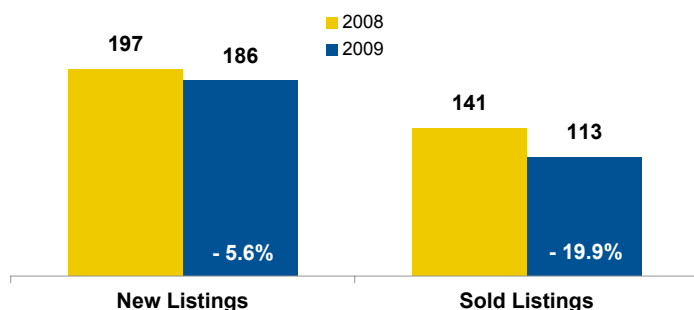
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	197	186	- 5.6%	1,672	1,254	- 25.0%
Sold Listings	141	113	- 19.9%	713	594	- 16.7%
Median Sold Price*	\$201,500	\$175,000	- 13.2%	\$205,000	\$170,000	- 17.1%
Average Sold Price*	\$221,079	\$189,005	- 14.5%	\$207,789	\$218,818	+ 5.3%
Percent of Sold Price to List Price*	96.7%	99.0%	+ 2.4%	97.2%	97.9%	+ 0.7%
Total Days on Market	131	99	- 24.7%	120	107	- 10.5%
Active Listings	NA	592	--	--	--	--

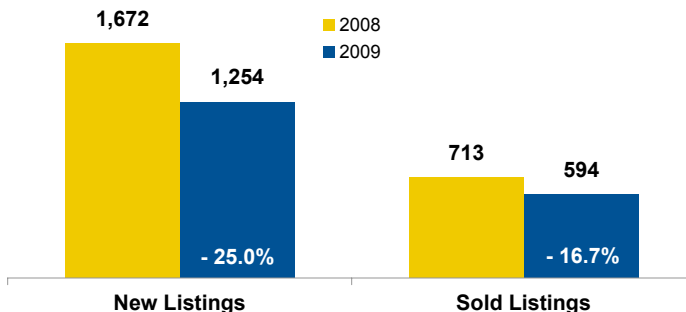
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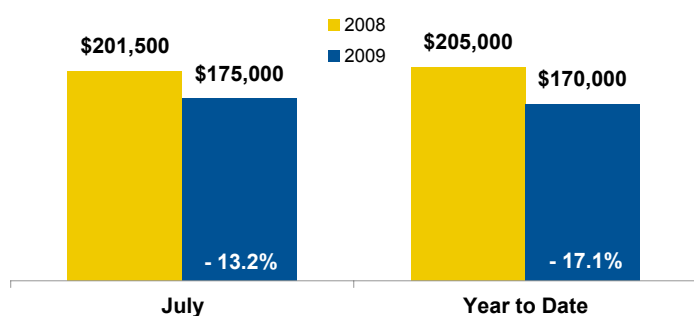
Activity—Most Recent Month



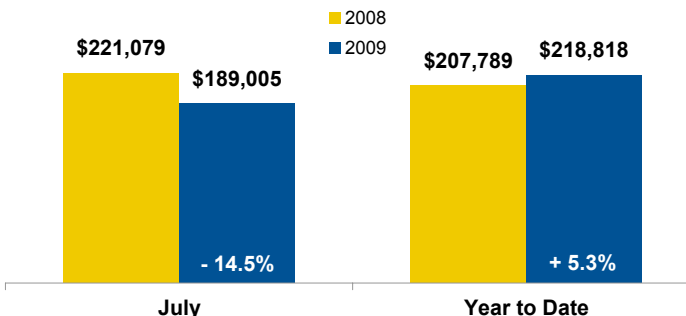
Activity—Year to Date



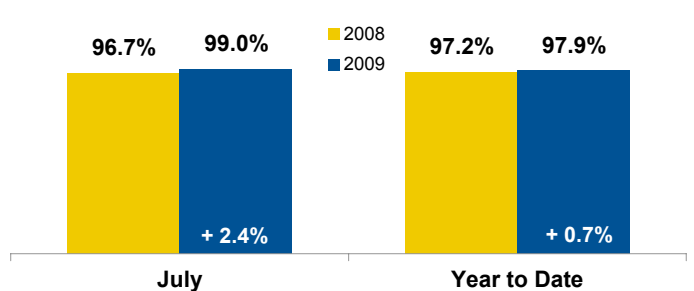
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

