



METROLIST®

Local Market Updates

November 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

All data from Metrolist®. Metrolist® is a registered trademark of Metrolist, Inc. © 2009 Metrolist, Inc. All rights reserved.

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

Local Market Updates

Based on Single Family (Residential and Condo) listings



Adams County

November

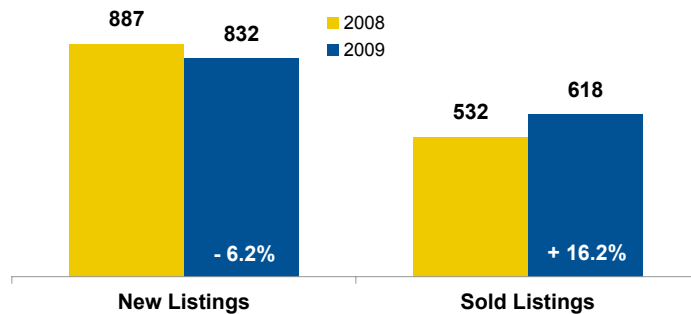
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	887	832	- 6.2%	14,380	10,953	- 23.8%
Sold Listings	532	618	+ 16.2%	7,318	6,178	- 15.6%
Median Sold Price*	\$137,500	\$152,000	+ 10.5%	\$149,900	\$150,000	+ 0.1%
Average Sold Price*	\$160,472	\$171,108	+ 6.6%	\$168,667	\$168,044	- 0.4%
Percent of Sold Price to List Price*	99.1%	100.1%	+ 1.0%	98.1%	99.1%	+ 1.0%
Total Days on Market	92	68	- 26.6%	102	89	- 12.9%
Active Listings	NA	1,874	--	--	--	--

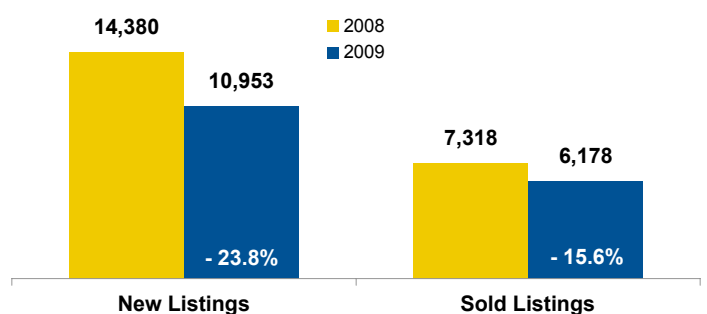
*Does not account for sale concessions and/or down payment assistance.

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.

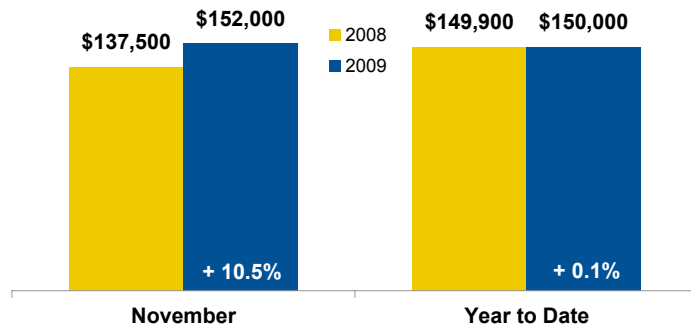
Activity—Most Recent Month



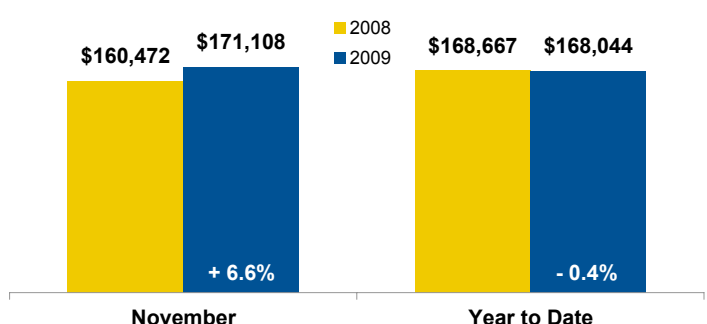
Activity—Year to Date



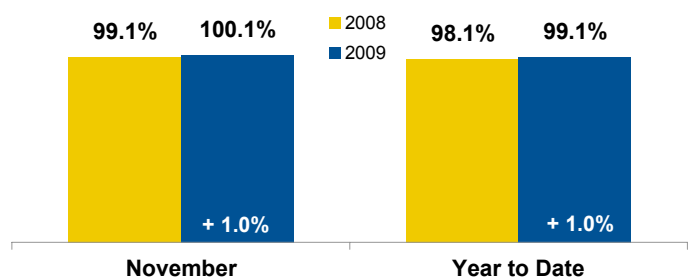
Median Sold Price*



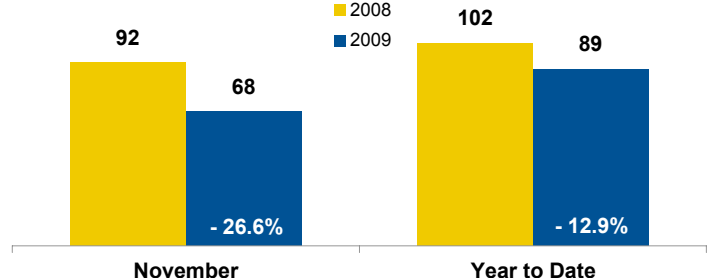
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Arapahoe County

November

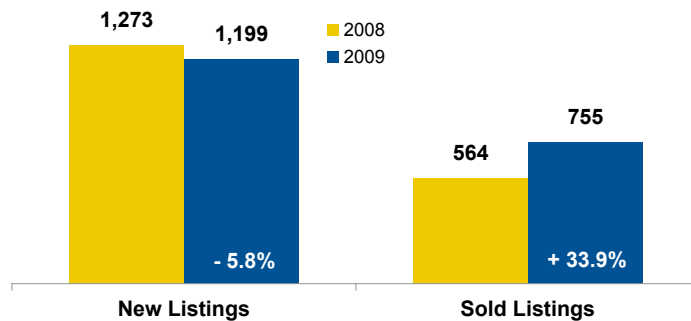
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,273	1,199	- 5.8%	21,942	18,004	- 17.9%
Sold Listings	564	755	+ 33.9%	9,352	8,115	- 13.2%
Median Sold Price*	\$169,000	\$180,000	+ 6.5%	\$180,000	\$180,000	- 0.0%
Average Sold Price*	\$225,645	\$215,544	- 4.5%	\$231,184	\$220,884	- 4.5%
Percent of Sold Price to List Price*	97.6%	99.1%	+ 1.5%	97.5%	98.2%	+ 0.7%
Total Days on Market	88	71	- 19.2%	96	91	- 5.8%
Active Listings	NA	3,189	--	--	--	--

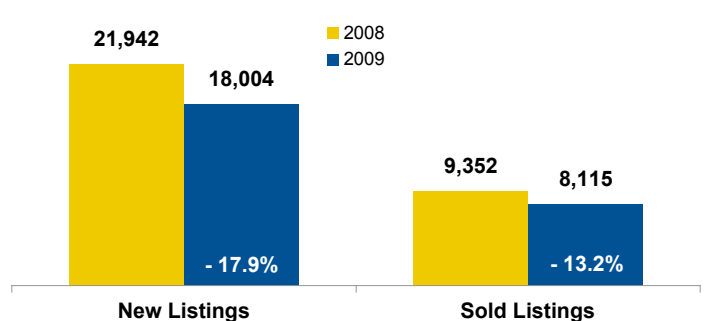
*Does not account for sale concessions and/or down payment assistance.

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.

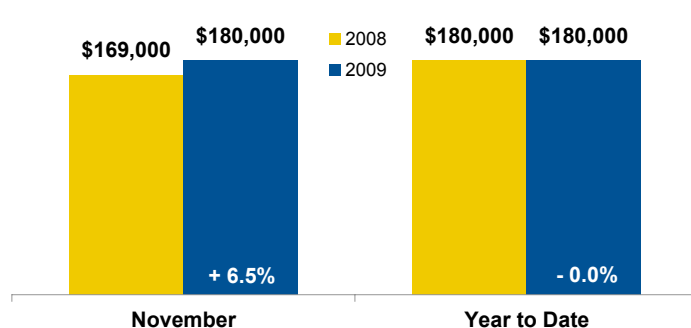
Activity—Most Recent Month



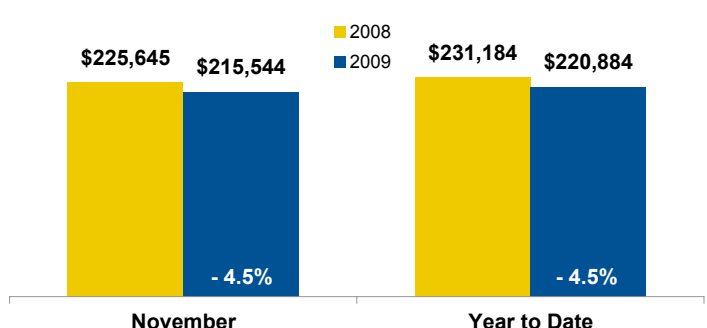
Activity—Year to Date



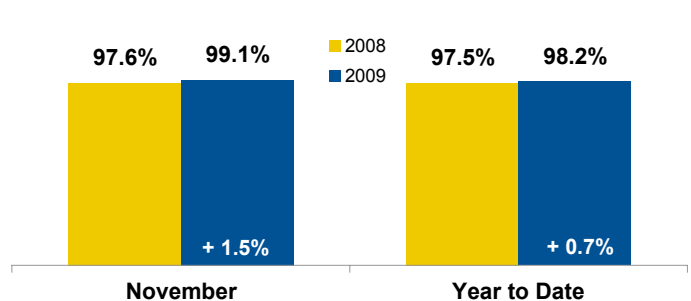
Median Sold Price*



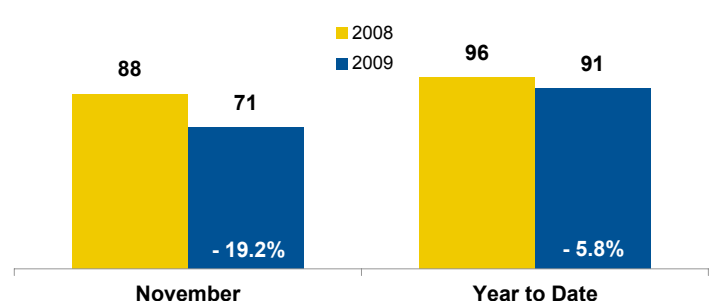
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder County

November

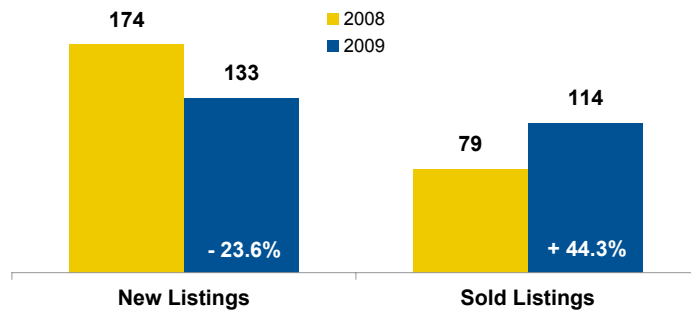
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	174	133	- 23.6%	2,867	2,448	- 14.6%
Sold Listings	79	114	+ 44.3%	1,457	1,256	- 13.8%
Median Sold Price*	\$255,000	\$293,875	+ 15.2%	\$285,000	\$275,000	- 3.5%
Average Sold Price*	\$301,658	\$366,740	+ 21.6%	\$347,542	\$330,784	- 4.8%
Percent of Sold Price to List Price*	96.8%	96.6%	- 0.1%	97.0%	96.9%	- 0.1%
Total Days on Market	89	107	+ 20.7%	101	99	- 2.2%
Active Listings	NA	603	--	--	--	--

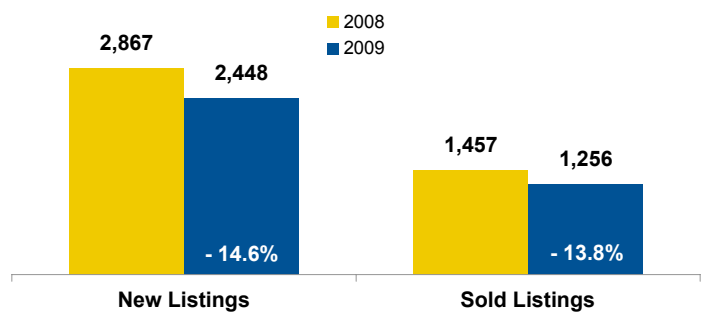
*Does not account for sale concessions and/or down payment assistance.

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.

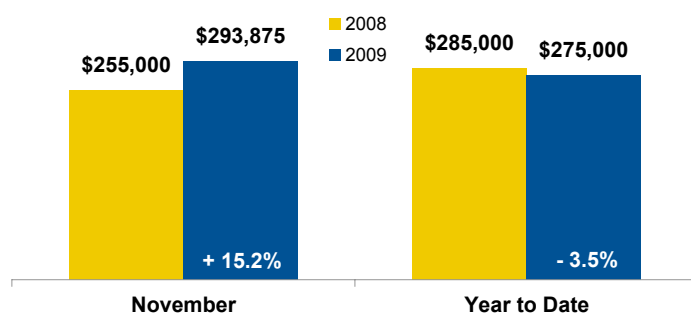
Activity—Most Recent Month



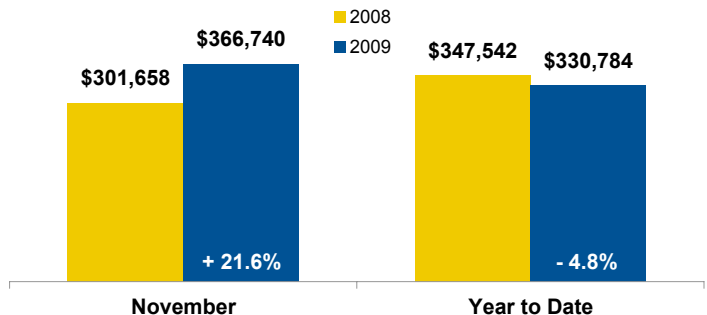
Activity—Year to Date



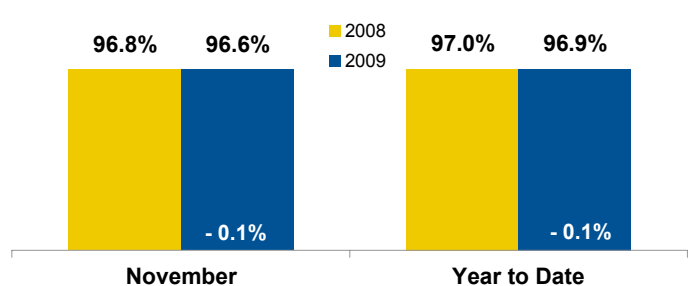
Median Sold Price*



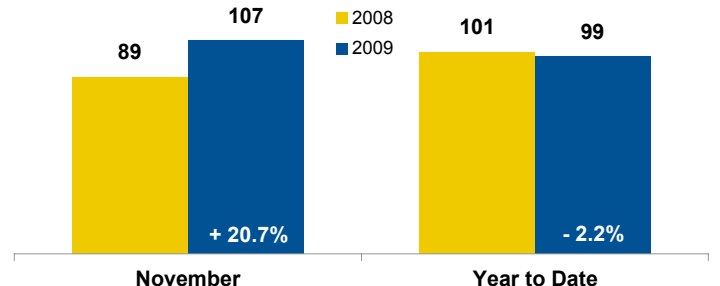
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Broomfield County

November

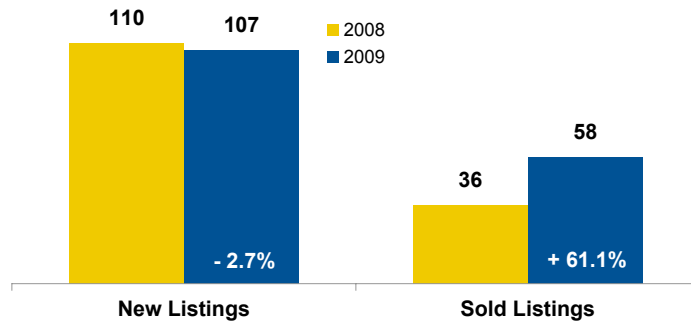
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	110	107	- 2.7%	1,844	1,693	- 8.2%
Sold Listings	36	58	+ 61.1%	783	768	- 1.9%
Median Sold Price*	\$241,250	\$260,275	+ 7.9%	\$261,450	\$260,000	- 0.6%
Average Sold Price*	\$266,535	\$301,687	+ 13.2%	\$317,750	\$299,072	- 5.9%
Percent of Sold Price to List Price*	97.6%	97.9%	+ 0.3%	97.4%	97.3%	- 0.1%
Total Days on Market	97	113	+ 16.5%	104	99	- 4.8%
Active Listings	NA	282	--	--	--	--

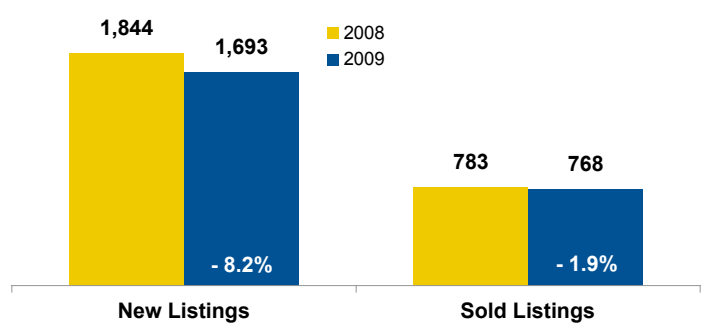
*Does not account for sale concessions and/or down payment assistance.

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.

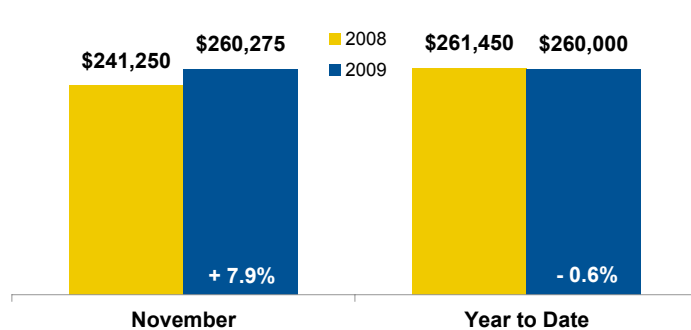
Activity—Most Recent Month



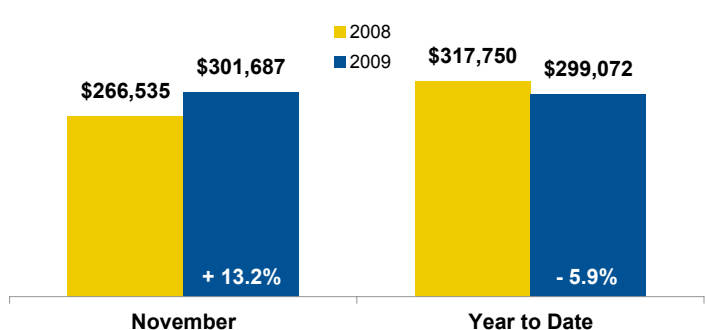
Activity—Year to Date



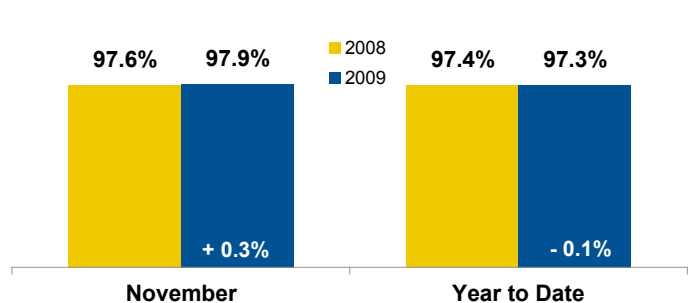
Median Sold Price*



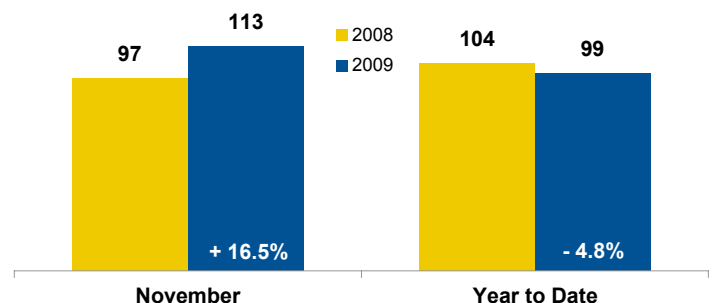
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

November

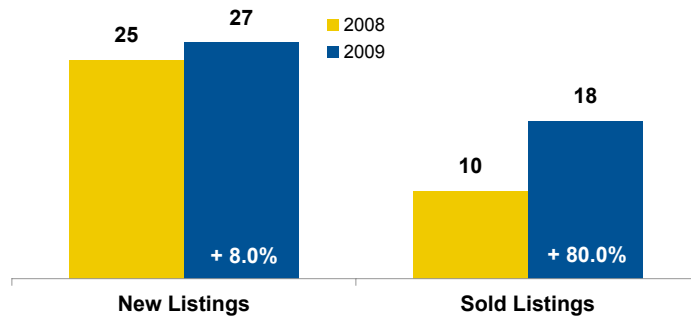
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	25	27	+ 8.0%	464	401	- 13.6%
Sold Listings	10	18	+ 80.0%	134	140	+ 4.5%
Median Sold Price*	\$144,000	\$217,500	+ 51.0%	\$225,000	\$226,500	+ 0.7%
Average Sold Price*	\$143,432	\$251,047	+ 75.0%	\$284,150	\$250,687	- 11.8%
Percent of Sold Price to List Price*	96.3%	94.4%	- 2.0%	96.7%	94.8%	- 2.0%
Total Days on Market	122	168	+ 37.6%	132	157	+ 18.8%
Active Listings	NA	166	--	--	--	--

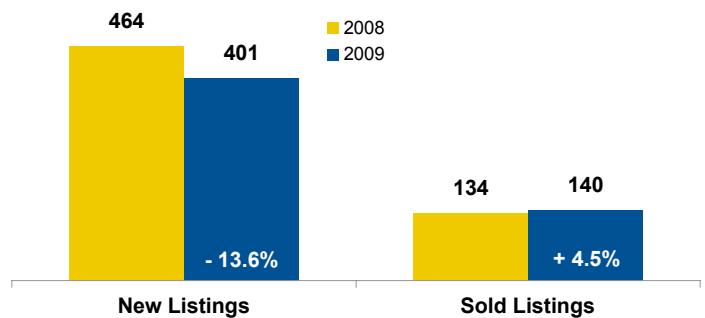
*Does not account for sale concessions and/or down payment assistance.

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.

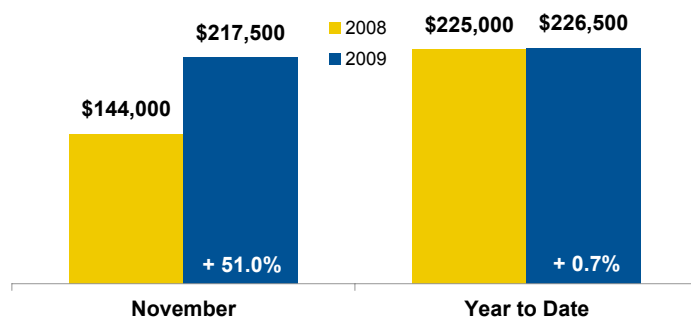
Activity—Most Recent Month



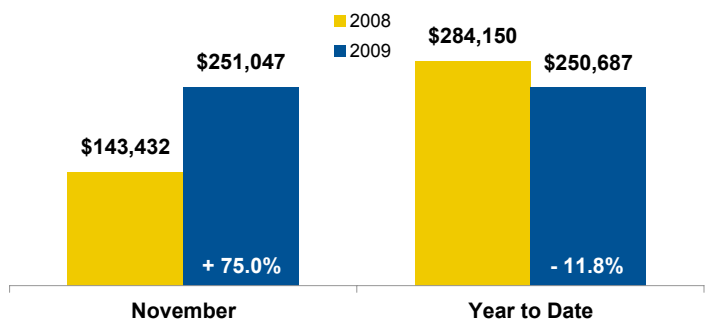
Activity—Year to Date



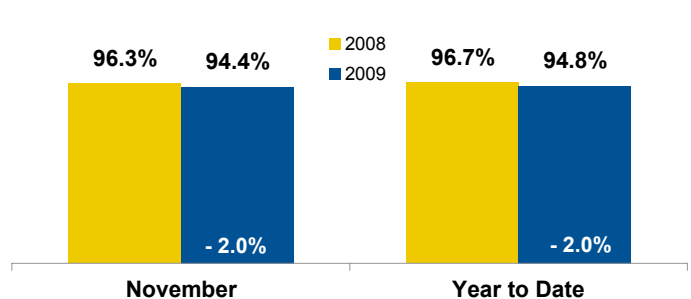
Median Sold Price*



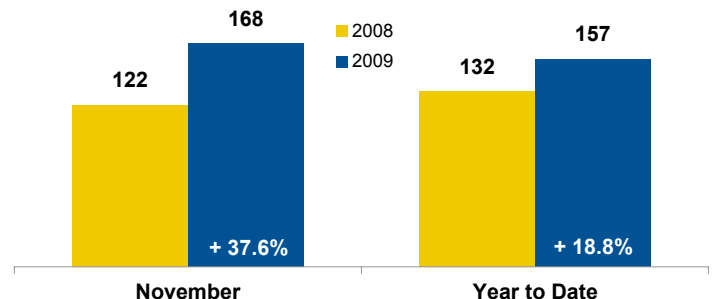
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver County

November

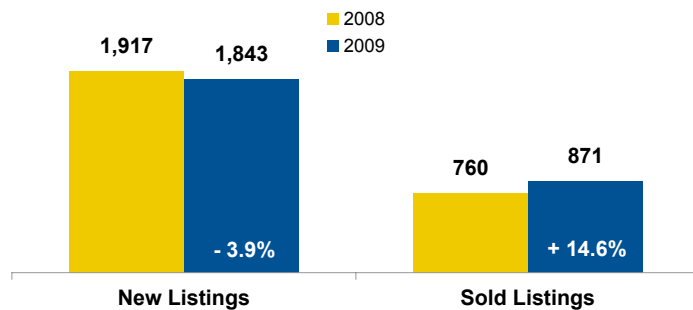
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,917	1,843	- 3.9%	32,123	27,523	- 14.3%
Sold Listings	760	871	+ 14.6%	11,275	9,968	- 11.6%
Median Sold Price*	\$142,200	\$191,750	+ 34.8%	\$175,000	\$180,000	+ 2.9%
Average Sold Price*	\$216,266	\$251,576	+ 16.3%	\$250,793	\$243,085	- 3.1%
Percent of Sold Price to List Price*	97.6%	98.4%	+ 0.8%	97.5%	98.3%	+ 0.8%
Total Days on Market	92	85	- 7.5%	101	96	- 5.6%
Active Listings	NA	4,905	--	--	--	--

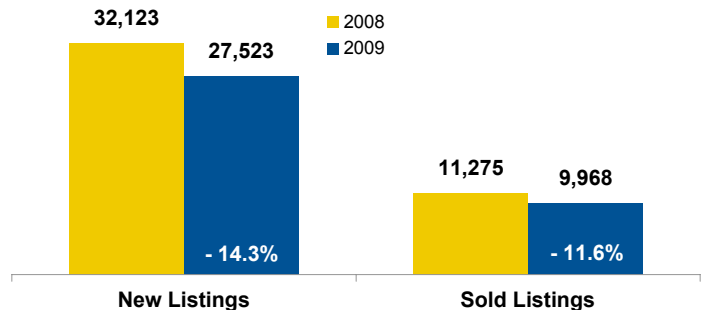
*Does not account for sale concessions and/or down payment assistance.

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.

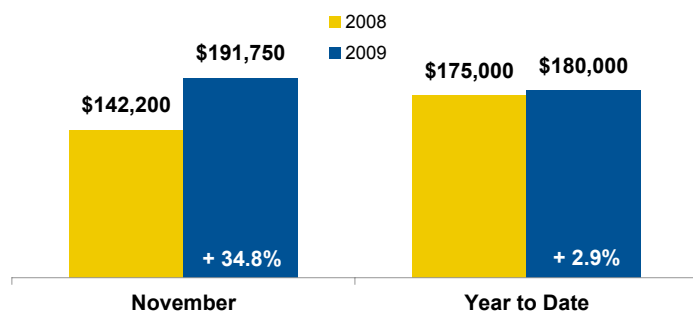
Activity—Most Recent Month



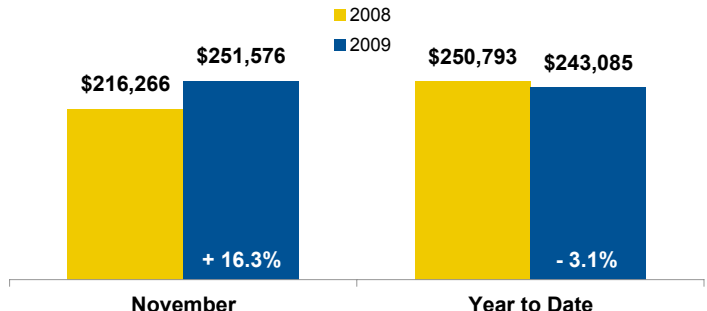
Activity—Year to Date



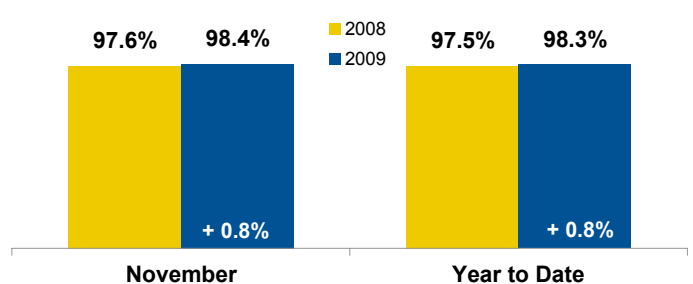
Median Sold Price*



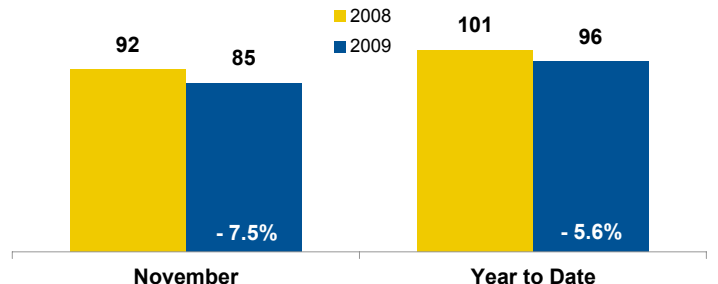
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Douglas County

November

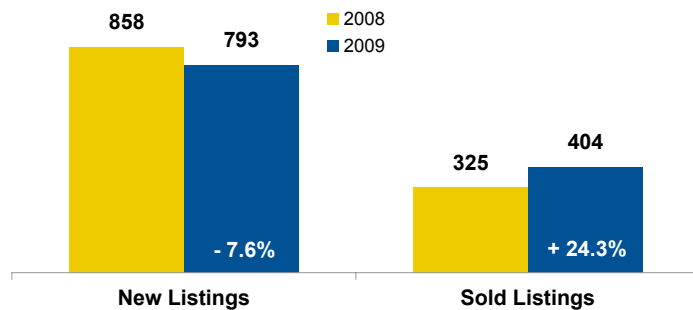
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	858	793	- 7.6%	15,319	13,294	- 13.2%
Sold Listings	325	404	+ 24.3%	5,217	4,557	- 12.7%
Median Sold Price*	\$279,000	\$274,000	- 1.8%	\$292,000	\$285,000	- 2.4%
Average Sold Price*	\$322,108	\$337,448	+ 4.8%	\$355,530	\$337,583	- 5.0%
Percent of Sold Price to List Price*	97.4%	97.8%	+ 0.4%	97.6%	97.4%	- 0.2%
Total Days on Market	93	92	- 1.3%	98	110	+ 12.4%
Active Listings	NA	2,722	--	--	--	--

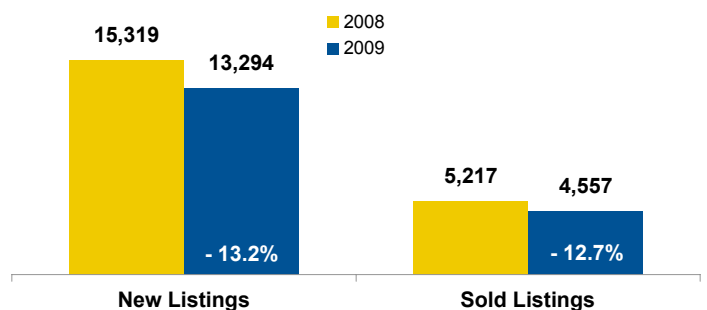
*Does not account for sale concessions and/or down payment assistance.

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.

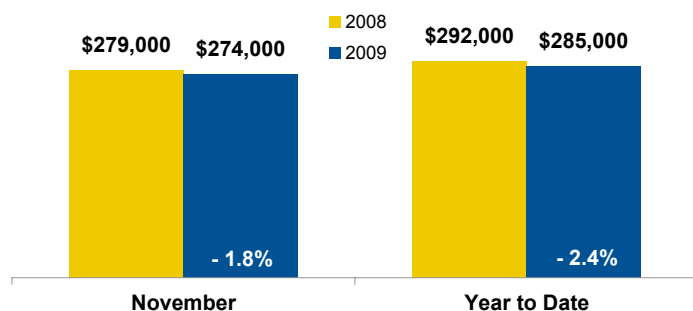
Activity—Most Recent Month



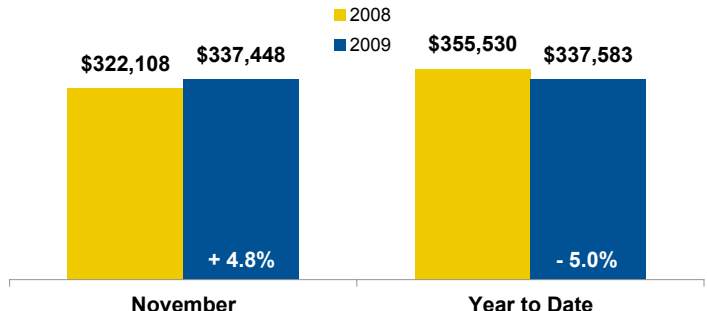
Activity—Year to Date



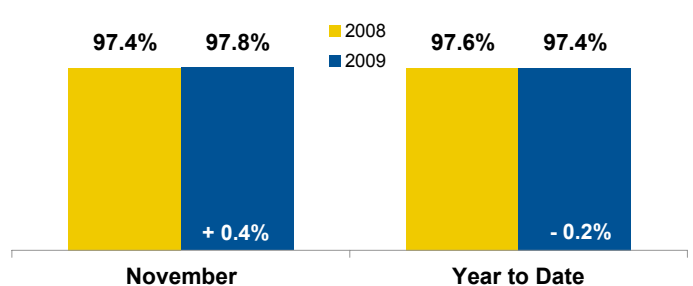
Median Sold Price*



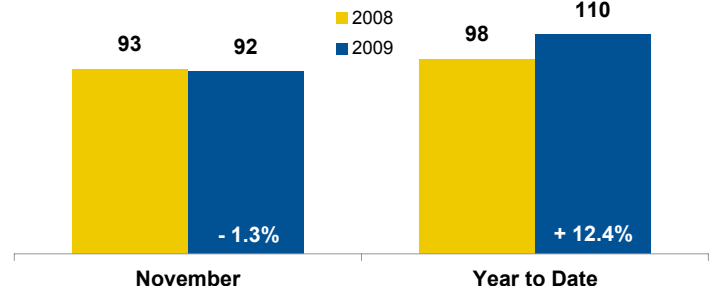
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Elbert County

November

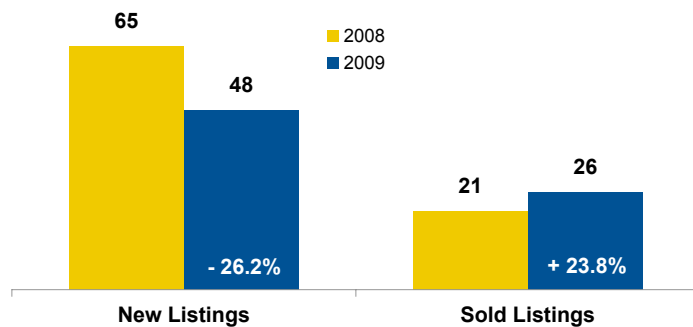
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	65	48	- 26.2%	1,129	826	- 26.8%
Sold Listings	21	26	+ 23.8%	336	303	- 9.8%
Median Sold Price*	\$252,000	\$259,900	+ 3.1%	\$275,000	\$274,900	- 0.0%
Average Sold Price*	\$336,600	\$277,616	- 17.5%	\$299,209	\$283,656	- 5.2%
Percent of Sold Price to List Price*	95.6%	97.7%	+ 2.2%	96.7%	96.3%	- 0.5%
Total Days on Market	135	111	- 18.0%	131	142	+ 8.3%
Active Listings	NA	246	--	--	--	--

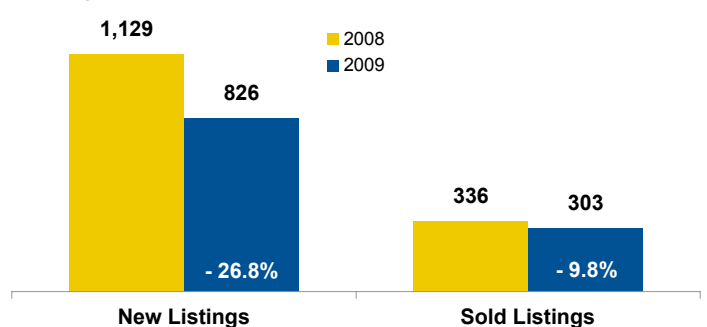
*Does not account for sale concessions and/or down payment assistance.

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.

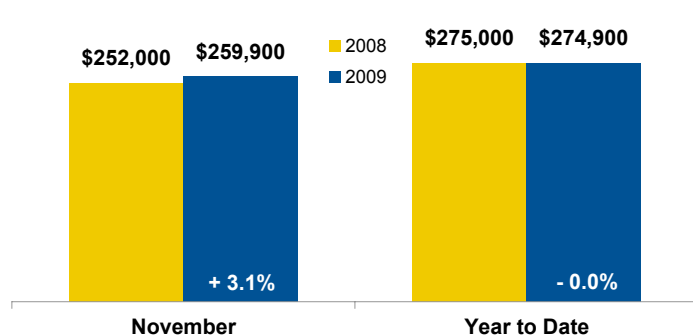
Activity—Most Recent Month



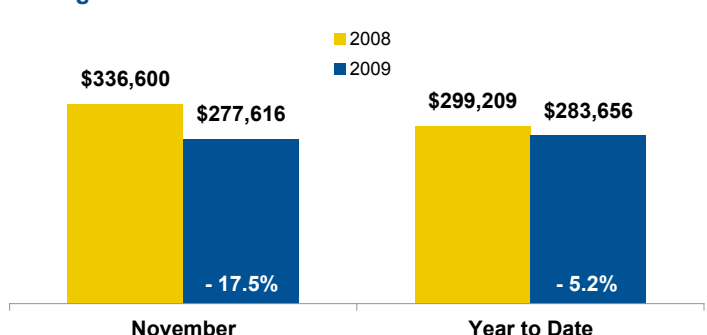
Activity—Year to Date



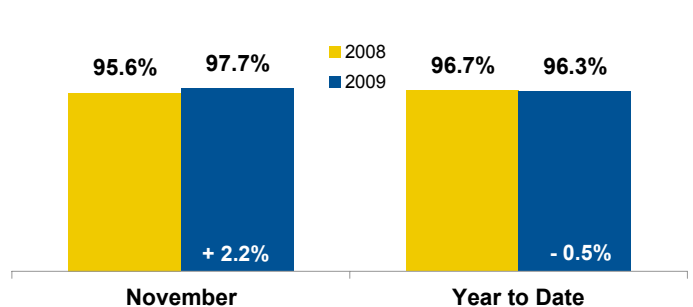
Median Sold Price*



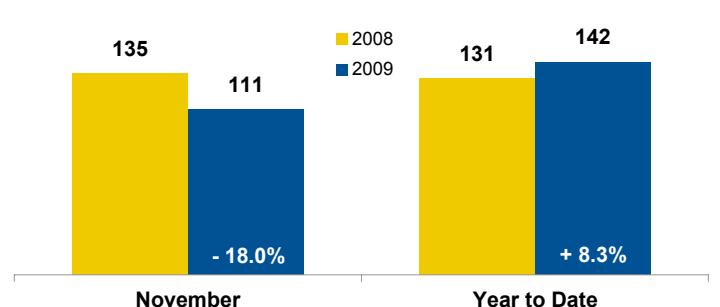
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



El Paso County

November

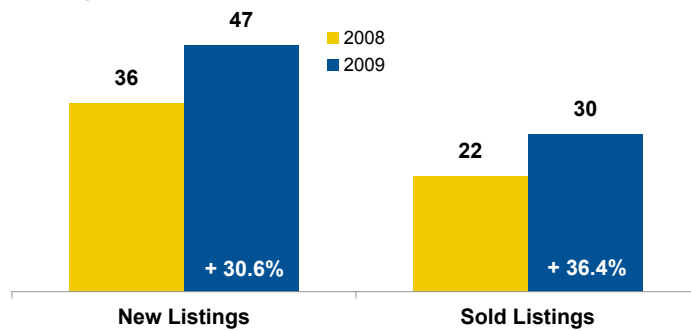
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	36	47	+ 30.6%	762	577	- 24.3%
Sold Listings	22	30	+ 36.4%	300	218	- 27.3%
Median Sold Price*	\$225,719	\$222,785	- 1.3%	\$236,565	\$224,500	- 5.1%
Average Sold Price*	\$231,499	\$261,472	+ 12.9%	\$277,818	\$275,610	- 0.8%
Percent of Sold Price to List Price*	98.2%	96.7%	- 1.5%	97.5%	96.7%	- 0.9%
Total Days on Market	94	95	+ 0.4%	108	105	- 2.7%
Active Listings	NA	217	--	--	--	--

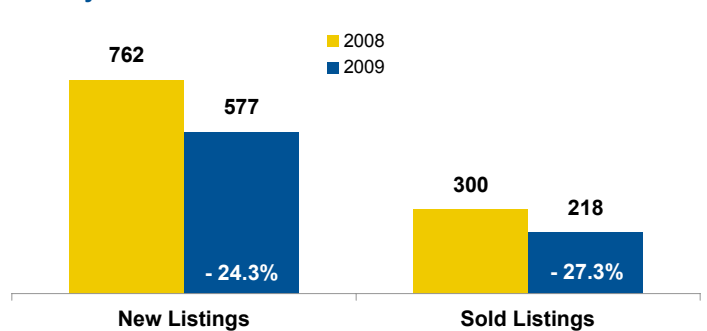
*Does not account for sale concessions and/or down payment assistance.

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.

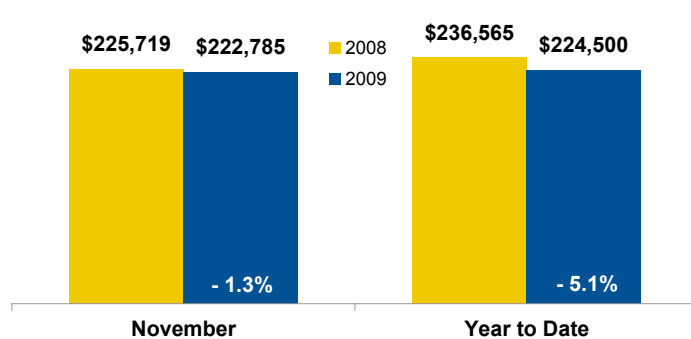
Activity—Most Recent Month



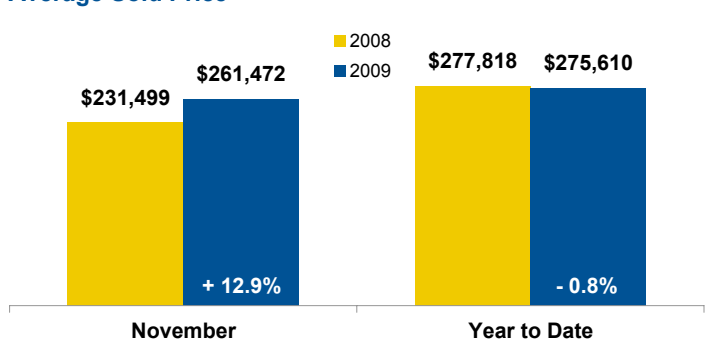
Activity—Year to Date



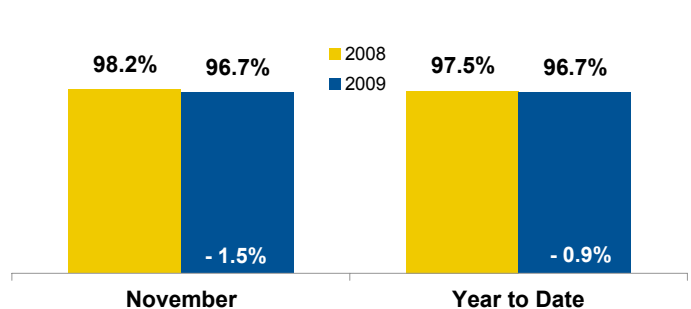
Median Sold Price*



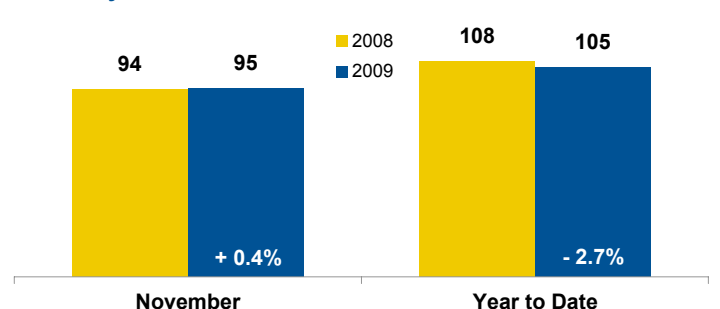
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Gilpin County

November

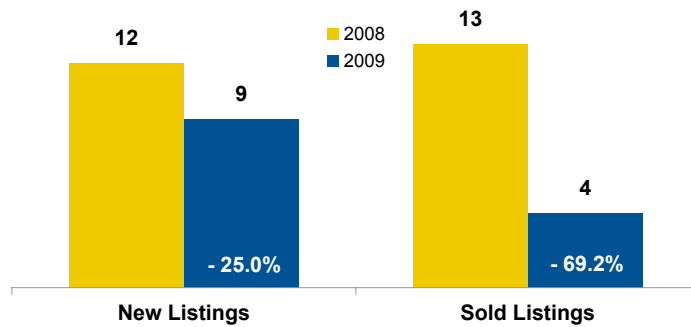
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	12	9	- 25.0%	269	227	- 15.6%
Sold Listings	13	4	- 69.2%	83	70	- 15.7%
Median Sold Price*	\$205,000	\$219,250	+ 7.0%	\$221,000	\$206,750	- 6.4%
Average Sold Price*	\$204,533	\$220,875	+ 8.0%	\$233,993	\$233,416	- 0.2%
Percent of Sold Price to List Price*	90.8%	96.6%	+ 6.5%	95.8%	95.0%	- 0.8%
Total Days on Market	168	228	+ 35.3%	160	175	+ 9.6%
Active Listings	NA	100	--	--	--	--

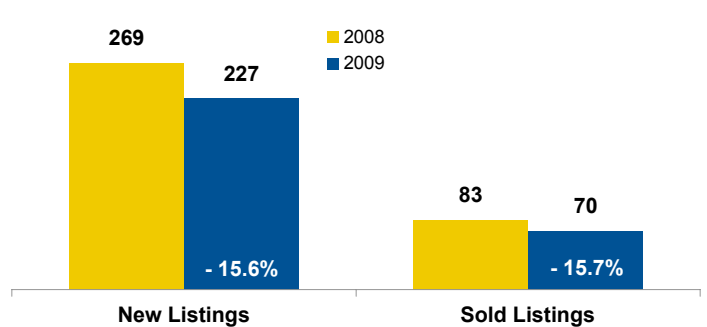
*Does not account for sale concessions and/or down payment assistance.

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.

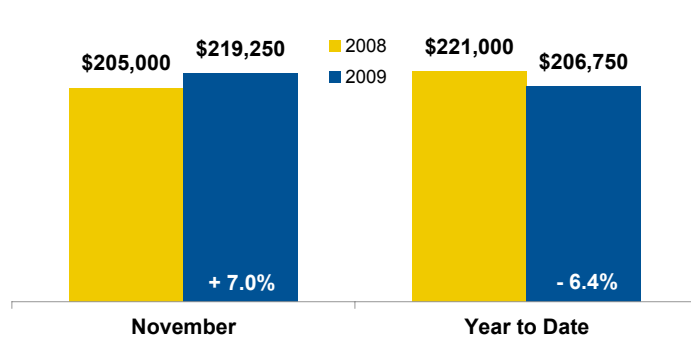
Activity—Most Recent Month



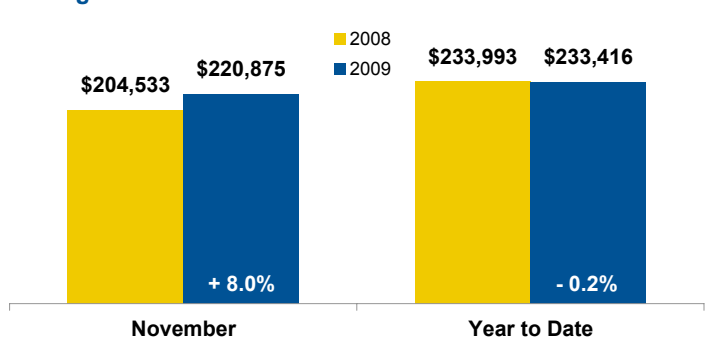
Activity—Year to Date



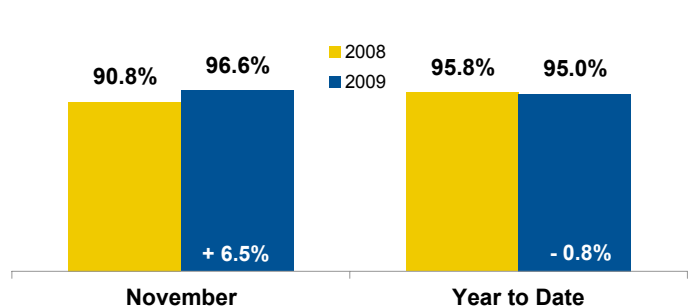
Median Sold Price*



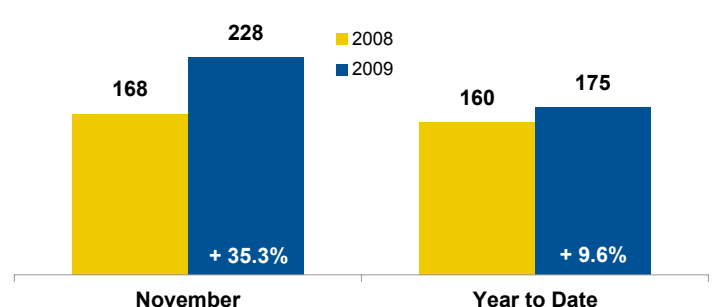
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Jefferson County

November

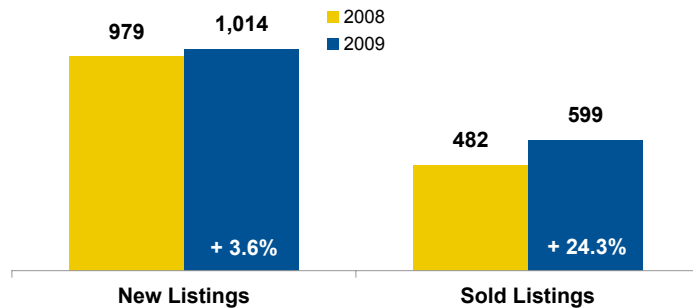
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	979	1,014	+ 3.6%	17,871	16,025	- 10.3%
Sold Listings	482	599	+ 24.3%	7,088	6,426	- 9.3%
Median Sold Price*	\$206,500	\$211,000	+ 2.2%	\$222,000	\$215,000	- 3.2%
Average Sold Price*	\$236,721	\$234,621	- 0.9%	\$265,904	\$248,462	- 6.6%
Percent of Sold Price to List Price*	97.4%	97.9%	+ 0.4%	97.7%	97.6%	- 0.1%
Total Days on Market	92	75	- 18.3%	97	93	- 3.8%
Active Listings	NA	3,051	--	--	--	--

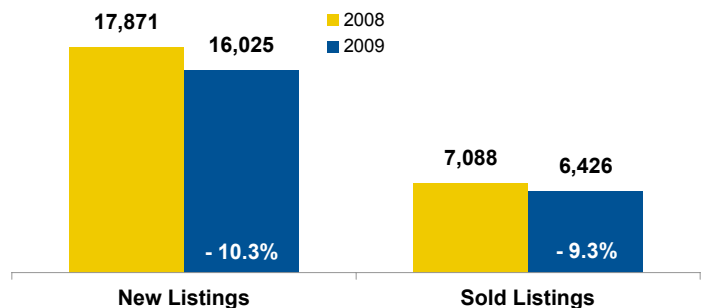
*Does not account for sale concessions and/or down payment assistance.

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.

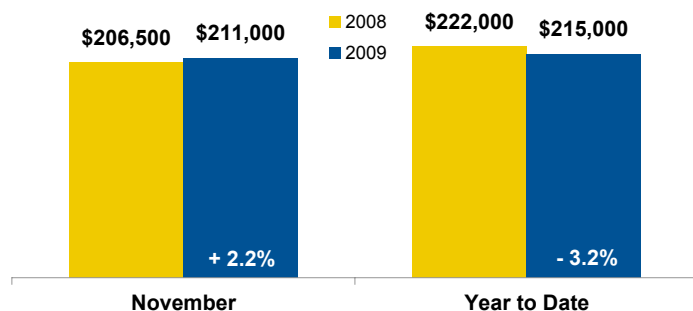
Activity—Most Recent Month



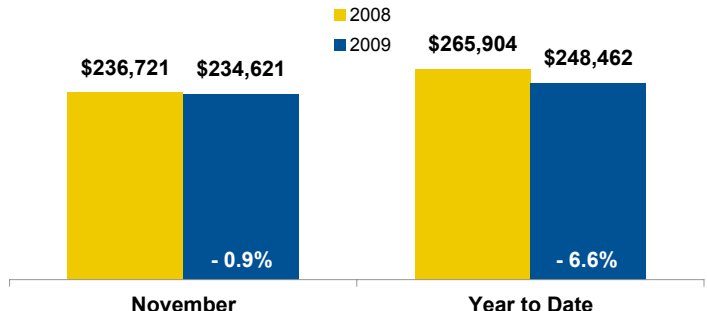
Activity—Year to Date



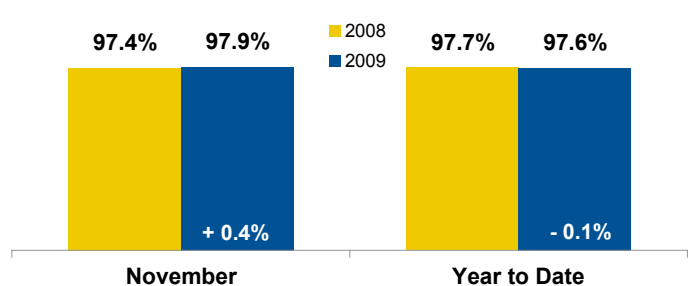
Median Sold Price*



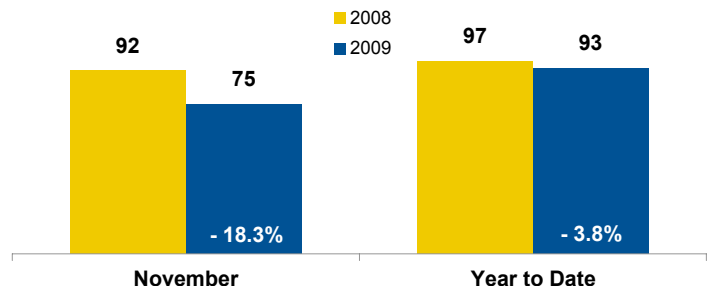
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Larimer County

November

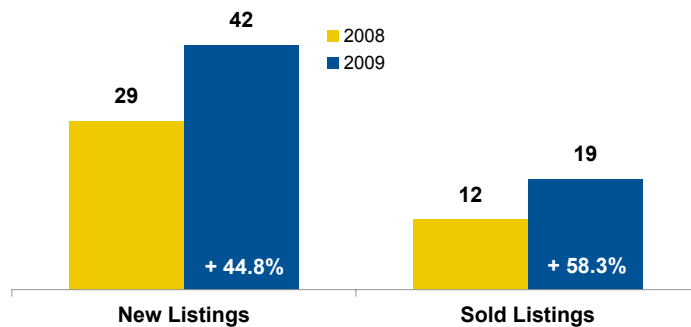
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	29	42	+ 44.8%	481	405	- 15.8%
Sold Listings	12	19	+ 58.3%	185	166	- 10.3%
Median Sold Price*	\$240,000	\$190,000	- 20.8%	\$226,500	\$200,472	- 11.5%
Average Sold Price*	\$244,188	\$222,528	- 8.9%	\$300,351	\$247,123	- 17.7%
Percent of Sold Price to List Price*	94.4%	97.5%	+ 3.3%	95.6%	96.7%	+ 1.2%
Total Days on Market	88	70	- 20.5%	120	100	- 16.4%
Active Listings	NA	166	--	--	--	--

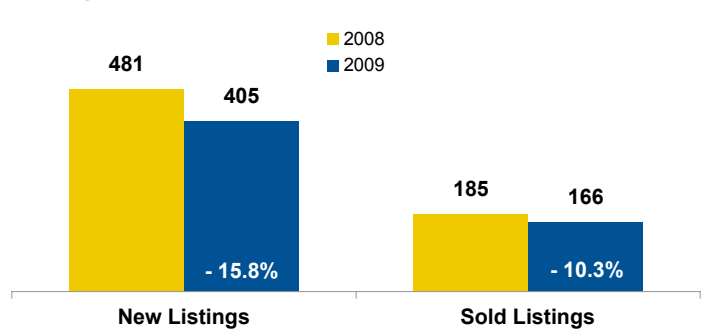
*Does not account for sale concessions and/or down payment assistance.

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.

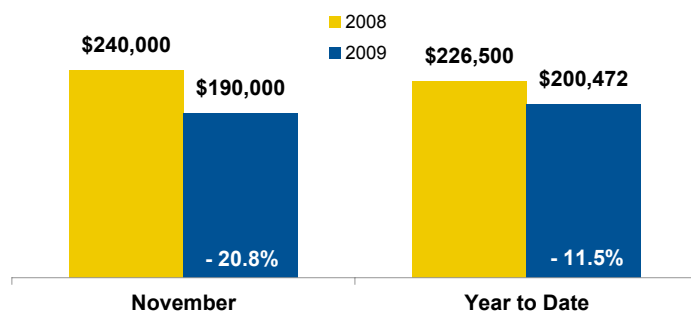
Activity—Most Recent Month



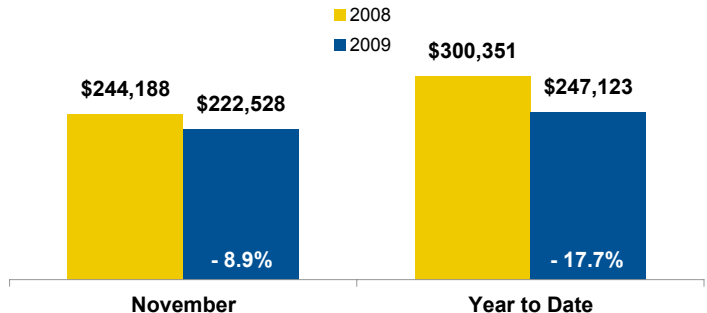
Activity—Year to Date



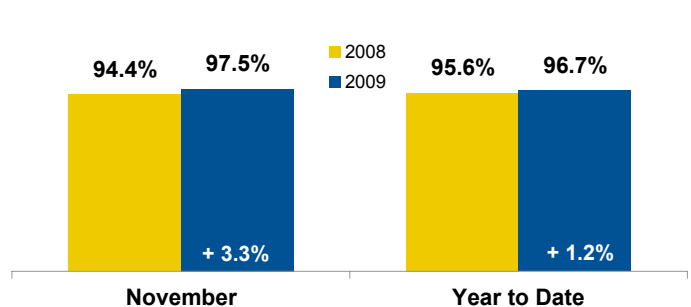
Median Sold Price*



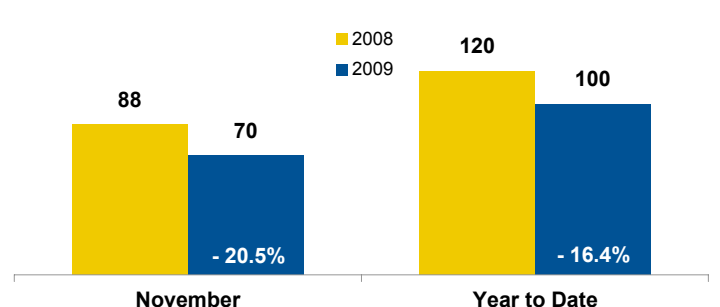
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

November

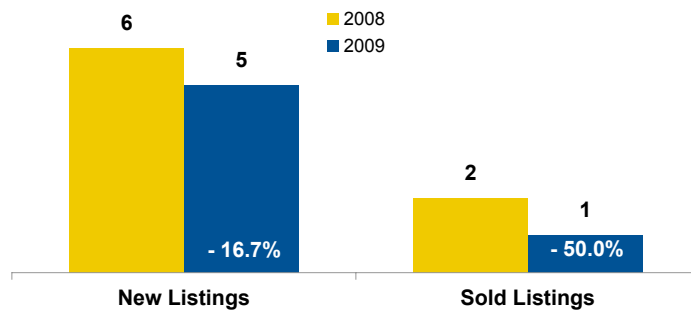
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	6	5	- 16.7%	146	65	- 55.5%
Sold Listings	2	1	- 50.0%	56	25	- 55.4%
Median Sold Price*	\$176,250	\$150,000	- 14.9%	\$140,000	\$145,000	+ 3.6%
Average Sold Price*	\$176,250	\$150,000	- 14.9%	\$156,245	\$145,572	- 6.8%
Percent of Sold Price to List Price*	92.8%	94.0%	+ 1.3%	95.1%	92.8%	- 2.4%
Total Days on Market	325	49	- 84.9%	125	190	+ 51.5%
Active Listings	NA	42	--	--	--	--

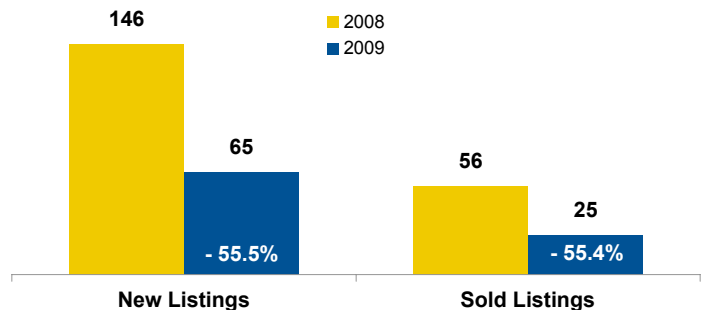
*Does not account for sale concessions and/or down payment assistance.

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.

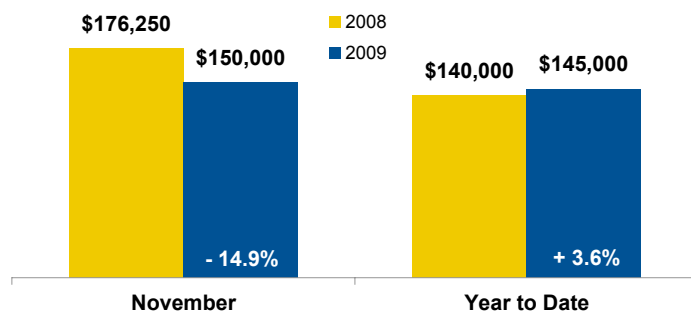
Activity—Most Recent Month



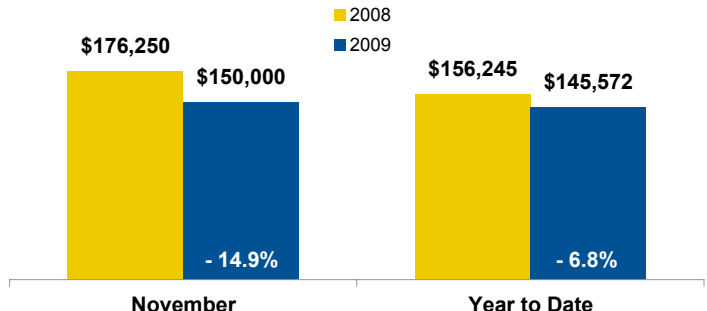
Activity—Year to Date



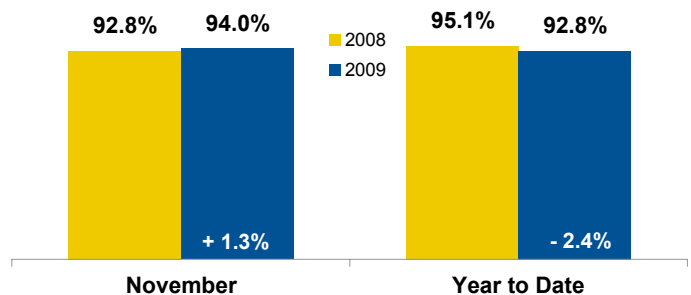
Median Sold Price*



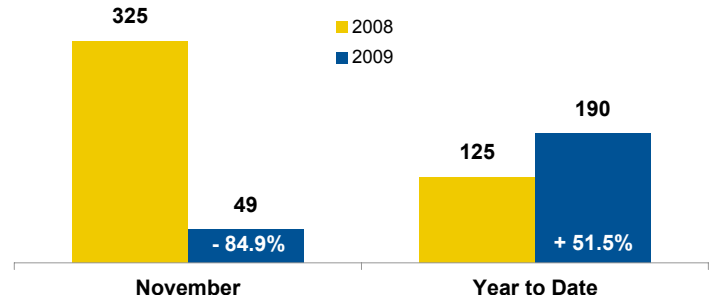
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Park County

November

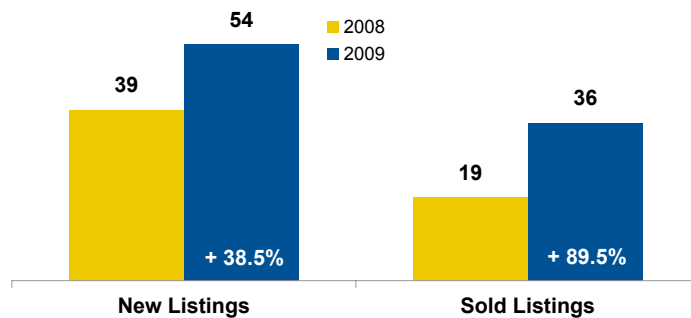
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	39	54	+ 38.5%	847	746	- 11.9%
Sold Listings	19	36	+ 89.5%	272	257	- 5.5%
Median Sold Price*	\$163,000	\$182,000	+ 11.7%	\$200,000	\$174,000	- 13.0%
Average Sold Price*	\$173,368	\$193,981	+ 11.9%	\$219,138	\$188,911	- 13.8%
Percent of Sold Price to List Price*	94.5%	95.8%	+ 1.3%	95.6%	95.8%	+ 0.1%
Total Days on Market	166	180	+ 8.6%	175	169	- 3.6%
Active Listings	NA	335	--	--	--	--

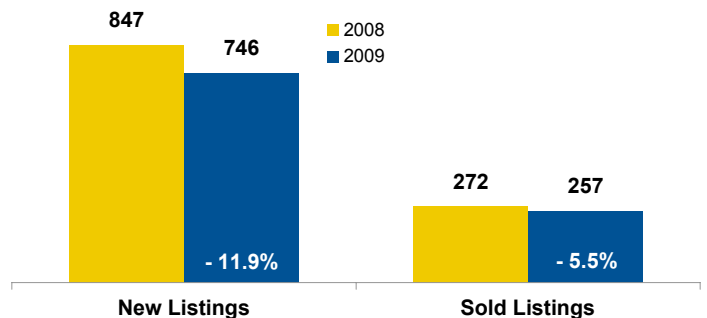
*Does not account for sale concessions and/or down payment assistance.

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.

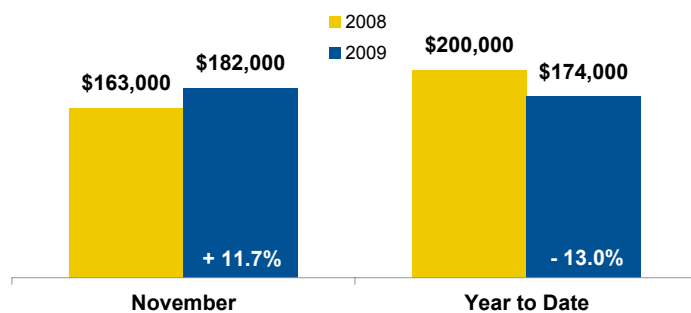
Activity—Most Recent Month



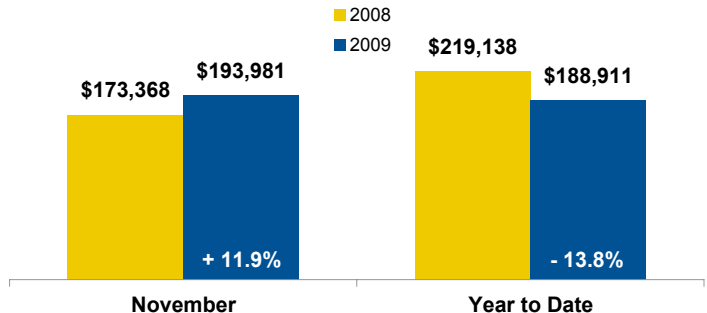
Activity—Year to Date



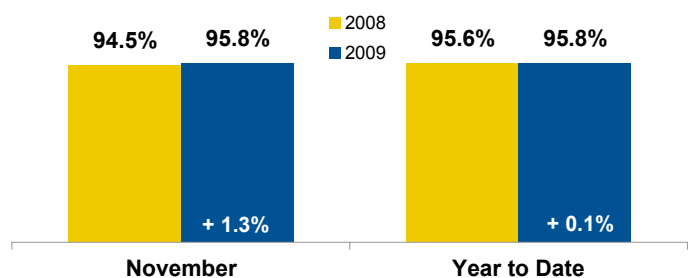
Median Sold Price*



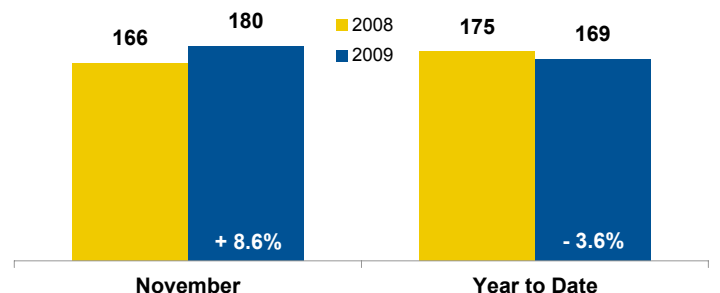
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

November

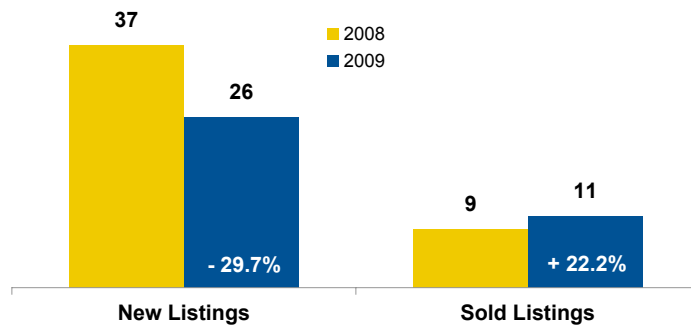
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	37	26	- 29.7%	389	347	- 10.8%
Sold Listings	9	11	+ 22.2%	111	90	- 18.9%
Median Sold Price*	\$395,000	\$355,000	- 10.1%	\$409,000	\$367,500	- 10.1%
Average Sold Price*	\$461,270	\$474,682	+ 2.9%	\$461,571	\$482,065	+ 4.4%
Percent of Sold Price to List Price*	93.4%	93.4%	- 0.1%	96.3%	94.0%	- 2.4%
Total Days on Market	120	200	+ 66.1%	102	166	+ 62.2%
Active Listings	NA	187	--	--	--	--

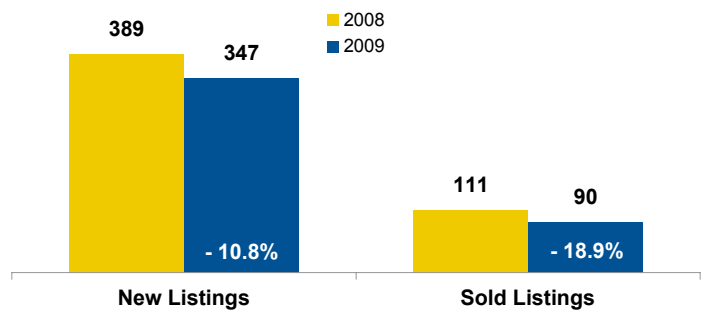
*Does not account for sale concessions and/or down payment assistance.

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.

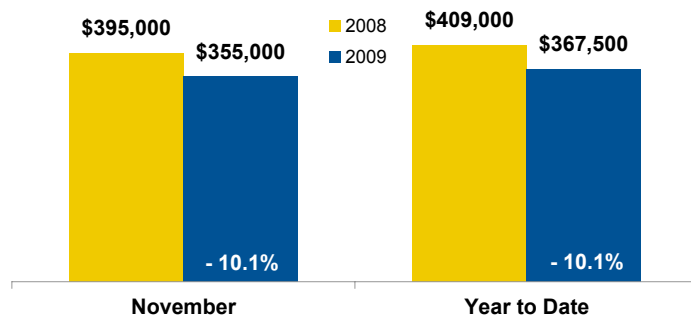
Activity—Most Recent Month



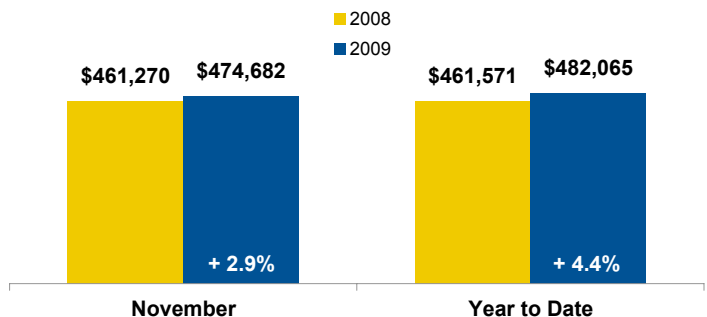
Activity—Year to Date



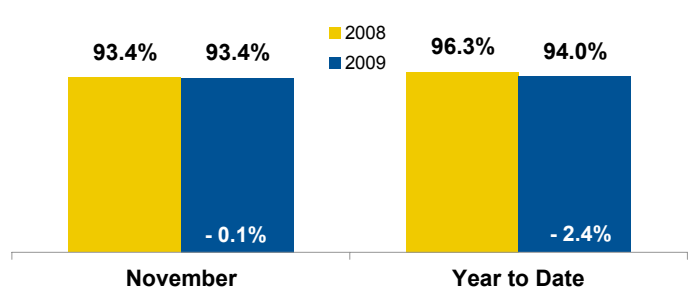
Median Sold Price*



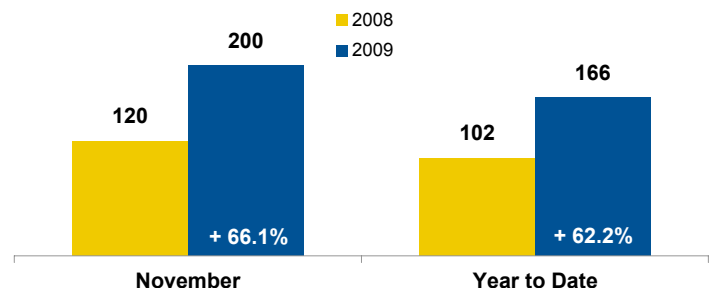
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

November

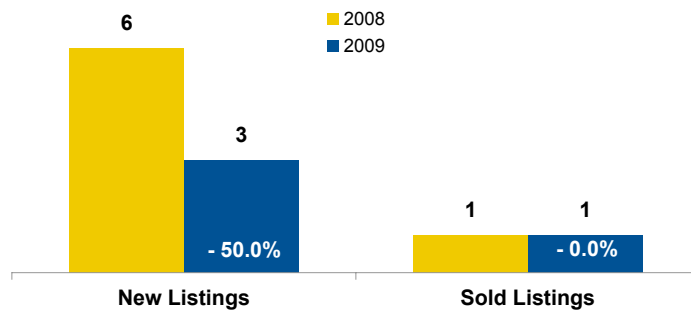
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	6	3	- 50.0%	62	33	- 46.8%
Sold Listings	1	1	- 0.0%	12	6	- 50.0%
Median Sold Price*	\$353,000	\$265,000	- 24.9%	\$259,000	\$180,500	- 30.3%
Average Sold Price*	\$353,000	\$265,000	- 24.9%	\$317,075	\$203,483	- 35.8%
Percent of Sold Price to List Price*	98.1%	88.4%	- 9.9%	93.2%	94.4%	+ 1.2%
Total Days on Market	31	168	+ 441.9%	123	217	+ 76.4%
Active Listings	NA	18	--	--	--	--

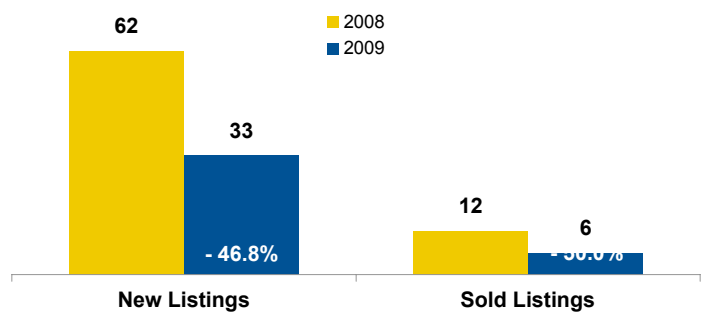
*Does not account for sale concessions and/or down payment assistance.

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.

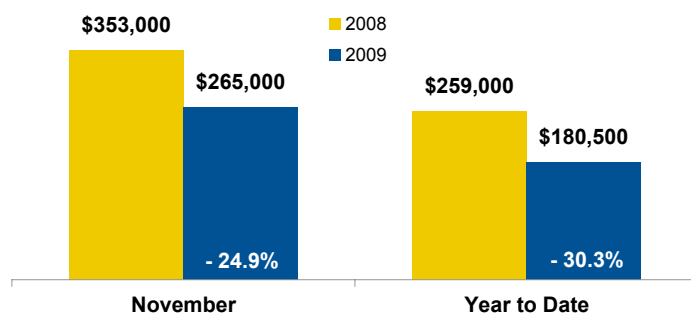
Activity—Most Recent Month



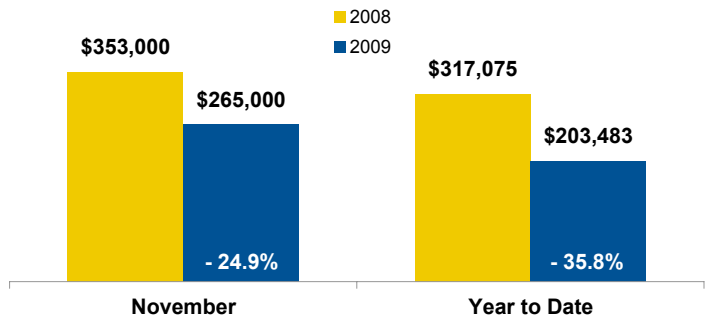
Activity—Year to Date



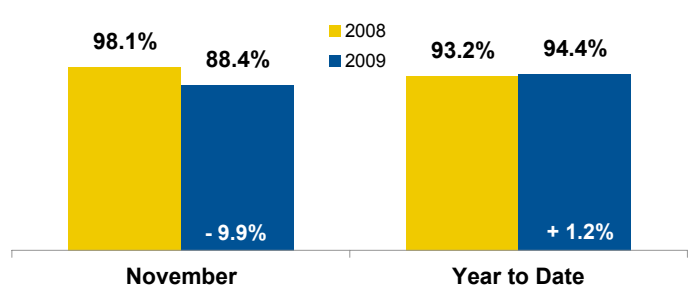
Median Sold Price*



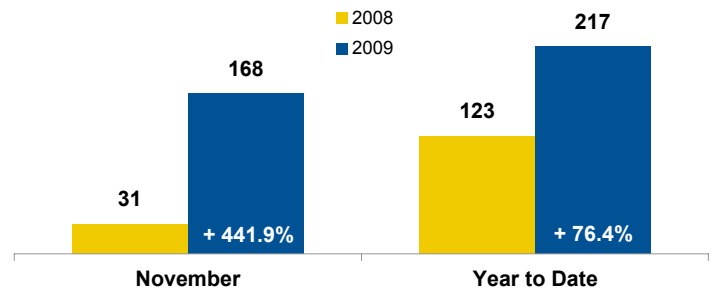
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Weld County

November

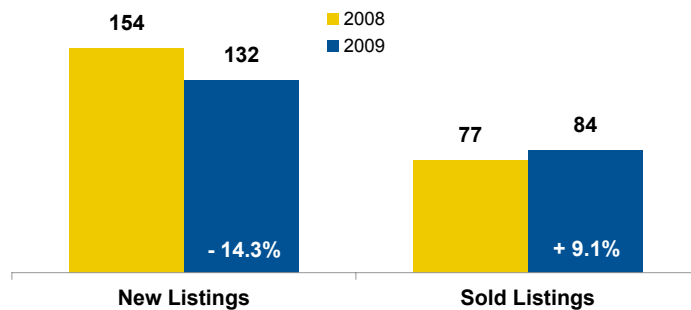
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	154	132	- 14.3%	2,391	1,878	- 21.5%
Sold Listings	77	84	+ 9.1%	1,093	944	- 13.6%
Median Sold Price*	\$138,000	\$178,000	+ 29.0%	\$198,200	\$175,000	- 11.7%
Average Sold Price*	\$163,571	\$195,001	+ 19.2%	\$215,189	\$197,750	- 8.1%
Percent of Sold Price to List Price*	95.7%	98.4%	+ 2.8%	97.2%	97.9%	+ 0.7%
Total Days on Market	93	81	- 12.8%	118	105	- 10.6%
Active Listings	NA	525	--	--	--	--

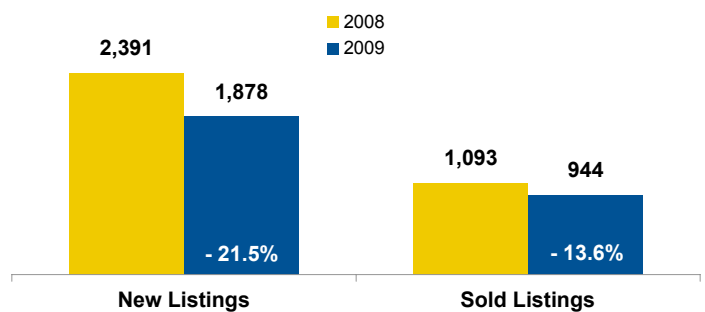
*Does not account for sale concessions and/or down payment assistance.

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.

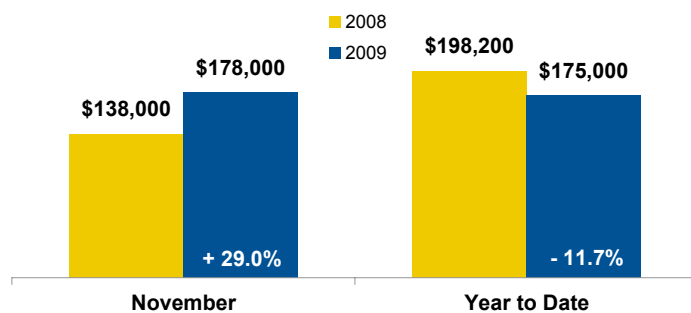
Activity—Most Recent Month



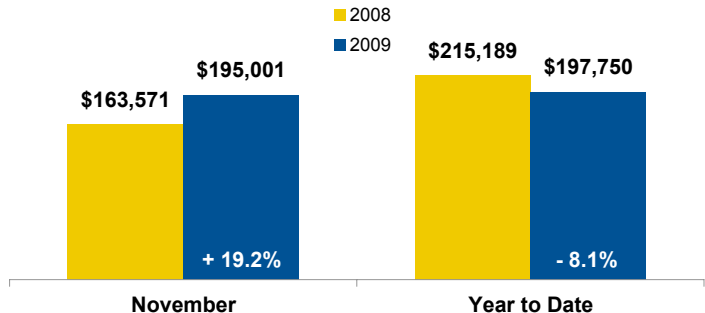
Activity—Year to Date



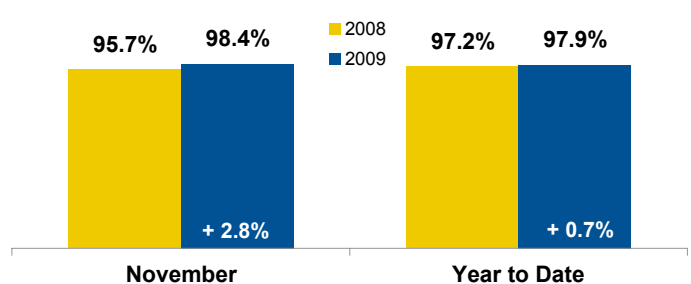
Median Sold Price*



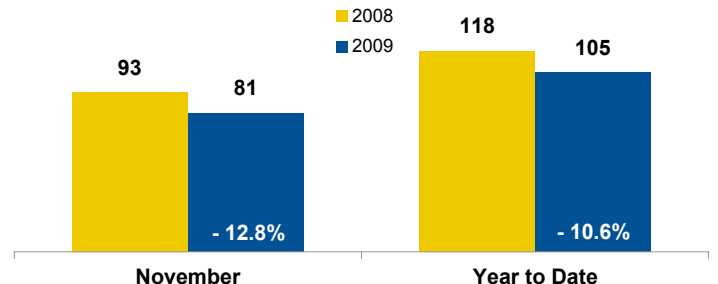
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver-Aurora MSA

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

November

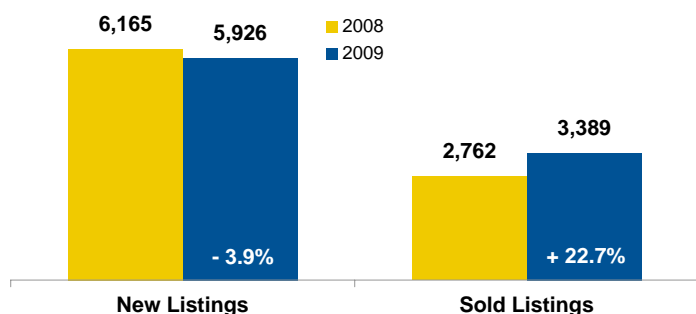
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	6,165	5,926	- 3.9%	106,188	89,692	- 15.5%
Sold Listings	2,762	3,389	+ 22.7%	41,858	36,782	- 12.1%
Median Sold Price*	\$179,000	\$196,000	+ 9.5%	\$200,000	\$197,500	- 1.3%
Average Sold Price*	\$224,516	\$236,551	+ 5.4%	\$279,333	\$273,678	- 2.0%
Percent of Sold Price to List Price*	97.8%	98.6%	+ 0.9%	97.6%	96.6%	- 1.1%
Total Days on Market	93	80	- 13.5%	100	96	- 4.0%
Active Listings	NA	16,870	--	--	--	--

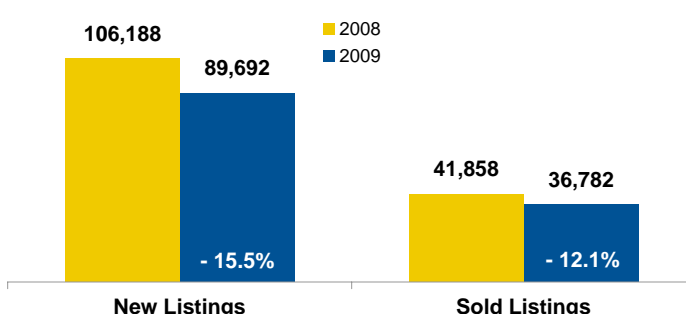
*Does not account for sale concessions and/or down payment assistance.

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.

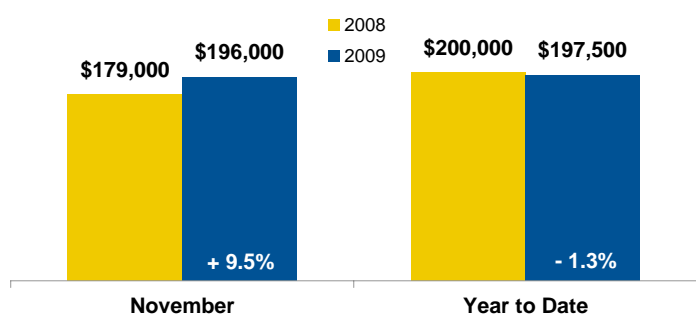
Activity—Most Recent Month



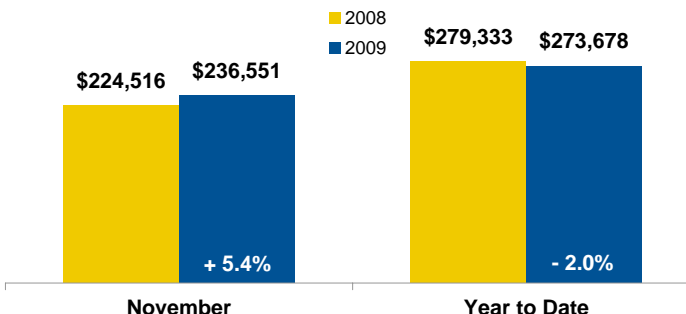
Activity—Year to Date



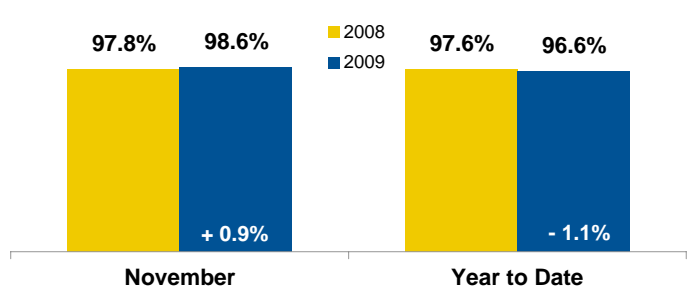
Median Sold Price*



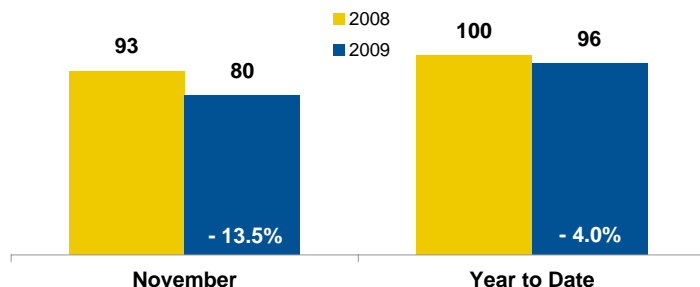
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Colorado Springs MSA

Includes El Paso & Teller counties

November

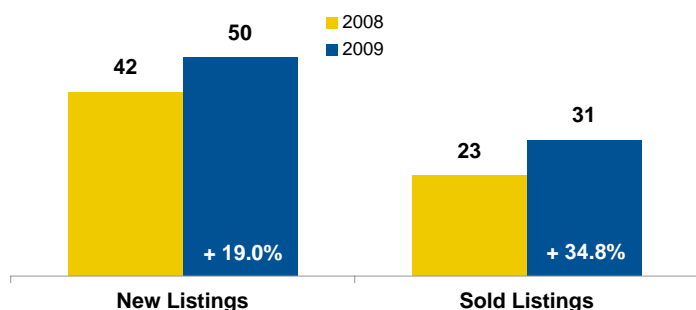
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	42	50	+ 19.0%	824	610	- 26.0%
Sold Listings	23	31	+ 34.8%	312	224	- 28.2%
Median Sold Price*	\$226,450	\$227,420	+ 0.4%	\$237,000	\$223,745	- 5.6%
Average Sold Price*	\$236,782	\$261,586	+ 10.5%	\$279,333	\$273,678	- 2.0%
Percent of Sold Price to List Price*	98.2%	96.5%	- 1.8%	97.4%	96.6%	- 0.8%
Total Days on Market	92	97	+ 6.0%	109	108	- 0.5%
Active Listings	NA	235	--	--	--	--

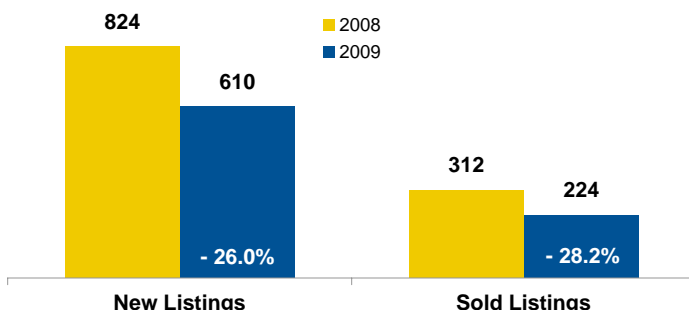
*Does not account for sale concessions and/or down payment assistance.

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.

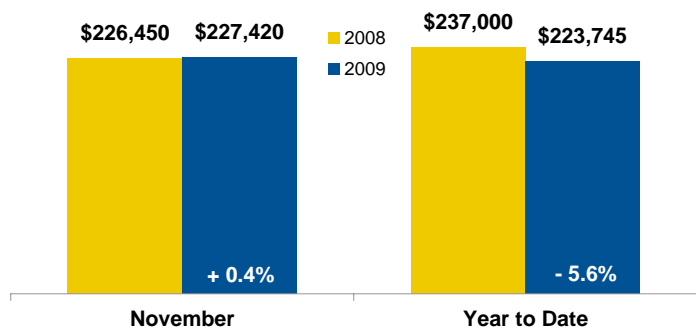
Activity—Most Recent Month



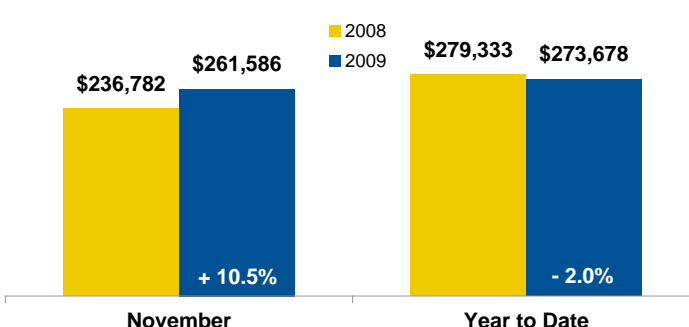
Activity—Year to Date



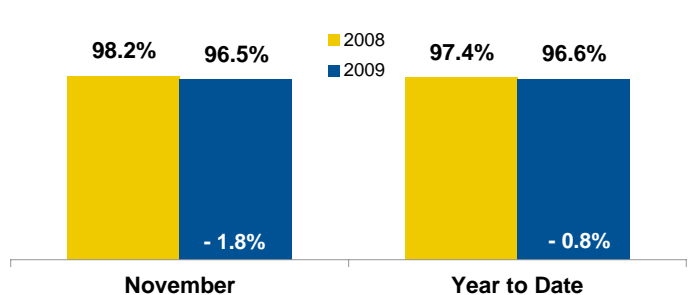
Median Sold Price*



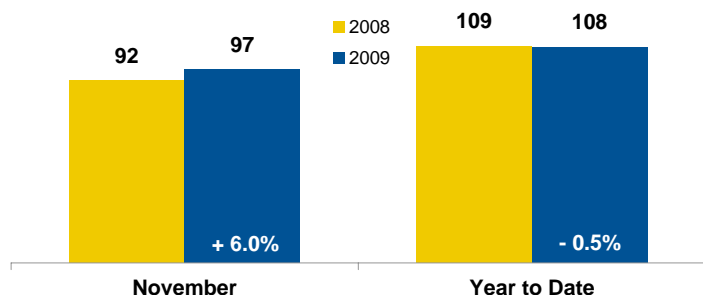
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder MSA

Includes Boulder County

November

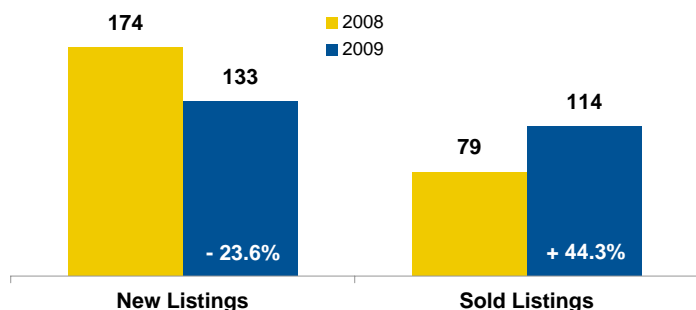
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	174	133	- 23.6%	2,867	2,448	- 14.6%
Sold Listings	79	114	+ 44.3%	1,457	1,256	- 13.8%
Median Sold Price*	\$255,000	\$293,875	+ 15.2%	\$285,000	\$275,000	- 3.5%
Average Sold Price*	\$301,658	\$366,740	+ 21.6%	\$347,542	\$330,784	- 4.8%
Percent of Sold Price to List Price*	96.8%	96.6%	- 0.1%	97.0%	96.9%	- 0.1%
Total Days on Market	89	107	+ 20.7%	101	99	- 2.2%
Active Listings	NA	603	--	--	--	--

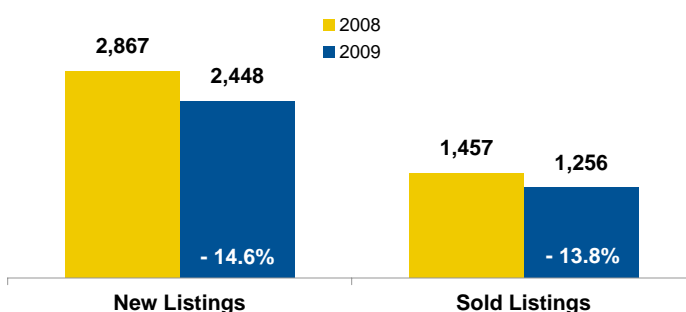
*Does not account for sale concessions and/or down payment assistance.

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.

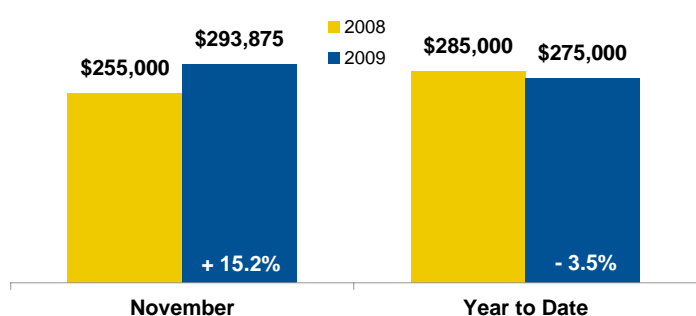
Activity—Most Recent Month



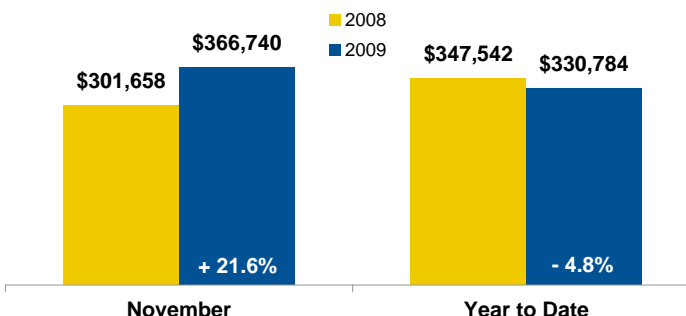
Activity—Year to Date



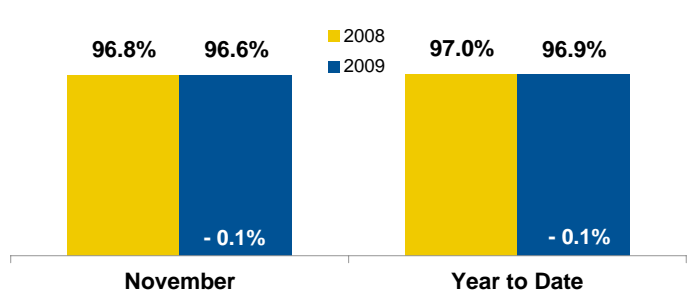
Median Sold Price*



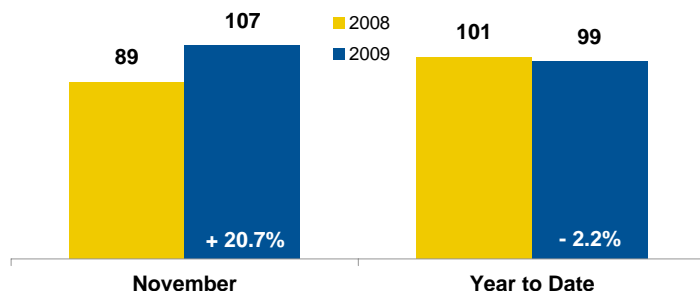
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Fort Collins-Loveland MSA

Includes Larimer County

November

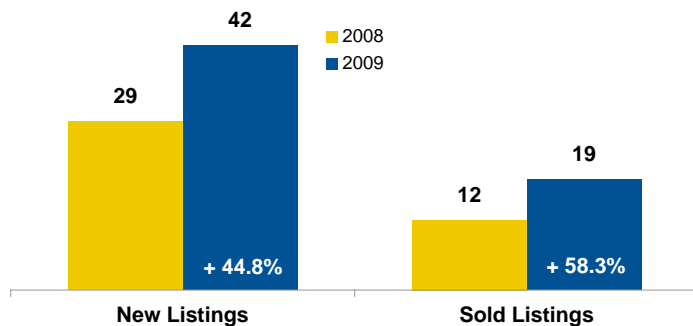
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	29	42	+ 44.8%	481	405	- 15.8%
Sold Listings	12	19	+ 58.3%	185	166	- 10.3%
Median Sold Price*	\$240,000	\$190,000	- 20.8%	\$226,500	\$200,472	- 11.5%
Average Sold Price*	\$244,188	\$222,528	- 8.9%	\$300,351	\$247,123	- 17.7%
Percent of Sold Price to List Price*	94.4%	97.5%	+ 3.3%	95.6%	96.7%	+ 1.2%
Total Days on Market	88	70	- 20.5%	120	100	- 16.4%
Active Listings	NA	166	--	--	--	--

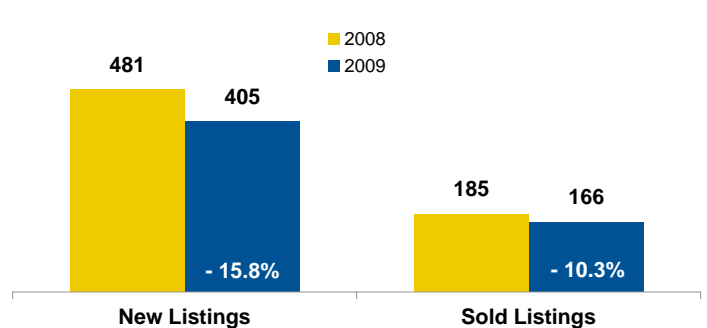
*Does not account for sale concessions and/or down payment assistance.

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.

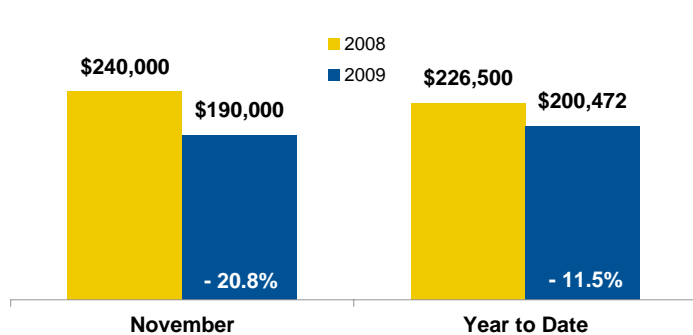
Activity—Most Recent Month



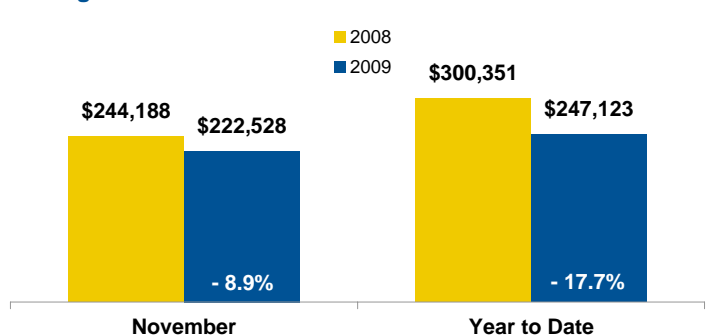
Activity—Year to Date



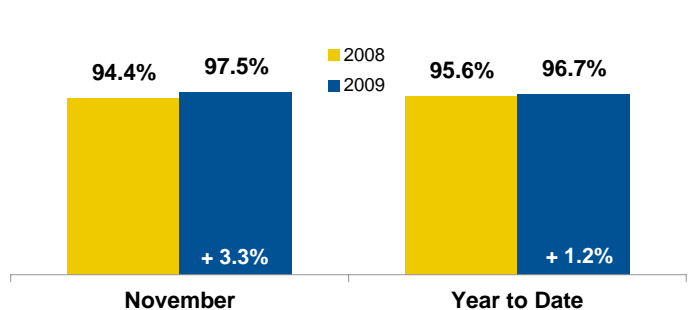
Median Sold Price*



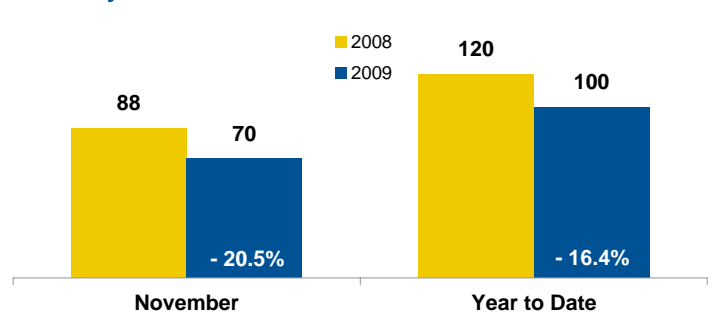
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Greeley MSA

Includes Weld County

November

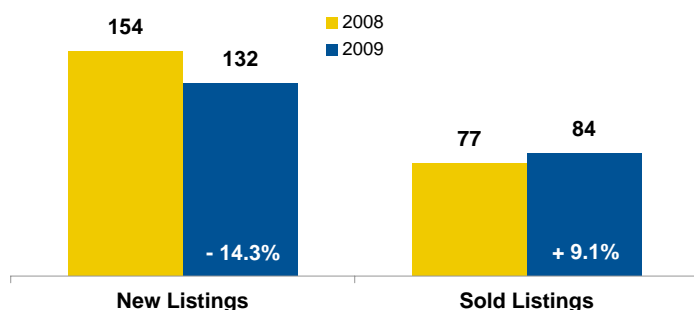
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	154	132	- 14.3%	2,391	1,878	- 21.5%
Sold Listings	77	84	+ 9.1%	1,093	944	- 13.6%
Median Sold Price*	\$138,000	\$178,000	+ 29.0%	\$198,200	\$175,000	- 11.7%
Average Sold Price*	\$163,571	\$195,001	+ 19.2%	\$215,189	\$197,750	- 8.1%
Percent of Sold Price to List Price*	95.7%	98.4%	+ 2.8%	97.2%	97.9%	+ 0.7%
Total Days on Market	93	81	- 12.8%	118	105	- 10.6%
Active Listings	NA	525	--	--	--	--

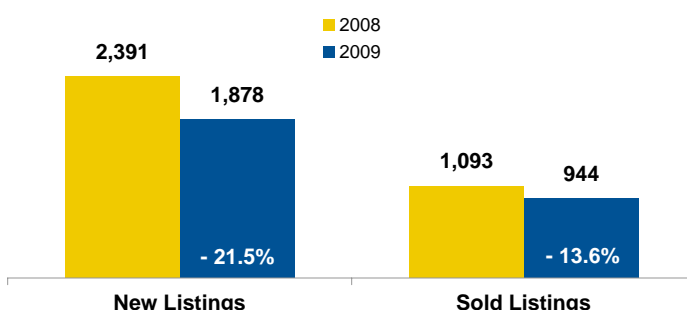
*Does not account for sale concessions and/or down payment assistance.

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.

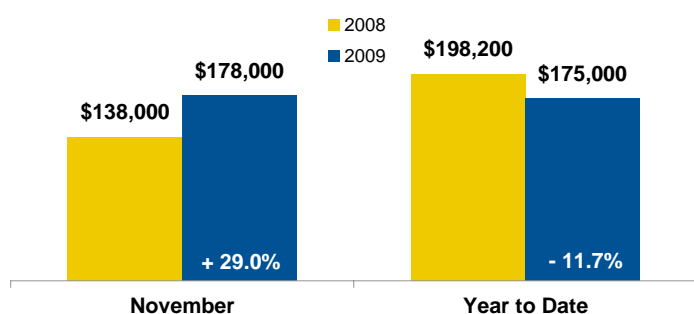
Activity—Most Recent Month



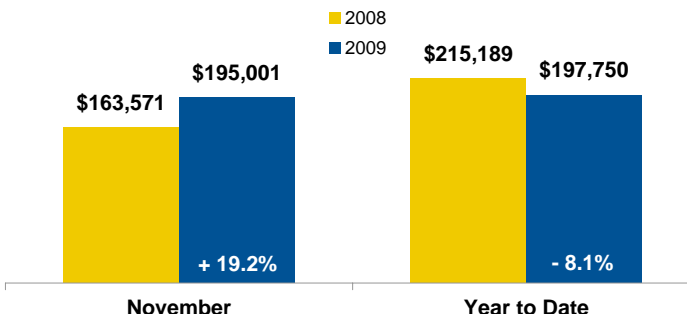
Activity—Year to Date



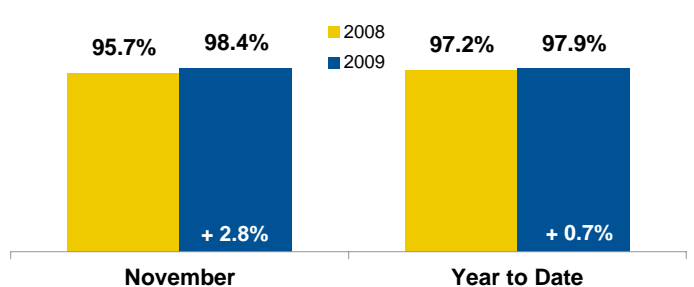
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

