



**METROLIST**<sup>®</sup>

# Local Market Updates

**February 2010**

## **County:**

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

## **Metropolitan Statistical Area (MSA):**

<b>Denver-Aurora</b>	<b>19</b>
<b>Colorado Springs</b>	<b>20</b>
<b>Boulder</b>	<b>21</b>
<b>Fort Collins-Loveland</b>	<b>22</b>
<b>Greeley</b>	<b>23</b>

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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



METROLIST®

## Adams County

### February

### Year to Date

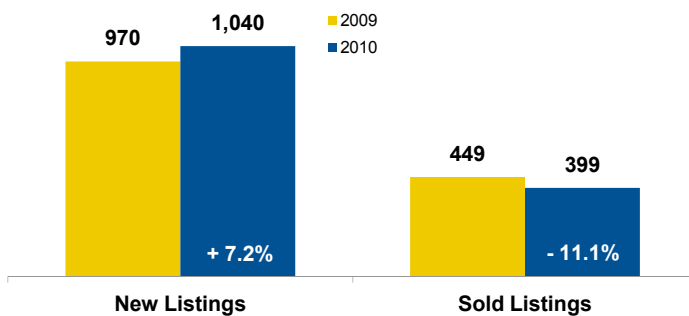
	2009	2010	Change	2009	2010	Change
New Listings	970	1,040	+ 7.2%	2,037	2,070	+ 1.6%
Sold Listings	449	399	- 11.1%	891	762	- 14.5%
Median Sold Price*	\$130,000	\$155,000	+ 19.2%	\$130,000	\$154,700	+ 19.0%
Average Sold Price*	\$149,863	\$173,337	+ 15.7%	\$149,250	\$172,377	+ 15.5%
Percent of Sold Price to List Price*	97.9%	99.4%	+ 1.5%	98.2%	99.5%	+ 1.3%
Total Days on Market	93	78	- 16.7%	93	77	- 17.1%
Active Listings	NA	2,153	--	--	--	--
Pending Sales**	NA	92	--	--	--	--

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

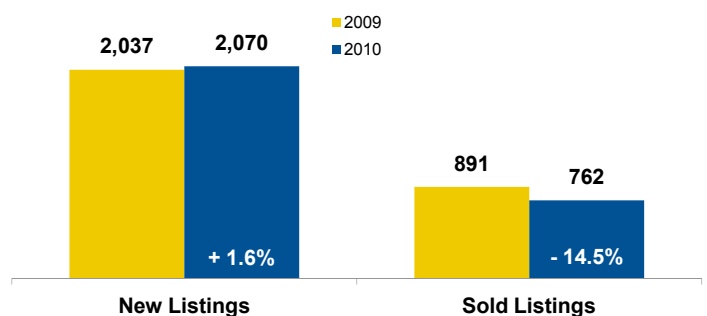
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

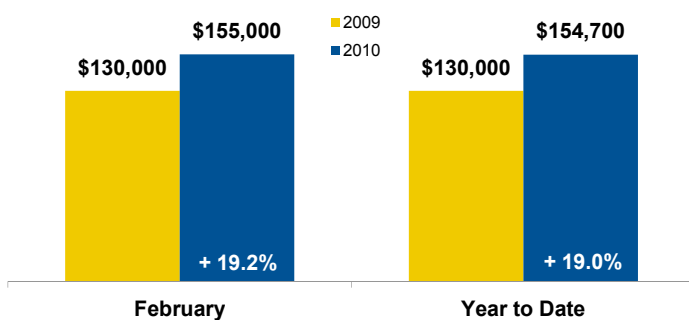
#### Activity—Most Recent Month



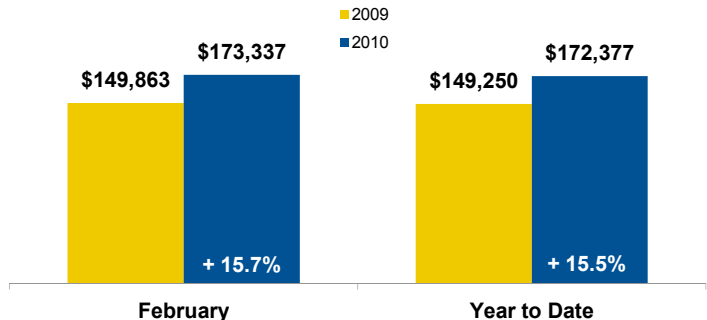
#### Activity—Year to Date



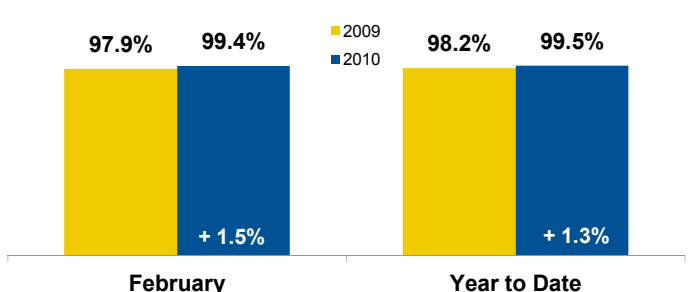
#### Median Sold Price\*



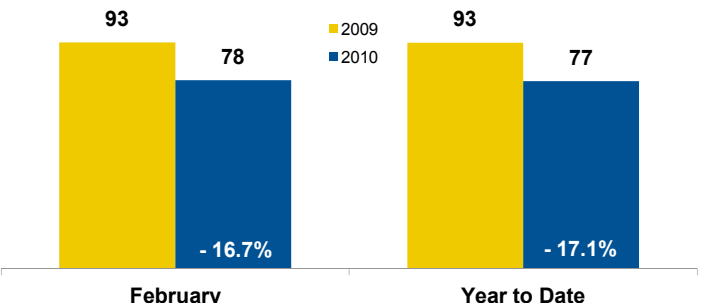
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



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## Arapahoe County

### February

### Year to Date

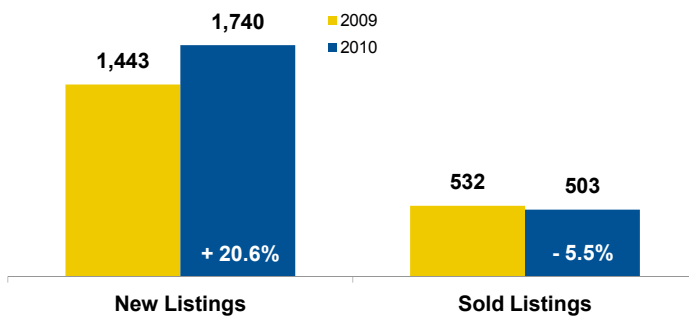
	2009	2010	Change	2009	2010	Change
New Listings	1,443	1,740	+ 20.6%	3,049	3,449	+ 13.1%
Sold Listings	532	503	- 5.5%	1,076	995	- 7.5%
Median Sold Price*	\$163,000	\$187,487	+ 15.0%	\$162,750	\$183,500	+ 12.7%
Average Sold Price*	\$211,221	\$232,283	+ 10.0%	\$202,562	\$226,374	+ 11.8%
Percent of Sold Price to List Price*	97.8%	98.0%	+ 0.2%	97.6%	98.1%	+ 0.5%
Total Days on Market	96	83	- 13.5%	96	81	- 15.7%
Active Listings	NA	3,595	--	--	--	--
Pending Sales**	NA	111	--	--	--	--

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

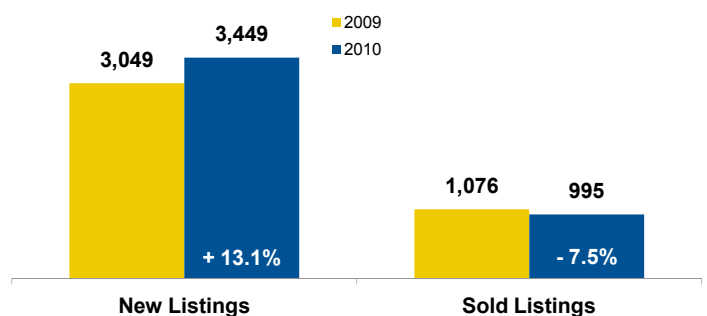
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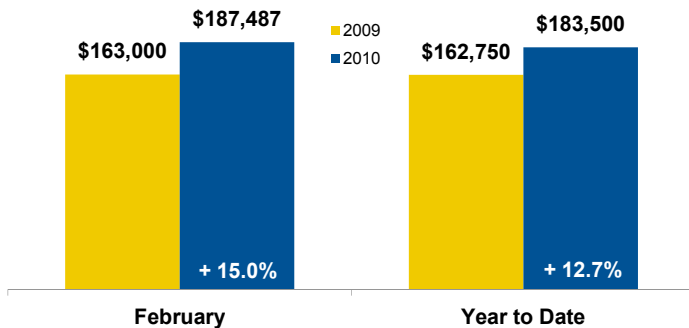
#### Activity—Most Recent Month



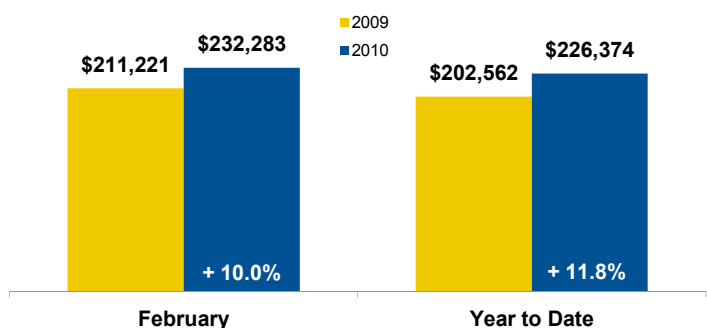
#### Activity—Year to Date



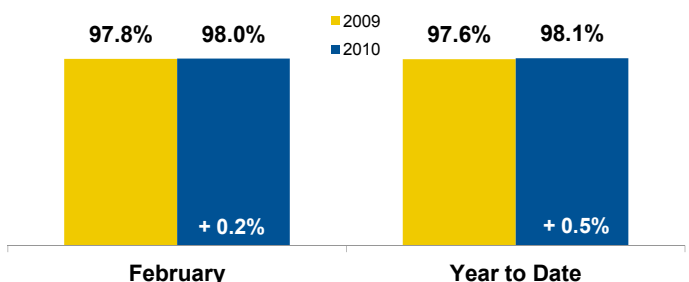
#### Median Sold Price\*



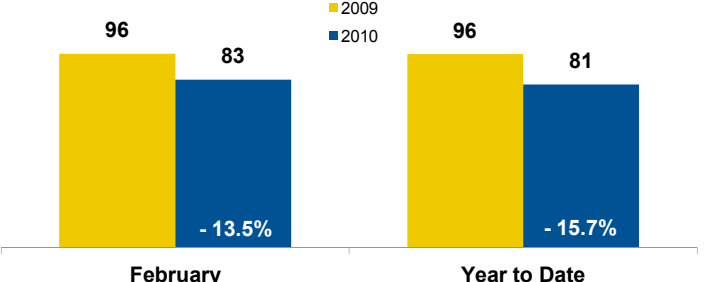
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Boulder County

### February

### Year to Date

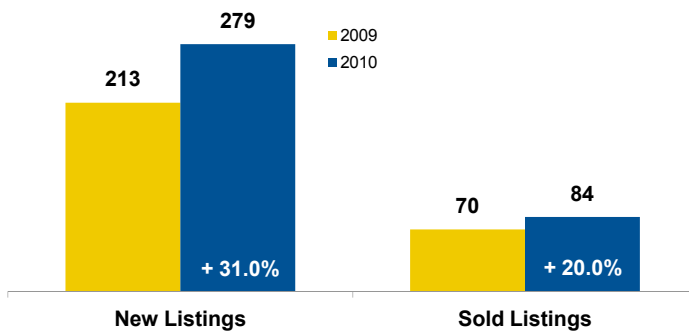
	2009	2010	Change	2009	2010	Change
New Listings	213	279	+ 31.0%	417	535	+ 28.3%
Sold Listings	70	84	+ 20.0%	140	147	+ 5.0%
Median Sold Price*	\$246,000	\$275,000	+ 11.8%	\$265,000	\$271,500	+ 2.5%
Average Sold Price*	\$278,334	\$340,742	+ 22.4%	\$299,657	\$350,427	+ 16.9%
Percent of Sold Price to List Price*	96.1%	97.5%	+ 1.5%	95.9%	97.3%	+ 1.5%
Total Days on Market	109	97	- 10.9%	113	94	- 16.6%
Active Listings	NA	685	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

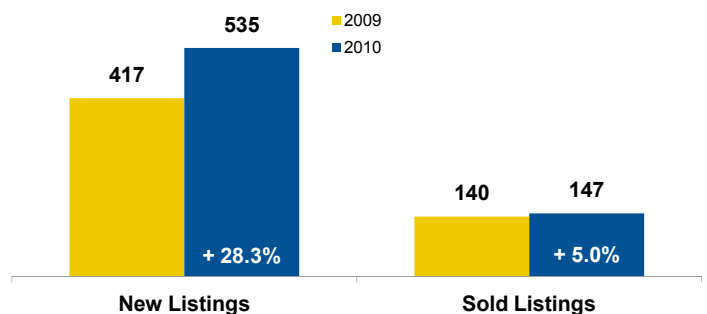
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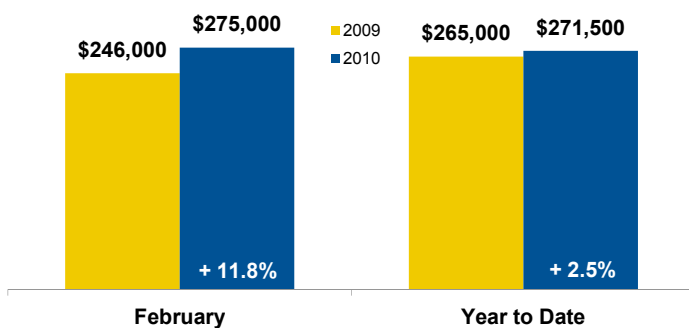
#### Activity—Most Recent Month



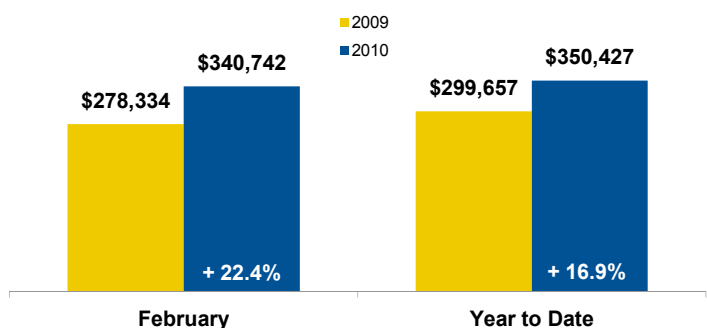
#### Activity—Year to Date



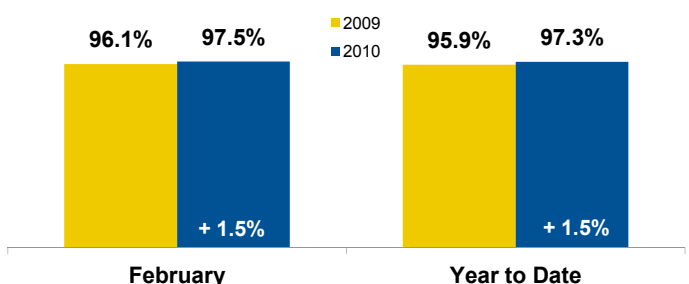
#### Median Sold Price\*



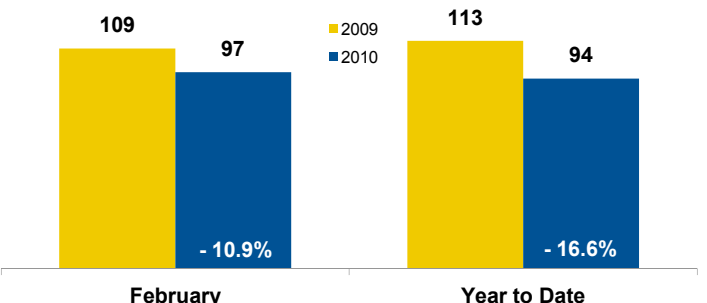
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



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## Broomfield County

### February

### Year to Date

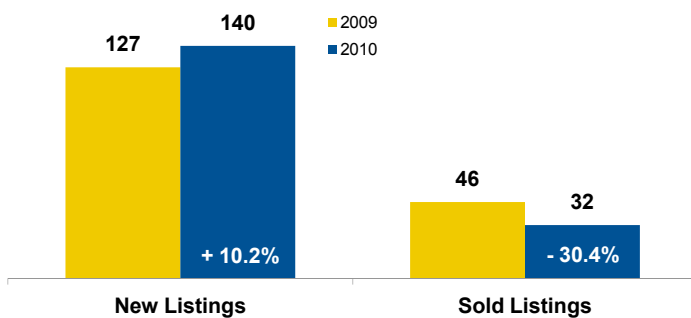
	2009	2010	Change	2009	2010	Change
New Listings	127	140	+ 10.2%	277	281	+ 1.4%
Sold Listings	46	32	- 30.4%	95	88	- 7.4%
Median Sold Price*	\$245,053	\$283,000	+ 15.5%	\$270,000	\$252,000	- 6.7%
Average Sold Price*	\$295,208	\$329,515	+ 11.6%	\$302,009	\$292,120	- 3.3%
Percent of Sold Price to List Price*	97.5%	97.1%	- 0.5%	97.1%	97.0%	- 0.1%
Total Days on Market	105	121	+ 14.9%	107	94	- 12.4%
Active Listings	NA	320	--	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

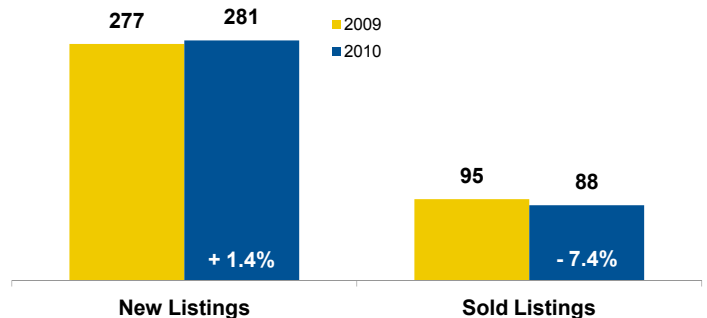
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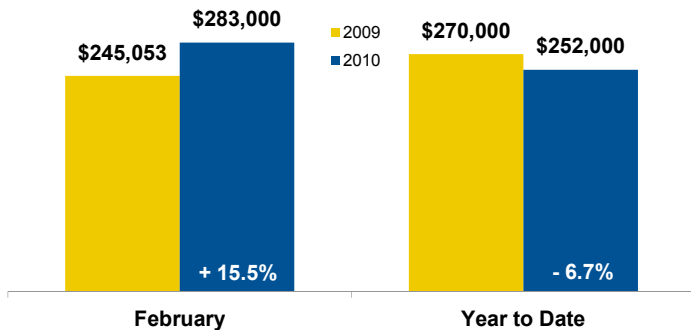
#### Activity—Most Recent Month



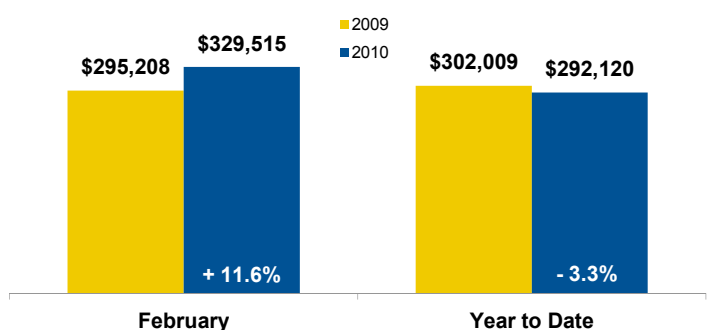
#### Activity—Year to Date



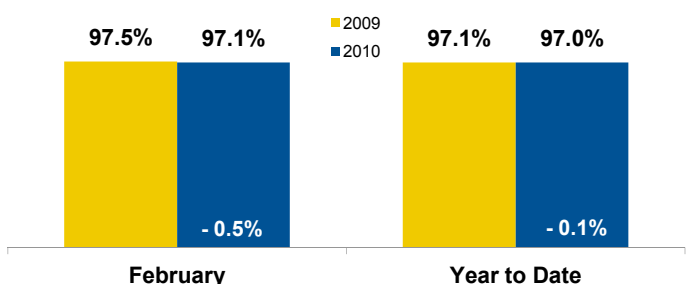
#### Median Sold Price\*



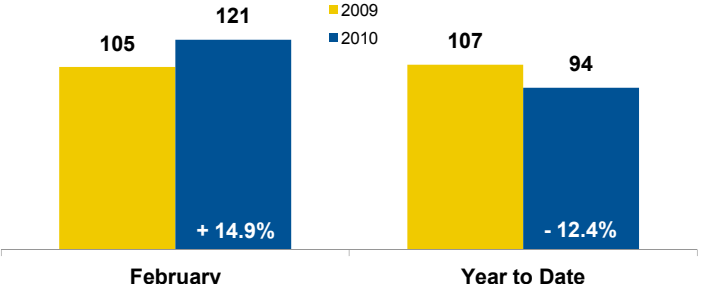
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Clear Creek County

### February

### Year to Date

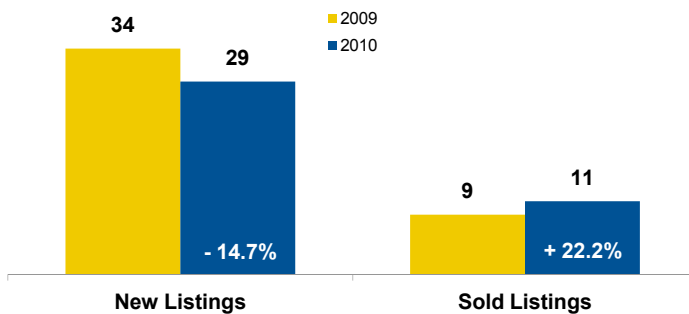
	2009	2010	Change	2009	2010	Change
New Listings	34	29	- 14.7%	54	58	+ 7.4%
Sold Listings	9	11	+ 22.2%	12	17	+ 41.7%
Median Sold Price*	\$220,000	\$90,000	- 59.1%	\$259,950	\$125,000	- 51.9%
Average Sold Price*	\$262,861	\$160,700	- 38.9%	\$293,888	\$193,682	- 34.1%
Percent of Sold Price to List Price*	90.6%	92.0%	+ 1.6%	91.7%	93.6%	+ 2.1%
Total Days on Market	124	121	- 2.8%	141	149	+ 5.3%
Active Listings	NA	137	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

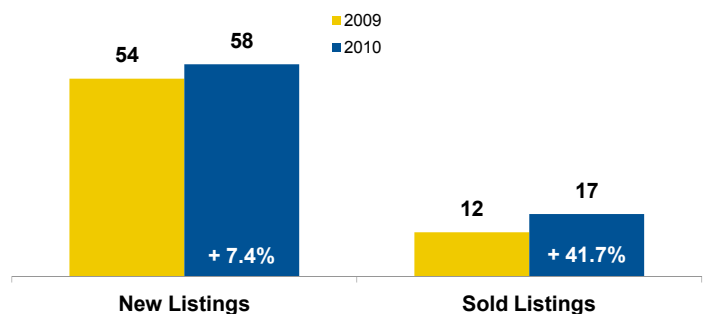
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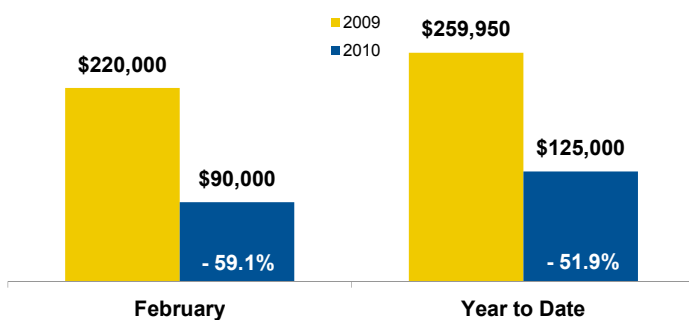
#### Activity—Most Recent Month



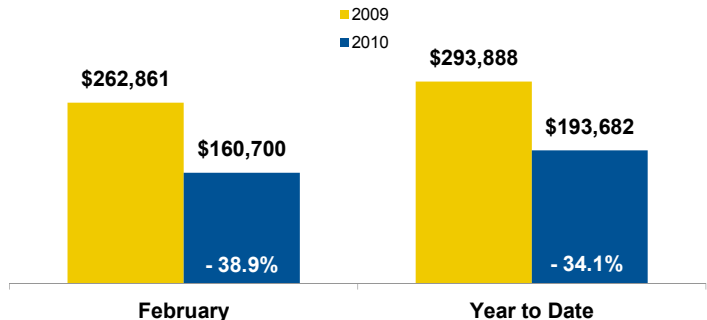
#### Activity—Year to Date



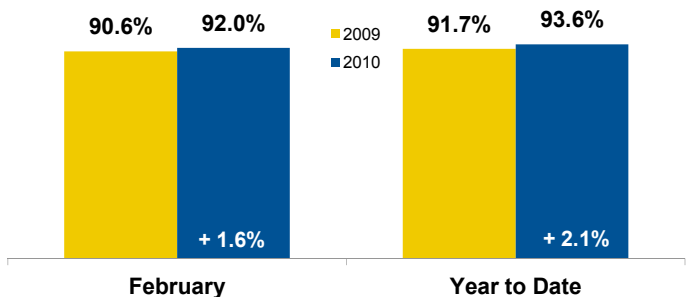
#### Median Sold Price\*



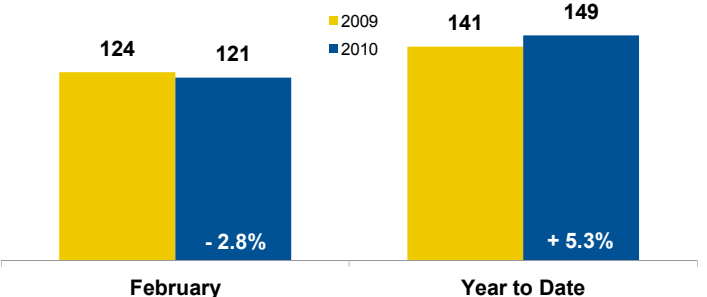
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Denver County

### February

### Year to Date

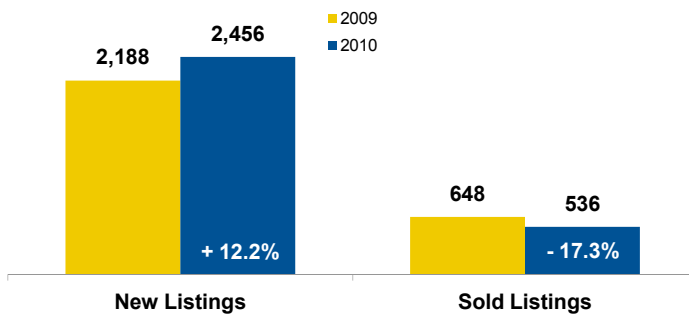
	2009	2010	Change	2009	2010	Change
New Listings	2,188	2,456	+ 12.2%	4,608	4,870	+ 5.7%
Sold Listings	648	536	- 17.3%	1,338	1,177	- 12.0%
Median Sold Price*	\$135,000	\$195,700	+ 45.0%	\$134,500	\$185,000	+ 37.5%
Average Sold Price*	\$201,865	\$256,817	+ 27.2%	\$200,916	\$244,788	+ 21.8%
Percent of Sold Price to List Price*	97.3%	97.4%	+ 0.1%	97.5%	98.1%	+ 0.6%
Total Days on Market	105	89	- 15.3%	103	87	- 15.7%
Active Listings	NA	5,212	--	--	--	--
Pending Sales**	NA	100	--	--	--	--

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

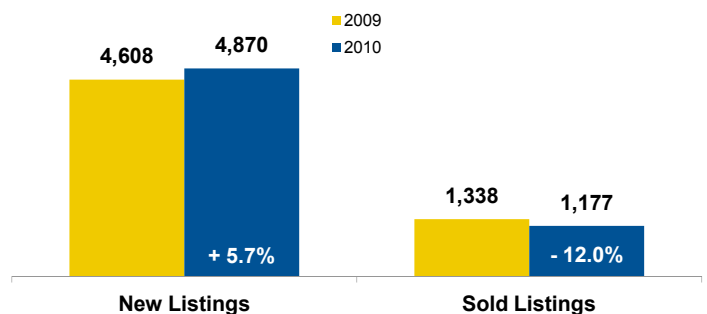
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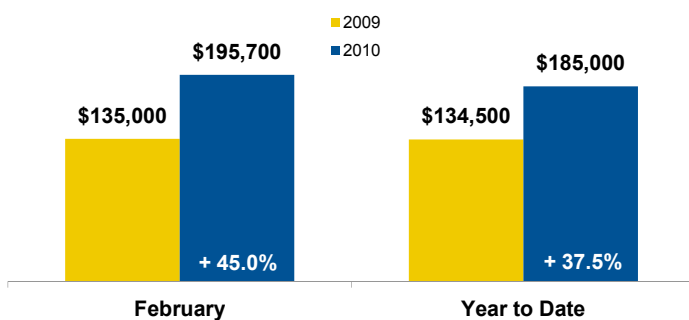
#### Activity—Most Recent Month



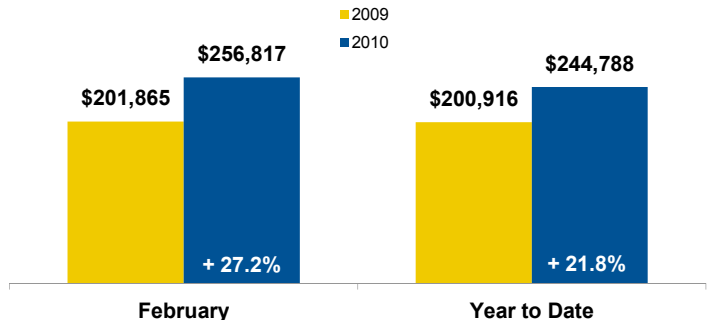
#### Activity—Year to Date



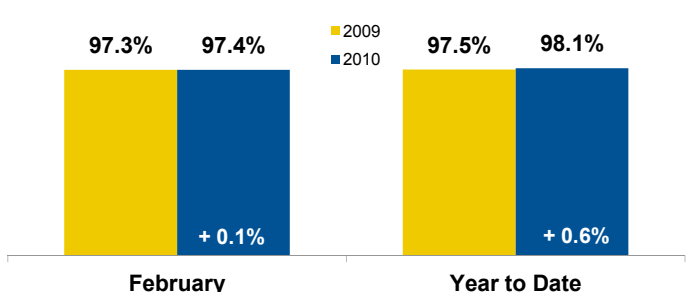
#### Median Sold Price\*



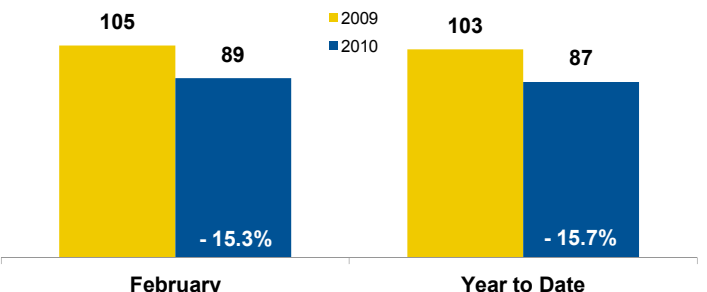
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Douglas County

### February

### Year to Date

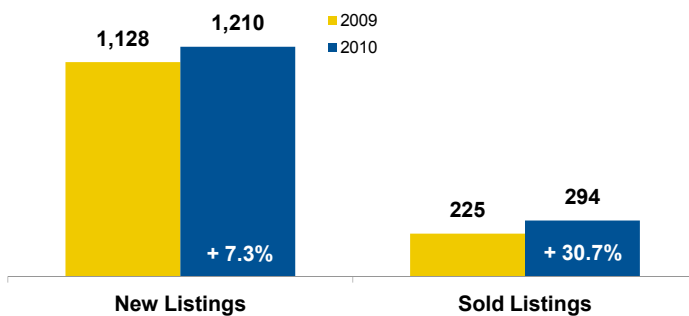
	2009	2010	Change	2009	2010	Change
New Listings	1,128	1,210	+ 7.3%	2,258	2,345	+ 3.9%
Sold Listings	225	294	+ 30.7%	432	559	+ 29.4%
Median Sold Price*	\$265,000	\$291,500	+ 10.0%	\$280,000	\$287,750	+ 2.8%
Average Sold Price*	\$314,557	\$335,457	+ 6.6%	\$332,973	\$334,234	+ 0.4%
Percent of Sold Price to List Price*	96.6%	97.1%	+ 0.5%	96.5%	96.6%	+ 0.1%
Total Days on Market	115	108	- 5.9%	116	109	- 6.0%
Active Listings	NA	2,853	--	--	--	--
Pending Sales**	NA	52	--	--	--	--

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

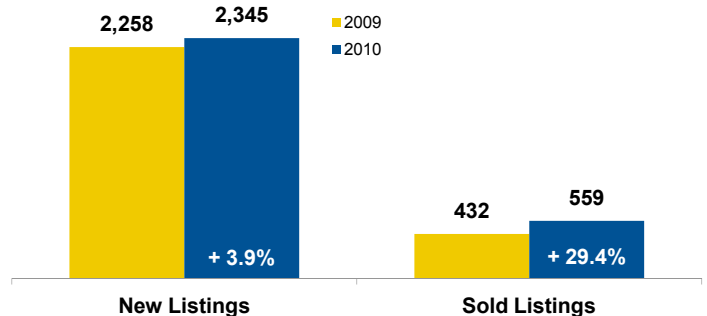
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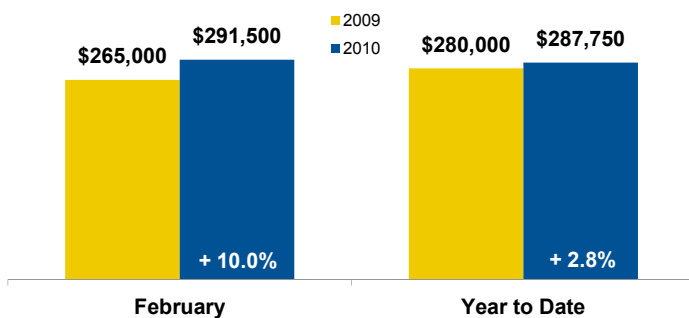
#### Activity—Most Recent Month



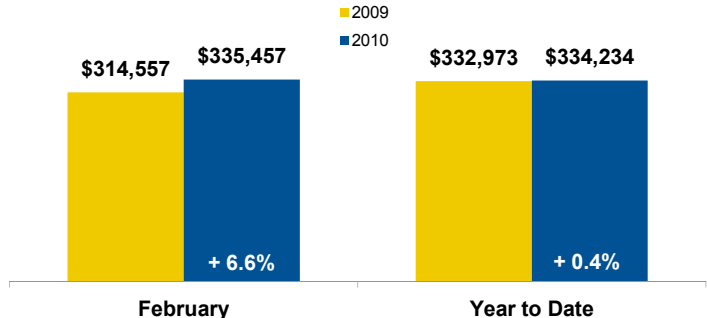
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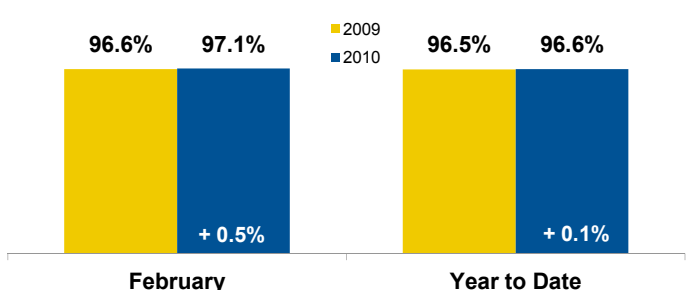
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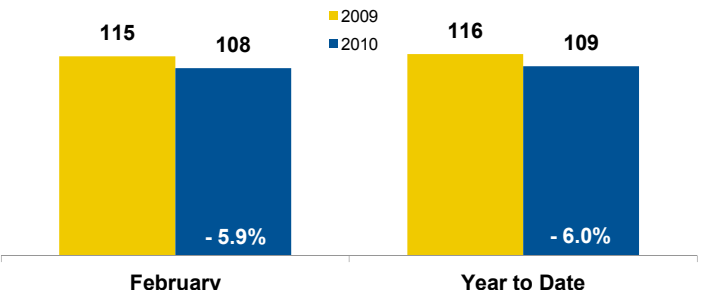
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Elbert County

### February

### Year to Date

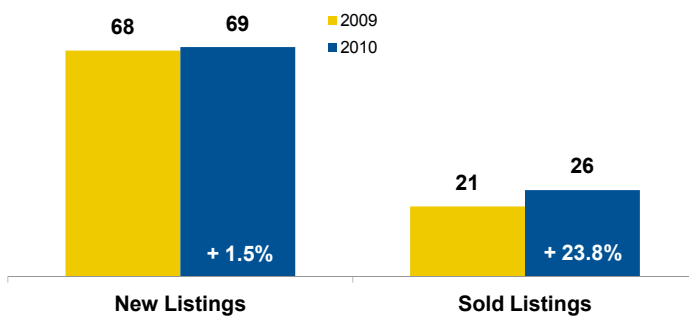
	2009	2010	Change	2009	2010	Change
New Listings	68	69	+ 1.5%	140	157	+ 12.1%
Sold Listings	21	26	+ 23.8%	44	44	- 0.0%
Median Sold Price*	\$236,000	\$288,750	+ 22.4%	\$208,200	\$268,000	+ 28.7%
Average Sold Price*	\$265,488	\$290,517	+ 9.4%	\$243,969	\$294,431	+ 20.7%
Percent of Sold Price to List Price*	94.5%	95.7%	+ 1.2%	93.5%	95.7%	+ 2.4%
Total Days on Market	147	128	- 12.9%	134	134	- 0.1%
Active Listings	NA	255	--	--	--	--
Pending Sales**	NA	3	--	--	--	--

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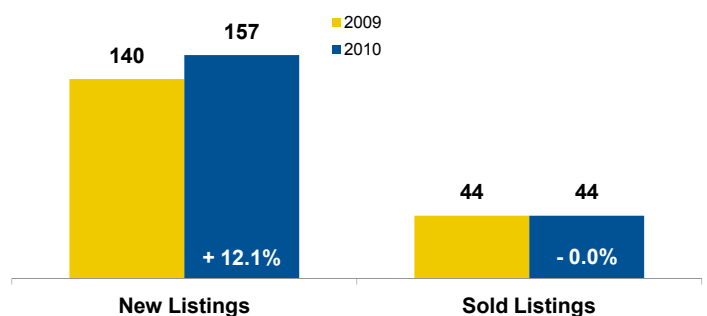
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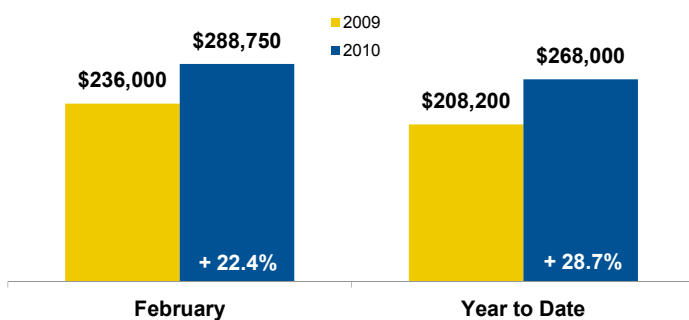
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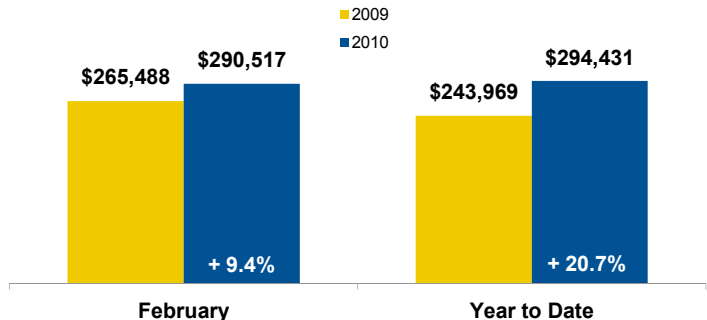
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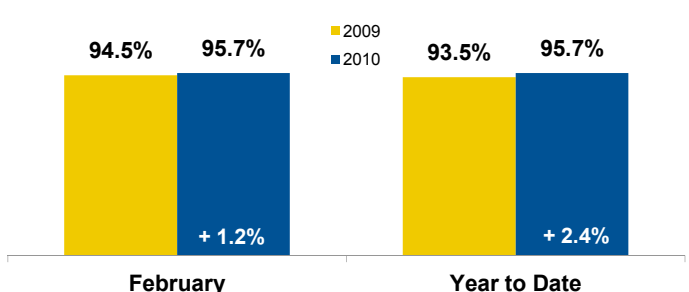
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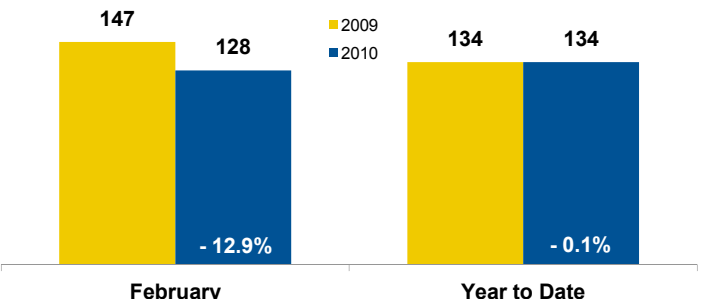
#### Average Sold Price\*



#### 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

### February

### Year to Date

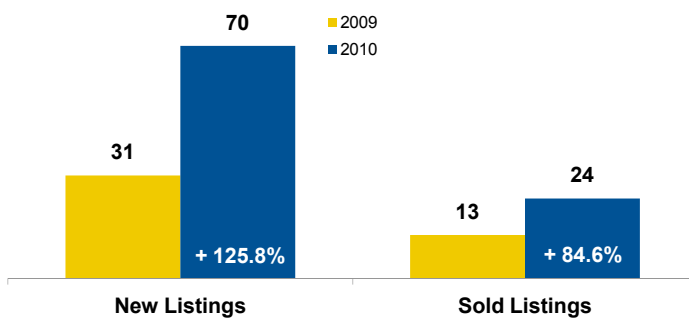
	2009	2010	Change	2009	2010	Change
New Listings	31	70	+ 125.8%	73	130	+ 78.1%
Sold Listings	13	24	+ 84.6%	21	44	+ 109.5%
Median Sold Price*	\$230,000	\$226,920	- 1.3%	\$230,000	\$230,405	+ 0.2%
Average Sold Price*	\$245,653	\$249,706	+ 1.6%	\$293,721	\$295,079	+ 0.5%
Percent of Sold Price to List Price*	97.8%	98.1%	+ 0.3%	95.9%	97.7%	+ 1.9%
Total Days on Market	160	94	- 41.5%	161	88	- 45.3%
Active Listings	NA	242	--	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

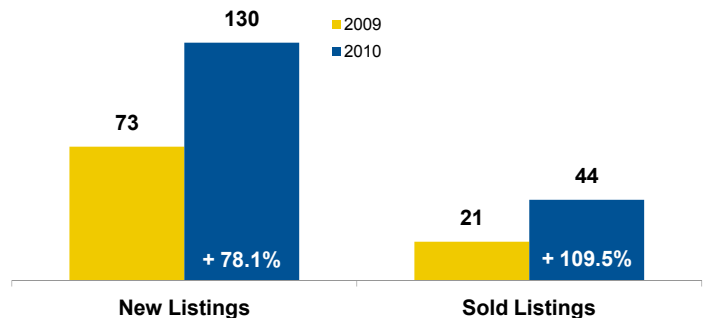
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

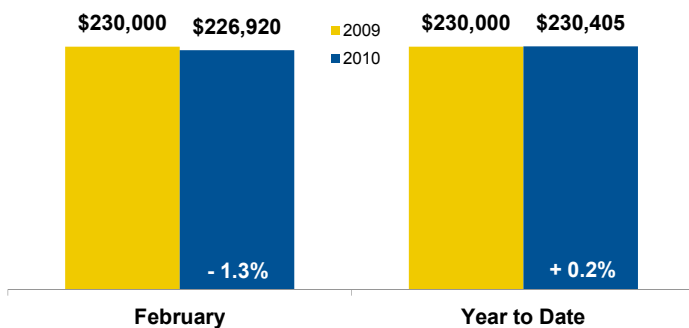
#### Activity—Most Recent Month



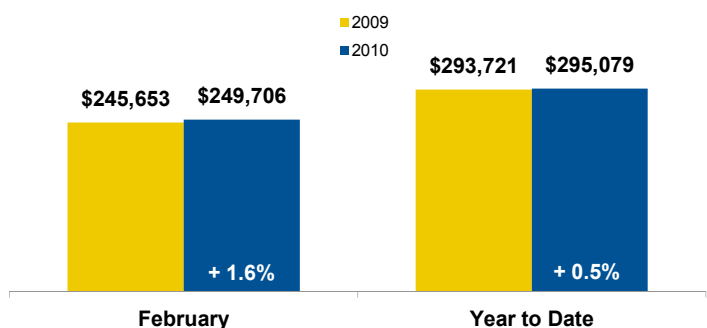
#### Activity—Year to Date



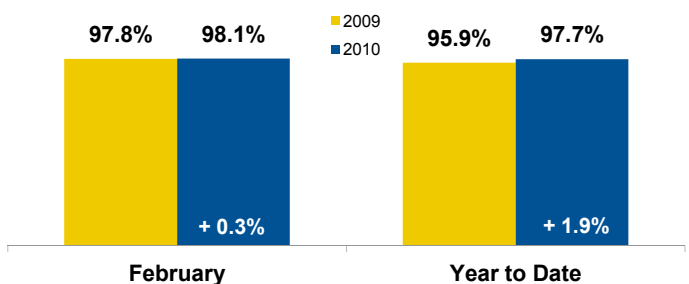
#### Median Sold Price\*



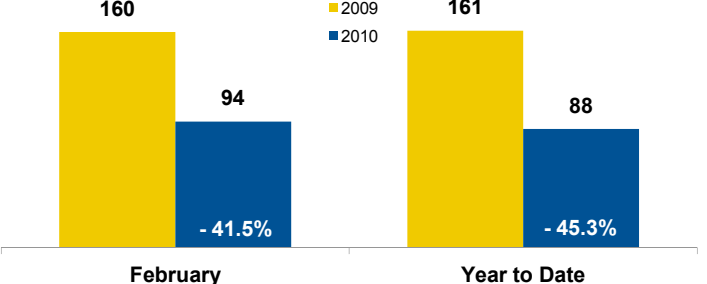
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Gilpin County

### February

### Year to Date

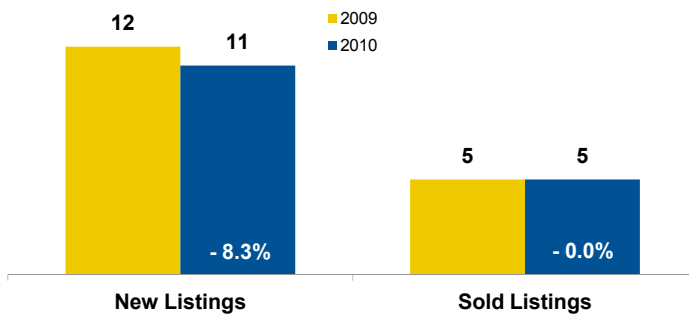
	2009	2010	Change	2009	2010	Change
New Listings	12	11	- 8.3%	30	29	- 3.3%
Sold Listings	5	5	- 0.0%	11	9	- 18.2%
Median Sold Price*	\$315,000	\$143,000	- 54.6%	\$195,000	\$196,000	+ 0.5%
Average Sold Price*	\$274,000	\$184,421	- 32.7%	\$214,591	\$211,567	- 1.4%
Percent of Sold Price to List Price*	90.9%	94.4%	+ 3.9%	95.3%	92.4%	- 3.0%
Total Days on Market	262	246	- 6.3%	152	197	+ 29.4%
Active Listings	NA	85	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

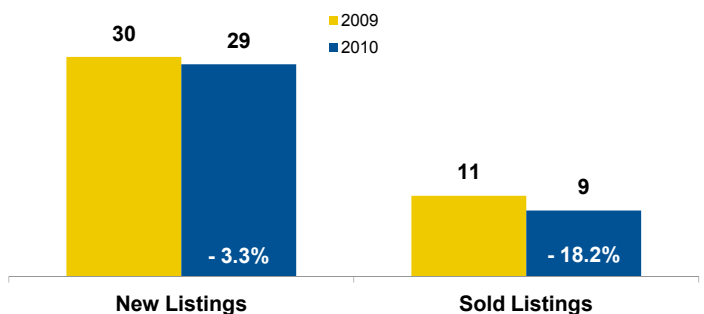
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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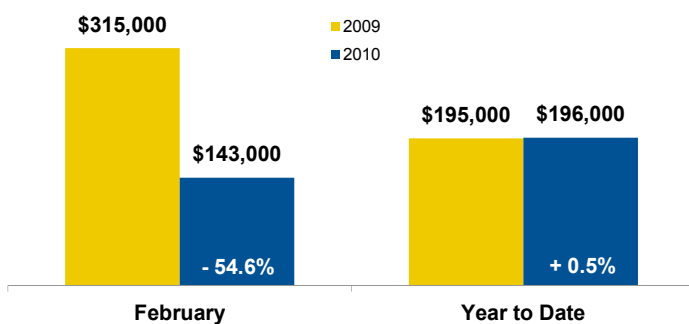
#### Activity—Most Recent Month



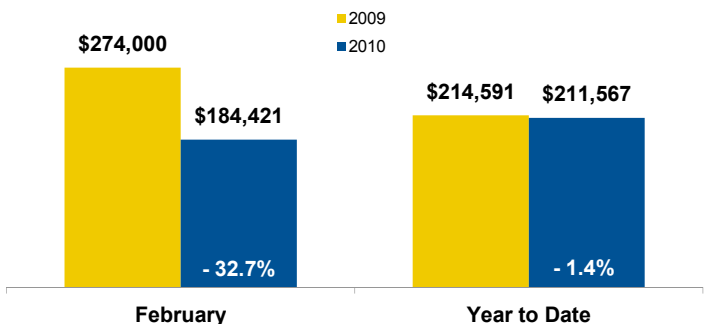
#### Activity—Year to Date



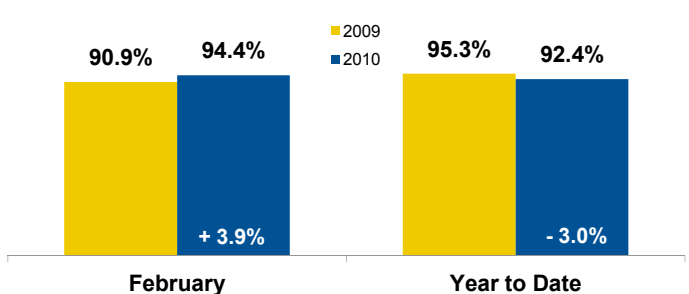
#### Median Sold Price\*



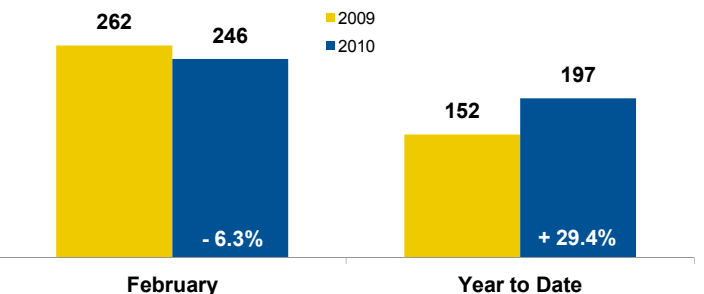
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Jefferson County

### February

### Year to Date

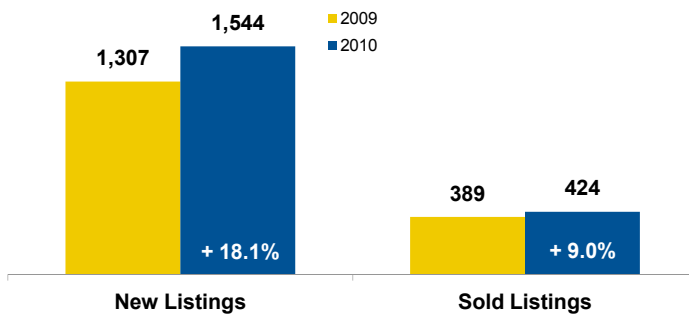
	2009	2010	Change	2009	2010	Change
New Listings	1,307	1,544	+ 18.1%	2,591	2,964	+ 14.4%
Sold Listings	389	424	+ 9.0%	748	789	+ 5.5%
Median Sold Price*	\$207,250	\$220,000	+ 6.2%	\$200,000	\$212,750	+ 6.4%
Average Sold Price*	\$248,178	\$256,202	+ 3.2%	\$243,118	\$251,515	+ 3.5%
Percent of Sold Price to List Price*	96.5%	97.1%	+ 0.7%	96.7%	97.4%	+ 0.7%
Total Days on Market	114	86	- 24.0%	101	89	- 12.1%
Active Listings	NA	3,361	--	--	--	--
Pending Sales**	NA	78	--	--	--	--

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

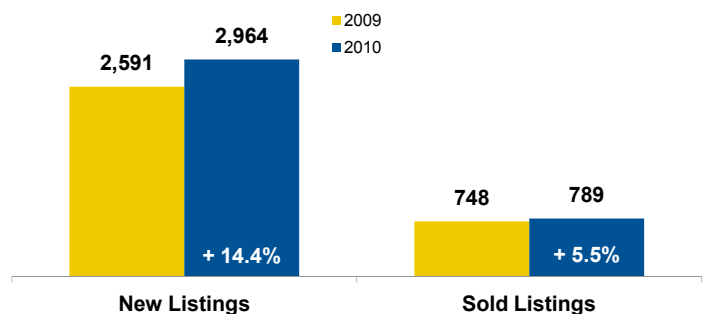
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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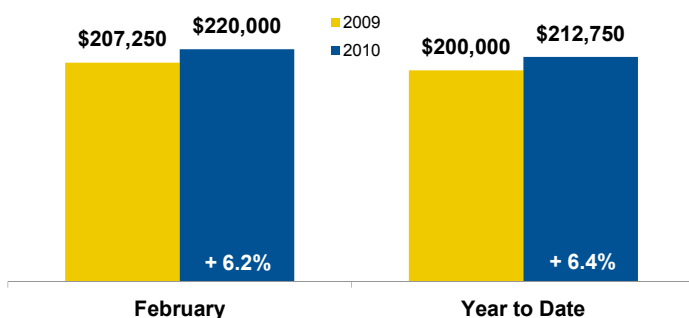
#### Activity—Most Recent Month



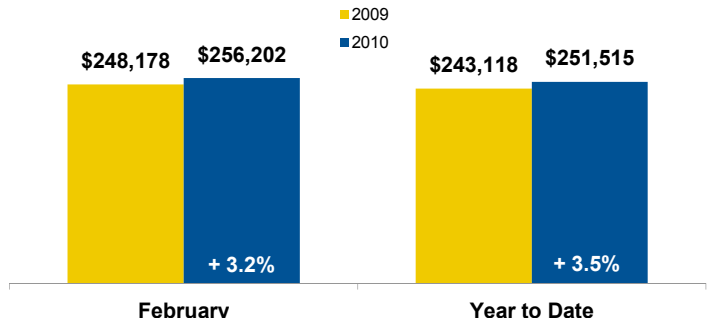
#### Activity—Year to Date



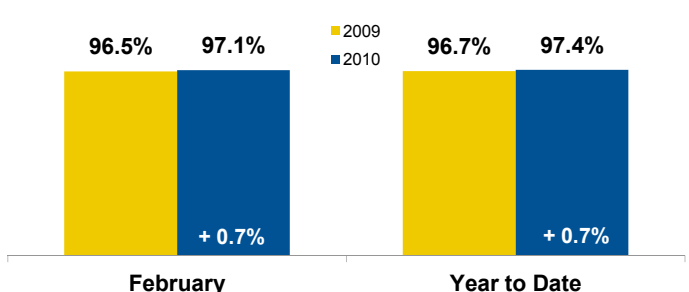
#### Median Sold Price\*



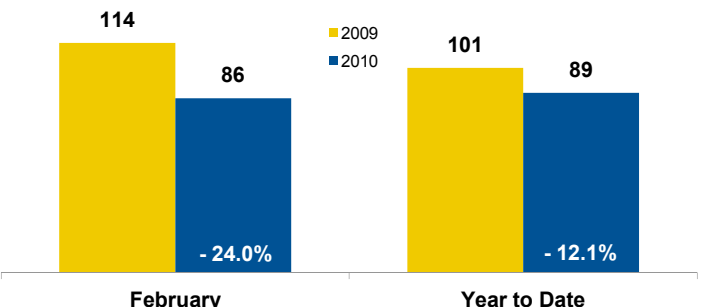
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Larimer County

### February

### Year to Date

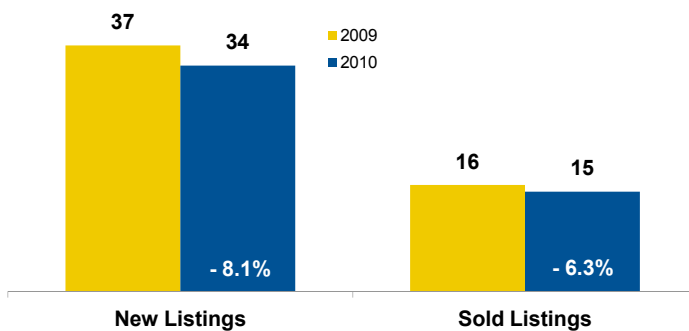
	2009	2010	Change	2009	2010	Change
New Listings	37	34	- 8.1%	76	71	- 6.6%
Sold Listings	16	15	- 6.3%	21	31	+ 47.6%
Median Sold Price*	\$195,500	\$260,000	+ 33.0%	\$195,500	\$225,000	+ 15.1%
Average Sold Price*	\$243,006	\$269,570	+ 10.9%	\$233,869	\$287,445	+ 22.9%
Percent of Sold Price to List Price*	97.5%	97.5%	+ 0.0%	97.7%	98.1%	+ 0.4%
Total Days on Market	95	122	+ 29.0%	99	111	+ 12.0%
Active Listings	NA	174	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

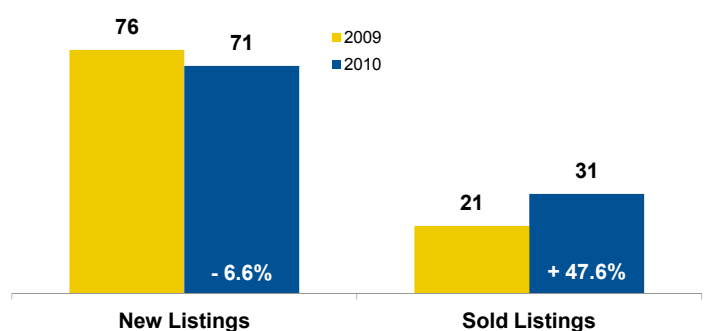
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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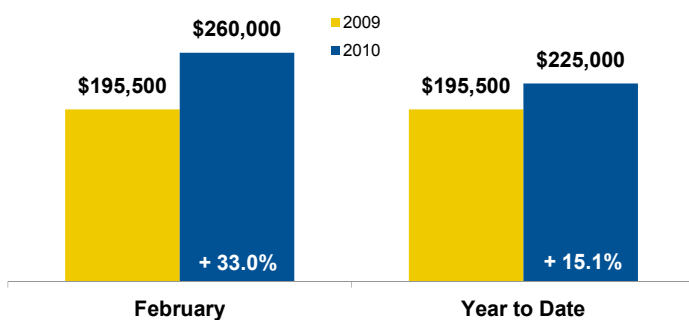
#### Activity—Most Recent Month



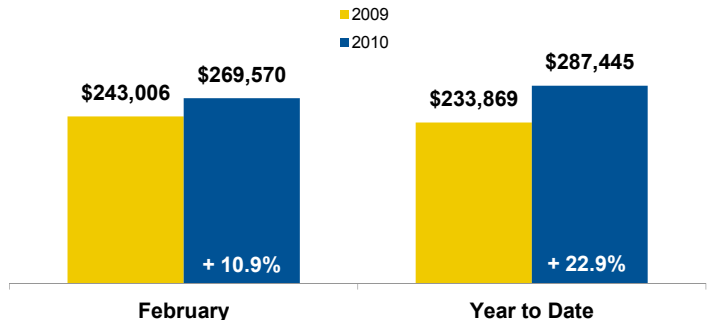
#### Activity—Year to Date



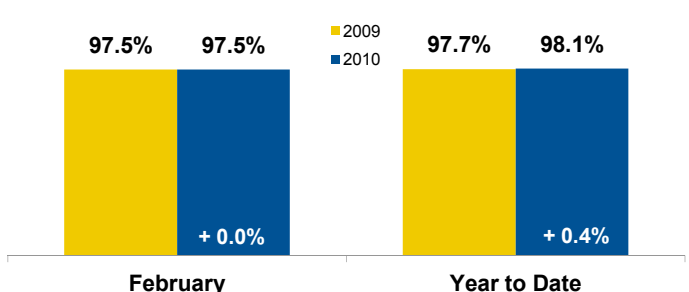
#### Median Sold Price\*



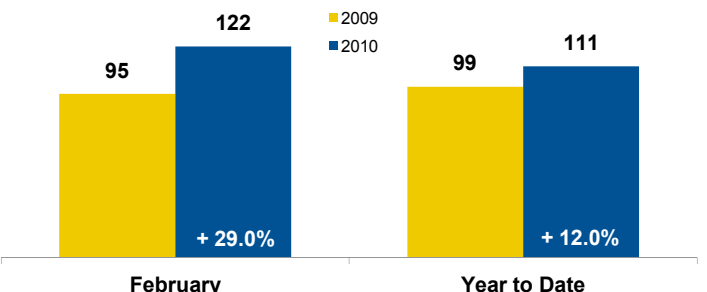
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Morgan County

### February

### Year to Date

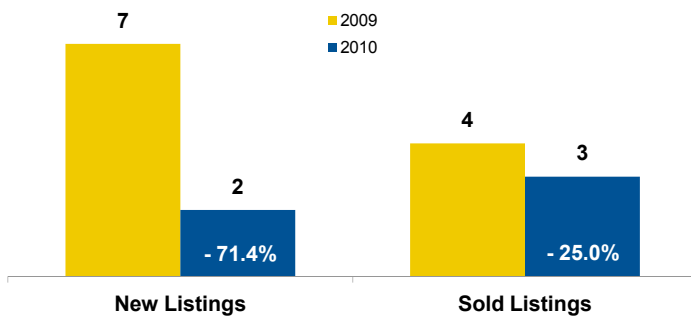
	2009	2010	Change	2009	2010	Change
New Listings	7	2	- 71.4%	12	5	- 58.3%
Sold Listings	4	3	- 25.0%	7	5	- 28.6%
Median Sold Price*	\$188,500	\$140,000	- 25.7%	\$145,000	\$138,500	- 4.5%
Average Sold Price*	\$176,725	\$126,600	- 28.4%	\$150,129	\$121,860	- 18.8%
Percent of Sold Price to List Price*	91.5%	95.1%	+ 3.9%	93.1%	96.4%	+ 3.5%
Total Days on Market	113	239	+ 110.7%	150	157	+ 4.6%
Active Listings	NA	21	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

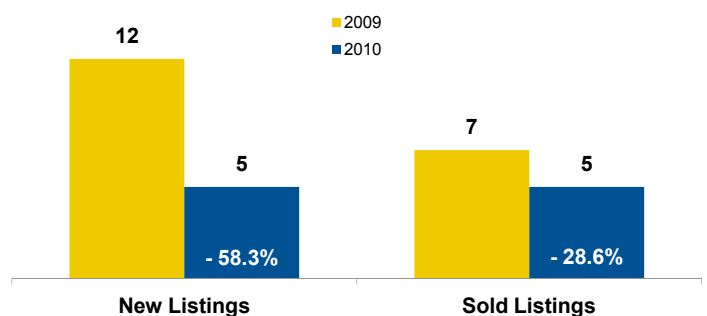
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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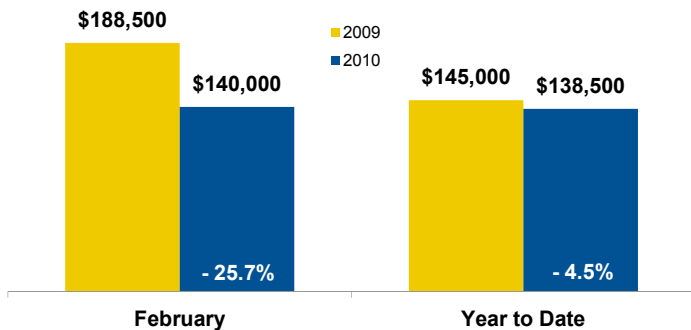
#### Activity—Most Recent Month



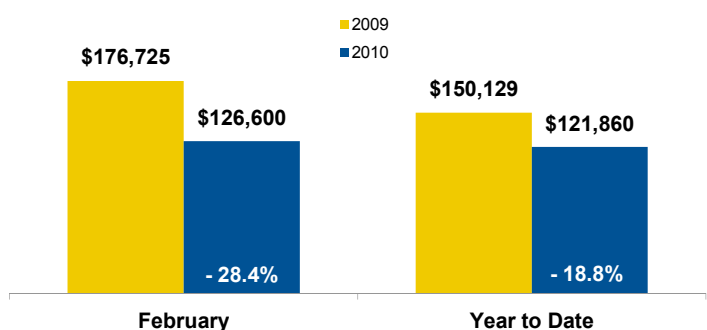
#### Activity—Year to Date



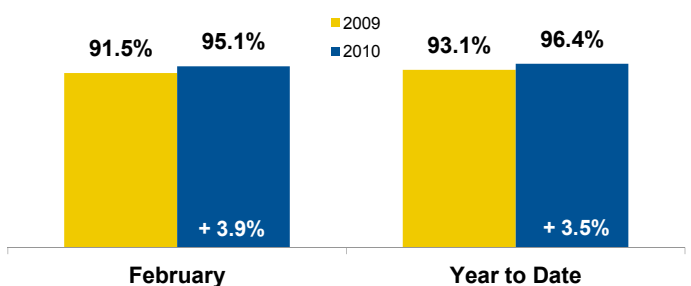
#### Median Sold Price\*



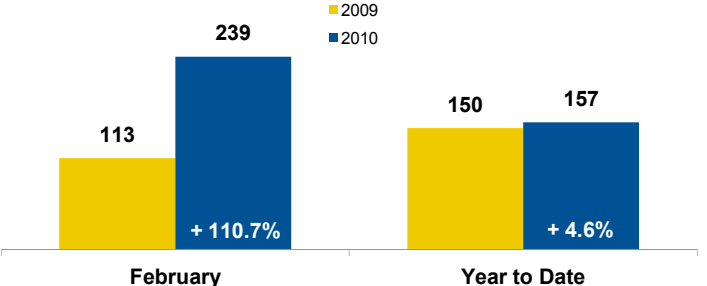
#### Average Sold Price\*



#### 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

## February

## Year to Date

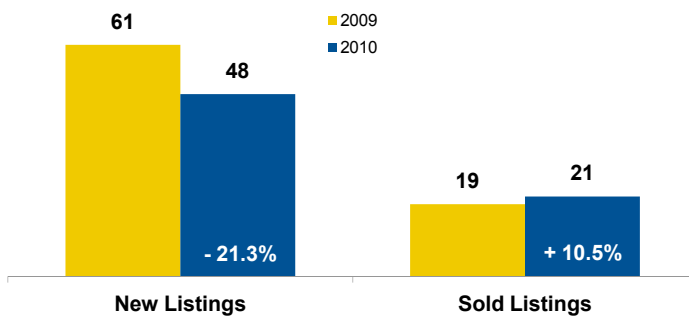
	2009	2010	Change	2009	2010	Change
New Listings	61	48	- 21.3%	141	97	- 31.2%
Sold Listings	19	21	+ 10.5%	31	36	+ 16.1%
Median Sold Price*	\$150,000	<b>\$186,000</b>	+ 24.0%	\$149,000	<b>\$183,000</b>	+ 22.8%
Average Sold Price*	\$177,244	<b>\$205,494</b>	+ 15.9%	\$172,779	<b>\$193,014</b>	+ 11.7%
Percent of Sold Price to List Price*	98.0%	<b>94.5%</b>	- 3.6%	96.5%	<b>94.4%</b>	- 2.1%
Total Days on Market	123	<b>173</b>	+ 40.6%	131	<b>145</b>	+ 10.6%
Active Listings	NA	<b>304</b>	--	--	--	--
Pending Sales**	NA	<b>5</b>	--	--	--	--

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

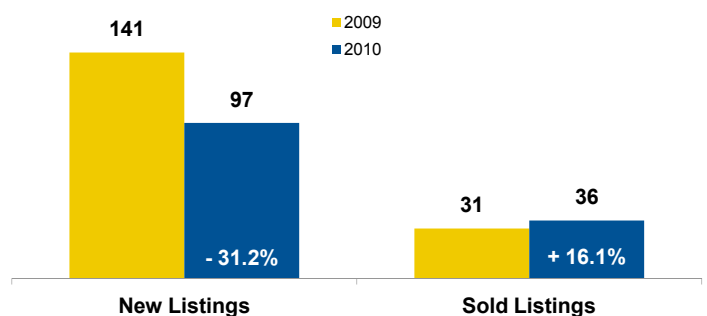
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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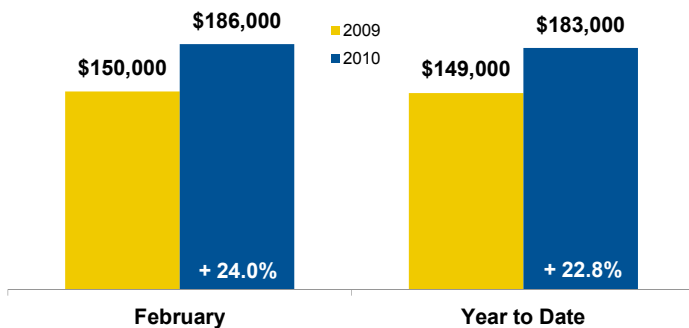
### Activity—Most Recent Month



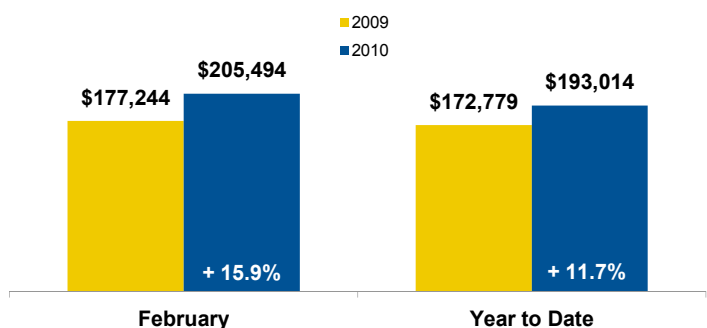
### Activity—Year to Date



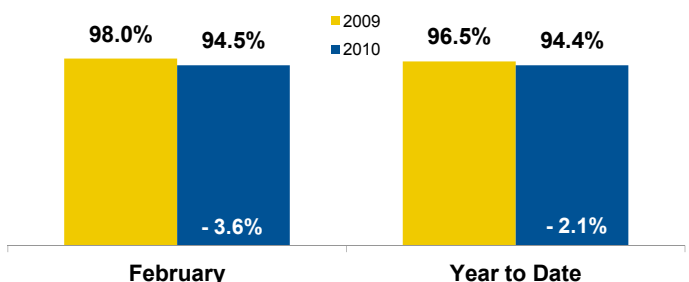
### Median Sold Price\*



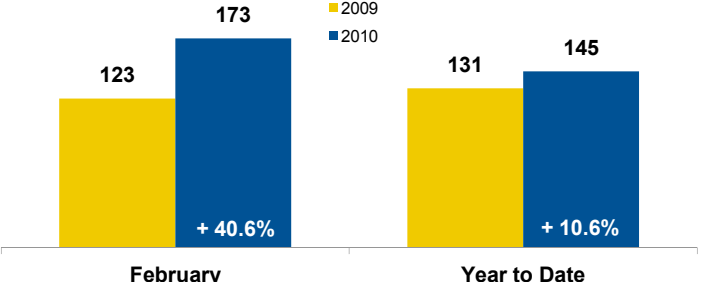
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Summit County

### February

### Year to Date

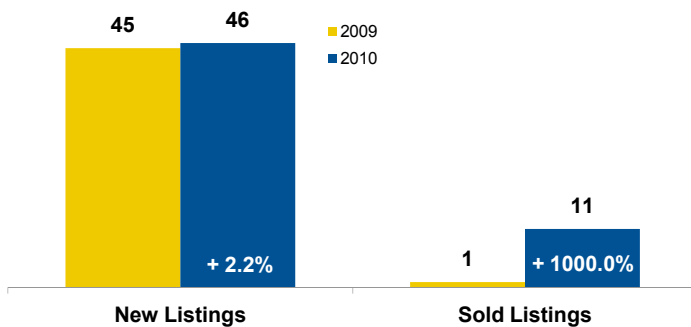
	2009	2010	Change	2009	2010	Change
New Listings	45	46	+ 2.2%	68	73	+ 7.4%
Sold Listings	1	11	+ 1000.0%	5	15	+ 200.0%
Median Sold Price*	\$187,500	<b>\$465,000</b>	+ 148.0%	\$349,840	<b>\$419,000</b>	+ 19.8%
Average Sold Price*	\$187,500	<b>\$570,000</b>	+ 204.0%	\$375,918	<b>\$569,200</b>	+ 51.4%
Percent of Sold Price to List Price*	93.8%	<b>93.2%</b>	- 0.6%	93.5%	<b>93.6%</b>	+ 0.1%
Total Days on Market	104	<b>204</b>	+ 96.3%	102	<b>174</b>	+ 70.6%
Active Listings	NA	<b>207</b>	--	--	--	--
Pending Sales**	NA	<b>4</b>	--	--	--	--

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

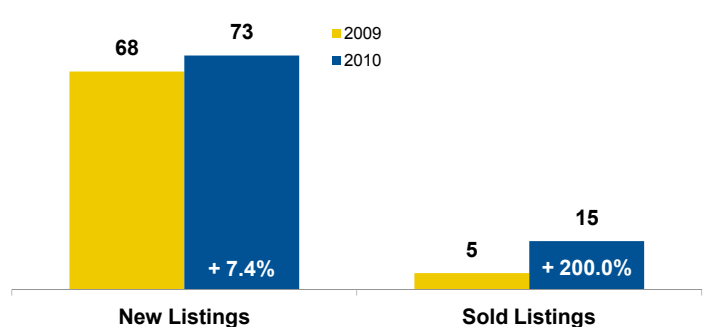
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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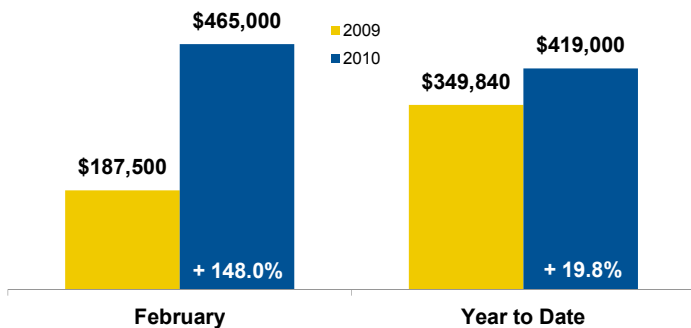
#### Activity—Most Recent Month



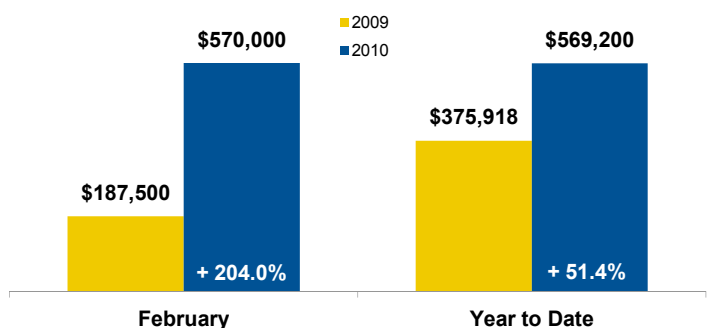
#### Activity—Year to Date



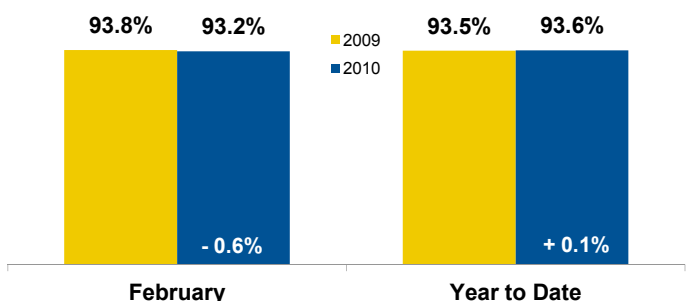
#### Median Sold Price\*



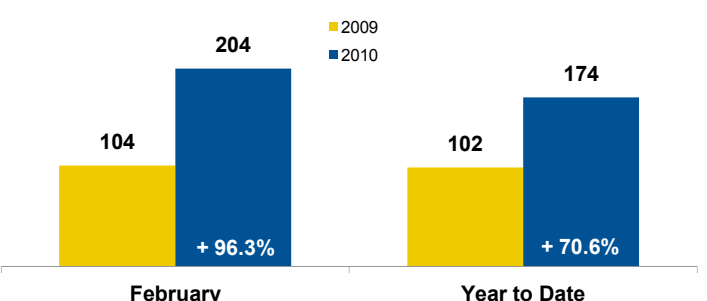
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Teller County

## February

## Year to Date

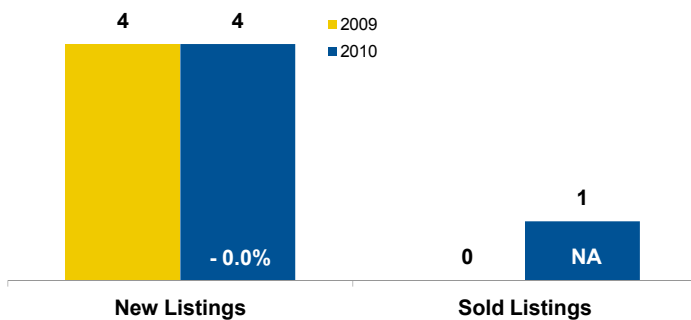
	2009	2010	Change	2009	2010	Change
New Listings	4	4	- 0.0%	5	7	+ 40.0%
Sold Listings	0	1	NA	0	1	NA
Median Sold Price*	\$0	\$73,000	NA	\$0	\$73,000	NA
Average Sold Price*	\$0	\$73,000	NA	\$0	\$73,000	NA
Percent of Sold Price to List Price*	0.0%	86.0%	NA	0.0%	86.0%	NA
Total Days on Market	0	46	NA	0	46	NA
Active Listings	NA	18	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

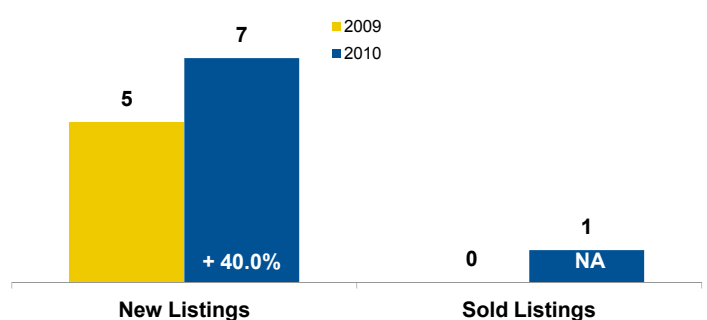
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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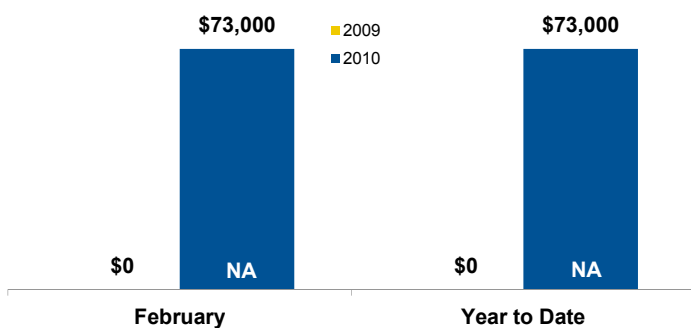
### Activity—Most Recent Month



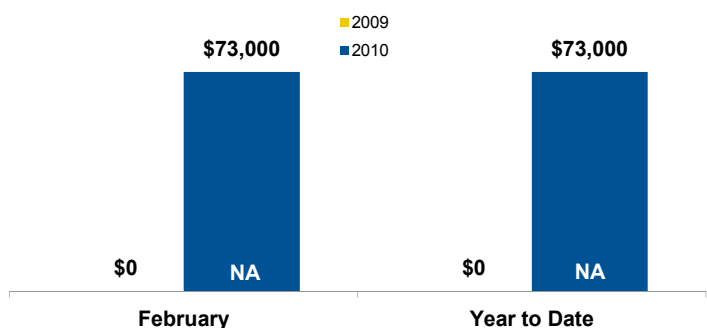
### Activity—Year to Date



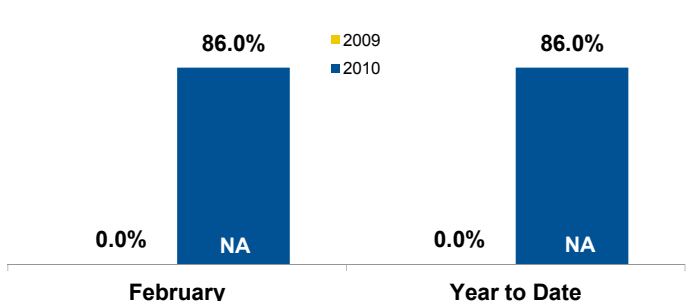
### Median Sold Price\*



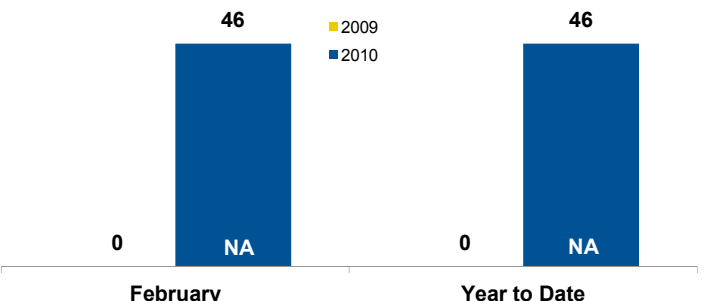
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Weld County

## February

## Year to Date

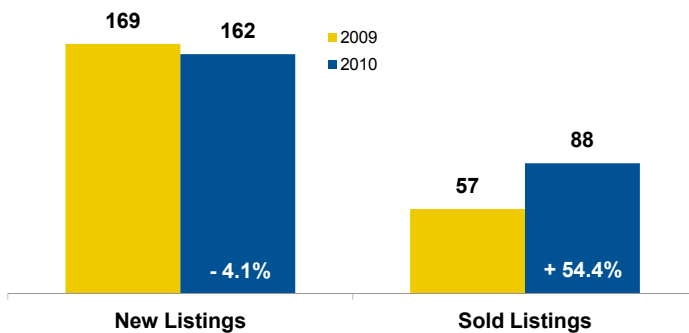
	2009	2010	Change	2009	2010	Change
New Listings	169	162	- 4.1%	349	331	- 5.2%
Sold Listings	57	88	+ 54.4%	122	142	+ 16.4%
Median Sold Price*	\$162,995	\$196,500	+ 20.6%	\$176,750	\$185,013	+ 4.7%
Average Sold Price*	\$204,547	\$199,287	- 2.6%	\$208,167	\$199,788	- 4.0%
Percent of Sold Price to List Price*	97.2%	98.7%	+ 1.5%	97.0%	98.1%	+ 1.1%
Total Days on Market	122	88	- 28.6%	112	91	- 18.4%
Active Listings	NA	532	--	--	--	--
Pending Sales**	NA	17	--	--	--	--

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

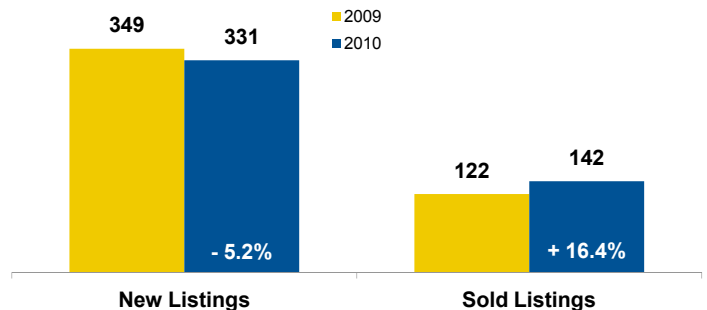
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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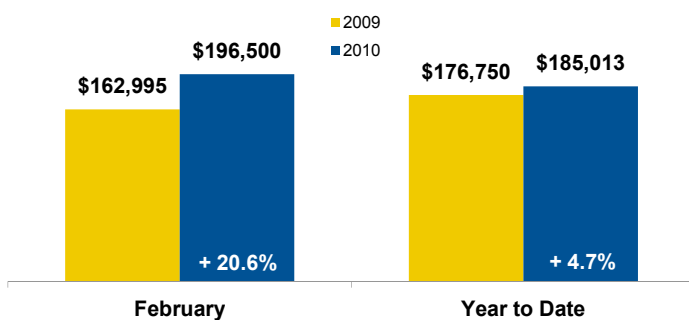
### Activity—Most Recent Month



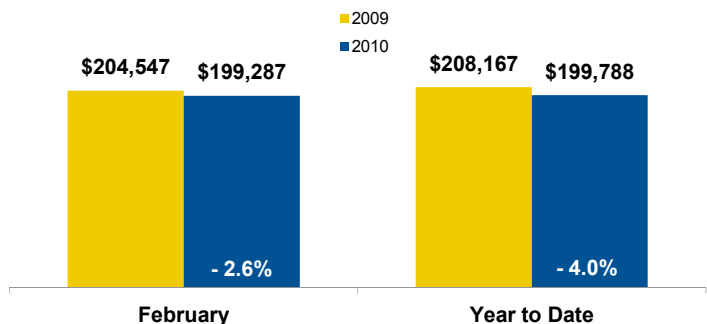
### Activity—Year to Date



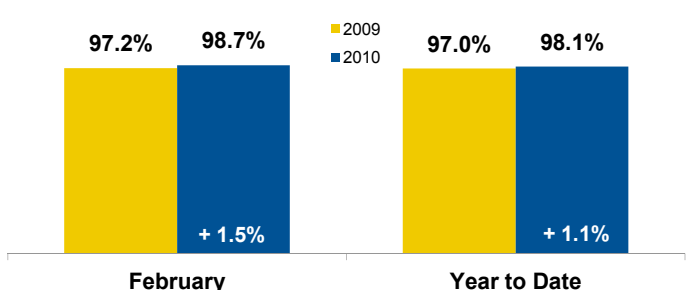
### Median Sold Price\*



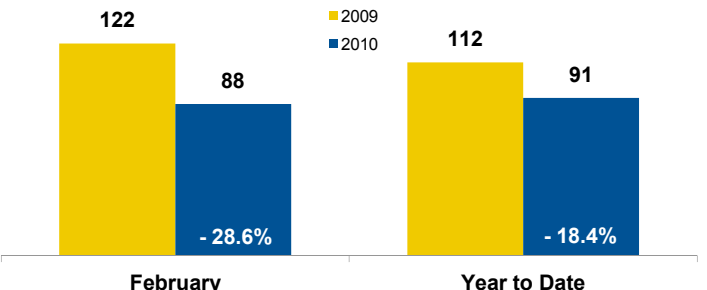
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Denver-Aurora MSA

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

## February

## Year to Date

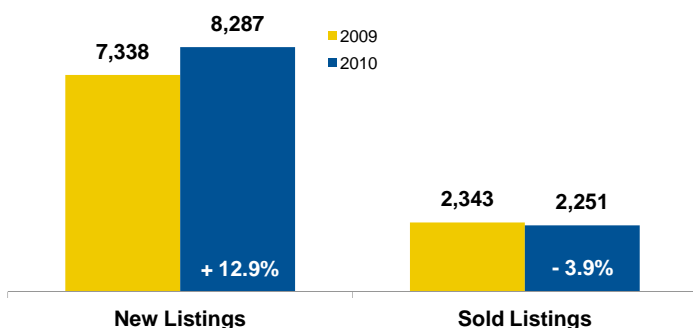
	2009	2010	Change	2009	2010	Change
<b>New Listings</b>	7,338	8,287	+ 12.9%	15,185	16,320	+ 7.5%
<b>Sold Listings</b>	2,343	2,251	- 3.9%	4,678	4,476	- 4.3%
<b>Median Sold Price*</b>	\$170,000	\$203,279	+ 19.6%	\$168,000	\$198,000	+ 17.9%
<b>Average Sold Price*</b>	\$215,158	\$247,061	+ 14.8%	\$293,721	\$290,144	- 1.2%
<b>Percent of Sold Price to List Price*</b>	97.3%	97.7%	+ 0.4%	97.4%	97.5%	+ 0.1%
<b>Total Days on Market</b>	104	90	- 13.7%	101	89	- 12.5%
<b>Active Listings</b>	NA	18,275	--	--	--	--
<b>Pending Sales</b>	NA	446	--	--	--	--

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

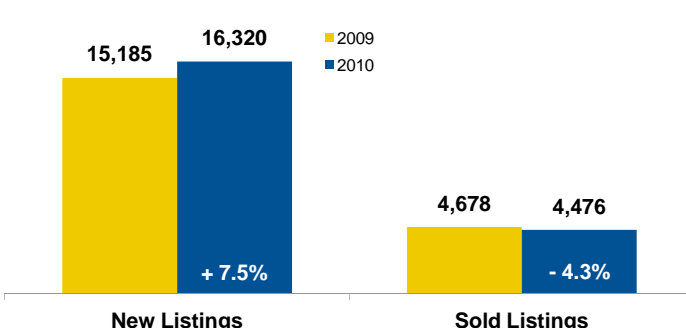
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

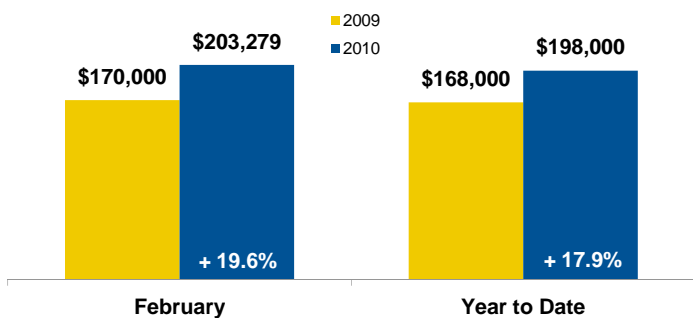
### Activity—Most Recent Month



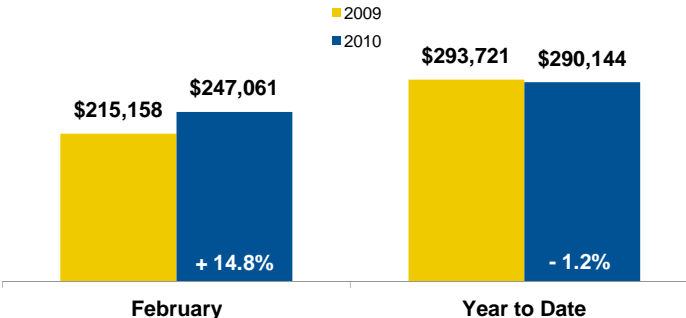
### Activity—Year to Date



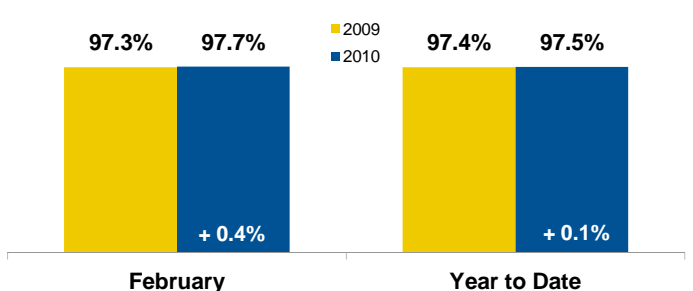
### Median Sold Price\*



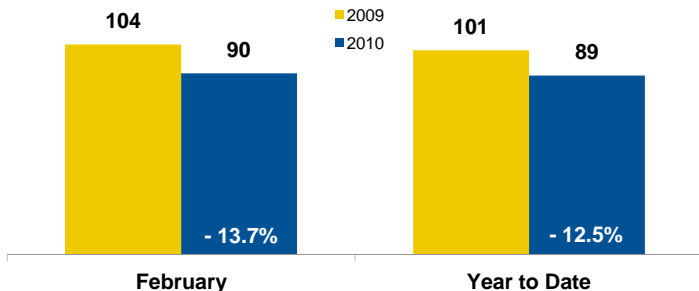
### Average Sold Price\*



### 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

## February

## Year to Date

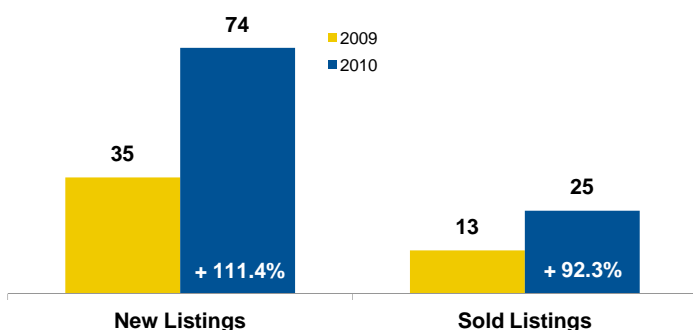
	2009	2010	Change	2009	2010	Change
New Listings	35	74	+ 111.4%	78	137	+ 75.6%
Sold Listings	13	25	+ 92.3%	21	45	+ 114.3%
Median Sold Price*	\$230,000	\$226,420	- 1.6%	\$230,000	\$228,000	- 0.9%
Average Sold Price*	\$245,653	\$242,638	- 1.2%	\$293,721	\$290,144	- 1.2%
Percent of Sold Price to List Price*	97.8%	97.6%	- 0.2%	95.9%	97.5%	+ 1.6%
Total Days on Market	160	92	- 42.7%	161	87	- 45.9%
Active Listings	NA	260	--	--	--	--
Pending Sales	NA	5	--	--	--	--

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

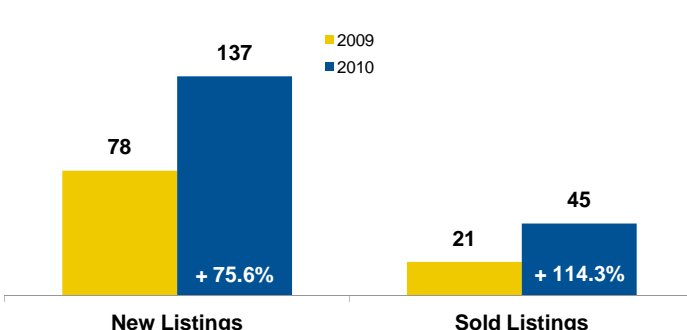
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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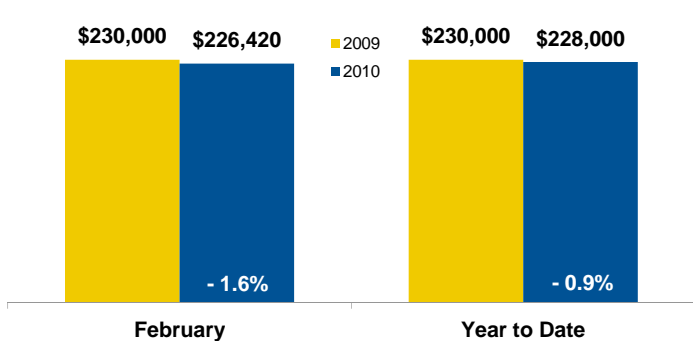
### Activity—Most Recent Month



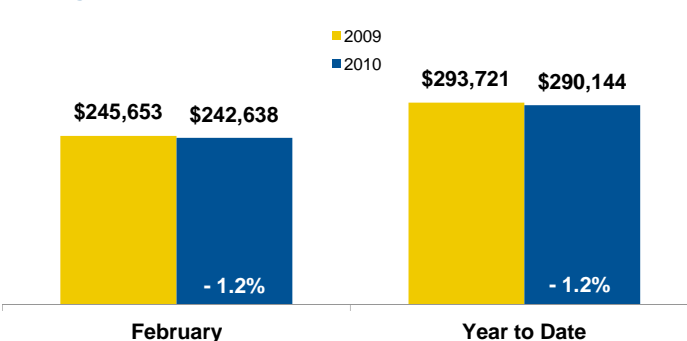
### Activity—Year to Date



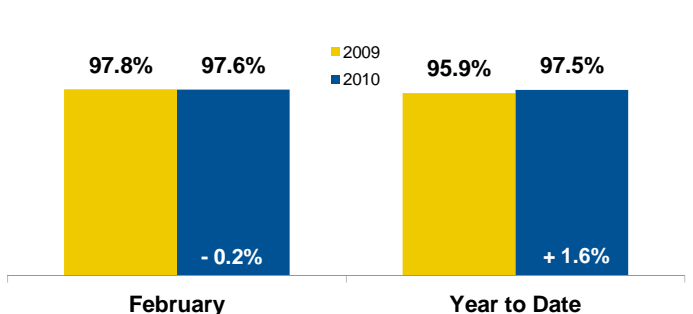
### Median Sold Price\*



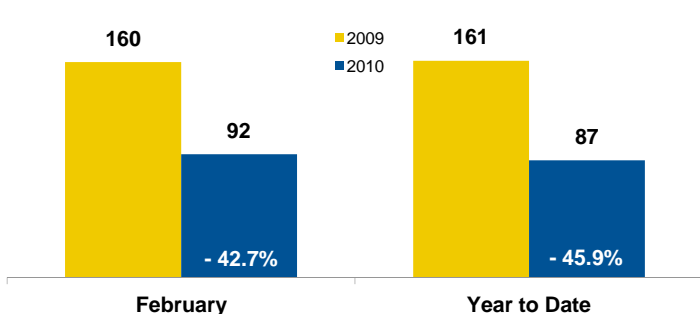
### Average Sold Price\*



### 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

## February

## Year to Date

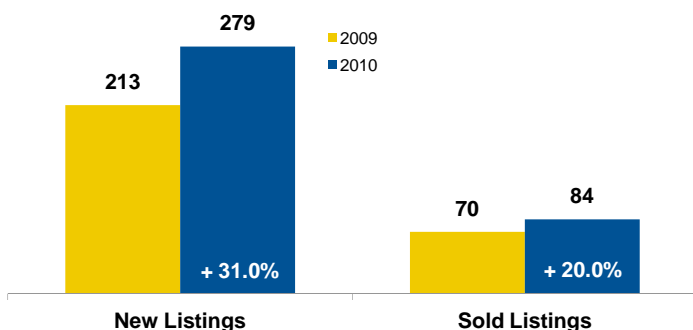
	2009	2010	Change	2009	2010	Change
New Listings	213	279	+ 31.0%	417	535	+ 28.3%
Sold Listings	70	84	+ 20.0%	140	147	+ 5.0%
Median Sold Price*	\$246,000	\$275,000	+ 11.8%	\$265,000	\$271,500	+ 2.5%
Average Sold Price*	\$278,334	\$340,742	+ 22.4%	\$299,657	\$350,427	+ 16.9%
Percent of Sold Price to List Price*	96.1%	97.5%	+ 1.5%	95.9%	97.3%	+ 1.5%
Total Days on Market	109	97	- 10.9%	113	94	- 16.6%
Active Listings	NA	685	--	--	--	--
Pending Sales	NA	5	--	--	--	--

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

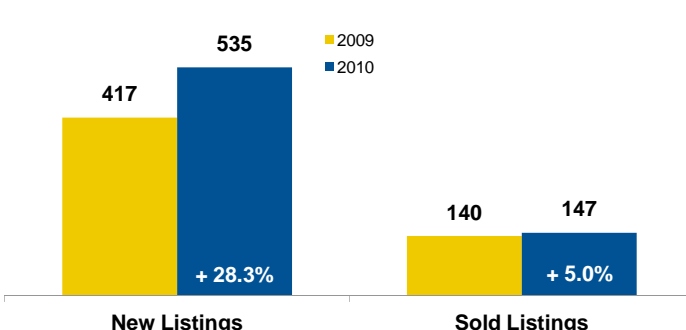
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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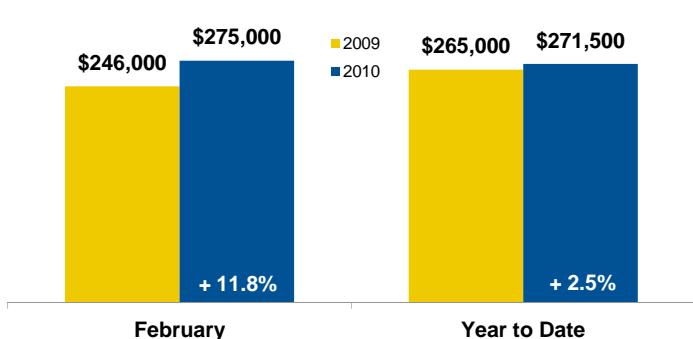
### Activity—Most Recent Month



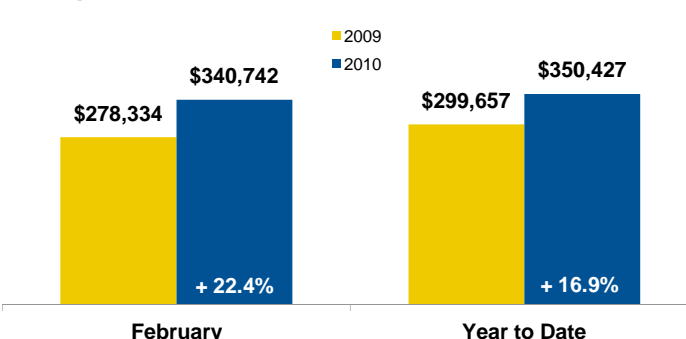
### Activity—Year to Date



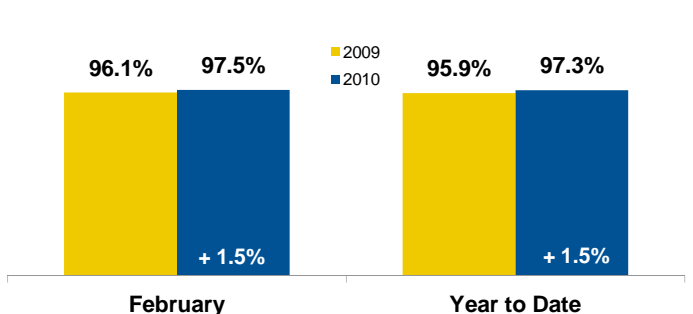
### Median Sold Price\*



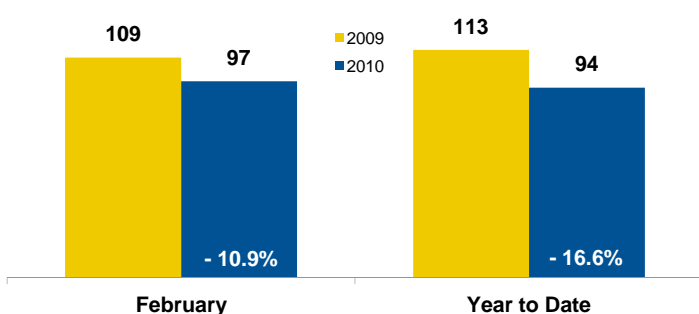
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Fort Collins-Loveland MSA

Includes Larimer County

## February

## Year to Date

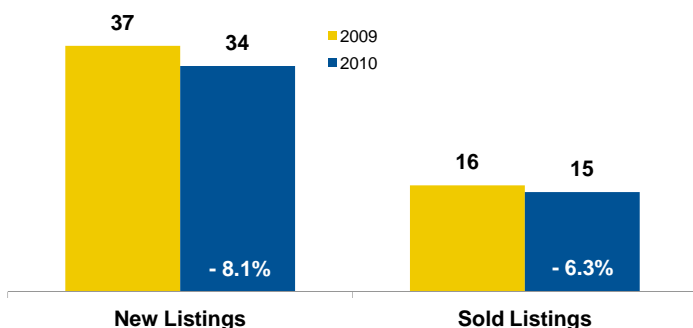
	2009	2010	Change	2009	2010	Change
New Listings	37	34	- 8.1%	76	71	- 6.6%
Sold Listings	16	15	- 6.3%	21	31	+ 47.6%
Median Sold Price*	\$195,500	\$260,000	+ 33.0%	\$195,500	\$225,000	+ 15.1%
Average Sold Price*	\$243,006	\$269,570	+ 10.9%	\$233,869	\$287,445	+ 22.9%
Percent of Sold Price to List Price*	97.5%	97.5%	+ 0.0%	97.7%	98.1%	+ 0.4%
Total Days on Market	95	122	+ 29.0%	99	111	+ 12.0%
Active Listings	NA	174	--	--	--	--
Pending Sales	NA	0	--	--	--	--

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

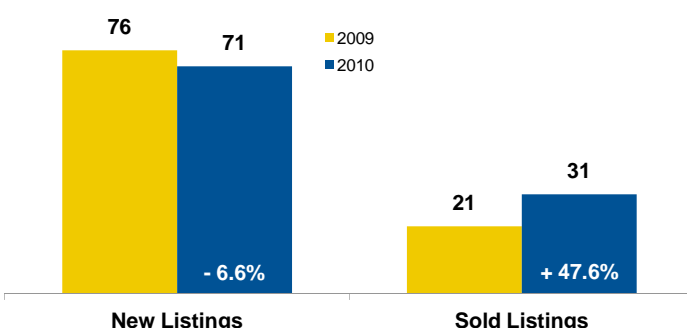
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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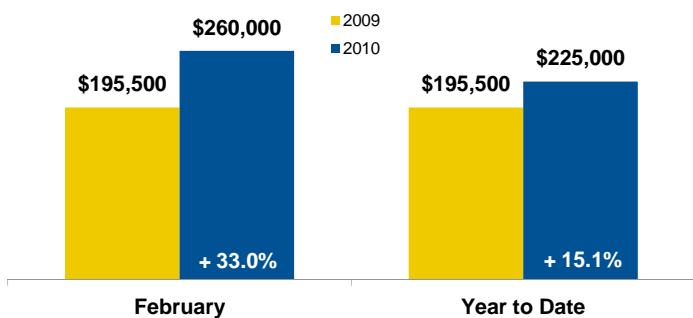
### Activity—Most Recent Month



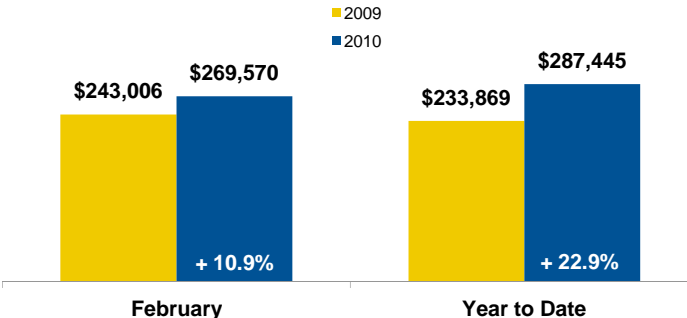
### Activity—Year to Date



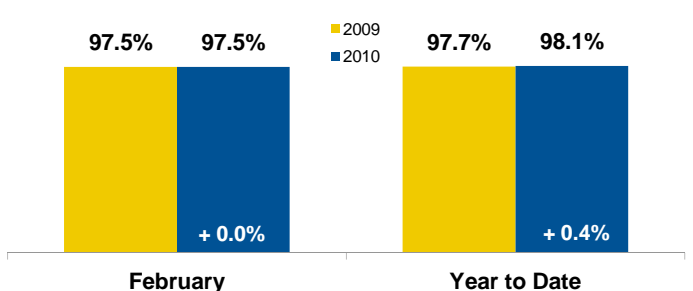
### Median Sold Price\*



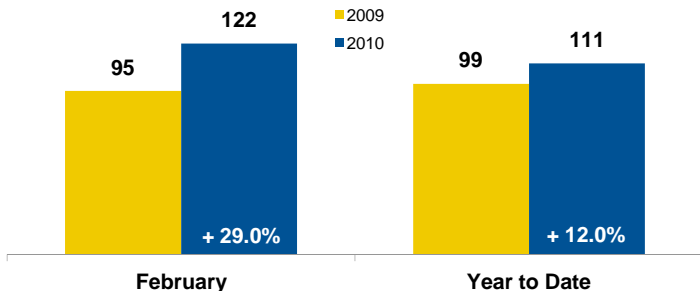
### Average Sold Price\*



### 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

## February

## Year to Date

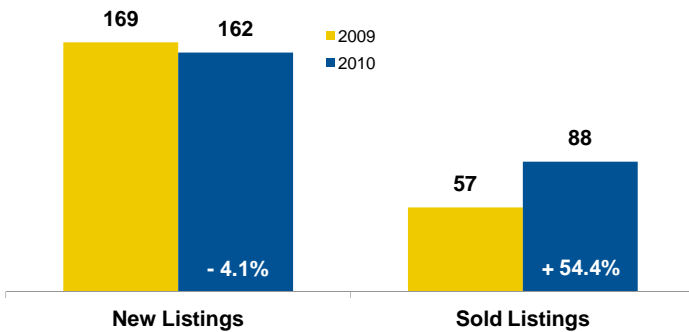
	2009	2010	Change	2009	2010	Change
New Listings	169	162	- 4.1%	349	331	- 5.2%
Sold Listings	57	88	+ 54.4%	122	142	+ 16.4%
Median Sold Price*	\$162,995	\$196,500	+ 20.6%	\$176,750	\$185,013	+ 4.7%
Average Sold Price*	\$204,547	\$199,287	- 2.6%	\$208,167	\$199,788	- 4.0%
Percent of Sold Price to List Price*	97.2%	98.7%	+ 1.5%	97.0%	98.1%	+ 1.1%
Total Days on Market	122	88	- 28.6%	112	91	- 18.4%
Active Listings	NA	532	--	--	--	--
Pending Sales	NA	17	--	--	--	--

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

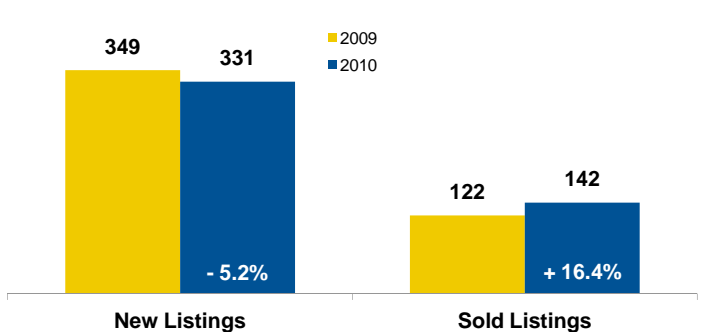
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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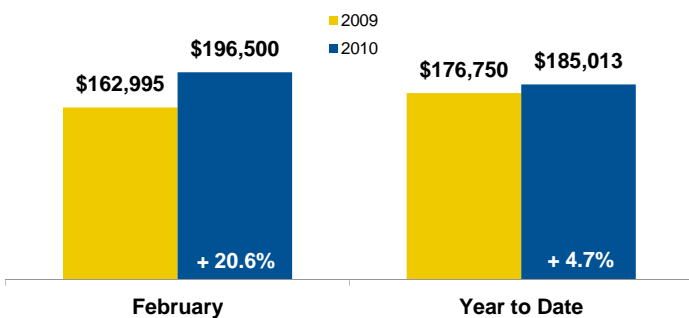
### Activity—Most Recent Month



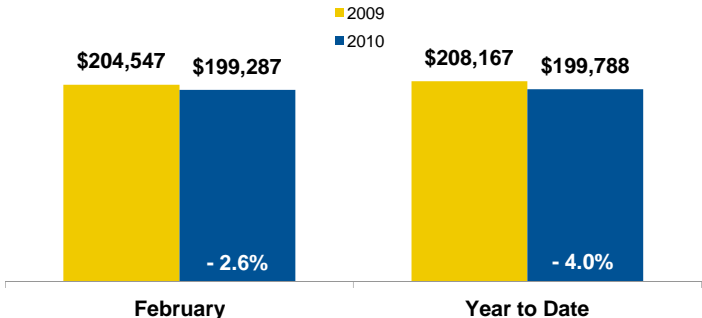
### Activity—Year to Date



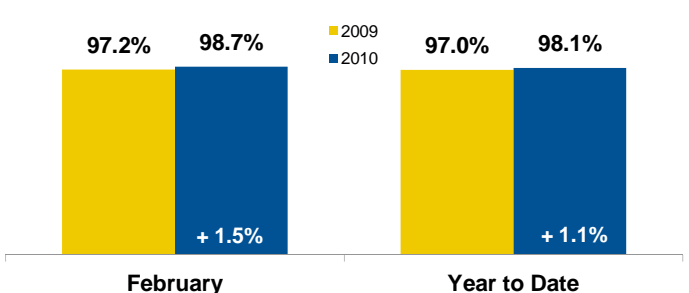
### Median Sold Price\*



### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market

