



METROLIST®

Local Market Updates

January 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

January

Year to Date

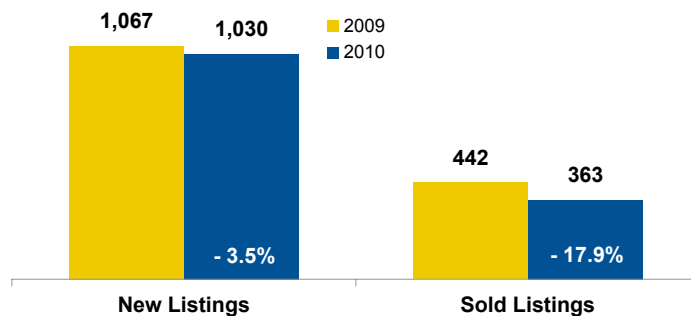
	2009	2010	Change	2009	2010	Change
New Listings	1,067	1,030	- 3.5%	1,067	1,030	- 3.5%
Sold Listings	442	363	- 17.9%	442	363	- 17.9%
Median Sold Price*	\$125,000	\$148,000	+ 18.4%	\$125,000	\$148,000	+ 18.4%
Average Sold Price*	\$148,618	\$171,239	+ 15.2%	\$148,618	\$171,239	+ 15.2%
Percent of Sold Price to List Price*	98.5%	99.7%	+ 1.2%	98.5%	99.7%	+ 1.2%
Total Days on Market	93	77	- 17.5%	93	77	- 17.5%
Active Listings	NA	2,001	--	--	--	--
Pending Sales**	NA	54	--	--	--	--

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

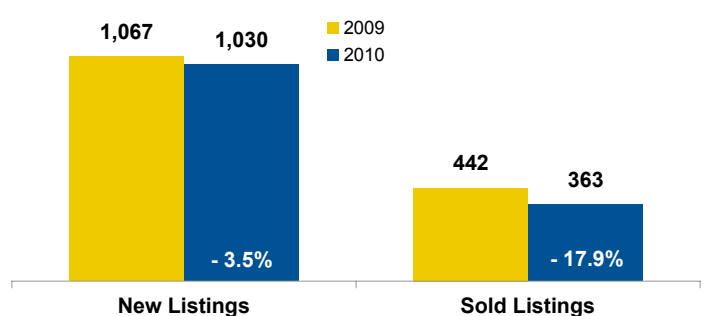
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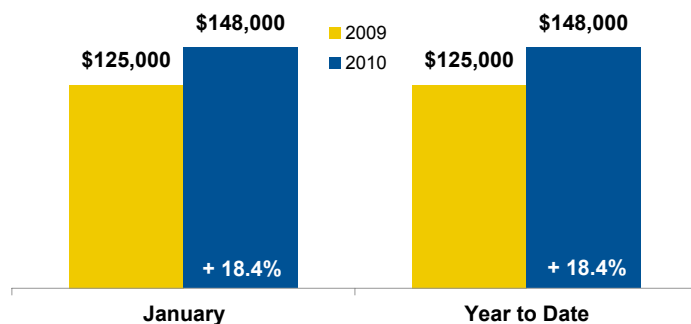
Activity—Most Recent Month



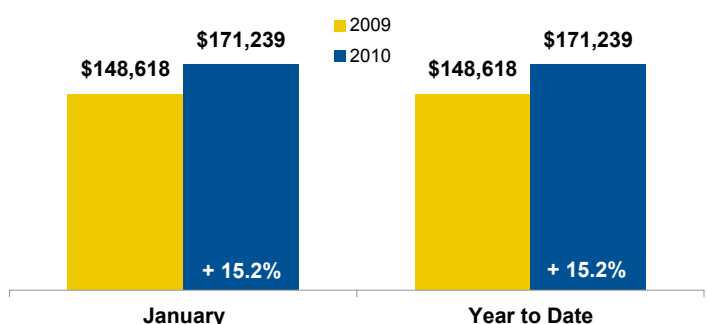
Activity—Year to Date



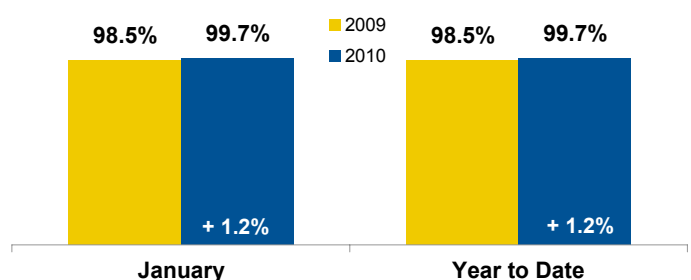
Median Sold Price*



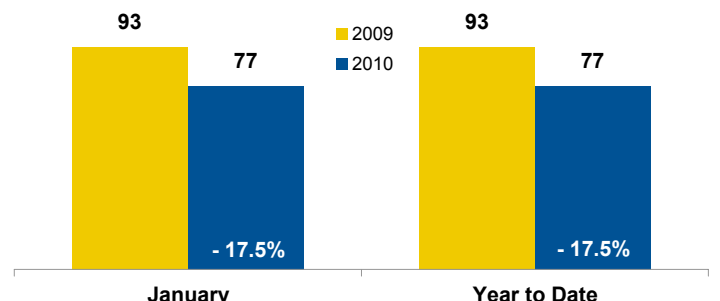
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Arapahoe County

January

Year to Date

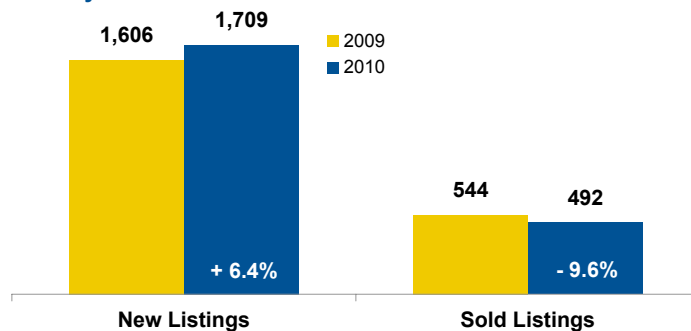
	2009	2010	Change	2009	2010	Change
New Listings	1,606	1,709	+ 6.4%	1,606	1,709	+ 6.4%
Sold Listings	544	492	- 9.6%	544	492	- 9.6%
Median Sold Price*	\$162,125	\$175,600	+ 8.3%	\$162,125	\$175,600	+ 8.3%
Average Sold Price*	\$194,095	\$220,328	+ 13.5%	\$194,095	\$220,328	+ 13.5%
Percent of Sold Price to List Price*	97.4%	98.3%	+ 0.8%	97.4%	98.3%	+ 0.8%
Total Days on Market	96	78	- 17.9%	96	78	- 17.9%
Active Listings	NA	3,273	--	--	--	--
Pending Sales**	NA	76	--	--	--	--

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

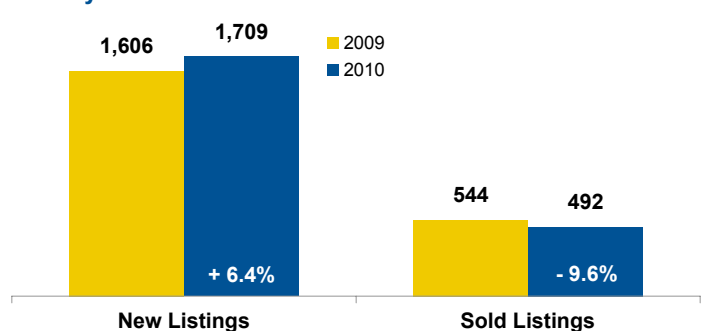
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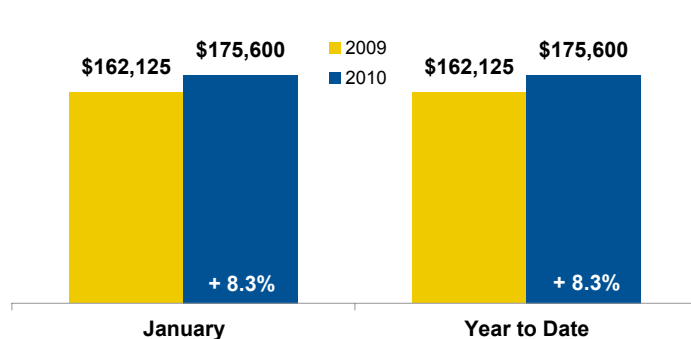
Activity—Most Recent Month



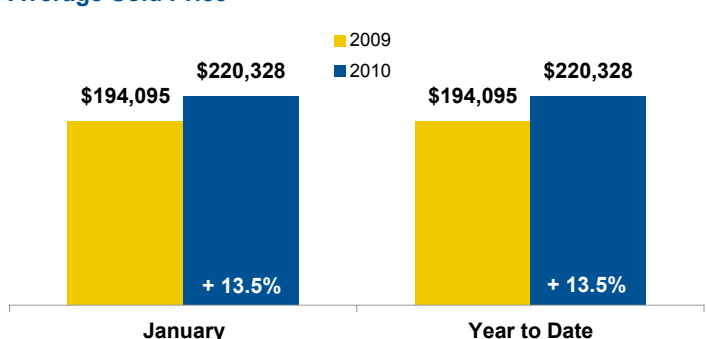
Activity—Year to Date



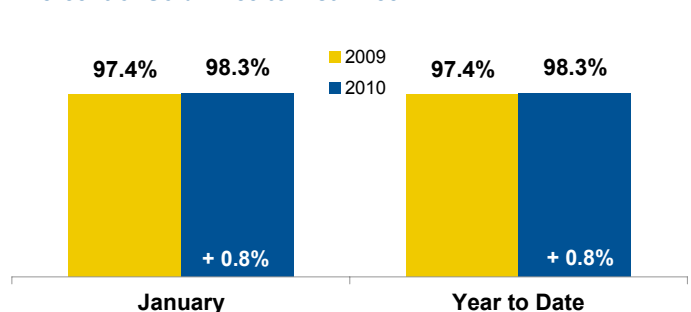
Median Sold Price*



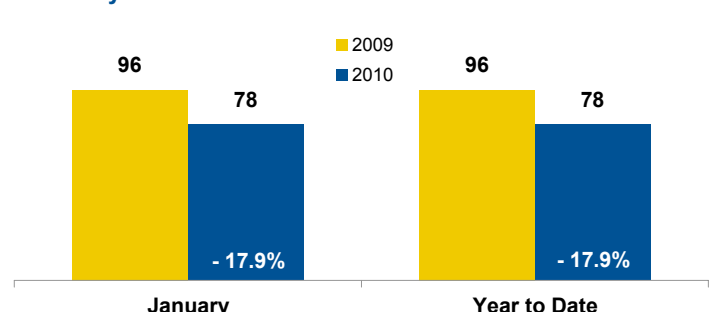
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder County

January

Year to Date

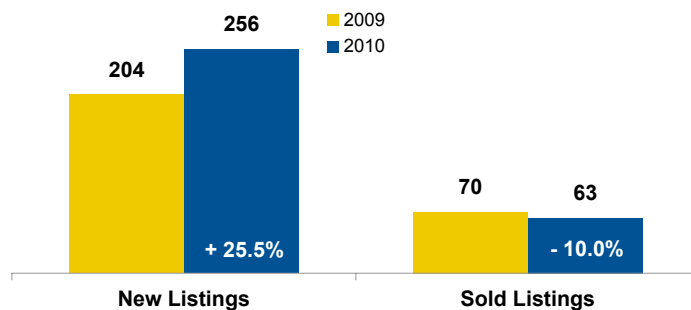
	2009	2010	Change	2009	2010	Change
New Listings	204	256	+ 25.5%	204	256	+ 25.5%
Sold Listings	70	63	- 10.0%	70	63	- 10.0%
Median Sold Price*	\$275,000	\$267,000	- 2.9%	\$275,000	\$267,000	- 2.9%
Average Sold Price*	\$320,980	\$363,186	+ 13.1%	\$320,980	\$363,186	+ 13.1%
Percent of Sold Price to List Price*	95.6%	97.1%	+ 1.5%	95.6%	97.1%	+ 1.5%
Total Days on Market	117	90	- 22.9%	117	90	- 22.9%
Active Listings	NA	609	--	--	--	--
Pending Sales**	NA	12	--	--	--	--

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

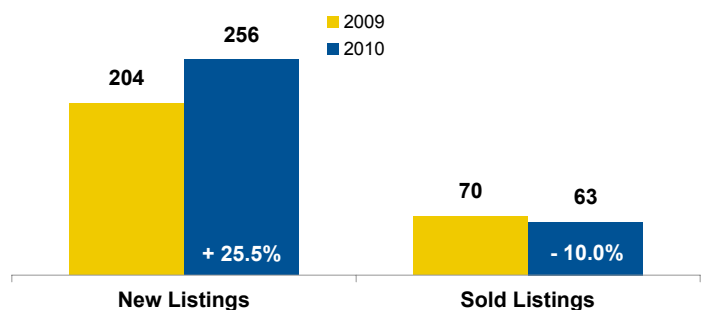
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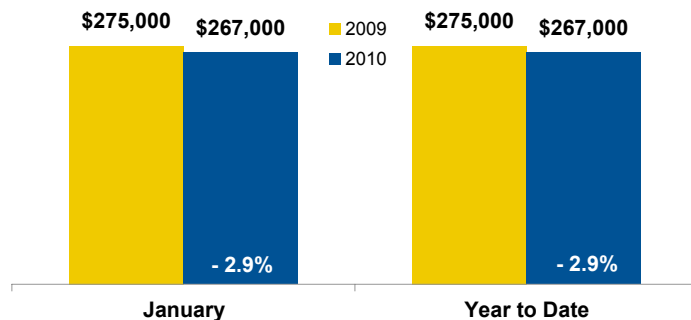
Activity—Most Recent Month



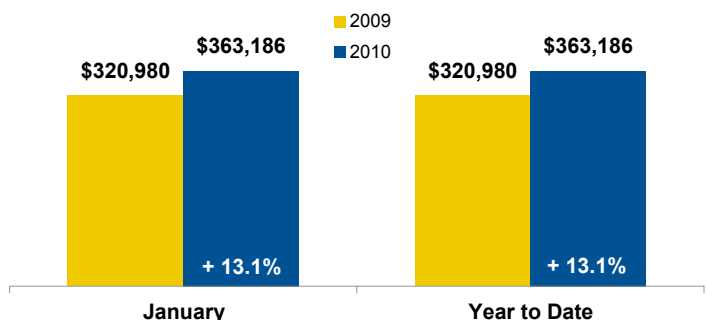
Activity—Year to Date



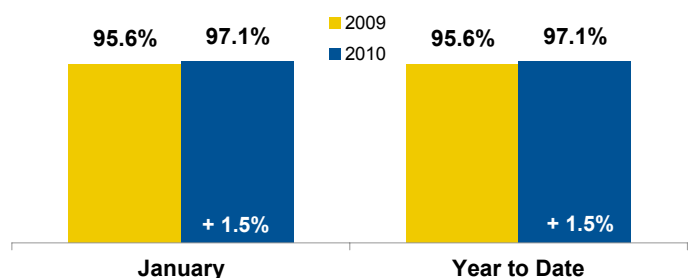
Median Sold Price*



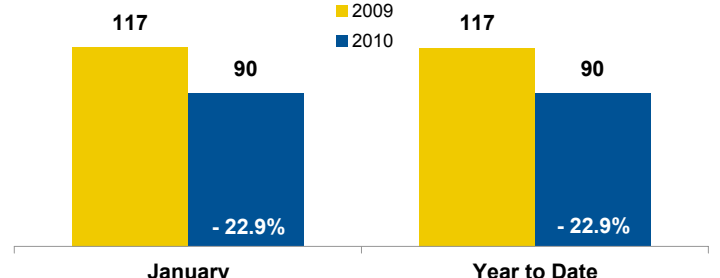
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Broomfield County

January

Year to Date

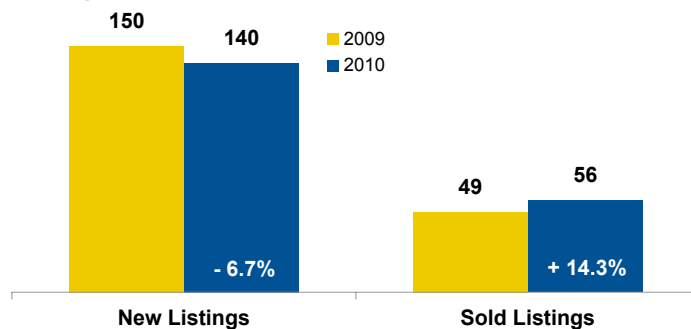
	2009	2010	Change	2009	2010	Change
New Listings	150	140	- 6.7%	150	140	- 6.7%
Sold Listings	49	56	+ 14.3%	49	56	+ 14.3%
Median Sold Price*	\$275,050	\$248,750	- 9.6%	\$275,050	\$248,750	- 9.6%
Average Sold Price*	\$308,394	\$270,752	- 12.2%	\$308,394	\$270,752	- 12.2%
Percent of Sold Price to List Price*	96.7%	97.0%	+ 0.3%	96.7%	97.0%	+ 0.3%
Total Days on Market	108	78	- 28.1%	108	78	- 28.1%
Active Listings	NA	293	--	--	--	--
Pending Sales**	NA	2	--	--	--	--

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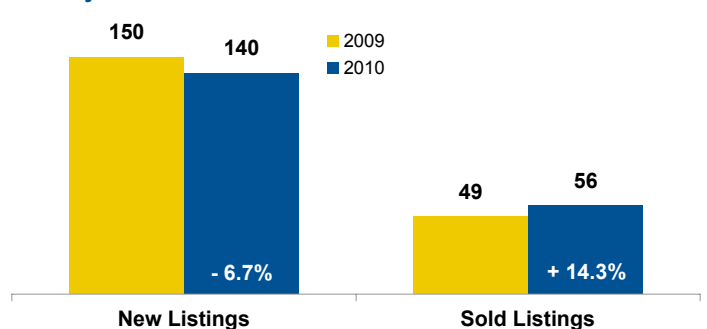
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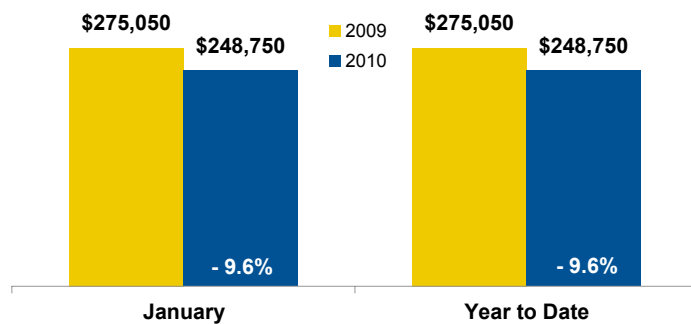
Activity—Most Recent Month



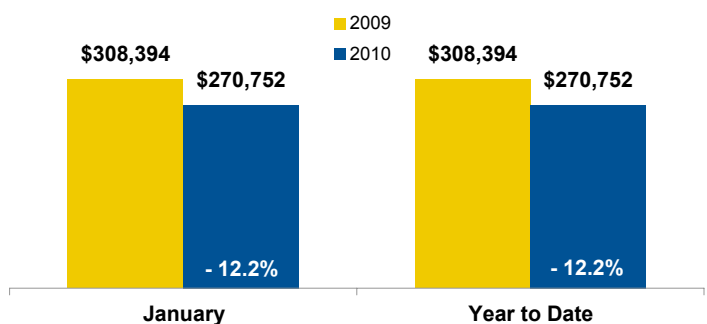
Activity—Year to Date



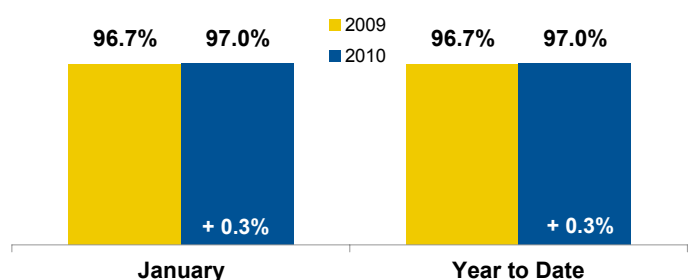
Median Sold Price*



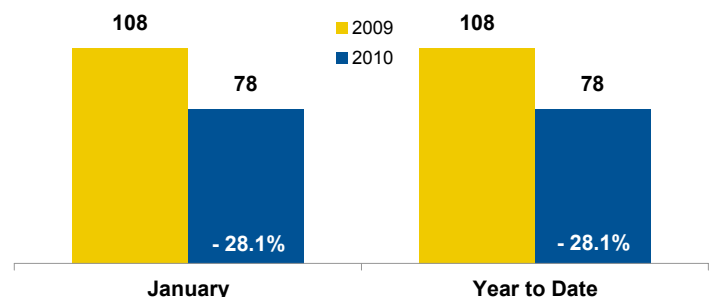
Average Sold Price*



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

January

Year to Date

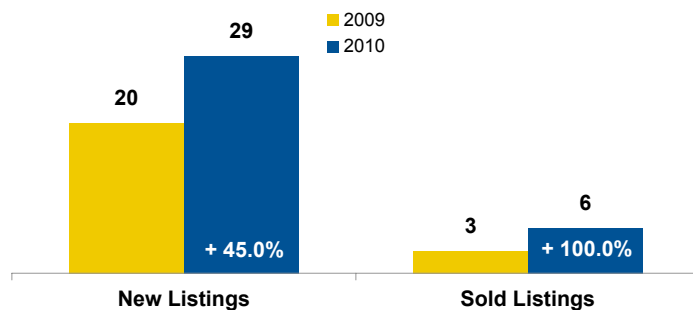
	2009	2010	Change	2009	2010	Change
New Listings	20	29	+ 45.0%	20	29	+ 45.0%
Sold Listings	3	6	+ 100.0%	3	6	+ 100.0%
Median Sold Price*	\$299,900	\$209,200	- 30.2%	\$299,900	\$209,200	- 30.2%
Average Sold Price*	\$386,967	\$254,150	- 34.3%	\$386,967	\$254,150	- 34.3%
Percent of Sold Price to List Price*	95.1%	96.4%	+ 1.4%	95.1%	96.4%	+ 1.4%
Total Days on Market	192	200	+ 4.3%	192	200	+ 4.3%
Active Listings	NA	139	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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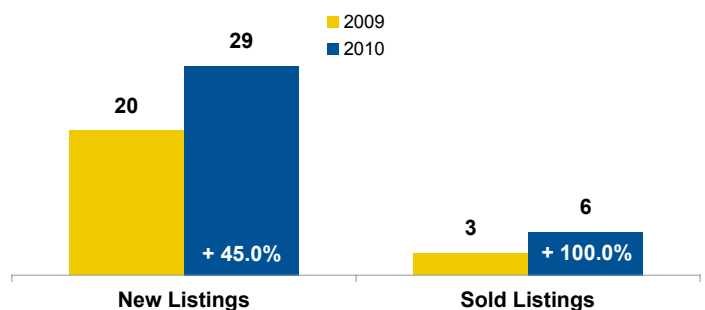
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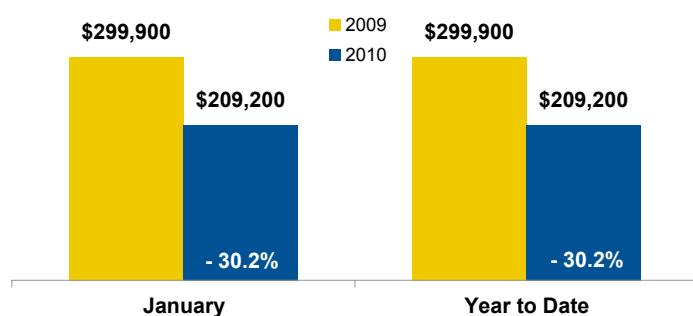
Activity—Most Recent Month



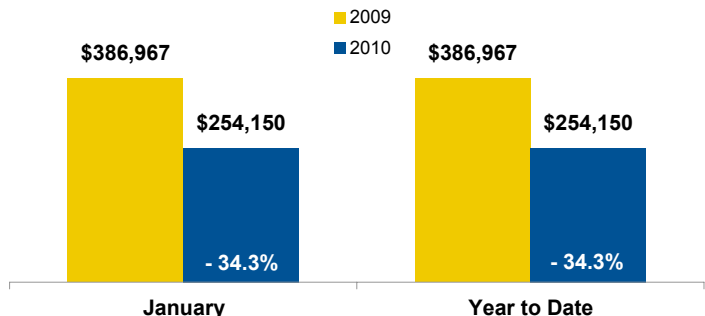
Activity—Year to Date



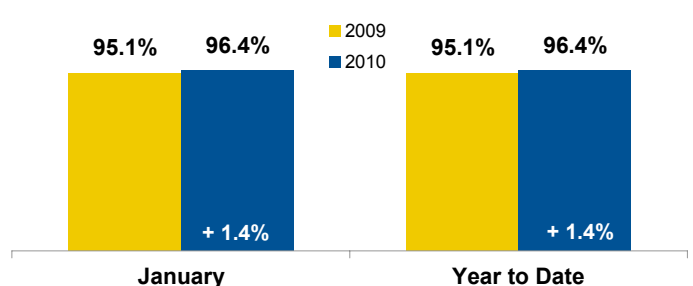
Median Sold Price*



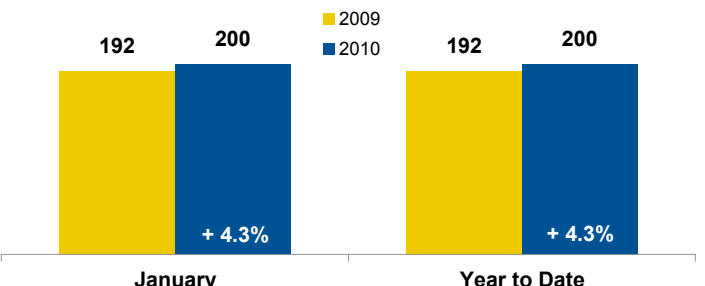
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver County

January

Year to Date

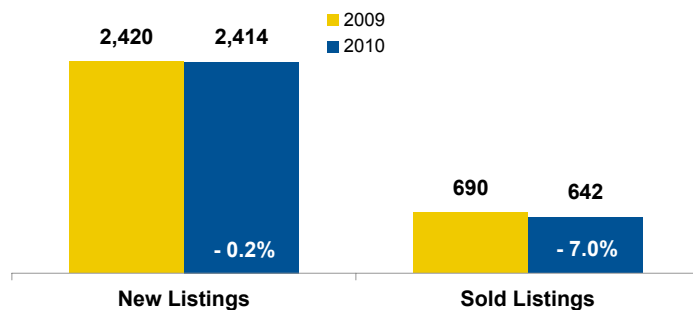
	2009	2010	Change	2009	2010	Change
New Listings	2,420	2,414	- 0.2%	2,420	2,414	- 0.2%
Sold Listings	690	642	- 7.0%	690	642	- 7.0%
Median Sold Price*	\$130,675	\$170,350	+ 30.4%	\$130,675	\$170,350	+ 30.4%
Average Sold Price*	\$200,027	\$235,003	+ 17.5%	\$200,027	\$235,003	+ 17.5%
Percent of Sold Price to List Price*	97.7%	98.7%	+ 1.0%	97.7%	98.7%	+ 1.0%
Total Days on Market	101	85	- 15.9%	101	85	- 15.9%
Active Listings	NA	4,886	--	--	--	--
Pending Sales**	NA	84	--	--	--	--

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

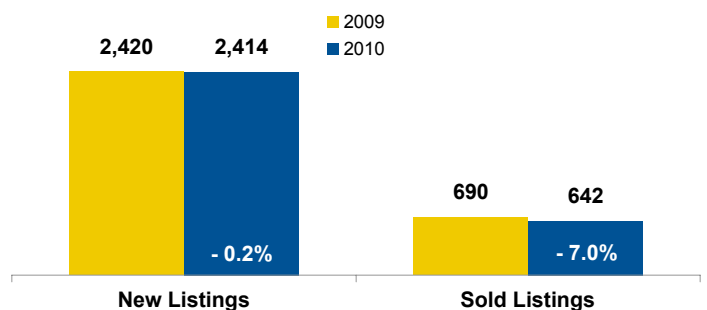
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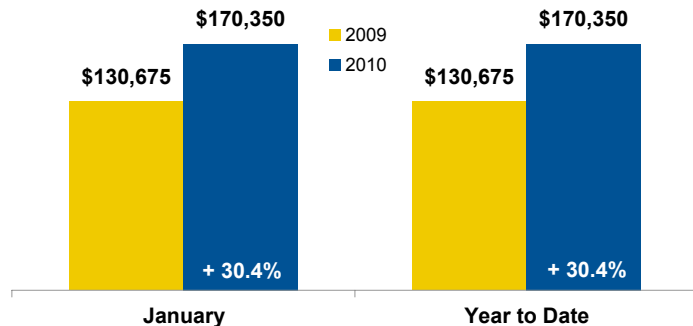
Activity—Most Recent Month



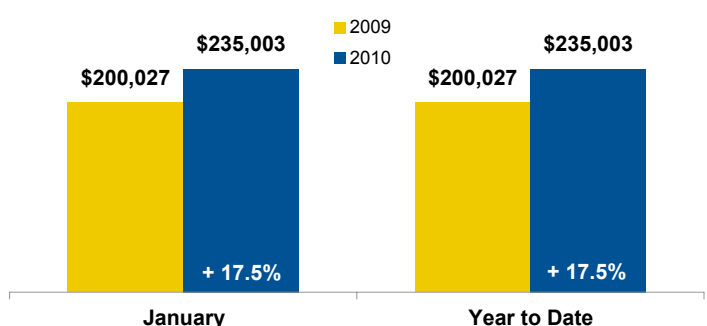
Activity—Year to Date



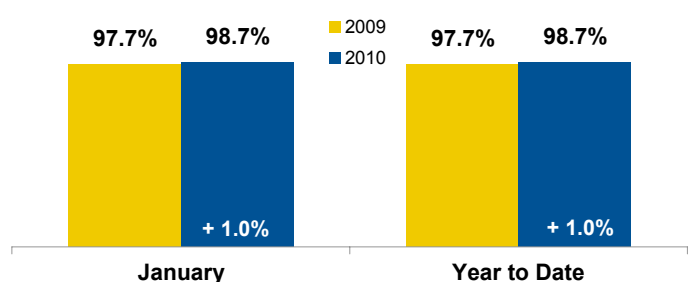
Median Sold Price*



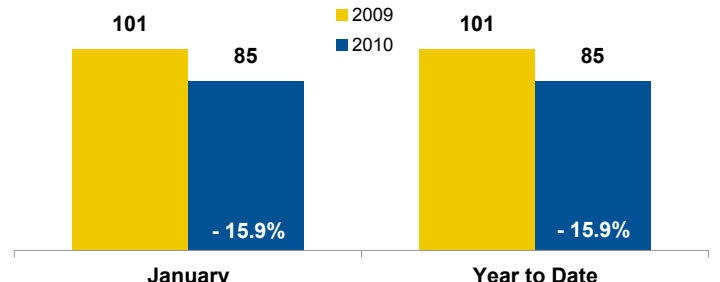
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Douglas County

January

Year to Date

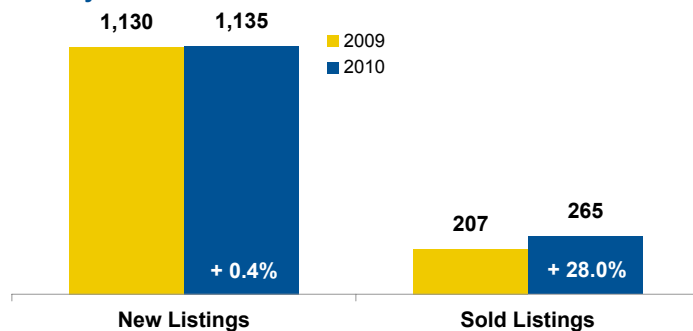
	2009	2010	Change	2009	2010	Change
New Listings	1,130	1,135	+ 0.4%	1,130	1,135	+ 0.4%
Sold Listings	207	265	+ 28.0%	207	265	+ 28.0%
Median Sold Price*	\$295,000	\$285,000	- 3.4%	\$295,000	\$285,000	- 3.4%
Average Sold Price*	\$353,097	\$332,871	- 5.7%	\$353,097	\$332,871	- 5.7%
Percent of Sold Price to List Price*	96.4%	96.1%	- 0.4%	96.4%	96.1%	- 0.4%
Total Days on Market	118	111	- 6.0%	118	111	- 6.0%
Active Listings	NA	2,654	--	--	--	--
Pending Sales**	NA	37	--	--	--	--

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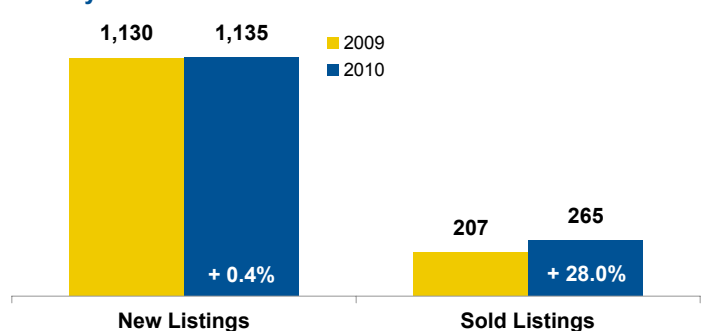
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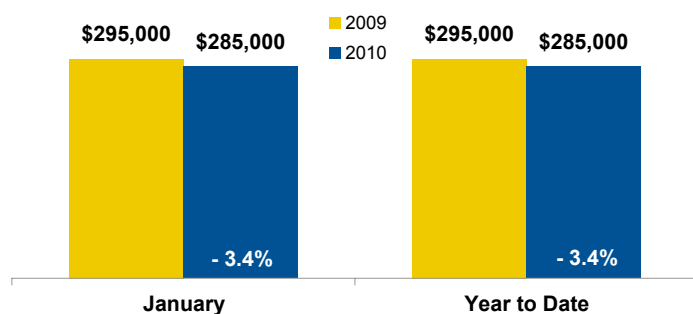
Activity—Most Recent Month



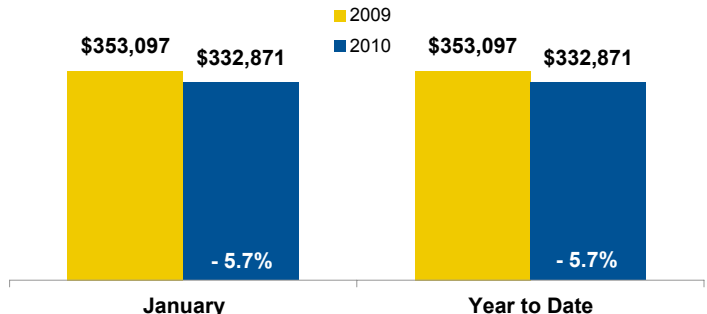
Activity—Year to Date



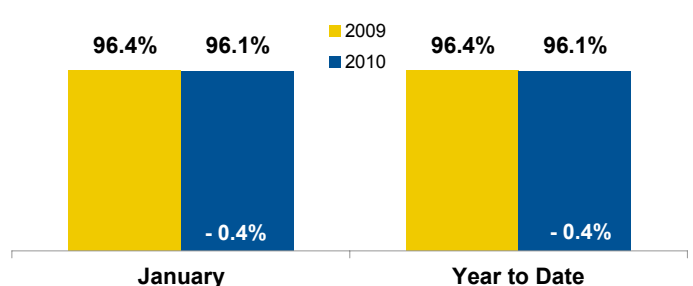
Median Sold Price*



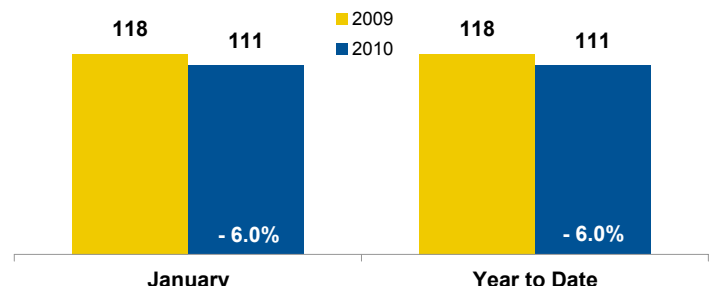
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Elbert County

January

Year to Date

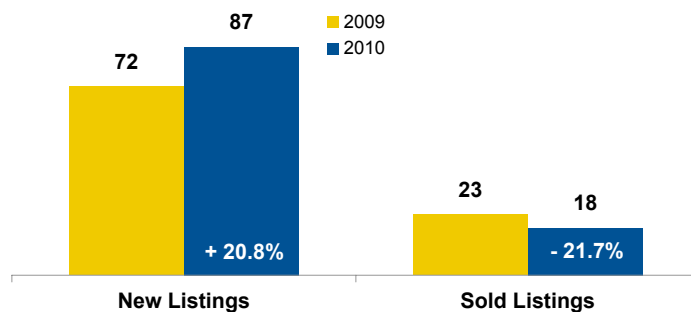
	2009	2010	Change	2009	2010	Change
New Listings	72	87	+ 20.8%	72	87	+ 20.8%
Sold Listings	23	18	- 21.7%	23	18	- 21.7%
Median Sold Price*	\$175,000	\$257,500	+ 47.1%	\$175,000	\$257,500	+ 47.1%
Average Sold Price*	\$224,321	\$300,086	+ 33.8%	\$224,321	\$300,086	+ 33.8%
Percent of Sold Price to List Price*	92.6%	95.8%	+ 3.5%	92.6%	95.8%	+ 3.5%
Total Days on Market	121	142	+ 16.6%	121	142	+ 16.6%
Active Listings	NA	248	--	--	--	--
Pending Sales**	NA	2	--	--	--	--

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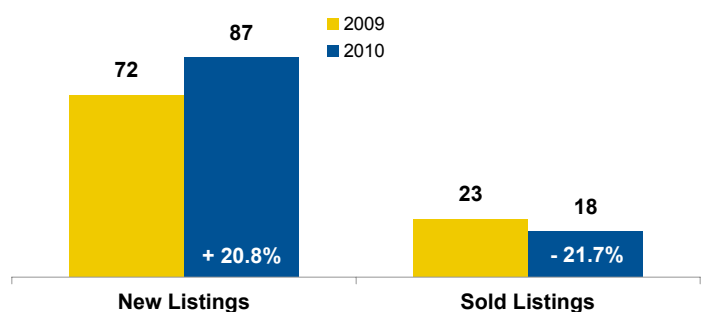
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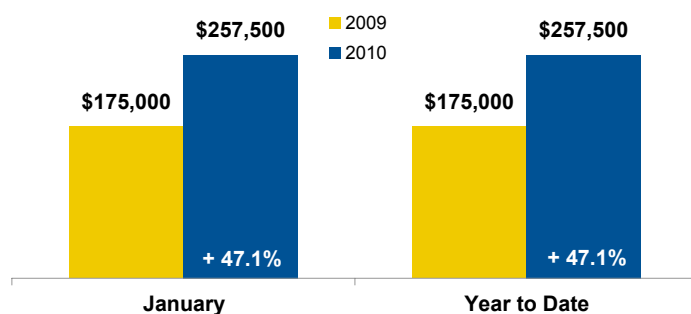
Activity—Most Recent Month



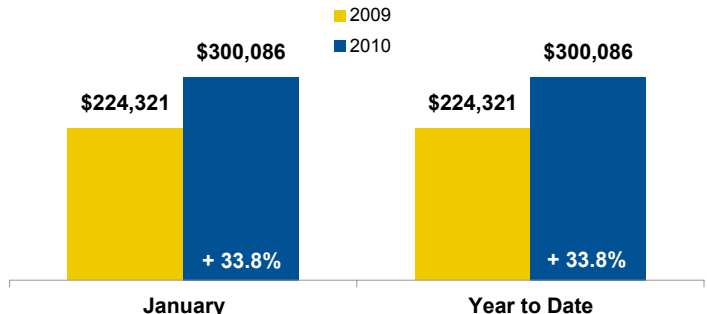
Activity—Year to Date



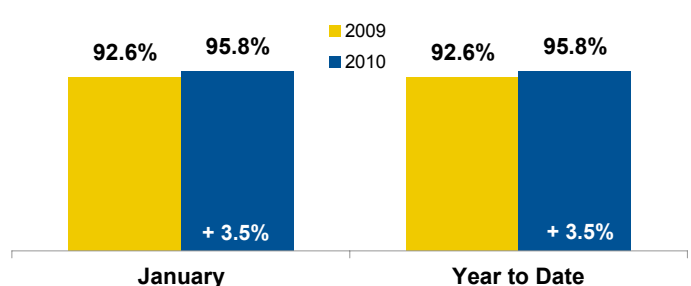
Median Sold Price*



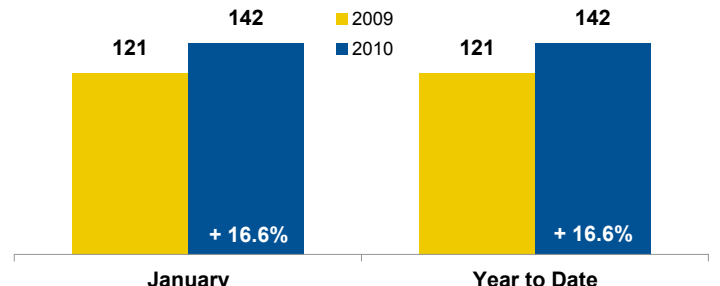
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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El Paso County

January

Year to Date

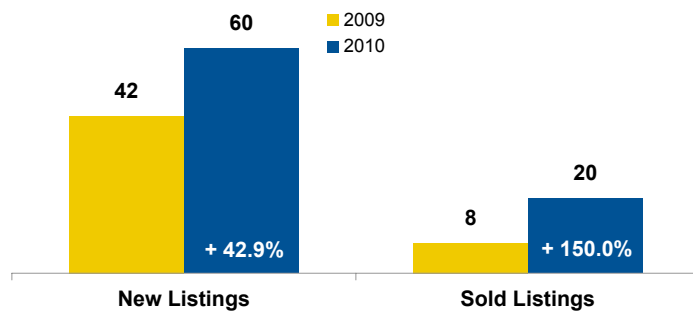
	2009	2010	Change	2009	2010	Change
New Listings	42	60	+ 42.9%	42	60	+ 42.9%
Sold Listings	8	20	+ 150.0%	8	20	+ 150.0%
Median Sold Price*	\$245,478	\$260,710	+ 6.2%	\$245,478	\$260,710	+ 6.2%
Average Sold Price*	\$371,832	\$349,526	- 6.0%	\$371,832	\$349,526	- 6.0%
Percent of Sold Price to List Price*	92.9%	97.2%	+ 4.7%	92.9%	97.2%	+ 4.7%
Total Days on Market	162	81	- 50.1%	162	81	- 50.1%
Active Listings	NA	228	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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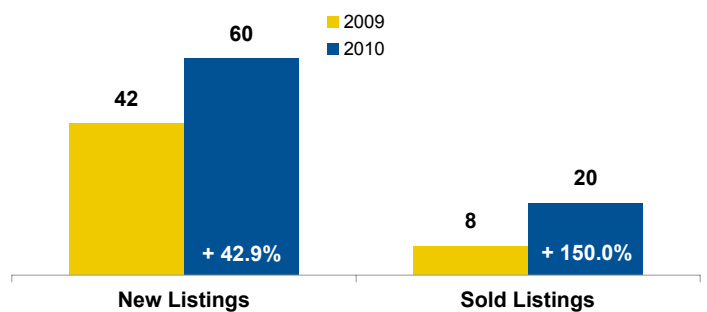
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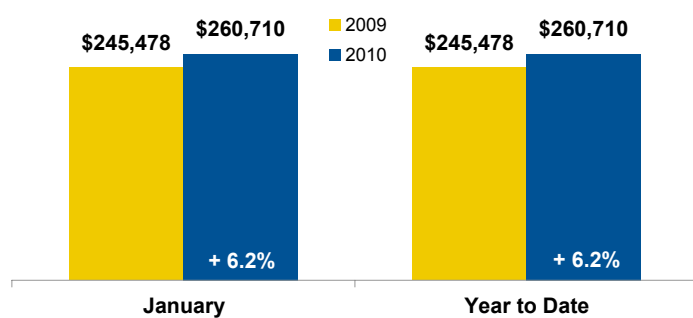
Activity—Most Recent Month



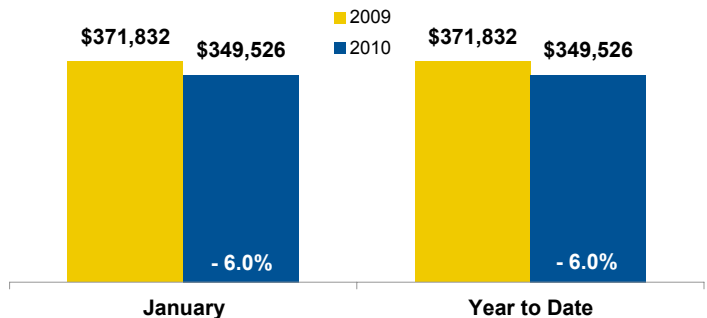
Activity—Year to Date



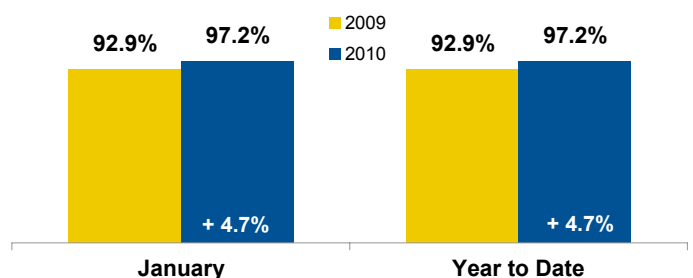
Median Sold Price*



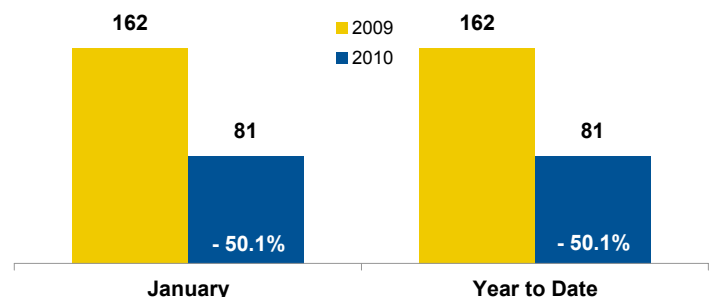
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Gilpin County

January

Year to Date

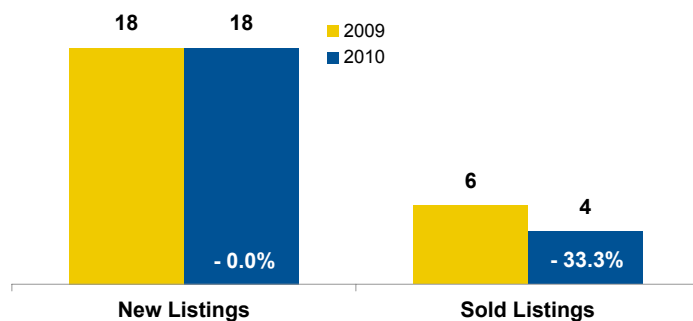
	2009	2010	Change	2009	2010	Change
New Listings	18	18	- 0.0%	18	18	- 0.0%
Sold Listings	6	4	- 33.3%	6	4	- 33.3%
Median Sold Price*	\$158,500	\$249,500	+ 57.4%	\$158,500	\$249,500	+ 57.4%
Average Sold Price*	\$165,083	\$245,500	+ 48.7%	\$165,083	\$245,500	+ 48.7%
Percent of Sold Price to List Price*	98.9%	89.9%	- 9.1%	98.9%	89.9%	- 9.1%
Total Days on Market	61	149	+ 144.8%	61	149	+ 144.8%
Active Listings	NA	91	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

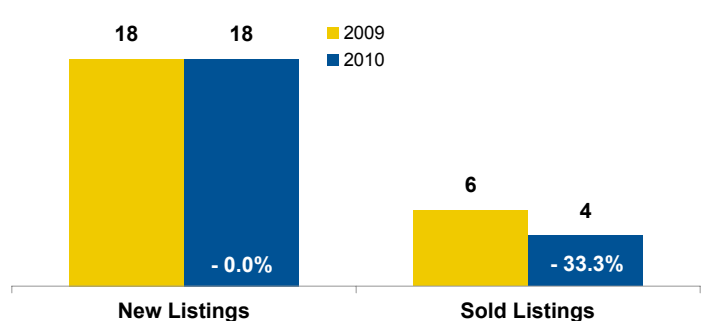
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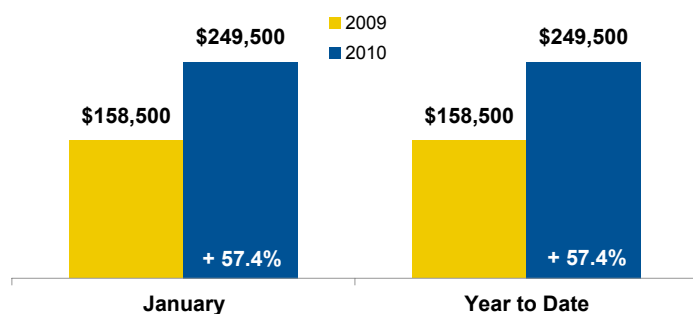
Activity—Most Recent Month



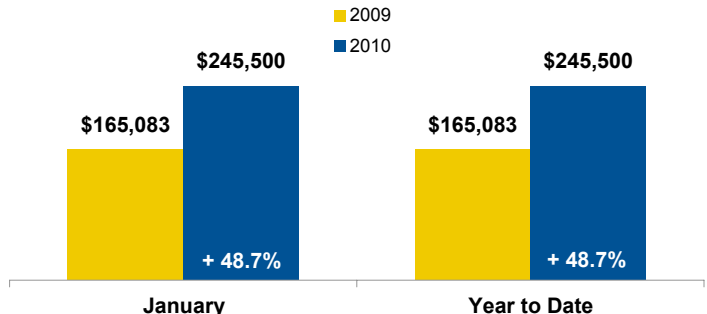
Activity—Year to Date



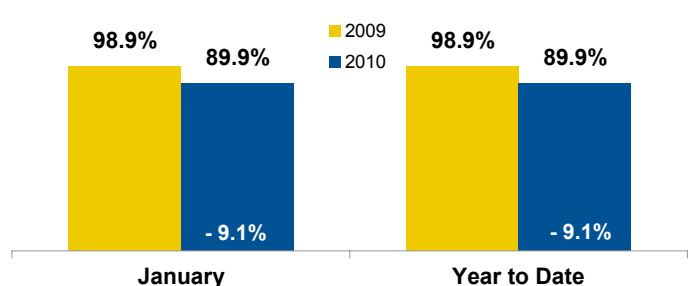
Median Sold Price*



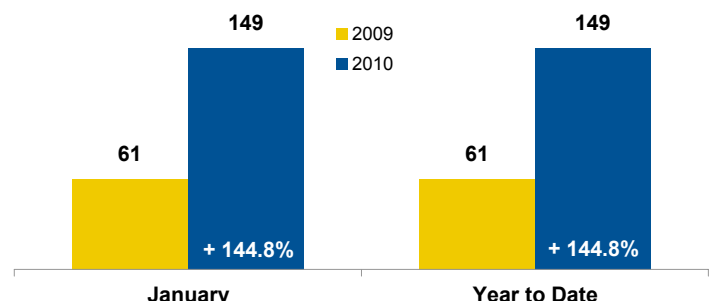
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Jefferson County

January

Year to Date

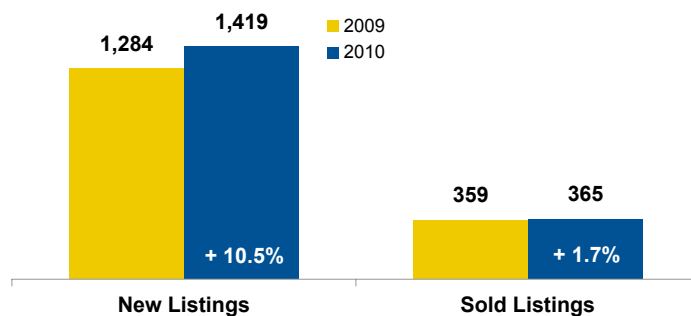
	2009	2010	Change	2009	2010	Change
New Listings	1,284	1,419	+ 10.5%	1,284	1,419	+ 10.5%
Sold Listings	359	365	+ 1.7%	359	365	+ 1.7%
Median Sold Price*	\$192,250	\$200,000	+ 4.0%	\$192,250	\$200,000	+ 4.0%
Average Sold Price*	\$237,620	\$246,050	+ 3.5%	\$237,620	\$246,050	+ 3.5%
Percent of Sold Price to List Price*	97.0%	97.7%	+ 0.8%	97.0%	97.7%	+ 0.8%
Total Days on Market	88	92	+ 4.8%	88	92	+ 4.8%
Active Listings	NA	3,015	--	--	--	--
Pending Sales**	NA	37	--	--	--	--

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

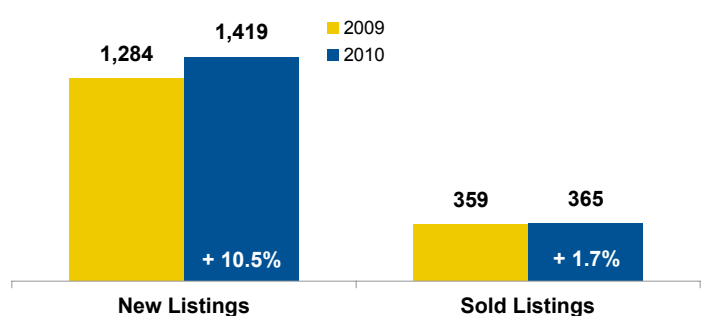
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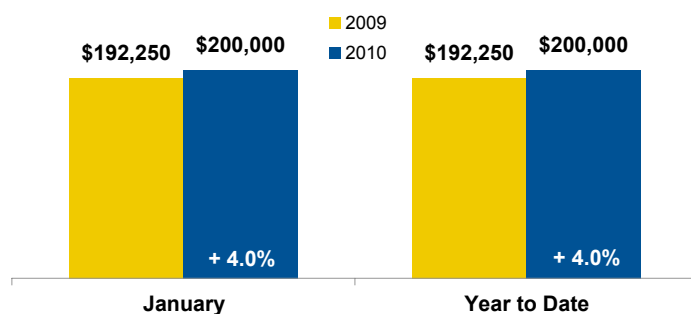
Activity—Most Recent Month



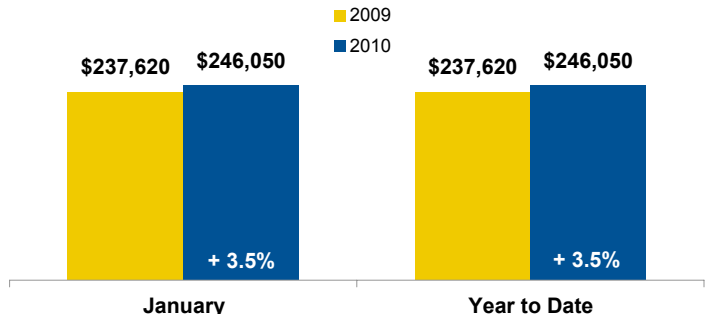
Activity—Year to Date



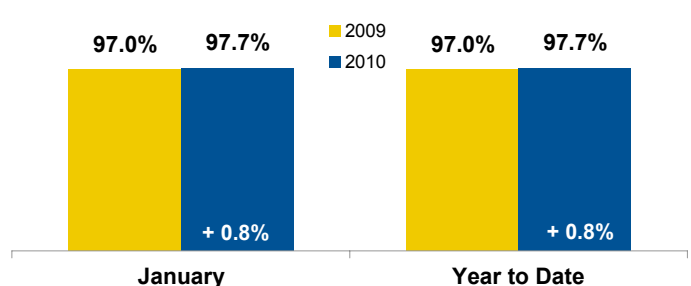
Median Sold Price*



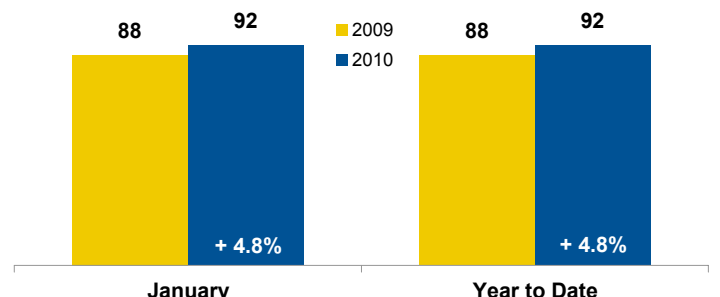
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Larimer County

January

Year to Date

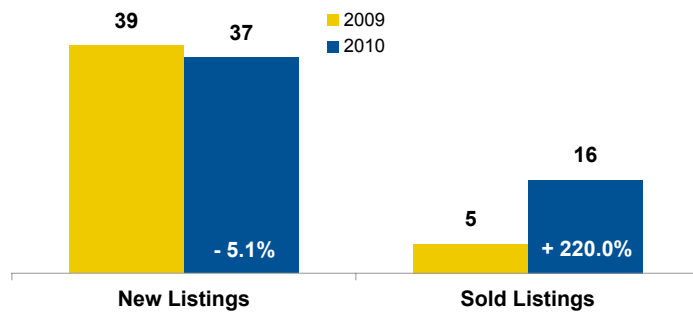
	2009	2010	Change	2009	2010	Change
New Listings	39	37	- 5.1%	39	37	- 5.1%
Sold Listings	5	16	+ 220.0%	5	16	+ 220.0%
Median Sold Price*	\$192,765	\$216,403	+ 12.3%	\$192,765	\$216,403	+ 12.3%
Average Sold Price*	\$197,320	\$304,203	+ 54.2%	\$197,320	\$304,203	+ 54.2%
Percent of Sold Price to List Price*	98.6%	98.7%	+ 0.1%	98.6%	98.7%	+ 0.1%
Total Days on Market	112	100	- 11.0%	112	100	- 11.0%
Active Listings	NA	164	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

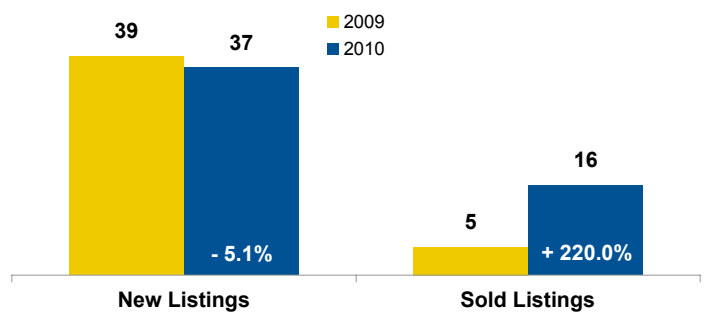
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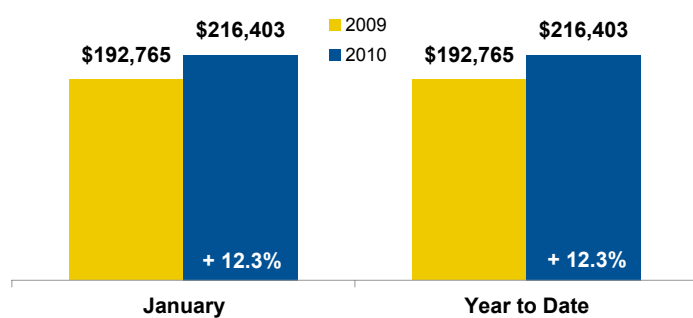
Activity—Most Recent Month



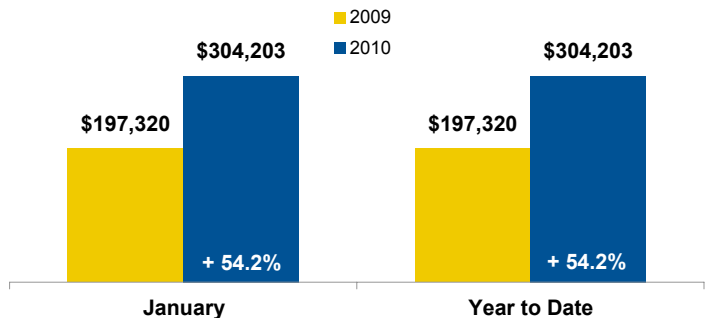
Activity—Year to Date



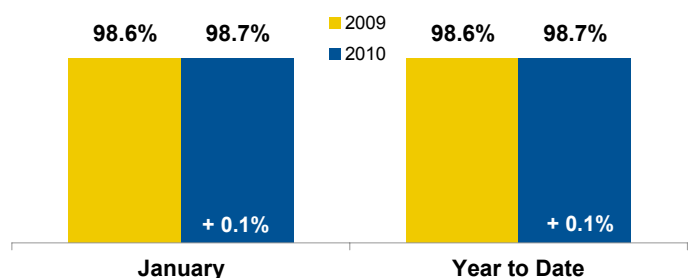
Median Sold Price*



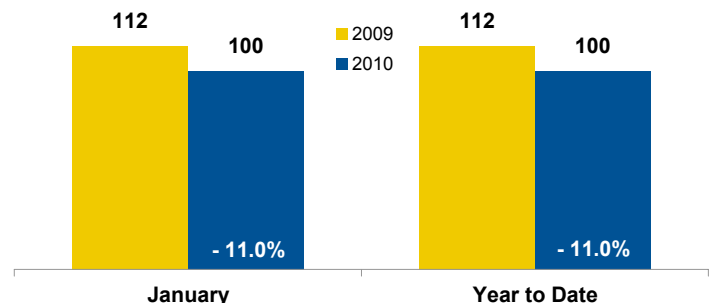
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Morgan County

January

Year to Date

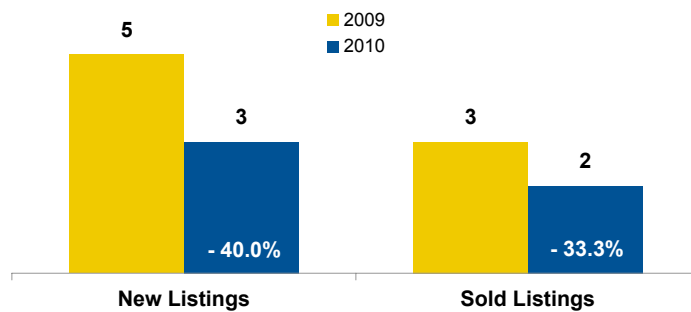
	2009	2010	Change	2009	2010	Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sold Price*	\$80,000	\$114,750	+ 43.4%	\$80,000	\$114,750	+ 43.4%
Average Sold Price*	\$114,667	\$114,750	+ 0.1%	\$114,667	\$114,750	+ 0.1%
Percent of Sold Price to List Price*	95.3%	98.3%	+ 3.2%	95.3%	98.3%	+ 3.2%
Total Days on Market	200	36	- 82.3%	200	36	- 82.3%
Active Listings	NA	28	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

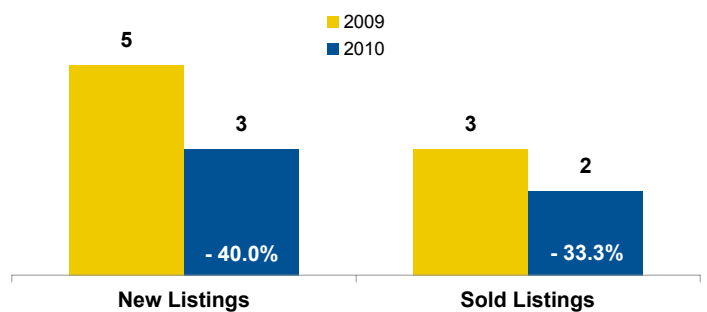
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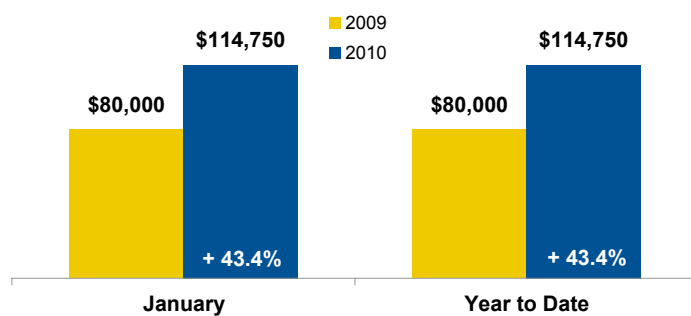
Activity—Most Recent Month



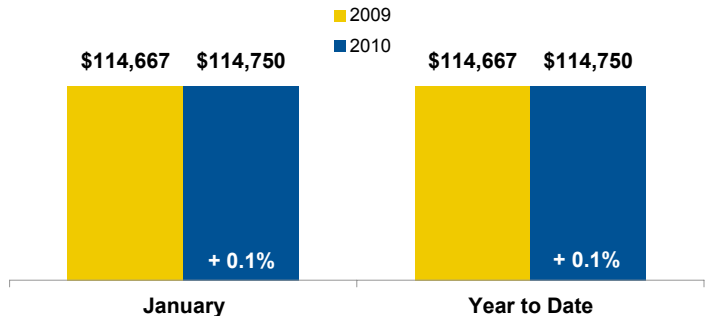
Activity—Year to Date



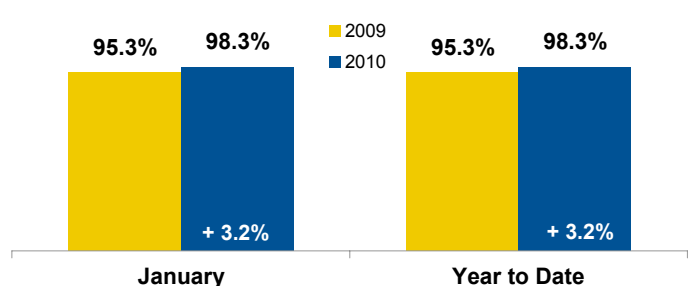
Median Sold Price*



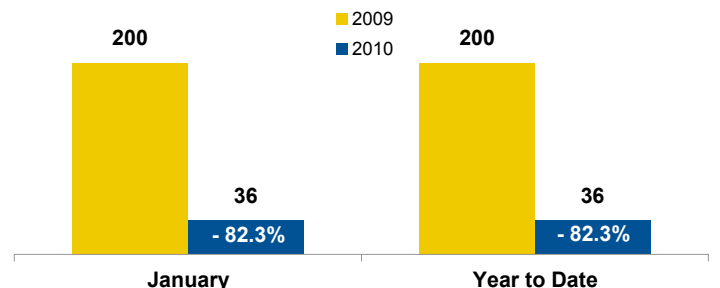
Average Sold Price*



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

January

Year to Date

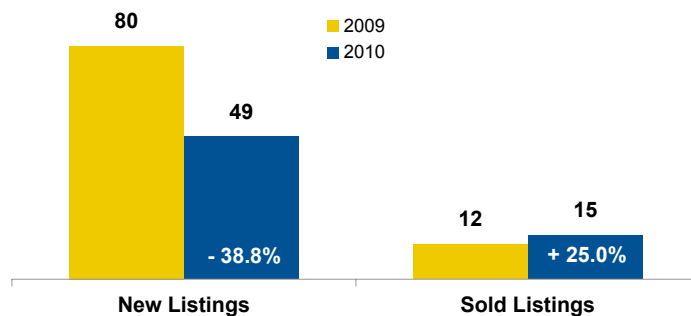
	2009	2010	Change	2009	2010	Change
New Listings	80	49	- 38.8%	80	49	- 38.8%
Sold Listings	12	15	+ 25.0%	12	15	+ 25.0%
Median Sold Price*	\$143,000	\$162,200	+ 13.4%	\$143,000	\$162,200	+ 13.4%
Average Sold Price*	\$165,068	\$175,542	+ 6.3%	\$165,068	\$175,542	+ 6.3%
Percent of Sold Price to List Price*	93.8%	94.4%	+ 0.7%	93.8%	94.4%	+ 0.7%
Total Days on Market	145	107	- 26.2%	145	107	- 26.2%
Active Listings	NA	302	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

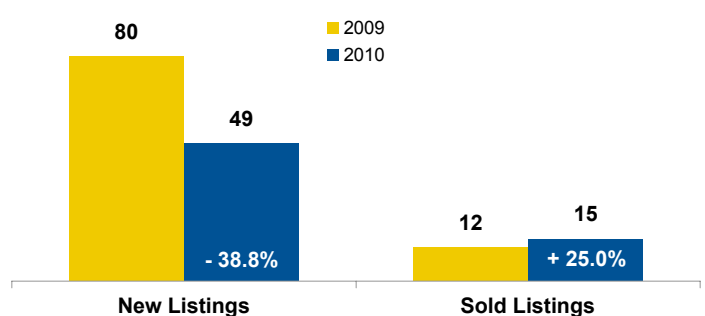
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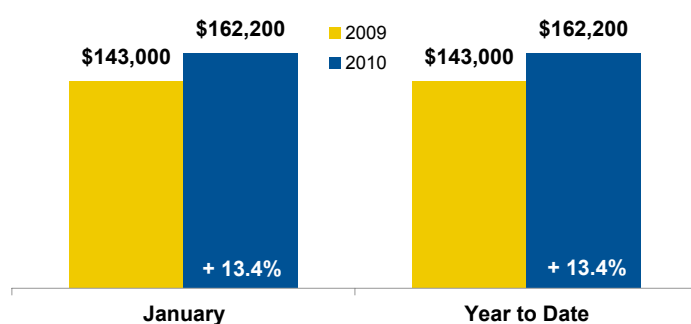
Activity—Most Recent Month



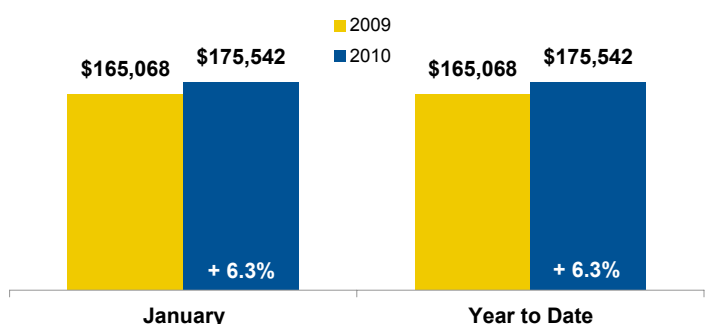
Activity—Year to Date



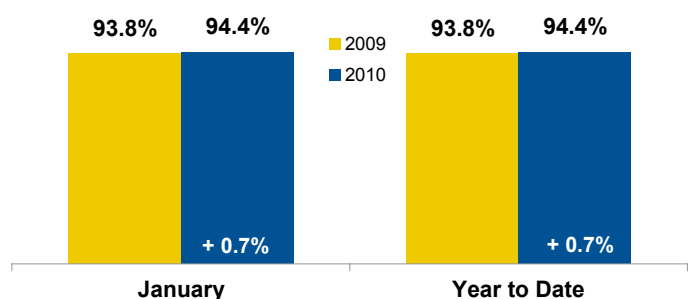
Median Sold Price*



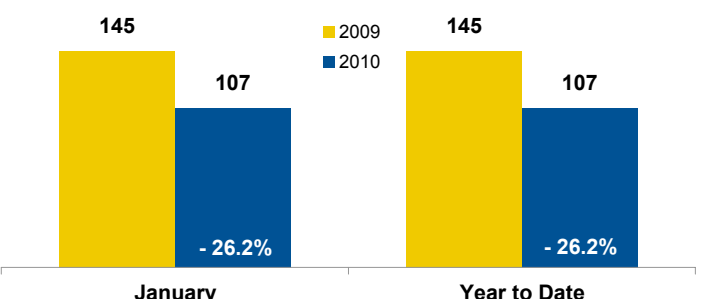
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

January

Year to Date

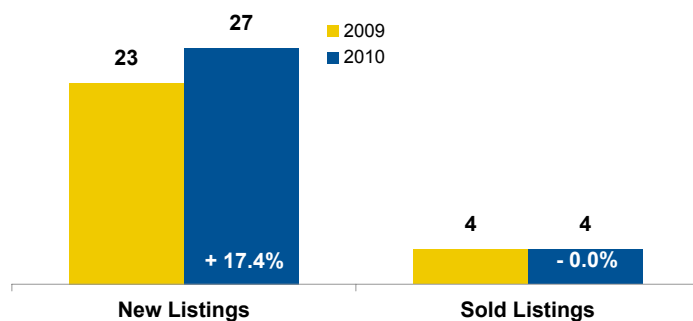
	2009	2010	Change	2009	2010	Change
New Listings	23	27	+ 17.4%	23	27	+ 17.4%
Sold Listings	4	4	- 0.0%	4	4	- 0.0%
Median Sold Price*	\$349,870	\$249,000	- 28.8%	\$349,870	\$249,000	- 28.8%
Average Sold Price*	\$423,023	\$567,000	+ 34.0%	\$423,023	\$567,000	+ 34.0%
Percent of Sold Price to List Price*	93.4%	94.7%	+ 1.4%	93.4%	94.7%	+ 1.4%
Total Days on Market	102	92	- 9.3%	102	92	- 9.3%
Active Listings	NA	164	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

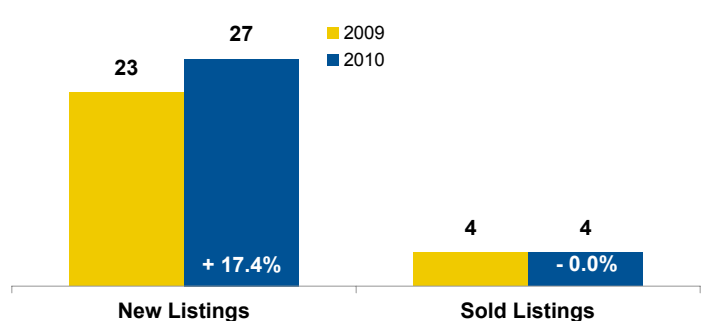
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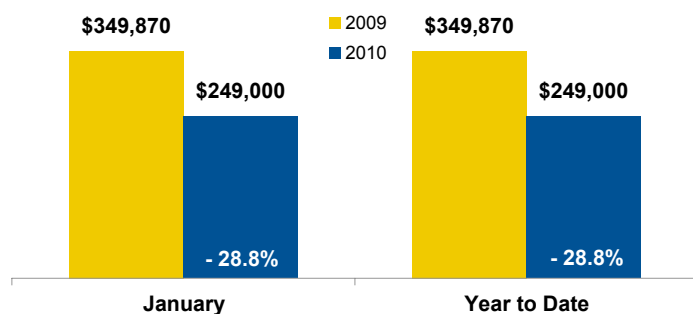
Activity—Most Recent Month



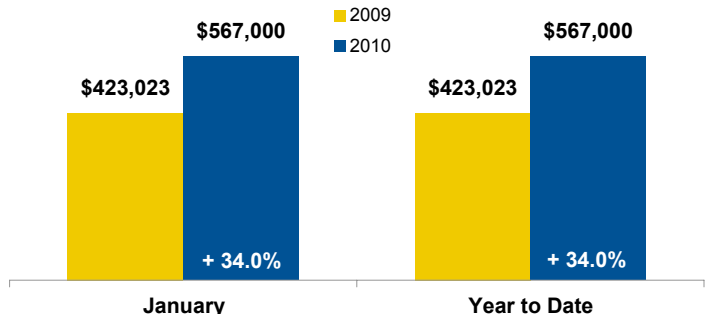
Activity—Year to Date



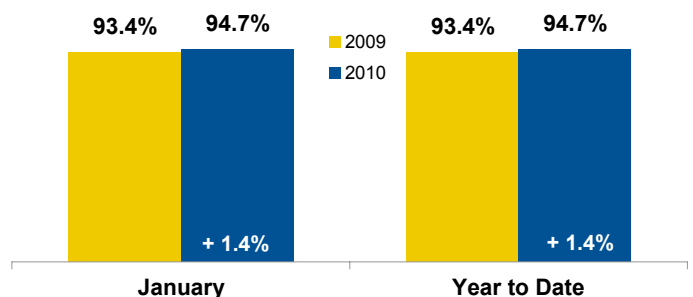
Median Sold Price*



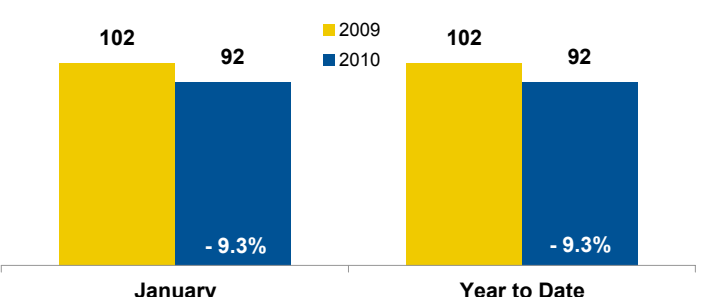
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

January

Year to Date

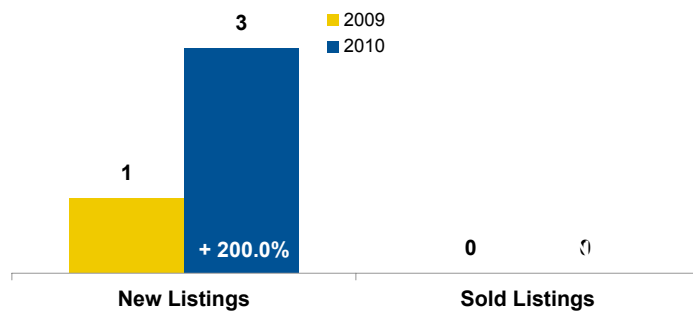
	2009	2010	Change	2009	2010	Change
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Sold Listings	0	0	NA	0	0	NA
Median Sold Price*	\$0	\$0	NA	\$0	\$0	NA
Average Sold Price*	\$0	\$0	NA	\$0	\$0	NA
Percent of Sold Price to List Price*	0.0%	0.0%	NA	0.0%	0.0%	NA
Total Days on Market	0	0	NA	0	0	NA
Active Listings	NA	16	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

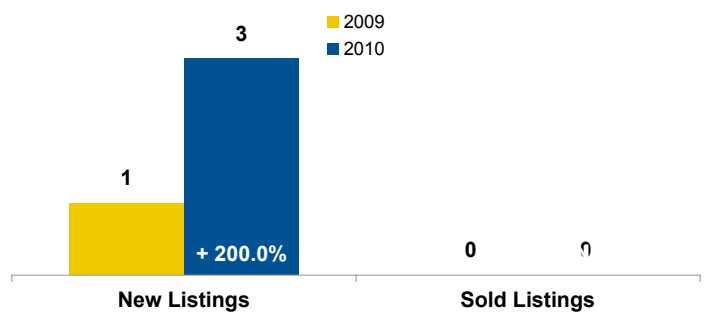
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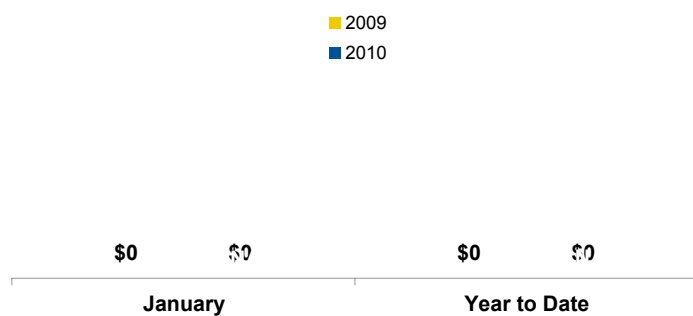
Activity—Most Recent Month



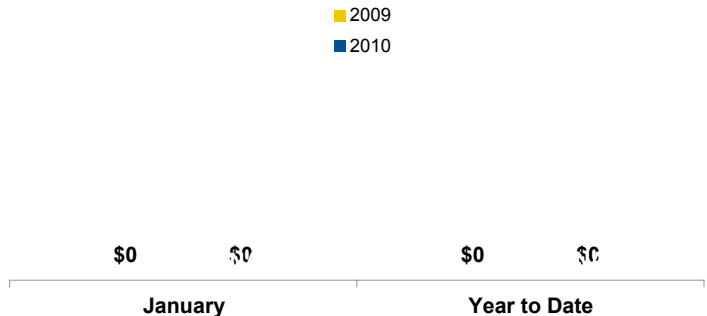
Activity—Year to Date



Median Sold Price*



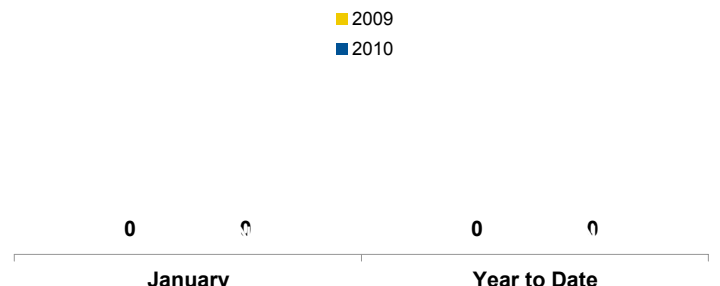
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Weld County

January

Year to Date

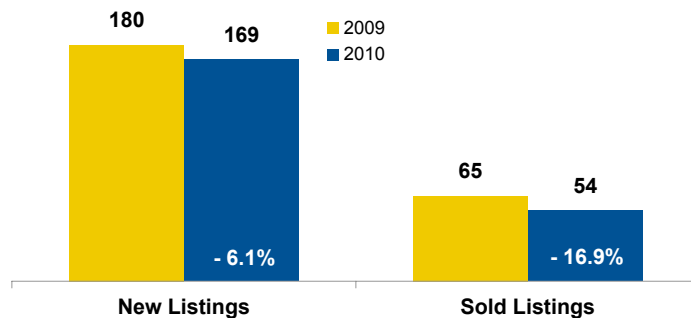
	2009	2010	Change	2009	2010	Change
New Listings	180	169	- 6.1%	180	169	- 6.1%
Sold Listings	65	54	- 16.9%	65	54	- 16.9%
Median Sold Price*	\$190,000	\$170,000	- 10.5%	\$190,000	\$170,000	- 10.5%
Average Sold Price*	\$211,442	\$200,605	- 5.1%	\$211,442	\$200,605	- 5.1%
Percent of Sold Price to List Price*	96.8%	97.1%	+ 0.3%	96.8%	97.1%	+ 0.3%
Total Days on Market	102	97	- 5.0%	102	97	- 5.0%
Active Listings	NA	532	--	--	--	--
Pending Sales**	NA	9	--	--	--	--

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

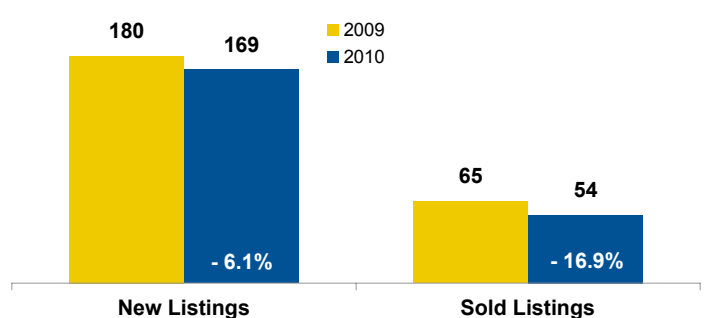
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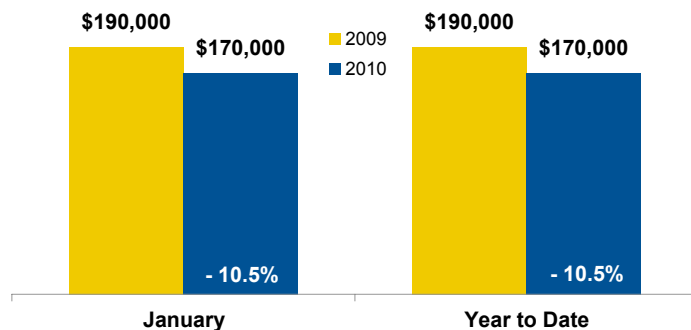
Activity—Most Recent Month



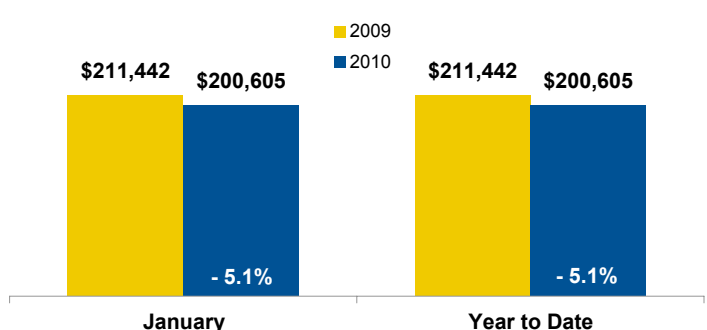
Activity—Year to Date



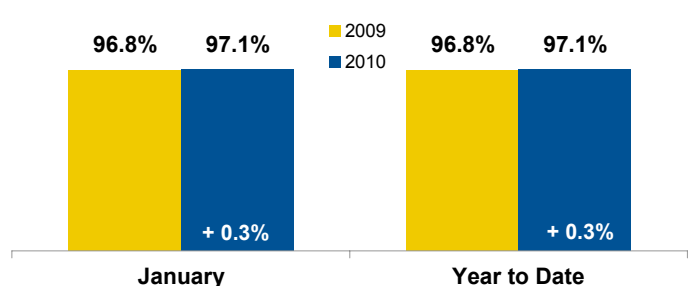
Median Sold Price*



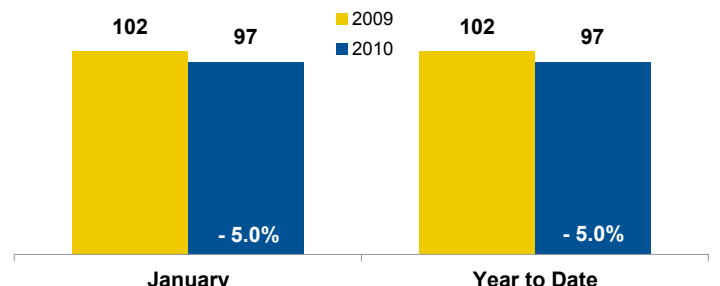
Average Sold Price*



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

January

Year to Date

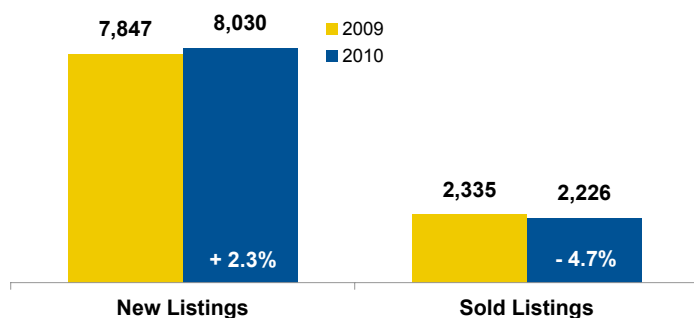
	2009	2010	Change	2009	2010	Change
New Listings	7,847	8,030	+ 2.3%	7,847	8,030	+ 2.3%
Sold Listings	2,335	2,226	- 4.7%	2,335	2,226	- 4.7%
Median Sold Price*	\$165,000	\$190,000	+ 15.2%	\$165,000	\$190,000	+ 15.2%
Average Sold Price*	\$210,849	\$235,994	+ 11.9%	\$371,832	\$349,526	- 6.0%
Percent of Sold Price to List Price*	97.5%	98.2%	+ 0.7%	97.5%	97.2%	- 0.2%
Total Days on Market	98	87	- 11.2%	98	87	- 11.2%
Active Listings	NA	16,902	--	--	--	--
Pending Sales	NA	294	--	--	--	--

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

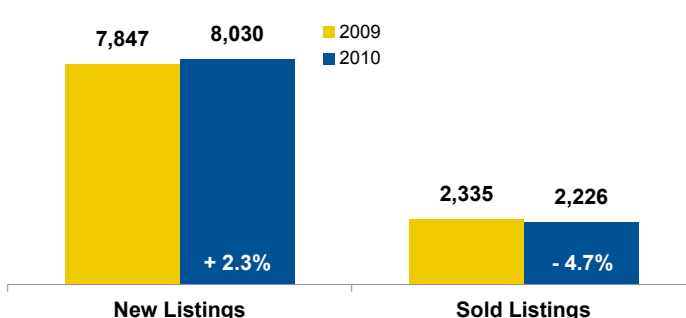
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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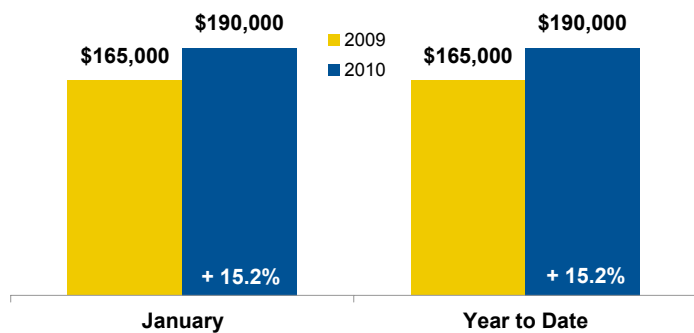
Activity—Most Recent Month



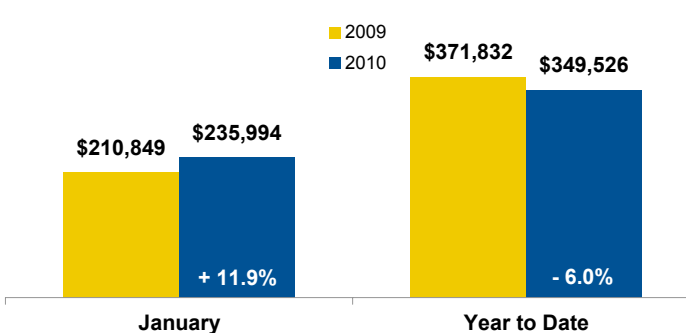
Activity—Year to Date



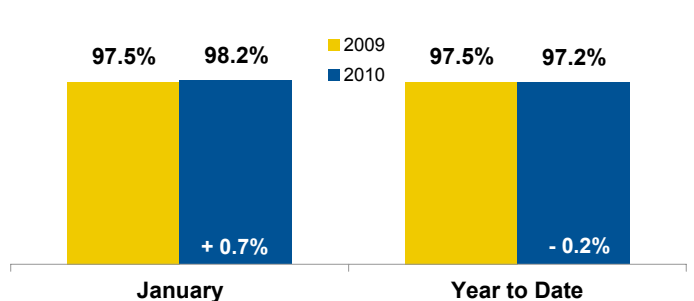
Median Sold Price*



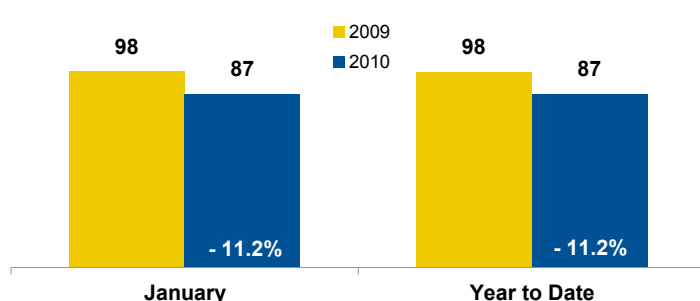
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

January

Year to Date

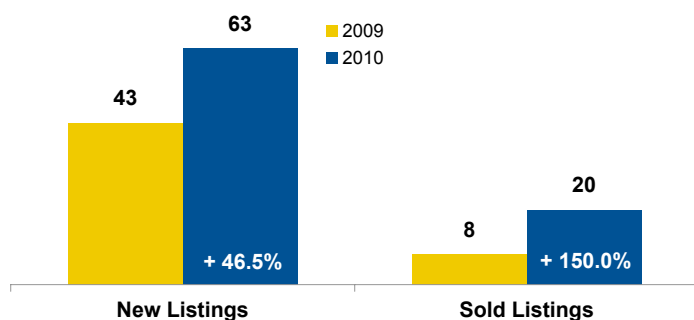
	2009	2010	Change	2009	2010	Change
New Listings	43	63	+ 46.5%	43	63	+ 46.5%
Sold Listings	8	20	+ 150.0%	8	20	+ 150.0%
Median Sold Price*	\$245,478	\$260,710	+ 6.2%	\$245,478	\$260,710	+ 6.2%
Average Sold Price*	\$371,832	\$349,526	- 6.0%	\$371,832	\$349,526	- 6.0%
Percent of Sold Price to List Price*	92.9%	97.2%	+ 4.7%	92.9%	97.2%	+ 4.7%
Total Days on Market	162	81	- 50.1%	162	81	- 50.1%
Active Listings	NA	244	--	--	--	--
Pending Sales	NA	5	--	--	--	--

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

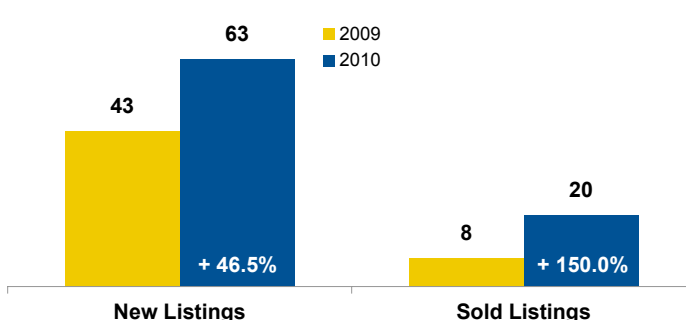
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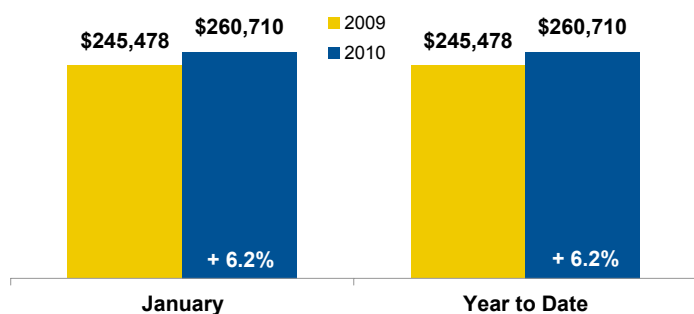
Activity—Most Recent Month



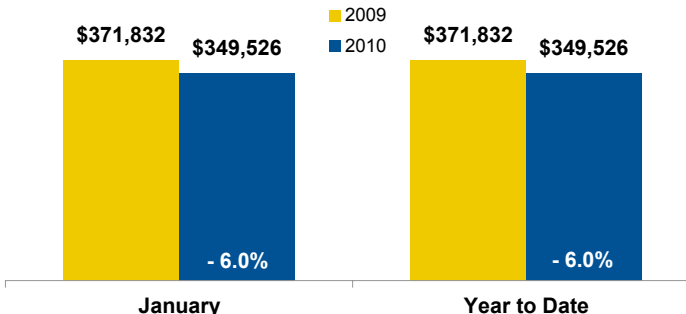
Activity—Year to Date



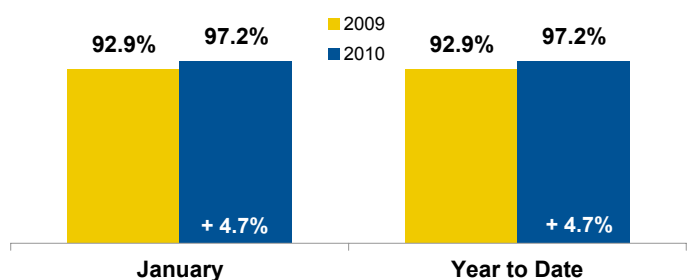
Median Sold Price*



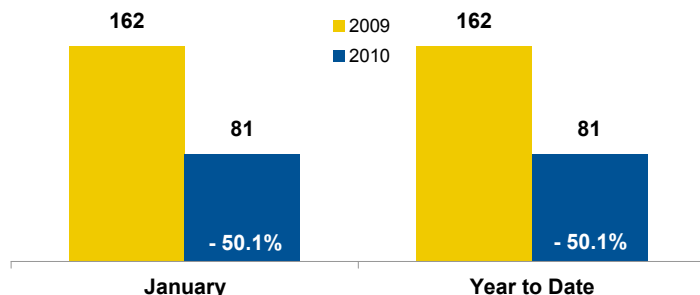
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

December

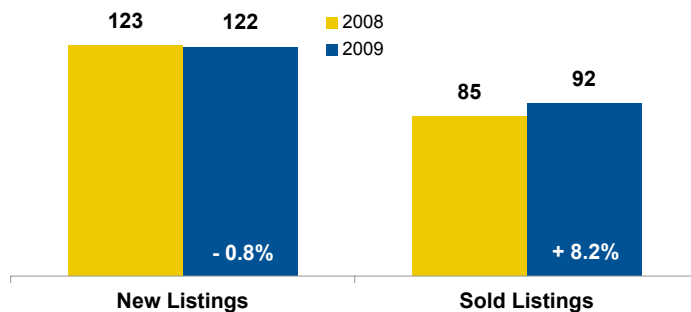
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	123	122	- 0.8%	2,990	2,570	- 14.0%
Sold Listings	85	92	+ 8.2%	1,542	1,348	- 12.6%
Median Sold Price*	\$260,000	\$300,000	+ 15.4%	\$283,500	\$275,000	- 3.0%
Average Sold Price*	\$360,413	\$361,219	+ 0.2%	\$348,255	\$332,864	- 4.4%
Percent of Sold Price to List Price*	97.3%	97.2%	- 0.1%	97.1%	96.9%	- 0.1%
Total Days on Market	77	91	+ 17.7%	100	99	- 1.4%
Active Listings	NA	536	--	--	--	--

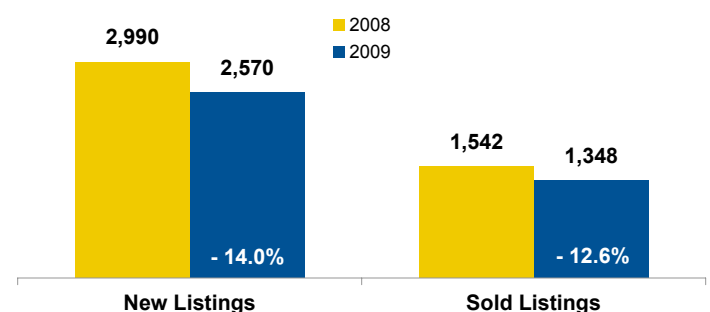
*Does not account for sale concessions and/or down payment assistance.

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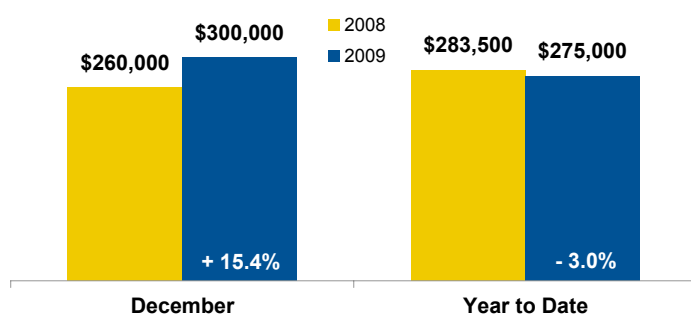
Activity—Most Recent Month



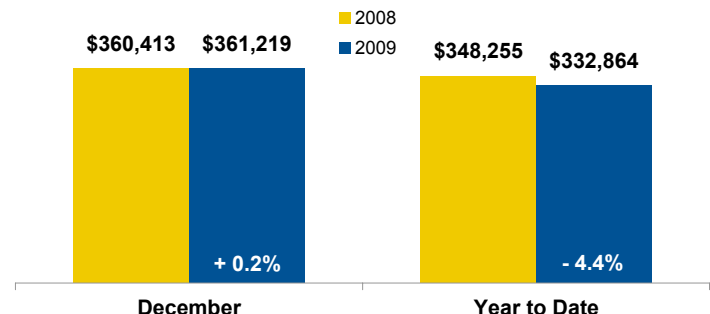
Activity—Year to Date



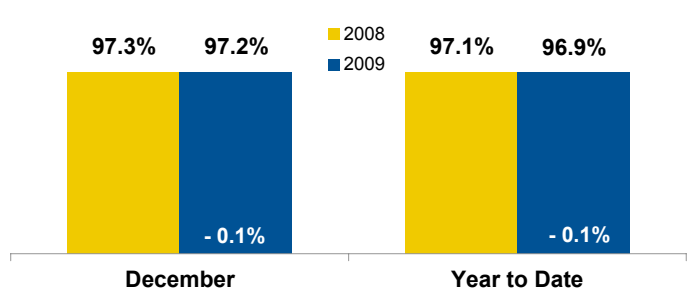
Median Sold Price*



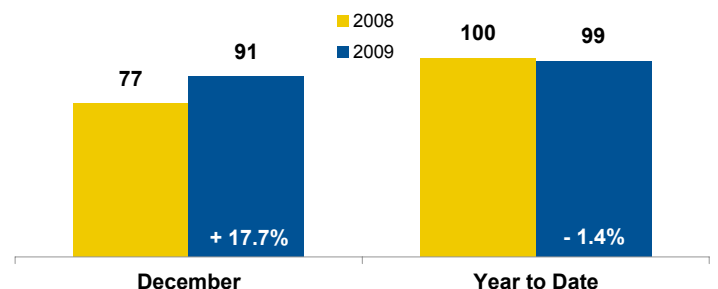
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Fort Collins-Loveland MSA

January

Year to Date

Includes Larimer County

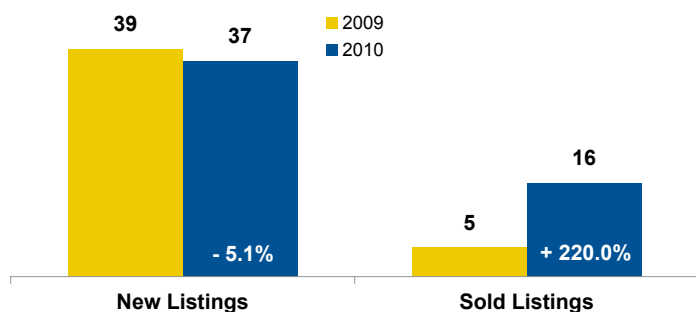
	2009	2010	Change	2009	2010	Change
New Listings	39	37	- 5.1%	39	37	- 5.1%
Sold Listings	5	16	+ 220.0%	5	16	+ 220.0%
Median Sold Price*	\$192,765	\$216,403	+ 12.3%	\$192,765	\$216,403	+ 12.3%
Average Sold Price*	\$197,320	\$304,203	+ 54.2%	\$197,320	\$304,203	+ 54.2%
Percent of Sold Price to List Price*	98.6%	98.7%	+ 0.1%	98.6%	98.7%	+ 0.1%
Total Days on Market	112	100	- 11.0%	112	100	- 11.0%
Active Listings	NA	164	--	--	--	--
Pending Sales	NA	1	--	--	--	--

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

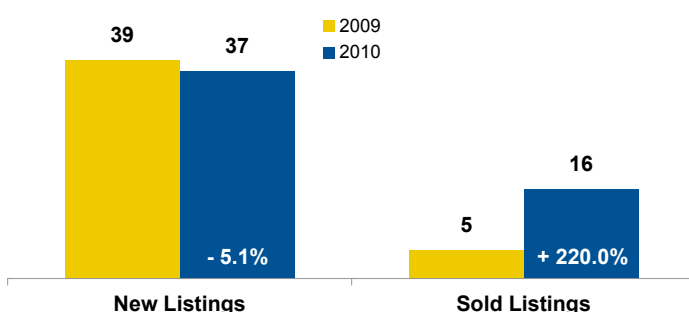
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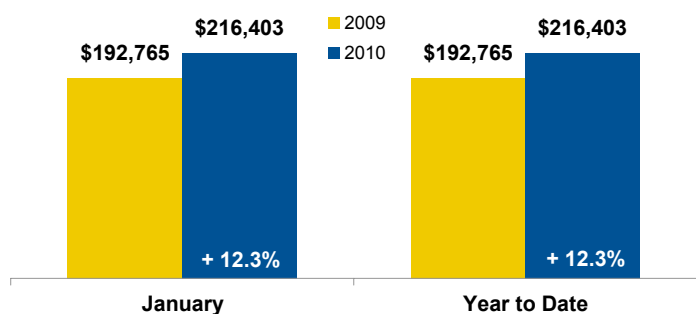
Activity—Most Recent Month



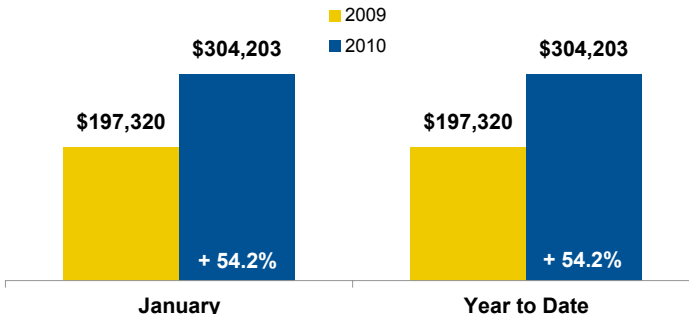
Activity—Year to Date



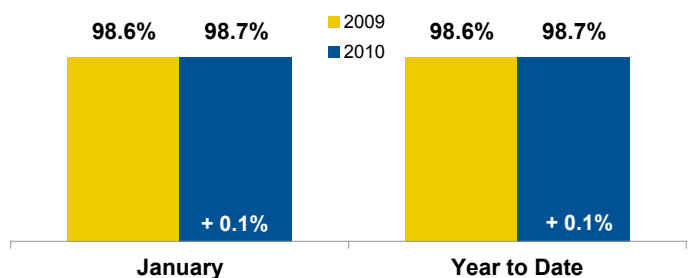
Median Sold Price*



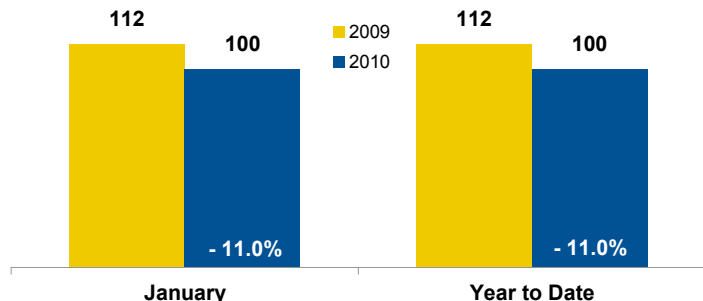
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

January

Year to Date

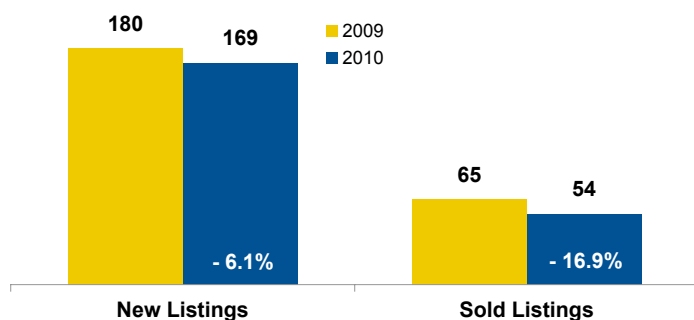
	2009	2010	Change	2009	2010	Change
New Listings	180	169	- 6.1%	180	169	- 6.1%
Sold Listings	65	54	- 16.9%	65	54	- 16.9%
Median Sold Price*	\$190,000	\$170,000	- 10.5%	\$190,000	\$170,000	- 10.5%
Average Sold Price*	\$211,442	\$200,605	- 5.1%	\$211,442	\$200,605	- 5.1%
Percent of Sold Price to List Price*	96.8%	97.1%	+ 0.3%	96.8%	97.1%	+ 0.3%
Total Days on Market	102	97	- 5.0%	102	97	- 5.0%
Active Listings	NA	532	--	--	--	--
Pending Sales	NA	9	--	--	--	--

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

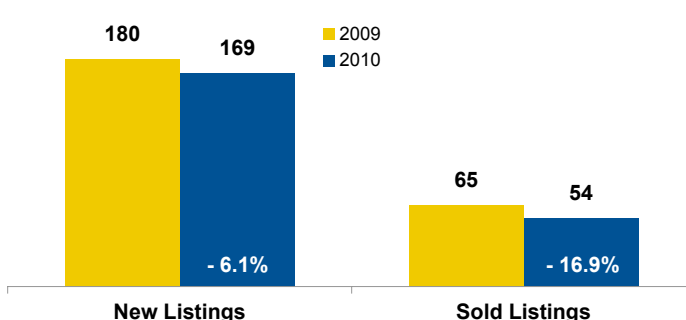
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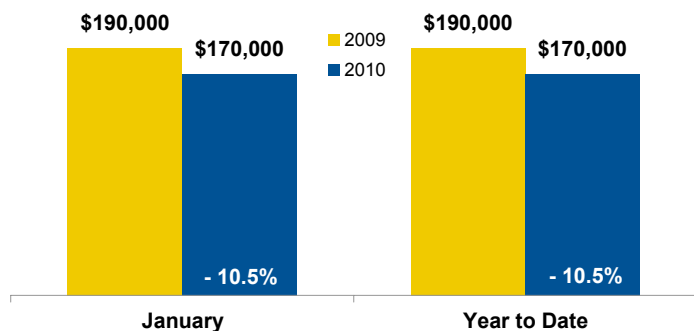
Activity—Most Recent Month



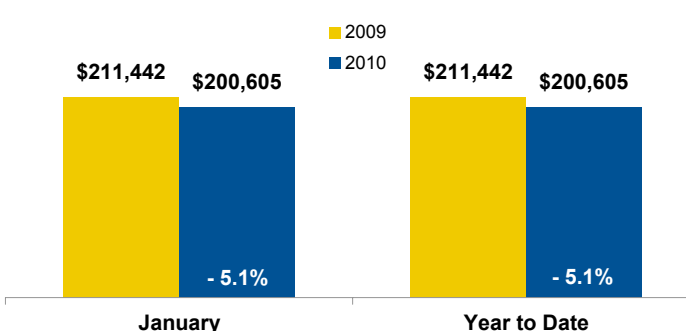
Activity—Year to Date



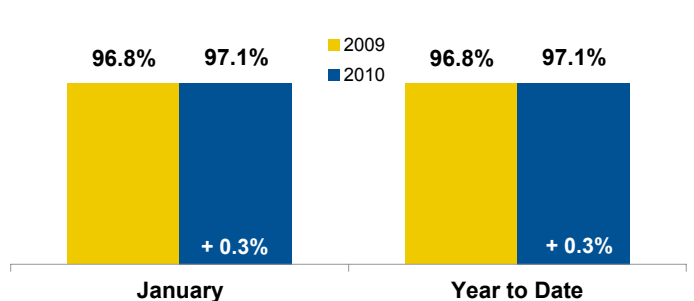
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

