



METROLIST®

Local Market Updates

March 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

March

Year to Date

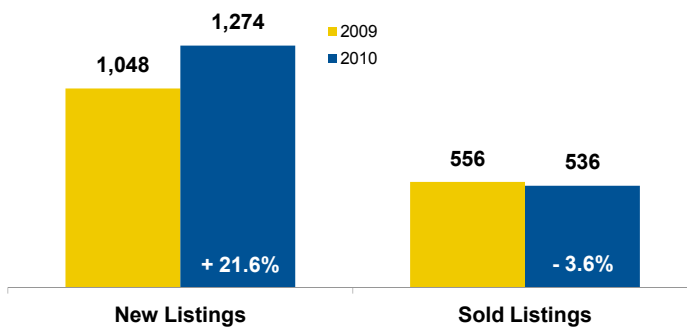
	2009	2010	Change	2009	2010	Change
New Listings	1,048	1,274	+ 21.6%	3,085	3,344	+ 8.4%
Sold Listings	556	536	- 3.6%	1,447	1,298	- 10.3%
Median Sold Price*	\$139,950	\$158,000	+ 12.9%	\$132,249	\$155,000	+ 17.2%
Average Sold Price*	\$161,026	\$168,188	+ 4.4%	\$153,783	\$170,625	+ 11.0%
Percent of Sold Price to List Price*	98.0%	98.9%	+ 0.9%	98.2%	99.2%	+ 1.1%
Total Days on Market	93	71	- 23.5%	93	75	- 19.7%
Active Listings	NA	2,240	--	--	--	--
Pending Sales**	NA	100	--	--	--	--

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

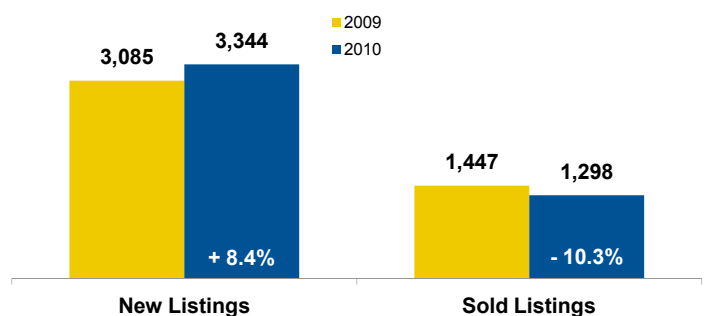
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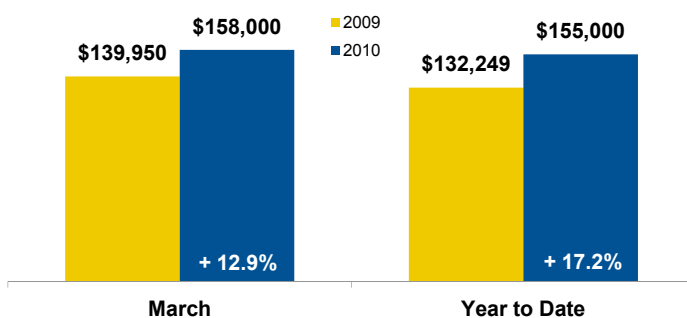
Activity—Most Recent Month



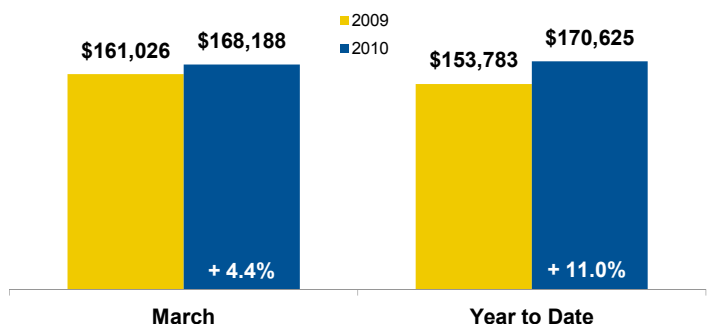
Activity—Year to Date



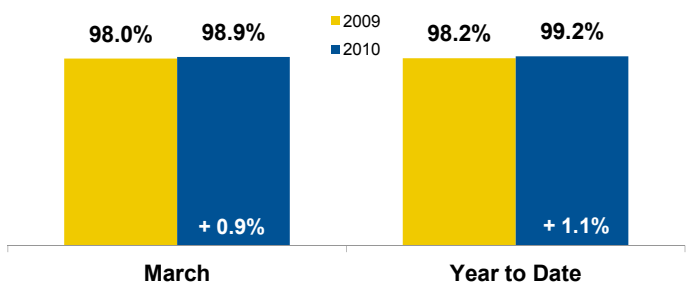
Median Sold Price*



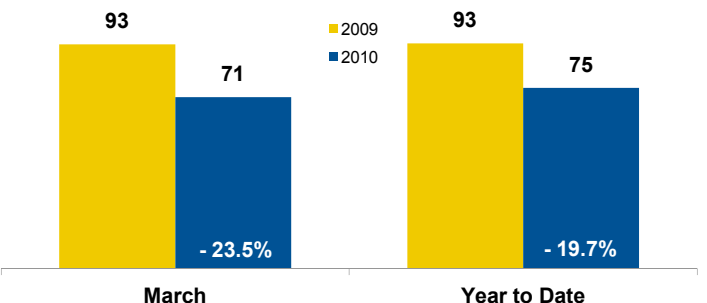
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Arapahoe County

March

Year to Date

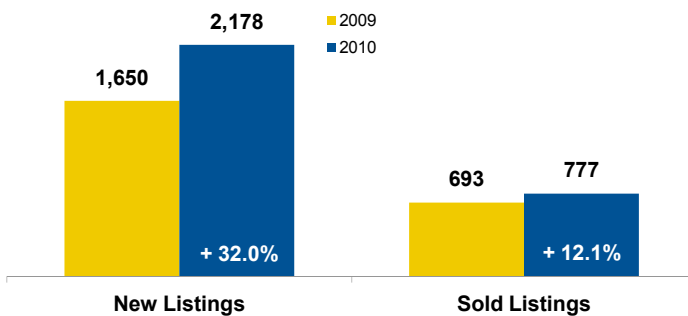
	2009	2010	Change	2009	2010	Change
New Listings	1,650	2,178	+ 32.0%	4,699	5,625	+ 19.7%
Sold Listings	693	777	+ 12.1%	1,769	1,772	+ 0.2%
Median Sold Price*	\$167,950	\$191,333	+ 13.9%	\$165,000	\$185,250	+ 12.3%
Average Sold Price*	\$208,378	\$230,503	+ 10.6%	\$204,839	\$228,188	+ 11.4%
Percent of Sold Price to List Price*	97.3%	97.8%	+ 0.5%	97.5%	98.0%	+ 0.5%
Total Days on Market	97	81	- 16.7%	96	81	- 16.1%
Active Listings	NA	3,788	--	--	--	--
Pending Sales**	NA	128	--	--	--	--

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

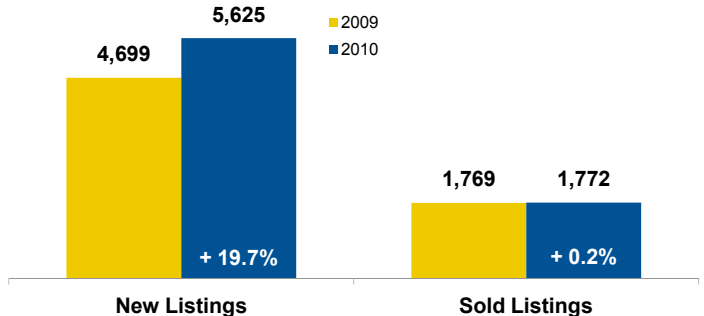
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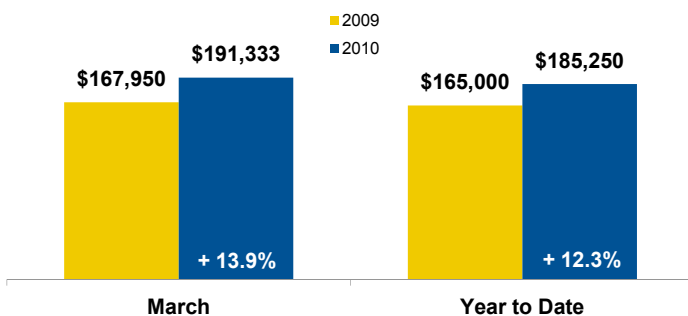
Activity—Most Recent Month



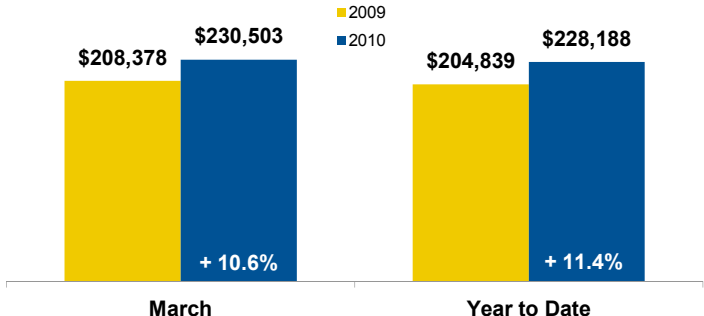
Activity—Year to Date



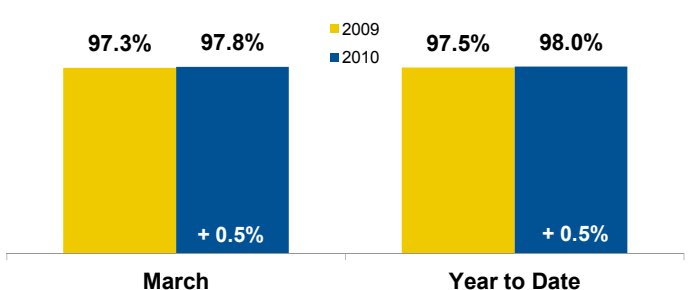
Median Sold Price*



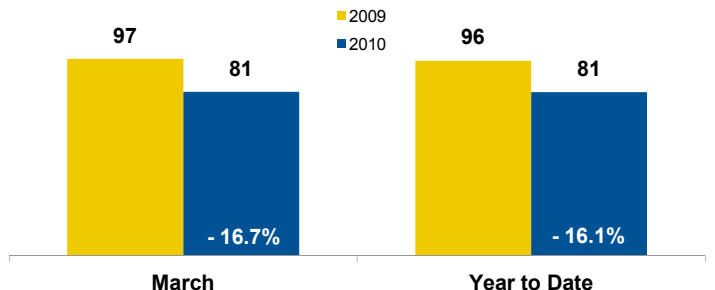
Average Sold Price*



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

March

Year to Date

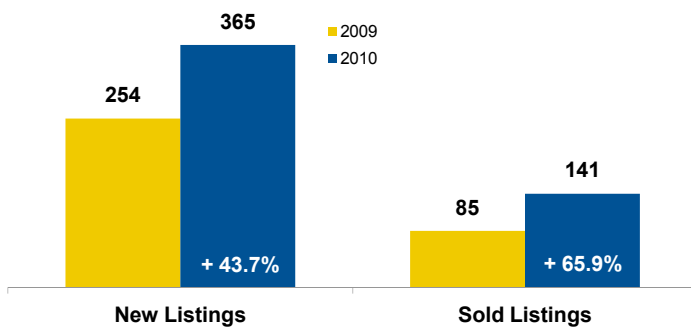
	2009	2010	Change	2009	2010	Change
New Listings	254	365	+ 43.7%	671	900	+ 34.1%
Sold Listings	85	141	+ 65.9%	225	288	+ 28.0%
Median Sold Price*	\$264,450	\$281,500	+ 6.4%	\$264,950	\$278,250	+ 5.0%
Average Sold Price*	\$302,009	\$320,817	+ 6.2%	\$300,539	\$335,933	+ 11.8%
Percent of Sold Price to List Price*	96.1%	96.9%	+ 0.8%	96.0%	97.1%	+ 1.2%
Total Days on Market	109	94	- 13.9%	111	94	- 15.7%
Active Listings	NA	766	--	--	--	--
Pending Sales**	NA	8	--	--	--	--

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

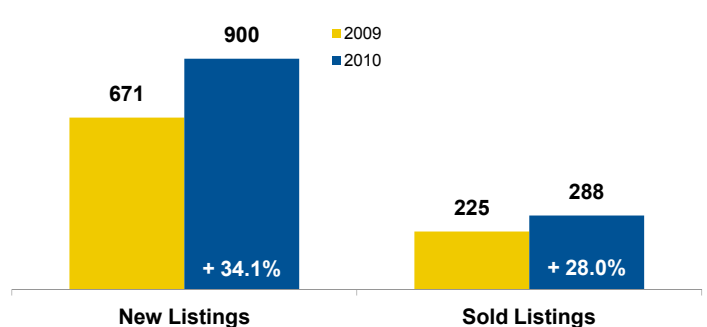
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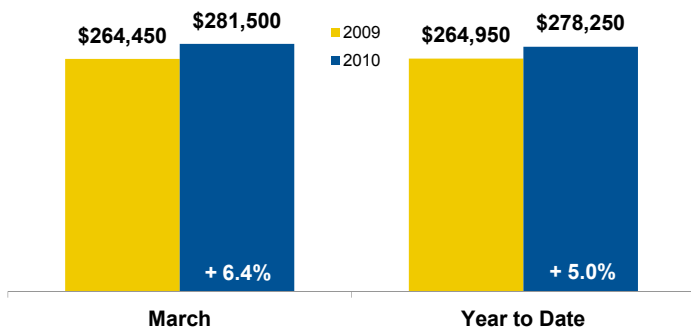
Activity—Most Recent Month



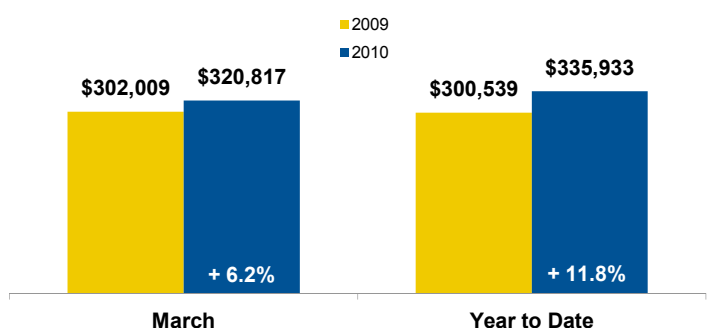
Activity—Year to Date



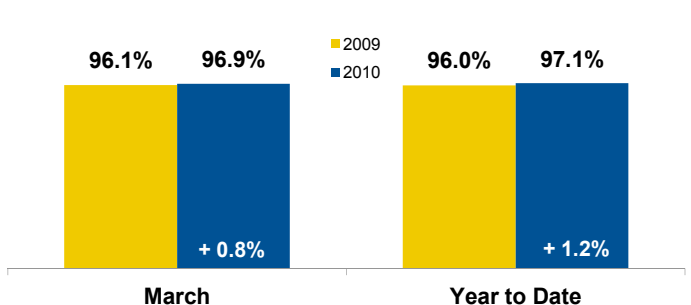
Median Sold Price*



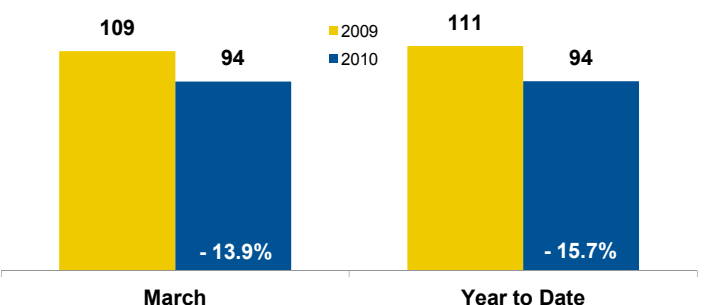
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Broomfield County

March

Year to Date

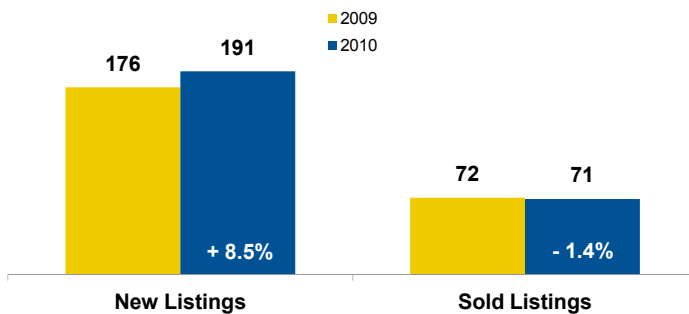
	2009	2010	Change	2009	2010	Change
New Listings	176	191	+ 8.5%	453	472	+ 4.2%
Sold Listings	72	71	- 1.4%	167	159	- 4.8%
Median Sold Price*	\$272,320	\$279,877	+ 2.8%	\$270,000	\$259,900	- 3.7%
Average Sold Price*	\$319,792	\$314,267	- 1.7%	\$309,676	\$302,010	- 2.5%
Percent of Sold Price to List Price*	96.7%	97.4%	+ 0.7%	96.9%	97.2%	+ 0.3%
Total Days on Market	107	65	- 39.0%	107	81	- 24.3%
Active Listings	NA	363	--	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

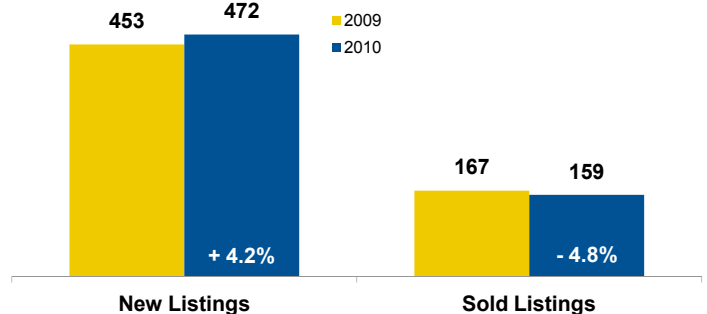
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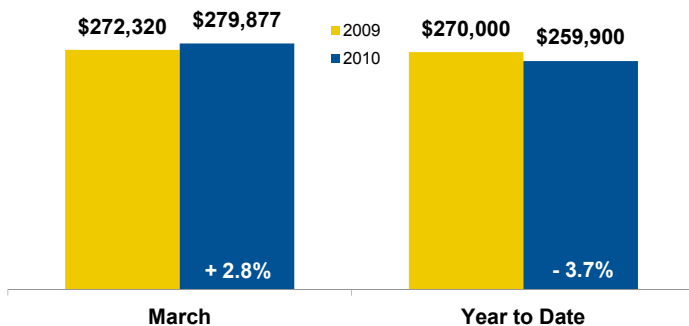
Activity—Most Recent Month



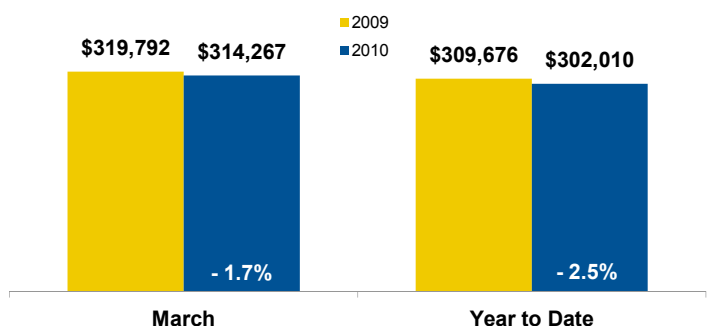
Activity—Year to Date



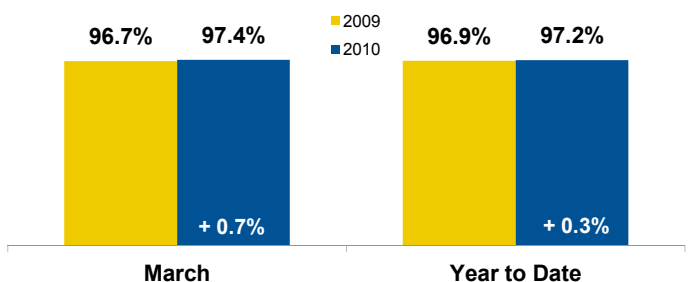
Median Sold Price*



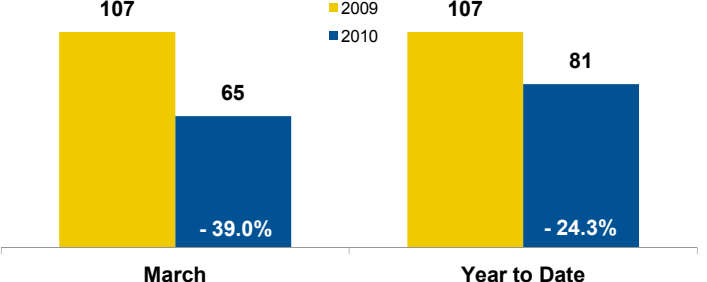
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

March

Year to Date

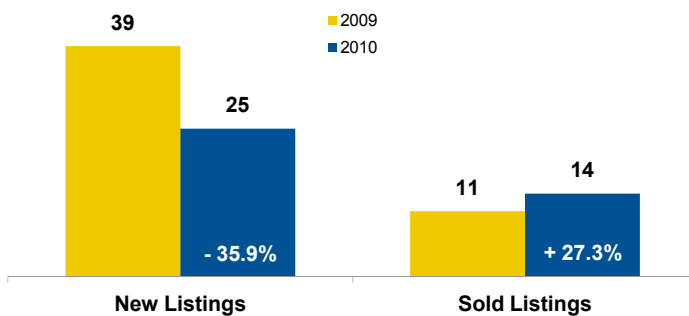
	2009	2010	Change	2009	2010	Change
New Listings	39	25	- 35.9%	93	83	- 10.8%
Sold Listings	11	14	+ 27.3%	23	31	+ 34.8%
Median Sold Price*	\$192,000	\$301,000	+ 56.8%	\$220,500	\$230,450	+ 4.5%
Average Sold Price*	\$217,514	\$349,942	+ 60.9%	\$259,172	\$261,395	+ 0.9%
Percent of Sold Price to List Price*	94.7%	95.2%	+ 0.5%	93.0%	94.3%	+ 1.3%
Total Days on Market	95	191	+ 101.9%	119	168	+ 41.2%
Active Listings	NA	137	--	--	--	--
Pending Sales**	NA	2	--	--	--	--

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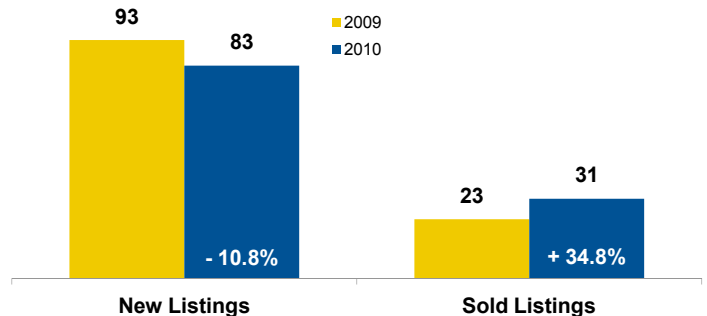
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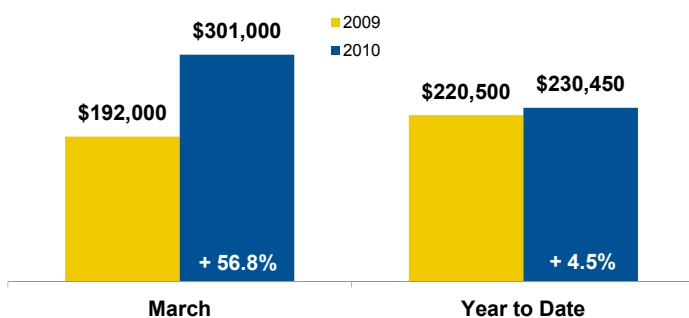
Activity—Most Recent Month



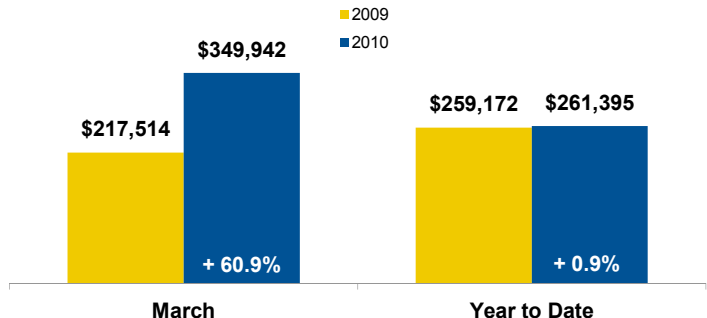
Activity—Year to Date



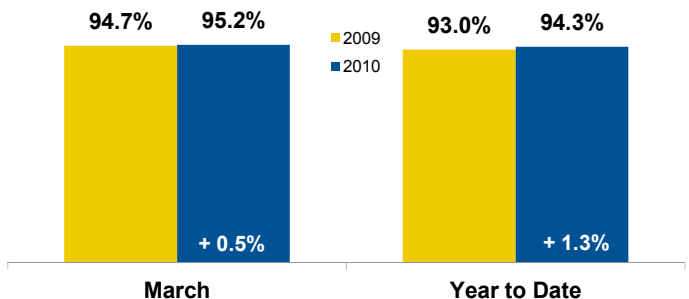
Median Sold Price*



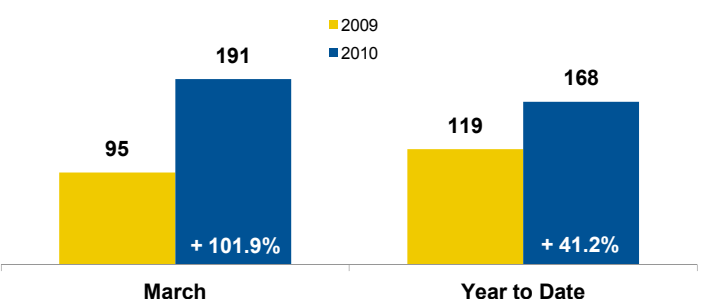
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver County

March

Year to Date

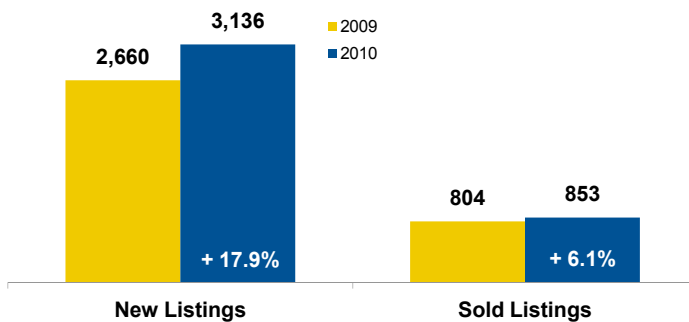
	2009	2010	Change	2009	2010	Change
New Listings	2,660	3,136	+ 17.9%	7,268	8,008	+ 10.2%
Sold Listings	804	853	+ 6.1%	2,142	2,030	- 5.2%
Median Sold Price*	\$165,900	\$190,000	+ 14.5%	\$145,250	\$185,000	+ 27.4%
Average Sold Price*	\$228,281	\$246,626	+ 8.0%	\$211,252	\$245,561	+ 16.2%
Percent of Sold Price to List Price*	97.8%	98.0%	+ 0.2%	97.6%	98.1%	+ 0.5%
Total Days on Market	107	87	- 18.3%	104	87	- 16.6%
Active Listings	NA	5,650	--	--	--	--
Pending Sales**	NA	125	--	--	--	--

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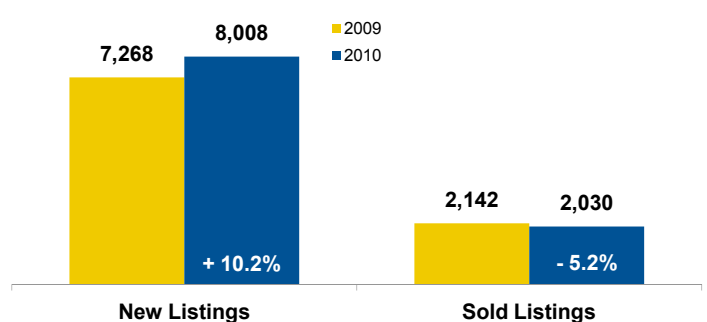
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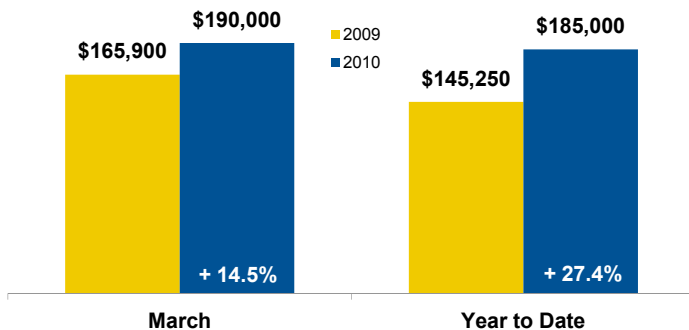
Activity—Most Recent Month



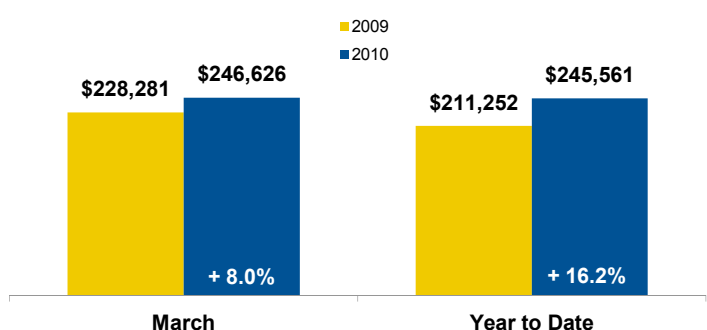
Activity—Year to Date



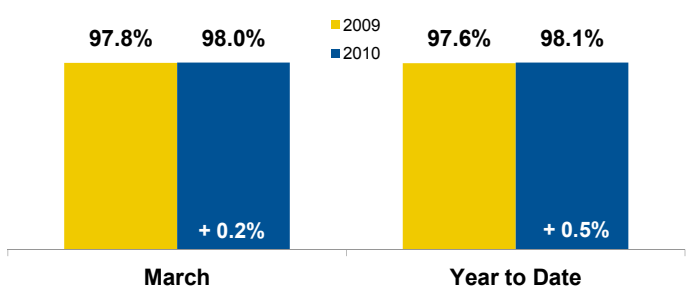
Median Sold Price*



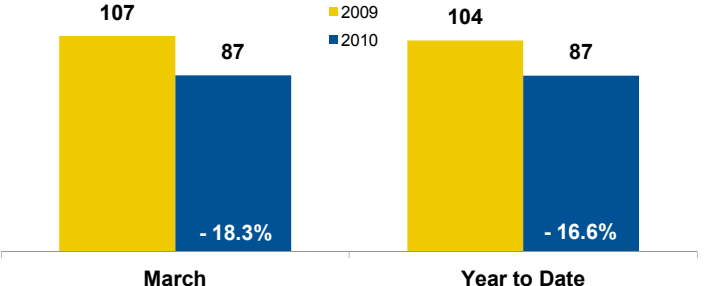
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Douglas County

March

Year to Date

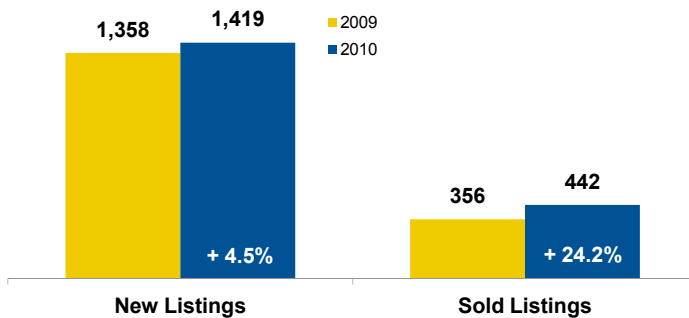
	2009	2010	Change	2009	2010	Change
New Listings	1,358	1,419	+ 4.5%	3,616	3,764	+ 4.1%
Sold Listings	356	442	+ 24.2%	788	1,000	+ 26.9%
Median Sold Price*	\$281,250	\$291,000	+ 3.5%	\$280,000	\$289,000	+ 3.2%
Average Sold Price*	\$368,703	\$337,862	- 8.4%	\$349,127	\$334,949	- 4.1%
Percent of Sold Price to List Price*	96.9%	97.9%	+ 1.0%	96.7%	97.2%	+ 0.5%
Total Days on Market	121	108	- 10.5%	118	109	- 7.9%
Active Listings	NA	3,051	--	--	--	--
Pending Sales**	NA	50	--	--	--	--

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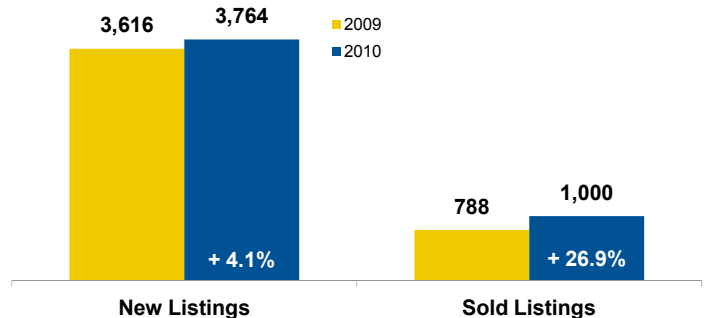
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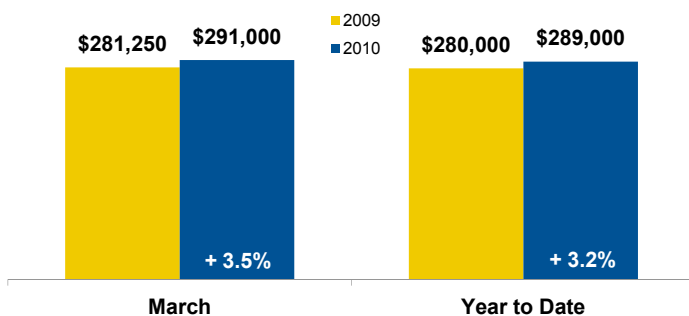
Activity—Most Recent Month



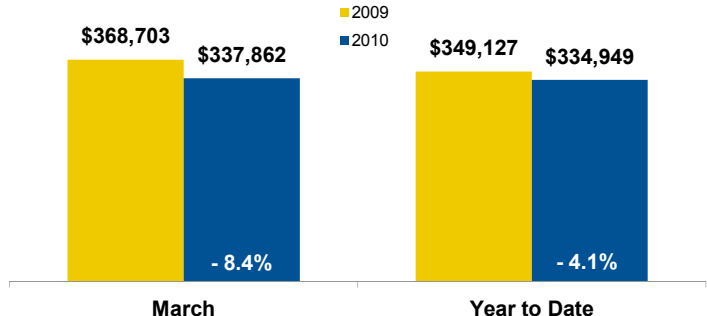
Activity—Year to Date



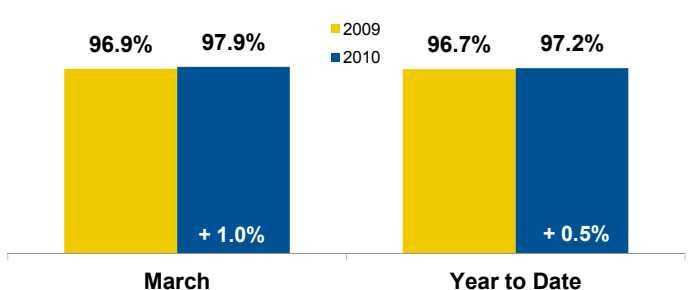
Median Sold Price*



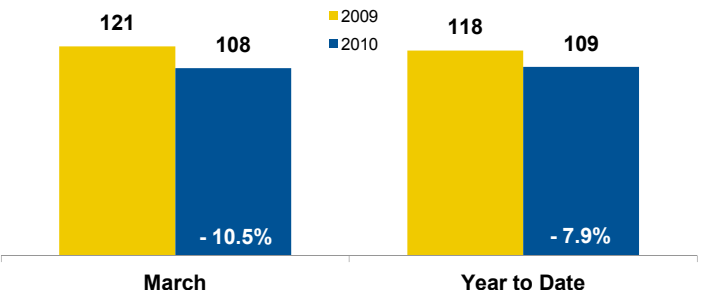
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



El Paso County

March

Year to Date

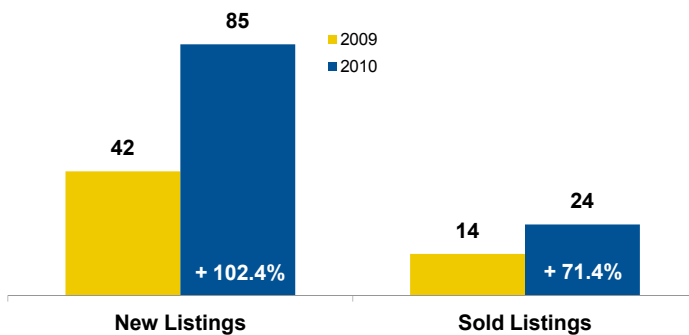
	2009	2010	Change	2009	2010	Change
New Listings	42	85	+ 102.4%	115	215	+ 87.0%
Sold Listings	14	24	+ 71.4%	35	68	+ 94.3%
Median Sold Price*	\$216,500	\$212,500	- 1.8%	\$227,000	\$226,920	- 0.0%
Average Sold Price*	\$251,419	\$264,862	+ 5.3%	\$276,800	\$284,414	+ 2.8%
Percent of Sold Price to List Price*	94.7%	99.5%	+ 5.0%	95.4%	98.3%	+ 3.0%
Total Days on Market	130	90	- 31.0%	149	89	- 40.3%
Active Listings	NA	277	--	--	--	--
Pending Sales**	NA	8	--	--	--	--

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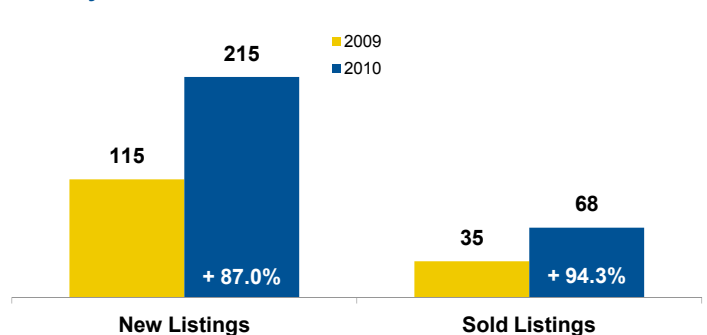
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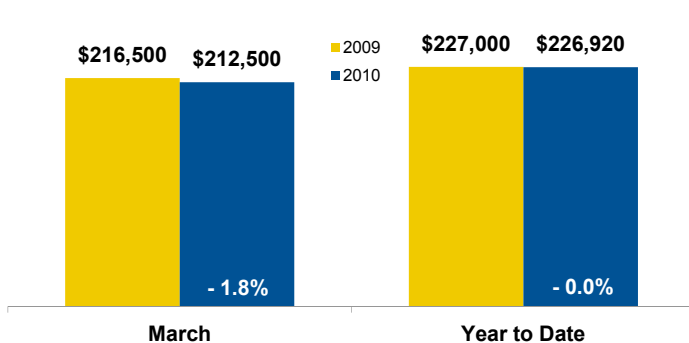
Activity—Most Recent Month



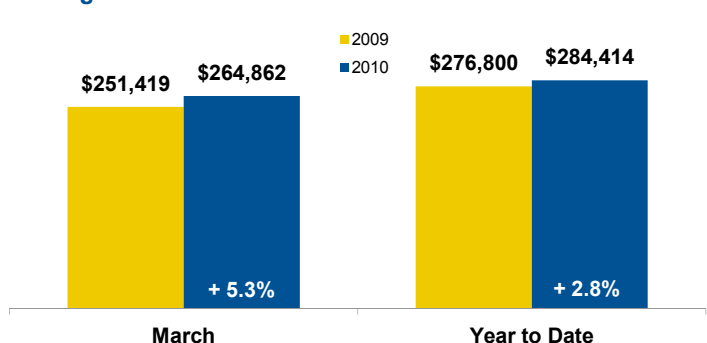
Activity—Year to Date



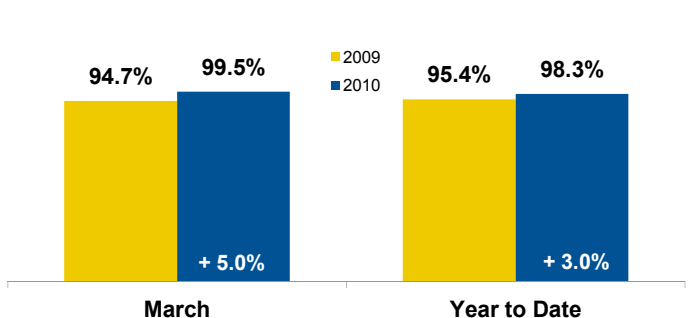
Median Sold Price*



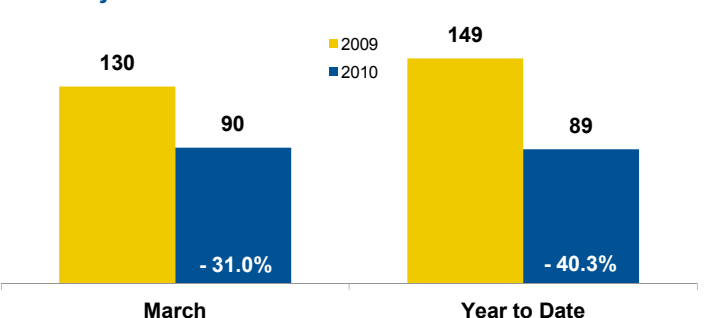
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Elbert County

March

Year to Date

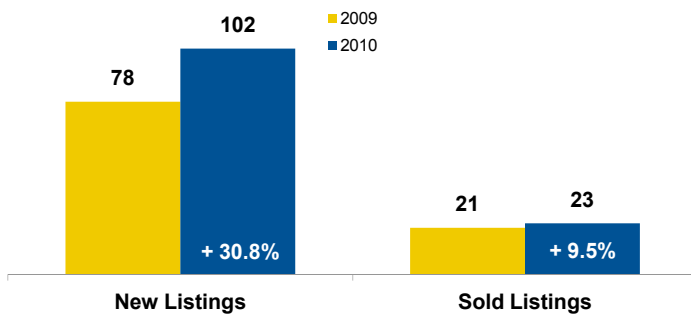
	2009	2010	Change	2009	2010	Change
New Listings	78	102	+ 30.8%	218	259	+ 18.8%
Sold Listings	21	23	+ 9.5%	65	67	+ 3.1%
Median Sold Price*	\$300,000	\$234,500	- 21.8%	\$236,000	\$265,000	+ 12.3%
Average Sold Price*	\$305,860	\$246,926	- 19.3%	\$263,964	\$278,596	+ 5.5%
Percent of Sold Price to List Price*	96.1%	96.9%	+ 0.9%	94.3%	96.1%	+ 1.9%
Total Days on Market	180	110	- 38.6%	148	126	- 15.4%
Active Listings	NA	272	--	--	--	--
Pending Sales**	NA	2	--	--	--	--

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

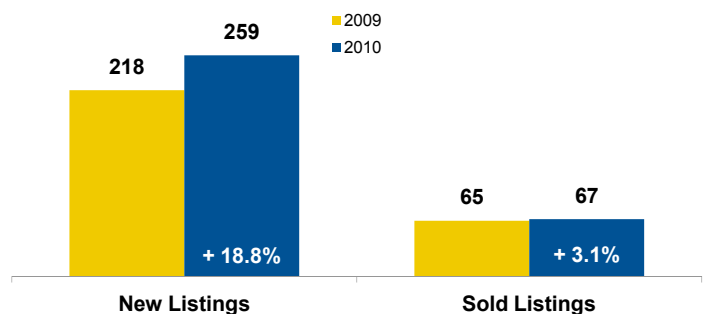
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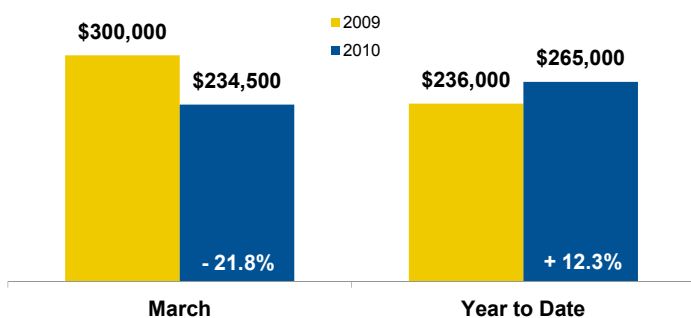
Activity—Most Recent Month



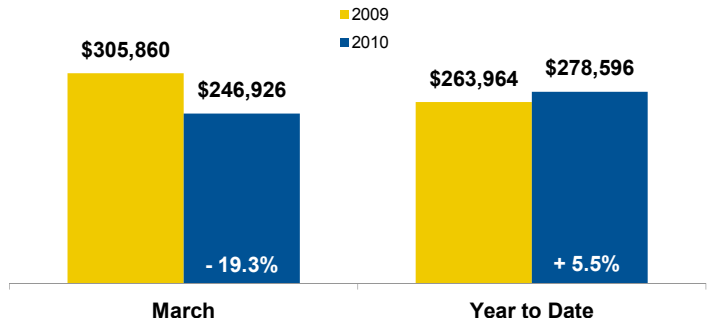
Activity—Year to Date



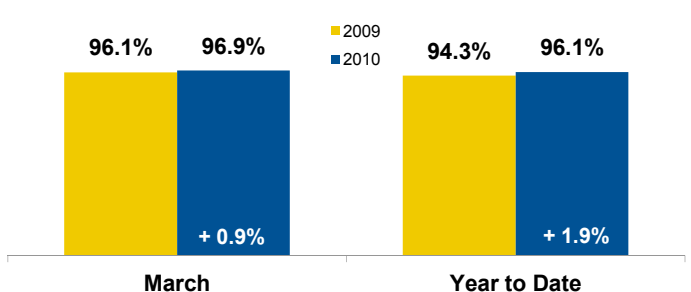
Median Sold Price*



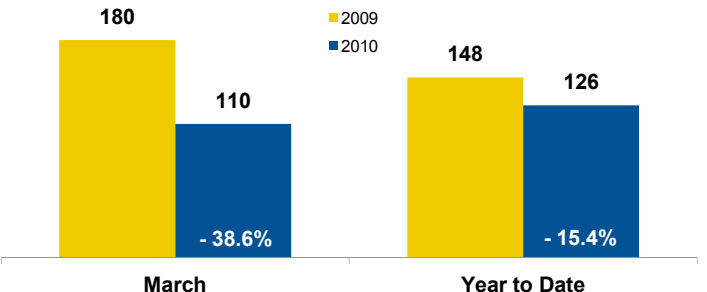
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Gilpin County

March

Year to Date

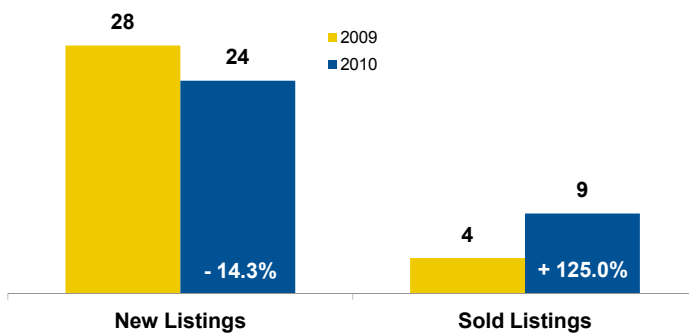
	2009	2010	Change	2009	2010	Change
New Listings	28	24	- 14.3%	58	53	- 8.6%
Sold Listings	4	9	+ 125.0%	15	18	+ 20.0%
Median Sold Price*	\$200,750	\$176,650	- 12.0%	\$195,000	\$186,325	- 4.4%
Average Sold Price*	\$233,313	\$180,933	- 22.5%	\$219,583	\$196,250	- 10.6%
Percent of Sold Price to List Price*	95.0%	92.2%	- 2.9%	95.2%	92.3%	- 3.0%
Total Days on Market	115	101	- 12.2%	142	146	+ 2.7%
Active Listings	NA	89	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

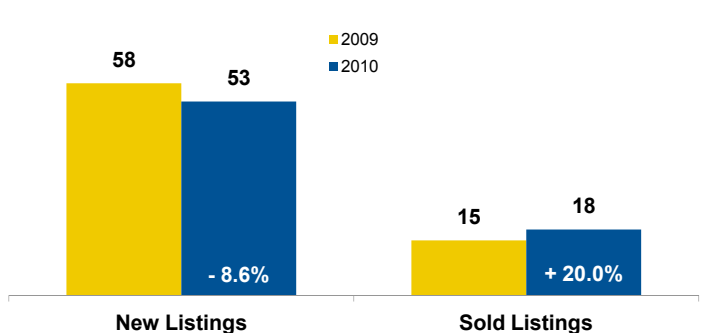
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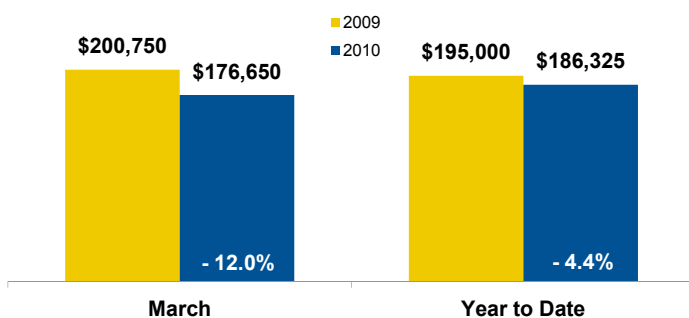
Activity—Most Recent Month



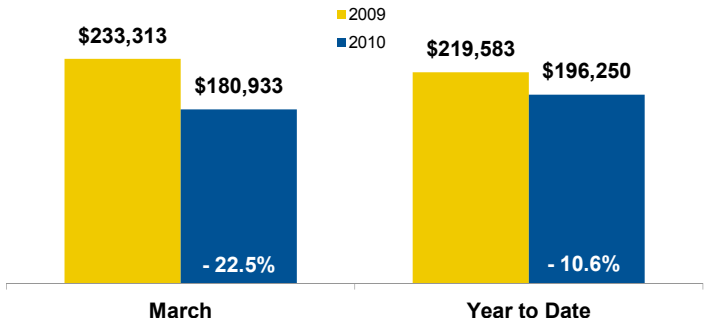
Activity—Year to Date



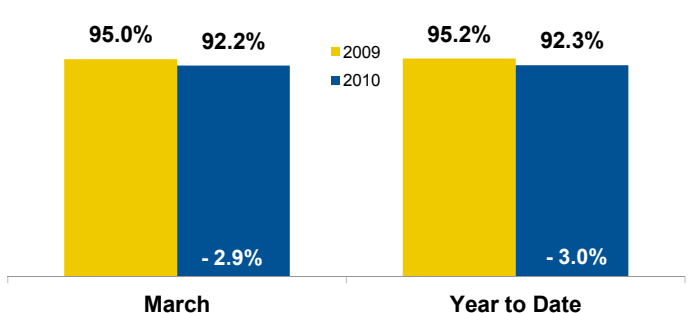
Median Sold Price*



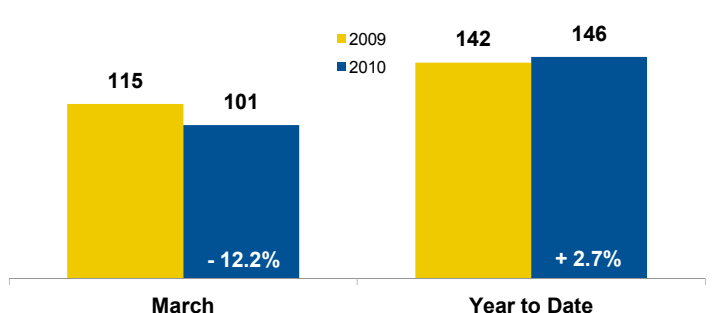
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Jefferson County

March

Year to Date

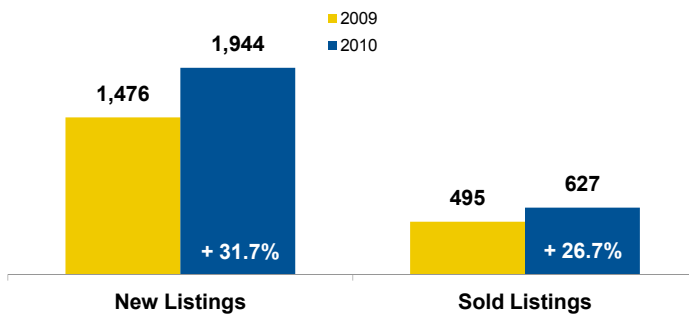
	2009	2010	Change	2009	2010	Change
New Listings	1,476	1,944	+ 31.7%	4,067	4,908	+ 20.7%
Sold Listings	495	627	+ 26.7%	1,243	1,416	+ 13.9%
Median Sold Price*	\$207,000	\$225,500	+ 8.9%	\$205,000	\$218,375	+ 6.5%
Average Sold Price*	\$235,482	\$263,180	+ 11.8%	\$240,082	\$256,685	+ 6.9%
Percent of Sold Price to List Price*	97.4%	97.3%	- 0.2%	97.0%	97.4%	+ 0.4%
Total Days on Market	103	85	- 17.8%	102	87	- 14.6%
Active Listings	NA	3,651	--	--	--	--
Pending Sales**	NA	84	--	--	--	--

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

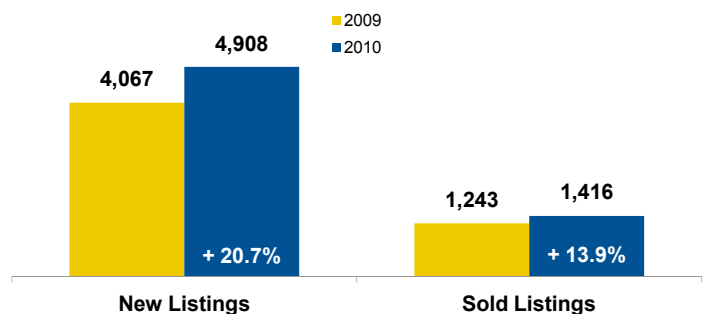
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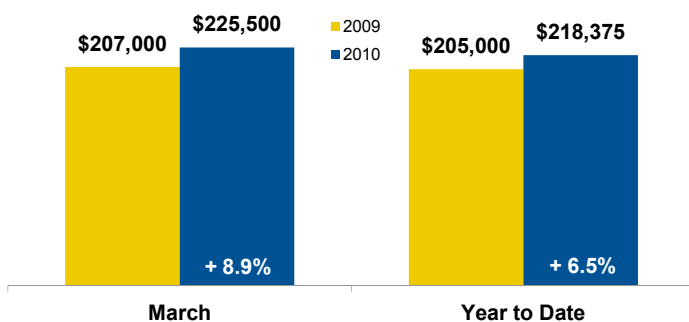
Activity—Most Recent Month



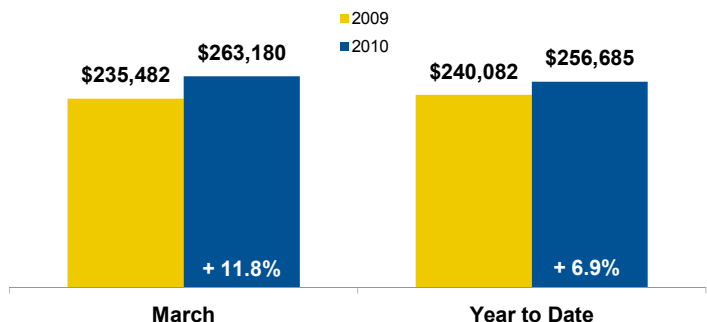
Activity—Year to Date



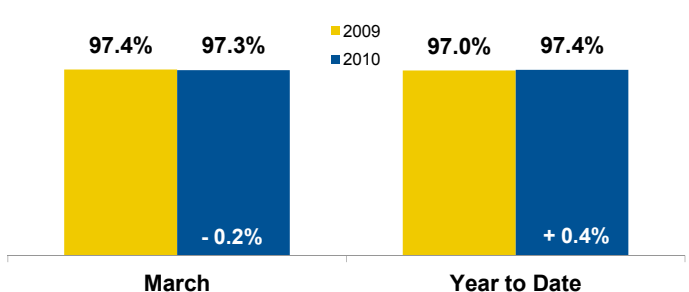
Median Sold Price*



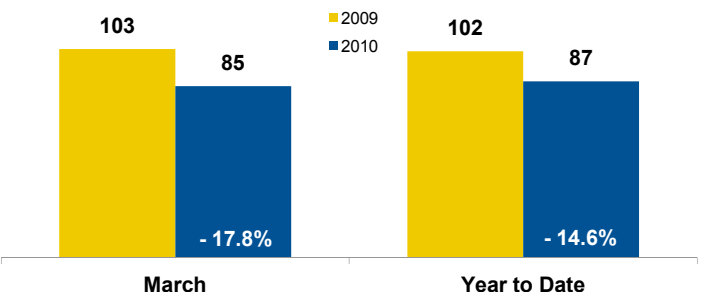
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Larimer County

March

Year to Date

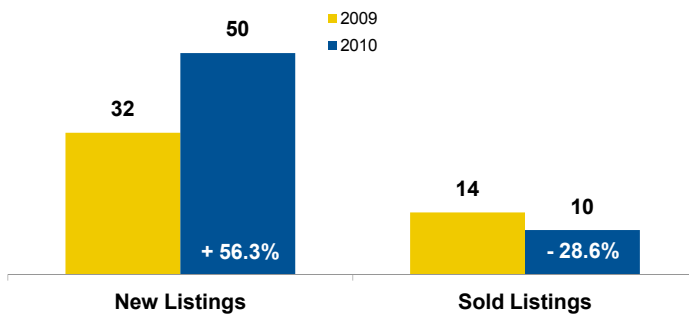
	2009	2010	Change	2009	2010	Change
New Listings	32	50	+ 56.3%	108	121	+ 12.0%
Sold Listings	14	10	- 28.6%	35	41	+ 17.1%
Median Sold Price*	\$238,500	\$182,000	- 23.7%	\$205,250	\$215,000	+ 4.8%
Average Sold Price*	\$254,661	\$214,675	- 15.7%	\$242,430	\$269,696	+ 11.2%
Percent of Sold Price to List Price*	94.9%	96.5%	+ 1.6%	96.5%	97.7%	+ 1.2%
Total Days on Market	174	99	- 43.1%	129	108	- 16.4%
Active Listings	NA	192	--	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

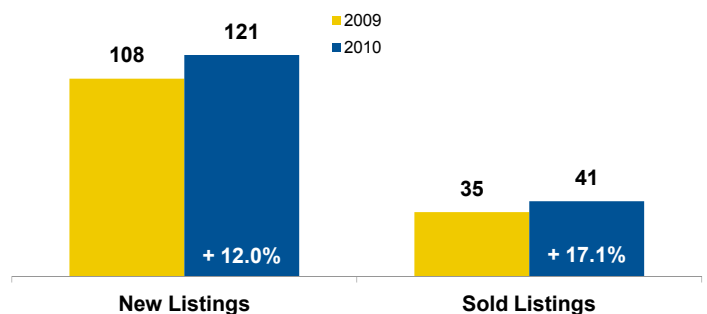
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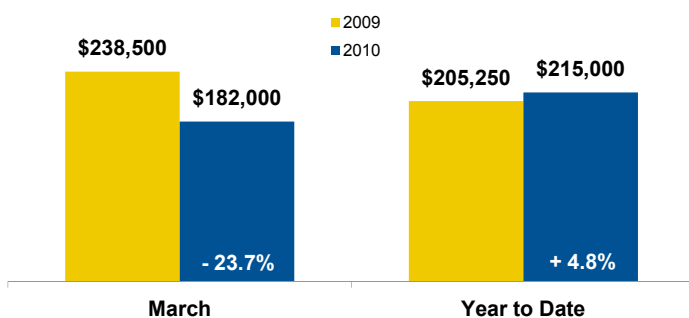
Activity—Most Recent Month



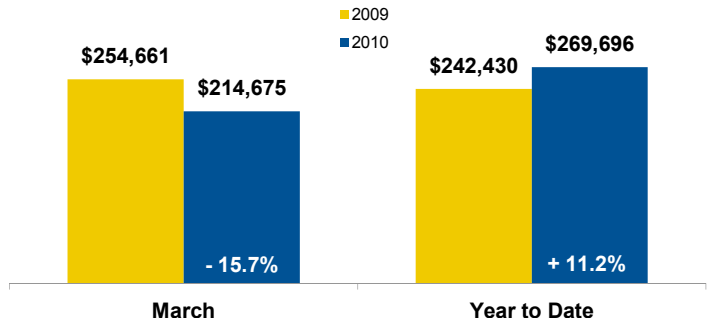
Activity—Year to Date



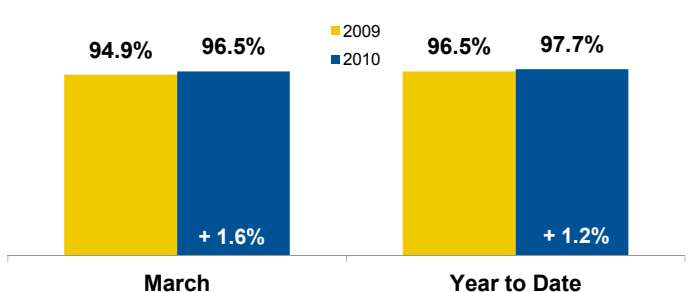
Median Sold Price*



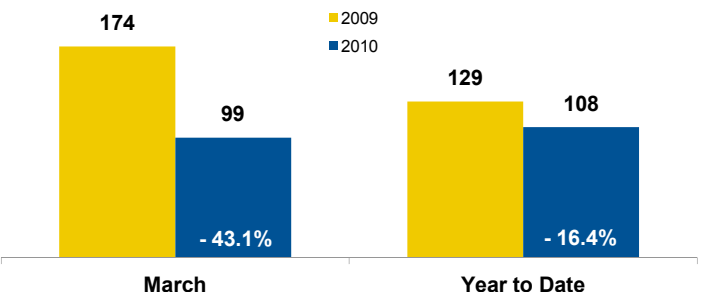
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

March

Year to Date

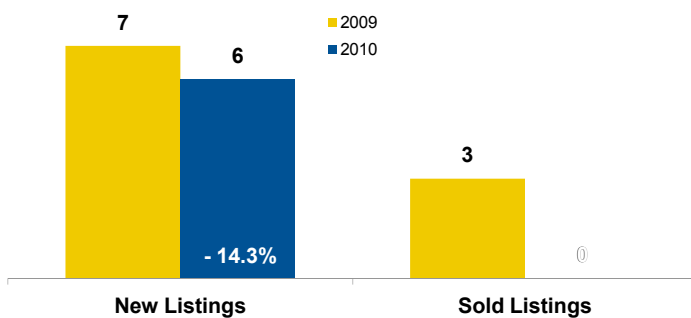
	2009	2010	Change	2009	2010	Change
New Listings	7	6	- 14.3%	19	11	- 42.1%
Sold Listings	3	0	- 100.0%	10	5	- 50.0%
Median Sold Price*	\$75,000	\$0	- 100.0%	\$117,450	\$138,500	+ 17.9%
Average Sold Price*	\$104,833	\$0	- 100.0%	\$136,540	\$121,860	- 10.8%
Percent of Sold Price to List Price*	90.9%	0.0%	- 100.0%	92.5%	96.4%	+ 4.2%
Total Days on Market	131	0	- 100.0%	145	157	+ 8.8%
Active Listings	NA	23	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

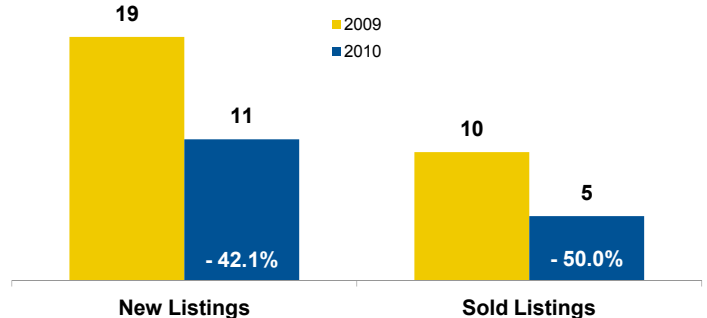
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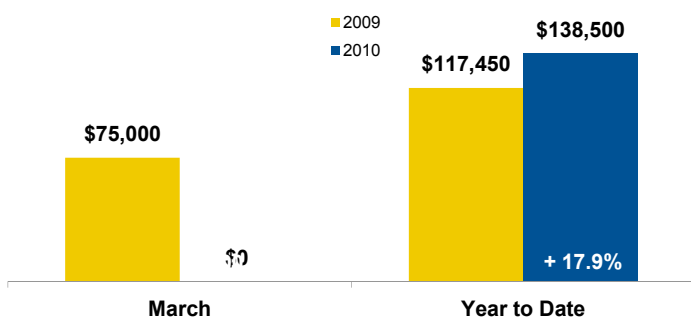
Activity—Most Recent Month



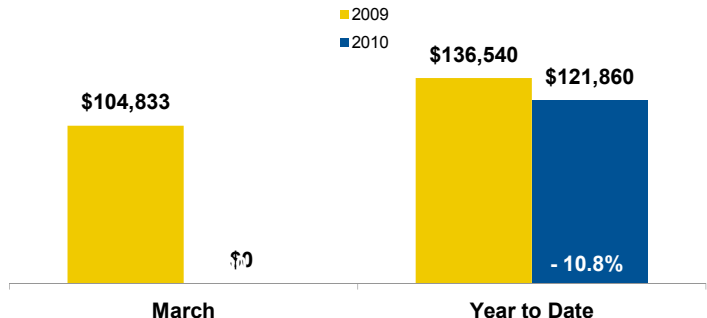
Activity—Year to Date



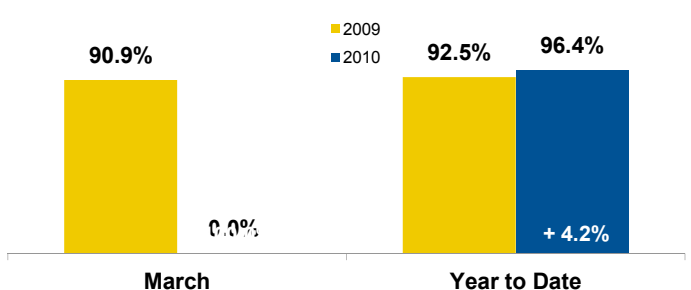
Median Sold Price*



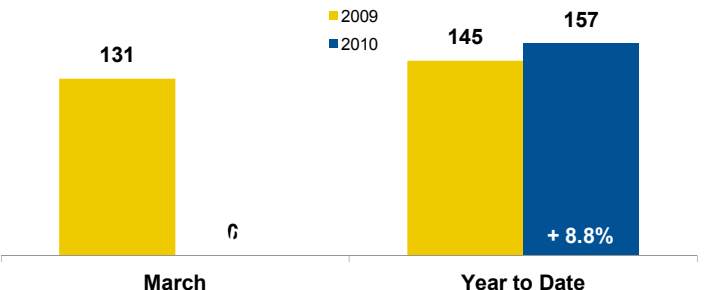
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Park County

March

Year to Date

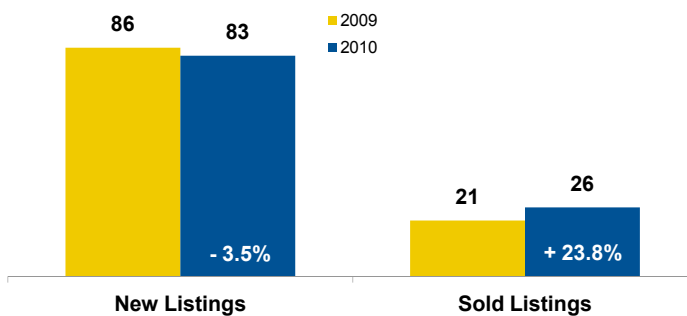
	2009	2010	Change	2009	2010	Change
New Listings	86	83	- 3.5%	227	180	- 20.7%
Sold Listings	21	26	+ 23.8%	52	62	+ 19.2%
Median Sold Price*	\$175,000	\$216,000	+ 23.4%	\$156,000	\$187,000	+ 19.9%
Average Sold Price*	\$182,238	\$197,188	+ 8.2%	\$176,674	\$194,765	+ 10.2%
Percent of Sold Price to List Price*	93.1%	93.3%	+ 0.2%	95.1%	94.0%	- 1.2%
Total Days on Market	151	130	- 13.9%	139	139	- 0.3%
Active Listings	NA	333	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

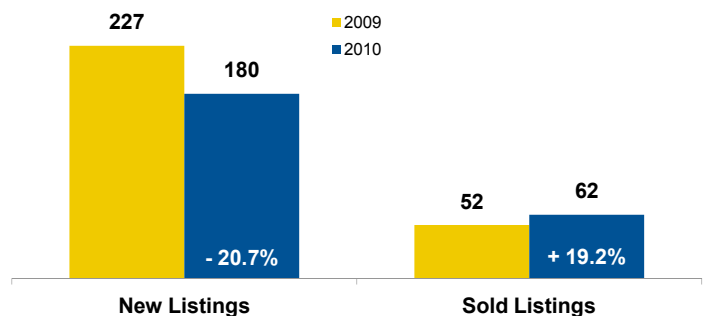
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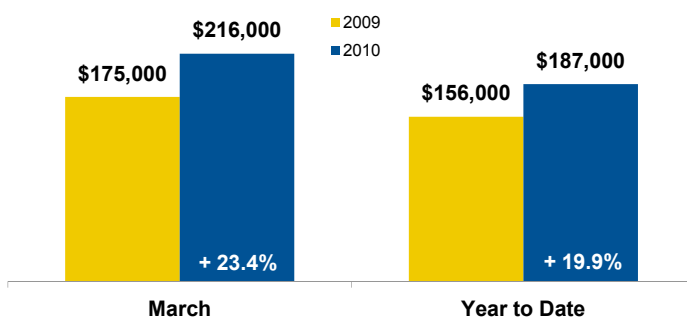
Activity—Most Recent Month



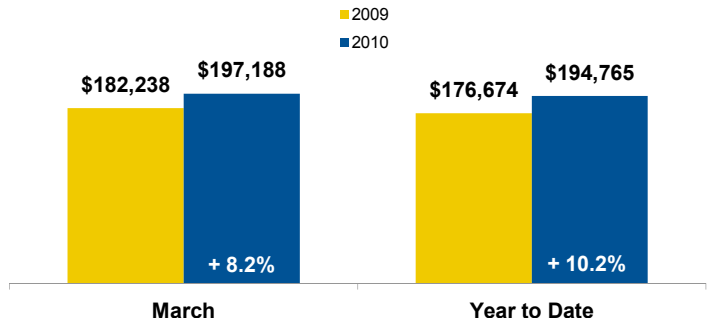
Activity—Year to Date



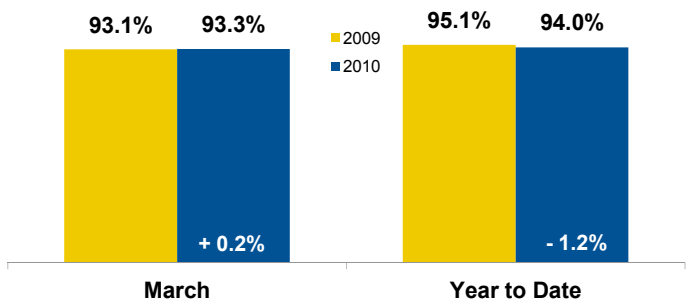
Median Sold Price*



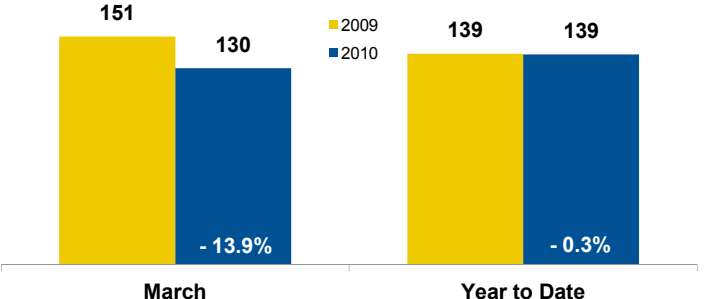
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Summit County

March

Year to Date

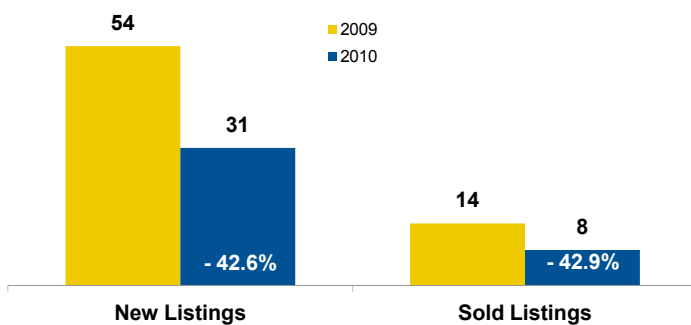
	2009	2010	Change	2009	2010	Change
New Listings	54	31	- 42.6%	122	104	- 14.8%
Sold Listings	14	8	- 42.9%	19	23	+ 21.1%
Median Sold Price*	\$455,000	\$517,311	+ 13.7%	\$400,000	\$465,000	+ 16.3%
Average Sold Price*	\$589,279	\$509,625	- 13.5%	\$533,131	\$548,478	+ 2.9%
Percent of Sold Price to List Price*	94.5%	92.8%	- 1.8%	94.3%	93.3%	- 1.0%
Total Days on Market	149	115	- 22.8%	137	154	+ 12.4%
Active Listings	NA	204	--	--	--	--
Pending Sales**	NA	6	--	--	--	--

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

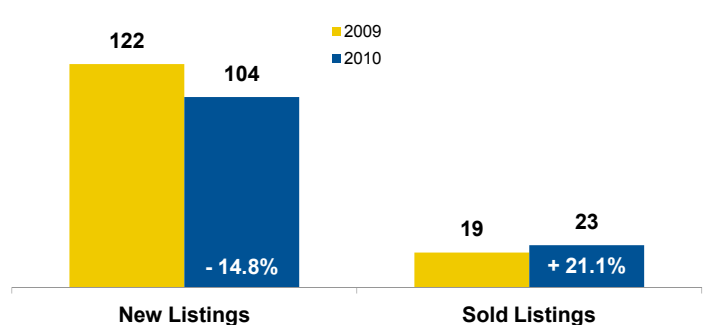
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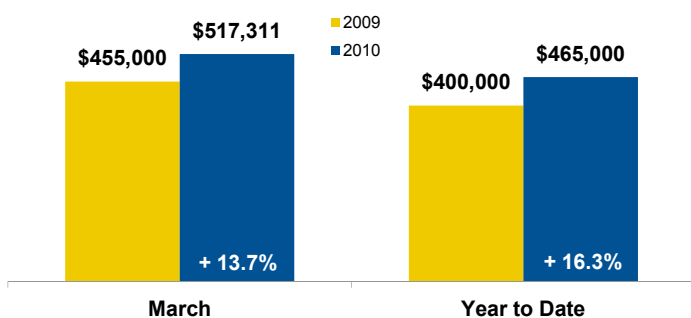
Activity—Most Recent Month



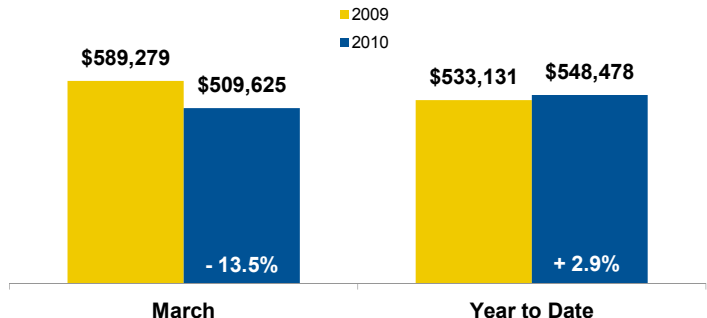
Activity—Year to Date



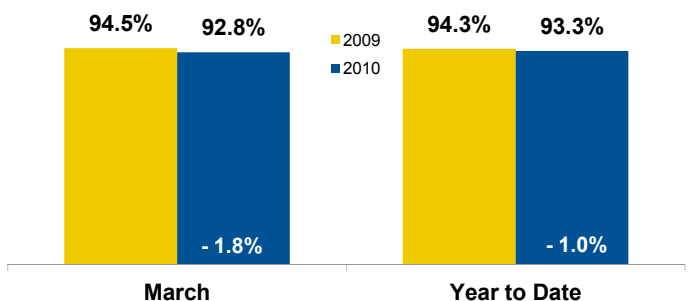
Median Sold Price*



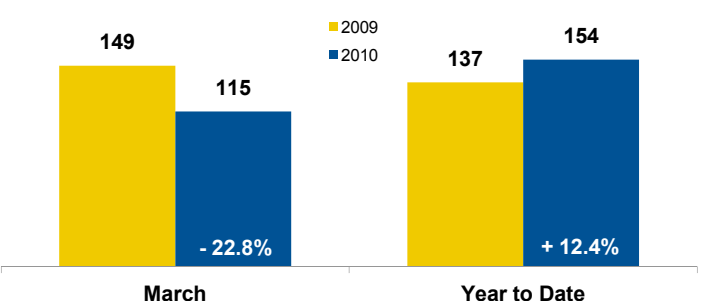
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Teller County

March

Year to Date

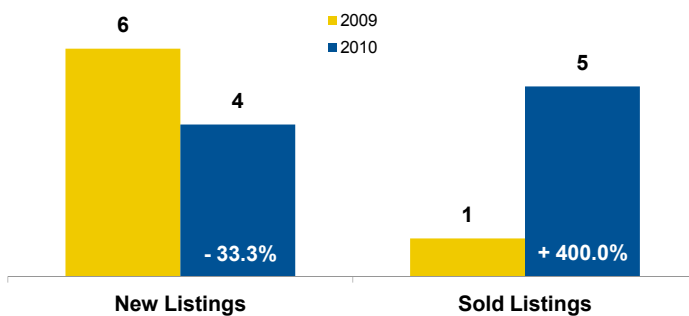
	2009	2010	Change	2009	2010	Change
New Listings	6	4	- 33.3%	11	11	- 0.0%
Sold Listings	1	5	+ 400.0%	1	6	+ 500.0%
Median Sold Price*	\$165,000	\$220,000	+ 33.3%	\$165,000	\$189,000	+ 14.5%
Average Sold Price*	\$165,000	\$203,400	+ 23.3%	\$165,000	\$181,667	+ 10.1%
Percent of Sold Price to List Price*	94.3%	94.7%	+ 0.4%	94.3%	93.2%	- 1.1%
Total Days on Market	30	147	+ 390.7%	30	130	+ 334.4%
Active Listings	NA	21	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

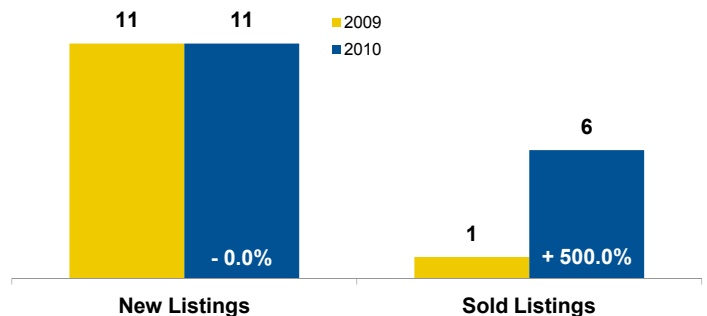
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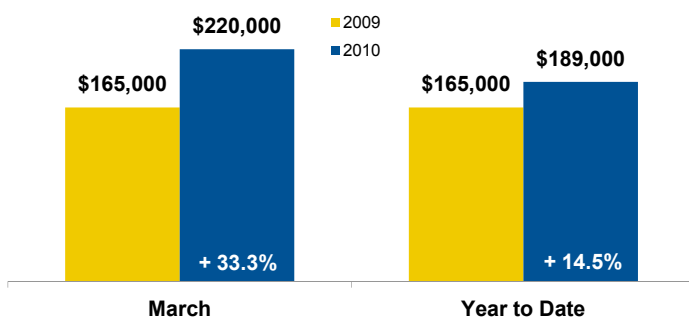
Activity—Most Recent Month



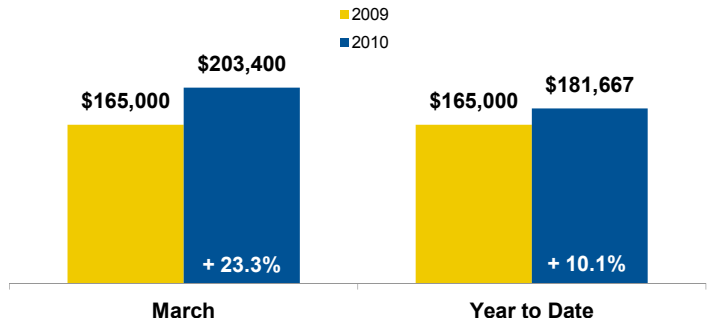
Activity—Year to Date



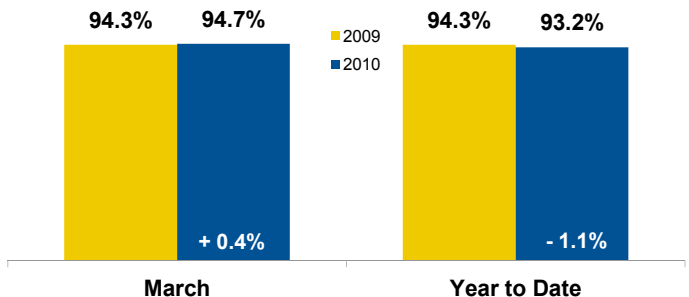
Median Sold Price*



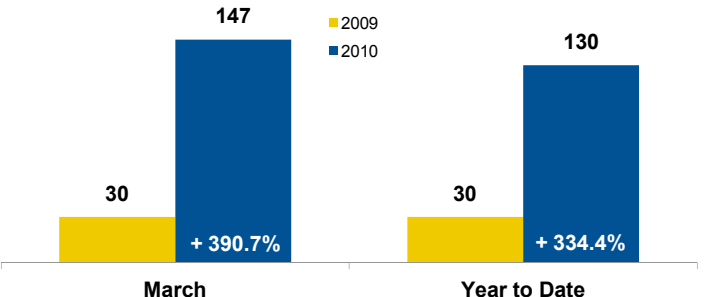
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Weld County

March

Year to Date

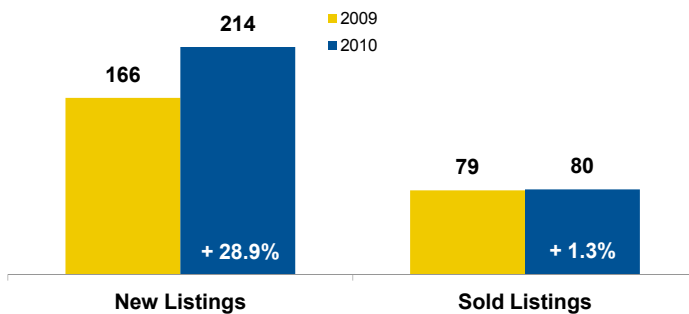
	2009	2010	Change	2009	2010	Change
New Listings	166	214	+ 28.9%	515	545	+ 5.8%
Sold Listings	79	80	+ 1.3%	201	222	+ 10.4%
Median Sold Price*	\$167,495	\$202,500	+ 20.9%	\$174,990	\$194,900	+ 11.4%
Average Sold Price*	\$192,009	\$230,547	+ 20.1%	\$201,851	\$210,784	+ 4.4%
Percent of Sold Price to List Price*	98.5%	97.7%	- 0.8%	97.6%	97.9%	+ 0.4%
Total Days on Market	96	128	+ 33.3%	106	105	- 1.0%
Active Listings	NA	525	--	--	--	--
Pending Sales**	NA	20	--	--	--	--

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

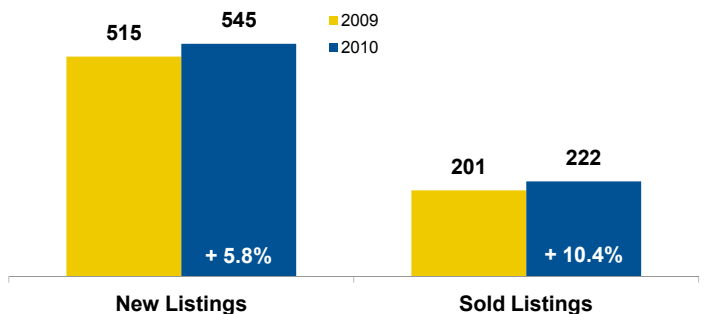
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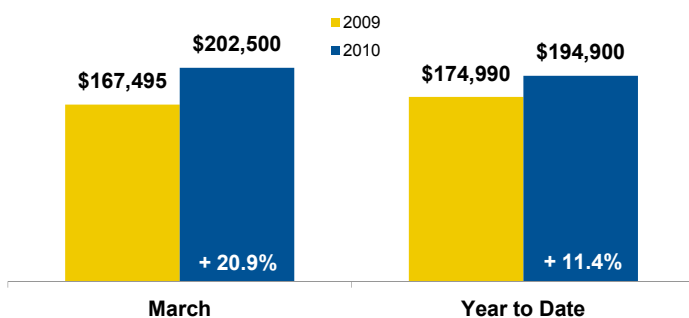
Activity—Most Recent Month



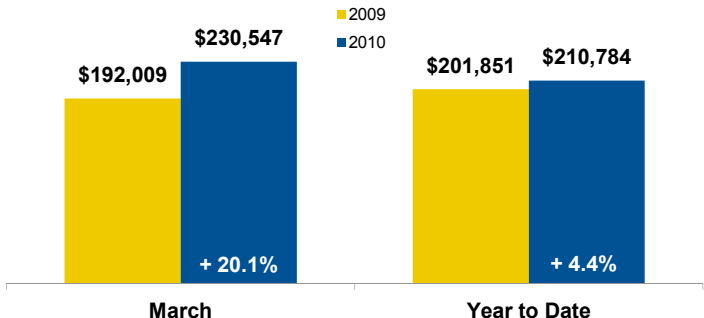
Activity—Year to Date



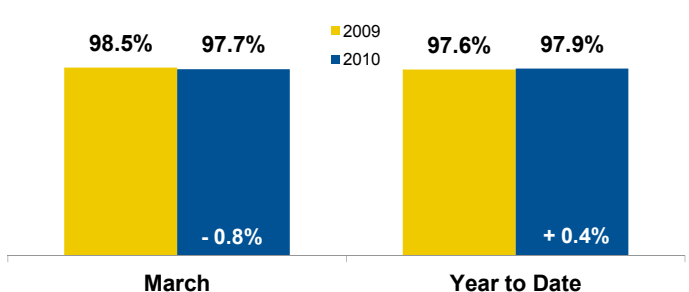
Median Sold Price*



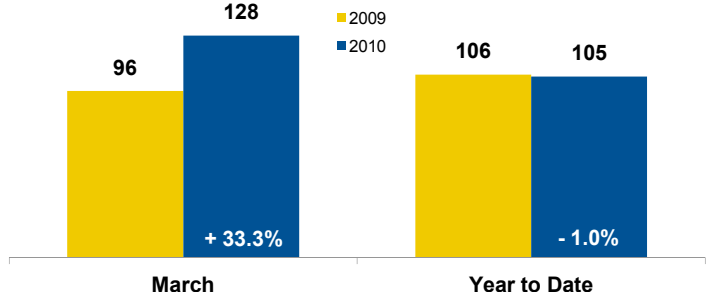
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver-Aurora MSA

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

March

Year to Date

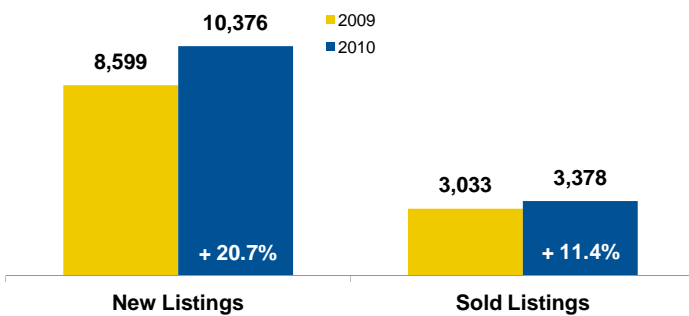
	2009	2010	Change	2009	2010	Change
New Listings	8,599	10,376	+ 20.7%	23,784	26,696	+ 12.2%
Sold Listings	3,033	3,378	+ 11.4%	7,711	7,853	+ 1.8%
Median Sold Price*	\$185,000	\$205,000	+ 10.8%	\$174,925	\$200,000	+ 14.3%
Average Sold Price*	\$231,392	\$246,757	+ 6.6%	\$273,695	\$276,083	+ 0.9%
Percent of Sold Price to List Price*	97.5%	97.9%	+ 0.4%	97.4%	97.9%	+ 0.5%
Total Days on Market	104	86	- 17.2%	102	88	- 14.4%
Active Listings	NA	19,574	--	--	--	--
Pending Sales	NA	499	--	--	--	--

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

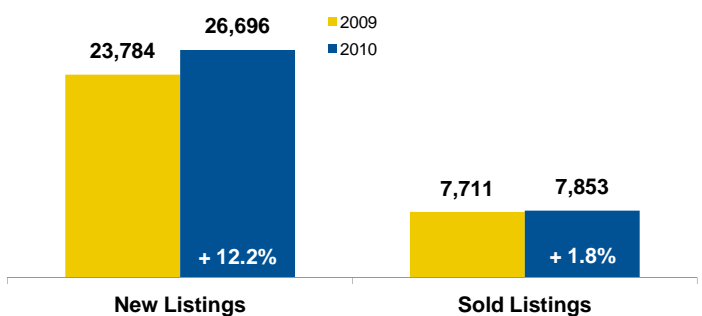
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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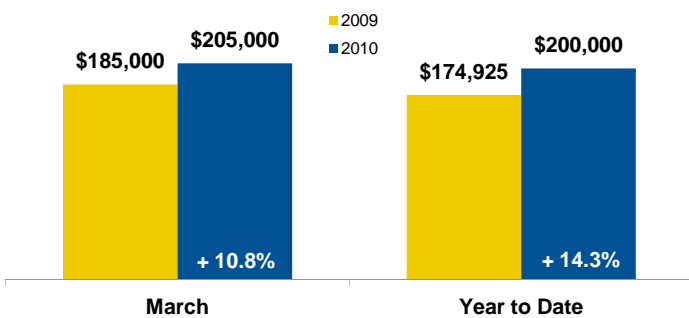
Activity—Most Recent Month



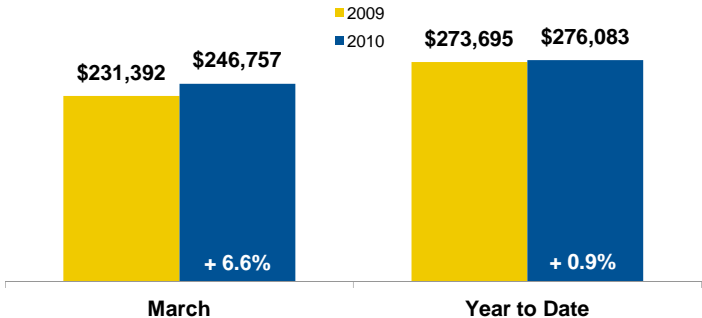
Activity—Year to Date



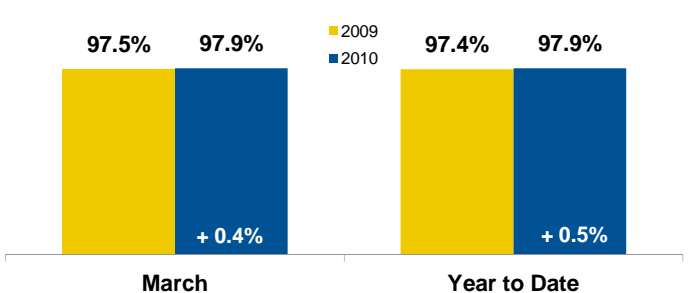
Median Sold Price*



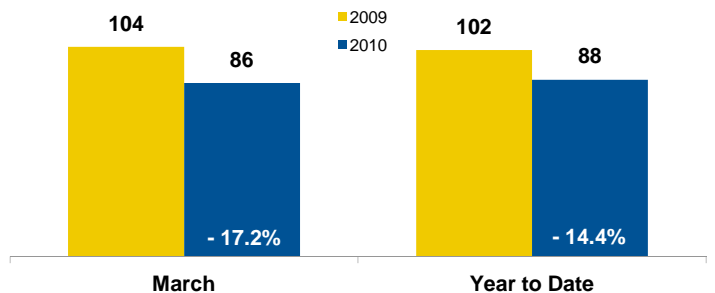
Average Sold Price*



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

March

Year to Date

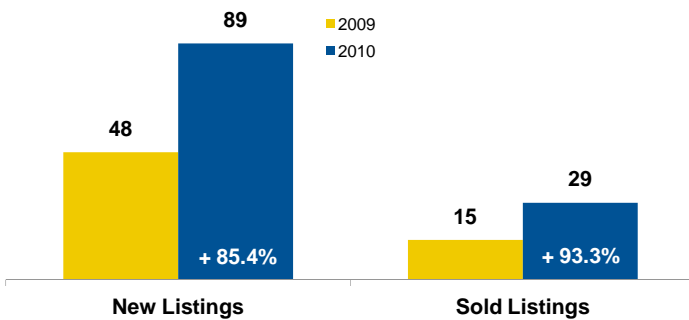
	2009	2010	Change	2009	2010	Change
New Listings	48	89	+ 85.4%	126	226	+ 79.4%
Sold Listings	15	29	+ 93.3%	36	74	+ 105.6%
Median Sold Price*	\$208,000	\$215,000	+ 3.4%	\$226,000	\$226,104	+ 0.0%
Average Sold Price*	\$245,657	\$254,265	+ 3.5%	\$273,695	\$276,083	+ 0.9%
Percent of Sold Price to List Price*	94.7%	98.6%	+ 4.1%	95.4%	97.9%	+ 2.6%
Total Days on Market	123	100	- 19.3%	145	92	- 36.6%
Active Listings	NA	298	--	--	--	--
Pending Sales	NA	9	--	--	--	--

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

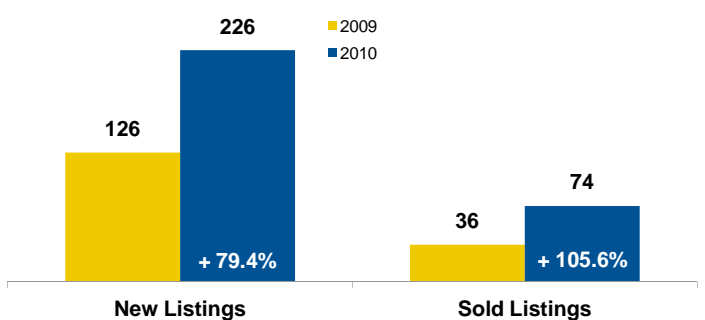
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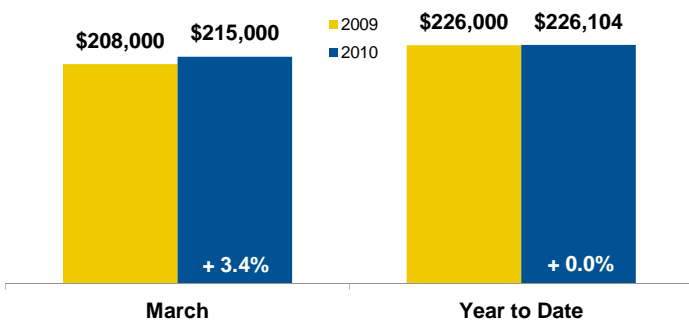
Activity—Most Recent Month



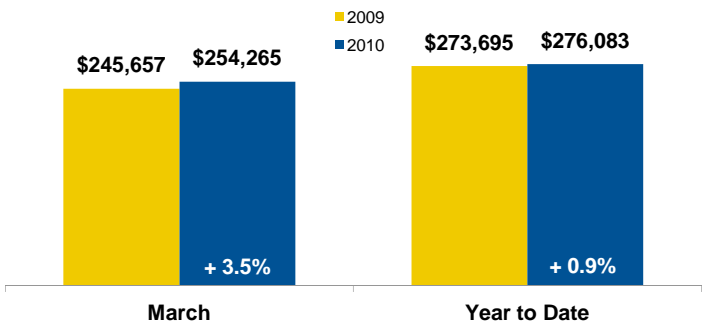
Activity—Year to Date



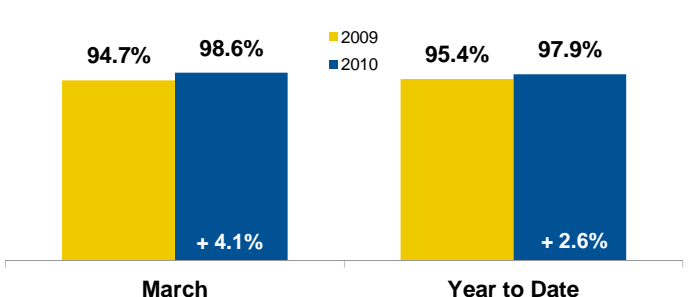
Median Sold Price*



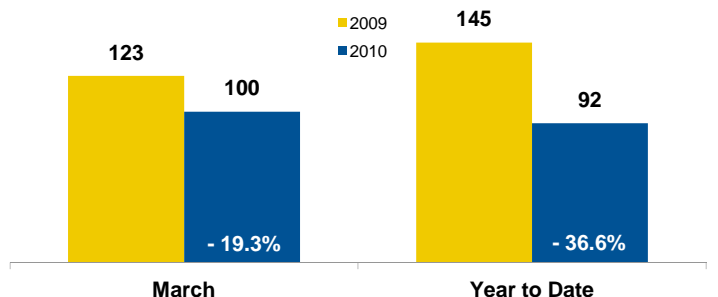
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder MSA

Includes Boulder County

March

Year to Date

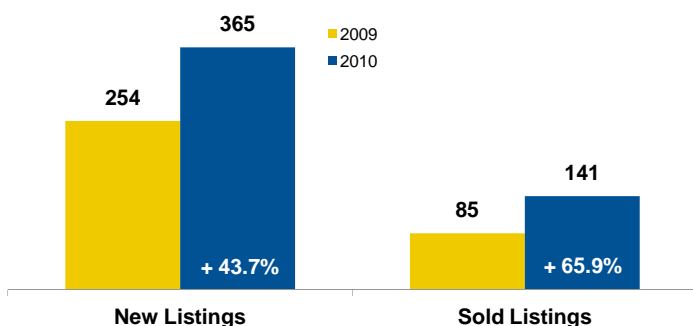
	2009	2010	Change	2009	2010	Change
New Listings	254	365	+ 43.7%	671	900	+ 34.1%
Sold Listings	85	141	+ 65.9%	225	288	+ 28.0%
Median Sold Price*	\$264,450	\$281,500	+ 6.4%	\$264,950	\$278,250	+ 5.0%
Average Sold Price*	\$302,009	\$320,817	+ 6.2%	\$300,539	\$335,933	+ 11.8%
Percent of Sold Price to List Price*	96.1%	96.9%	+ 0.8%	96.0%	97.1%	+ 1.2%
Total Days on Market	109	94	- 13.9%	111	94	- 15.7%
Active Listings	NA	766	--	--	--	--
Pending Sales	NA	8	--	--	--	--

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

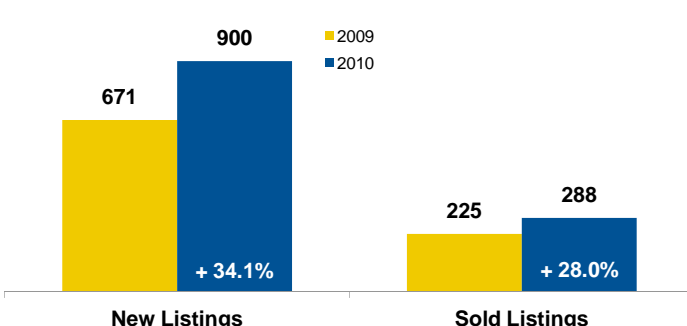
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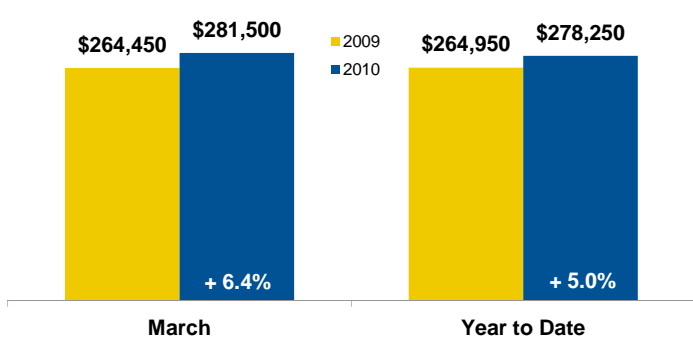
Activity—Most Recent Month



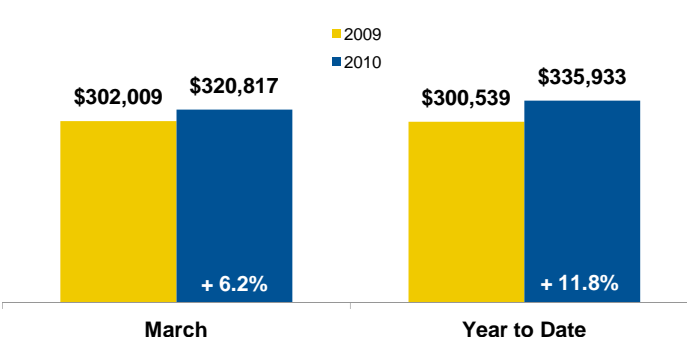
Activity—Year to Date



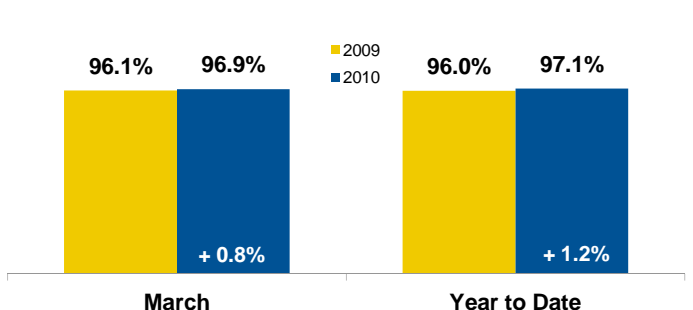
Median Sold Price*



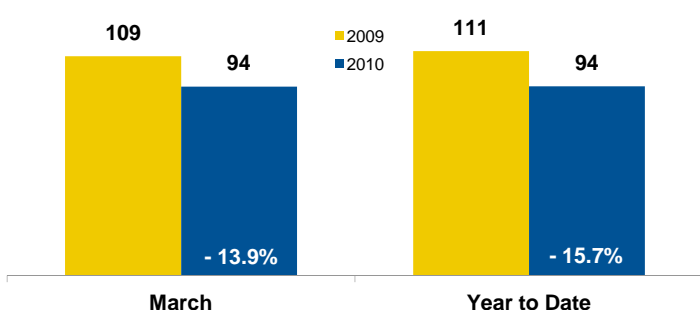
Average Sold Price*



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

March

Year to Date

Includes Larimer County

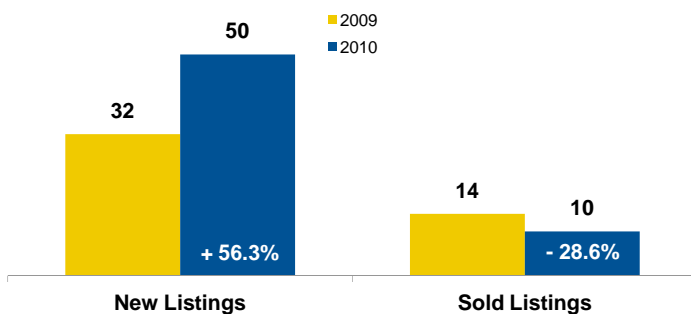
	2009	2010	Change	2009	2010	Change
New Listings	32	50	+ 56.3%	108	121	+ 12.0%
Sold Listings	14	10	- 28.6%	35	41	+ 17.1%
Median Sold Price*	\$238,500	\$182,000	- 23.7%	\$205,250	\$215,000	+ 4.8%
Average Sold Price*	\$254,661	\$214,675	- 15.7%	\$242,430	\$269,696	+ 11.2%
Percent of Sold Price to List Price*	94.9%	96.5%	+ 1.6%	96.5%	97.7%	+ 1.2%
Total Days on Market	174	99	- 43.1%	129	108	- 16.4%
Active Listings	NA	192	--	--	--	--
Pending Sales	NA	4	--	--	--	--

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

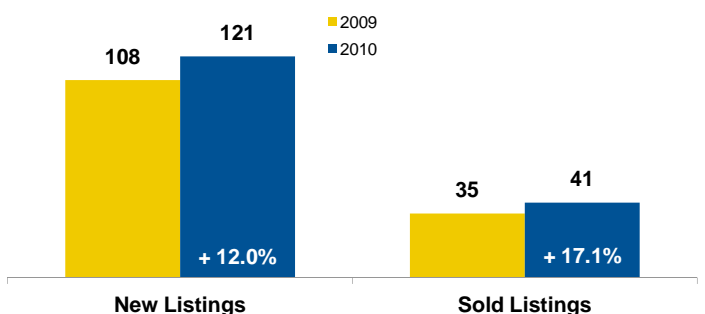
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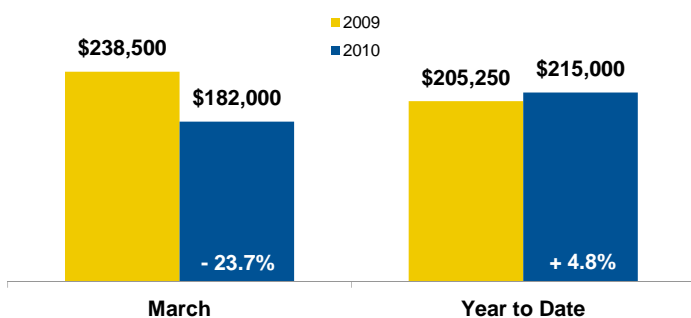
Activity—Most Recent Month



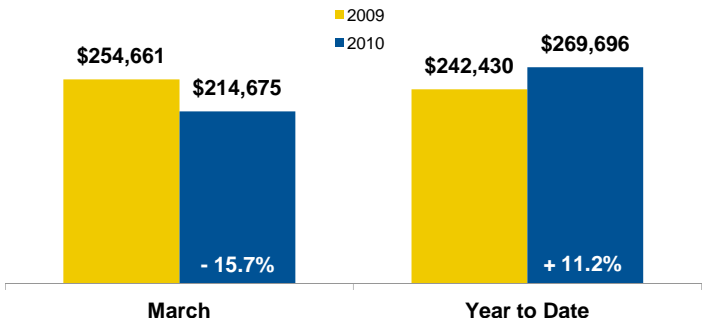
Activity—Year to Date



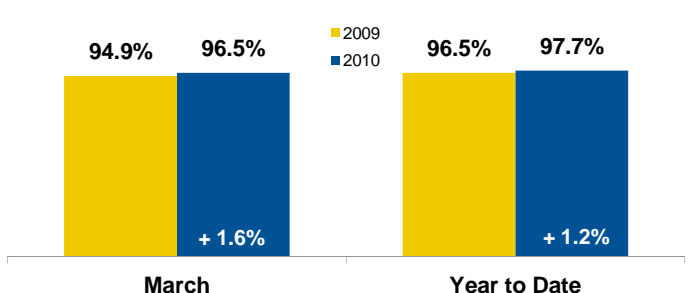
Median Sold Price*



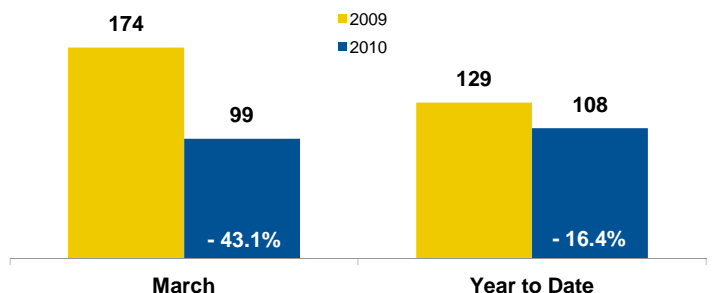
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Greeley MSA

Includes Weld County

March

Year to Date

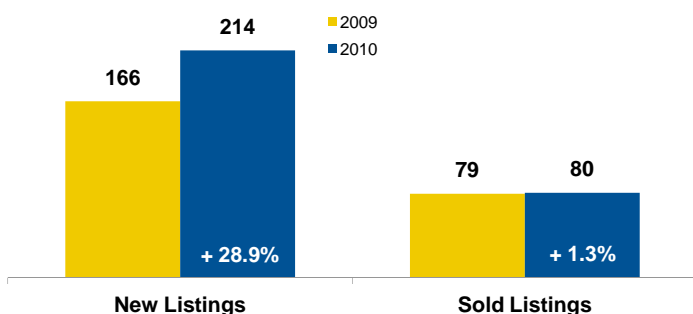
	2009	2010	Change	2009	2010	Change
New Listings	166	214	+ 28.9%	515	545	+ 5.8%
Sold Listings	79	80	+ 1.3%	201	222	+ 10.4%
Median Sold Price*	\$167,495	\$202,500	+ 20.9%	\$174,990	\$194,900	+ 11.4%
Average Sold Price*	\$192,009	\$230,547	+ 20.1%	\$201,851	\$210,784	+ 4.4%
Percent of Sold Price to List Price*	98.5%	97.7%	- 0.8%	97.6%	97.9%	+ 0.4%
Total Days on Market	96	128	+ 33.3%	106	105	- 1.0%
Active Listings	NA	525	--	--	--	--
Pending Sales	NA	20	--	--	--	--

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

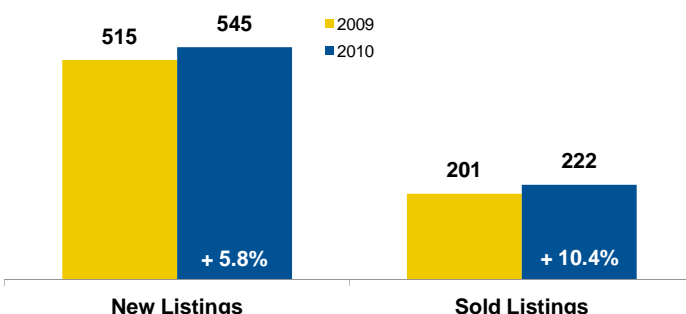
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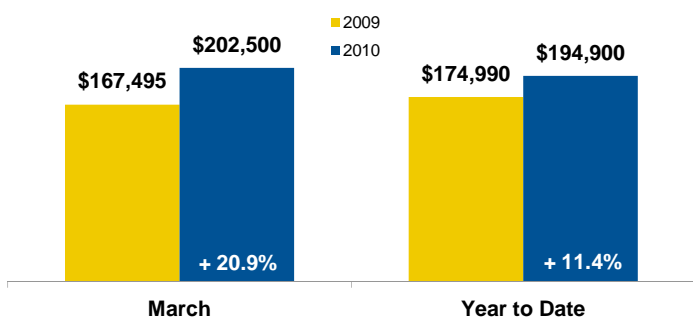
Activity—Most Recent Month



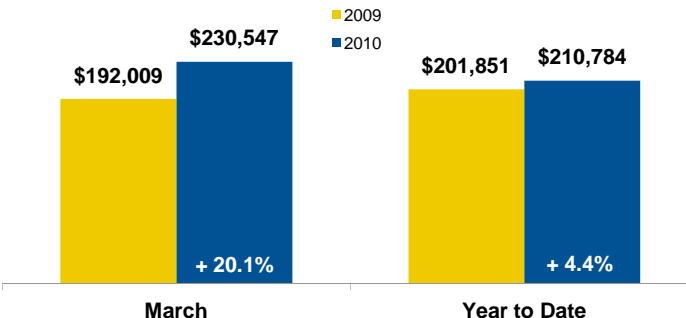
Activity—Year to Date



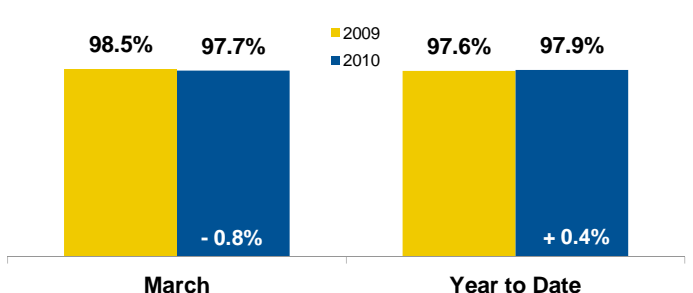
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

