



METROLIST®

Local Market Updates

November 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

November

Year to Date

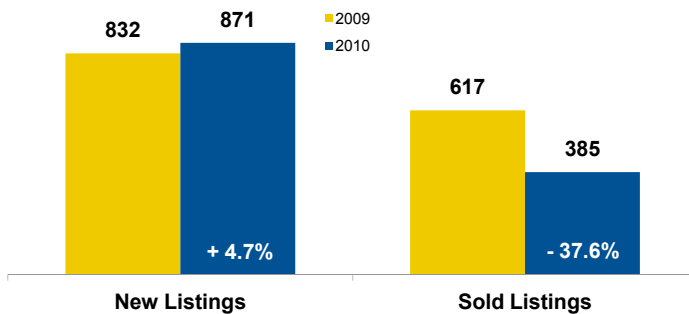
	2009	2010	Change	2009	2010	Change
New Listings	832	871	+ 4.7%	10,953	12,272	+ 12.0%
Sold Listings	617	385	- 37.6%	6,175	5,237	- 15.2%
Median Sold Price*	\$152,000	\$155,000	+ 2.0%	\$150,000	\$159,800	+ 6.5%
Average Sold Price*	\$171,275	\$175,646	+ 2.6%	\$168,063	\$176,876	+ 5.2%
Percent of Sold Price to List Price*	100.1%	98.0%	- 2.1%	99.1%	98.7%	- 0.5%
Total Days on Market	68	97	+ 43.6%	89	76	- 14.9%
Active Listings	2,202	2,495	+ 13.3%	--	--	--
Pending Sales**	NA	87	--	--	--	--

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

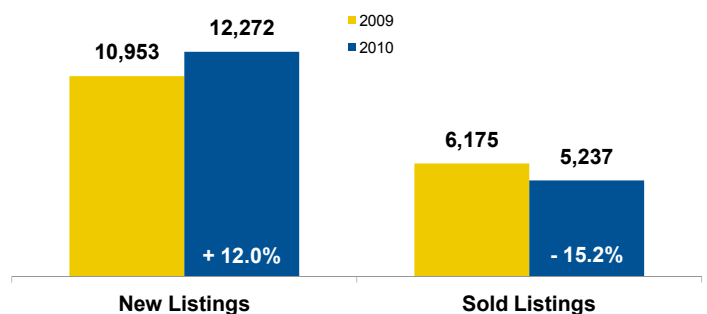
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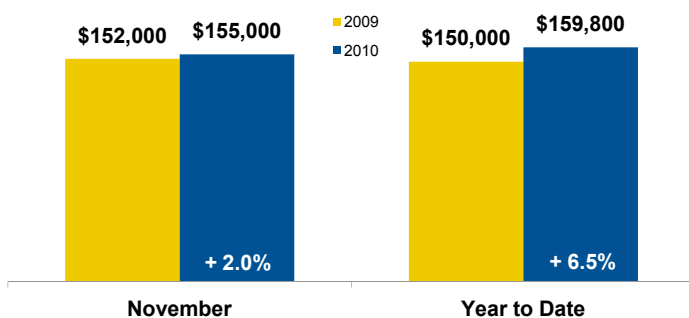
Activity—Most Recent Month



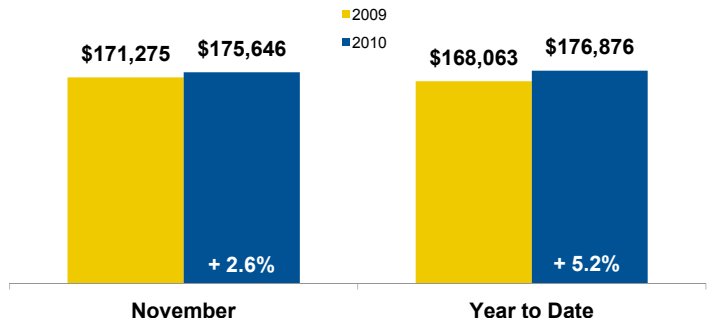
Activity—Year to Date



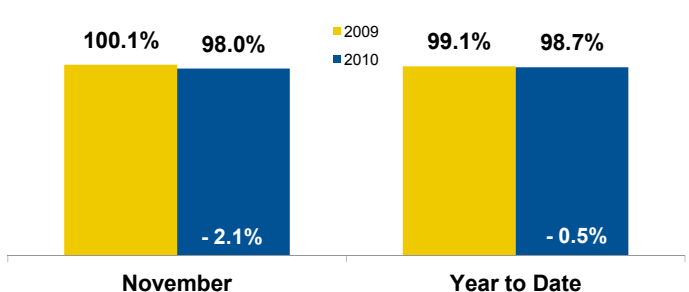
Median Sold Price*



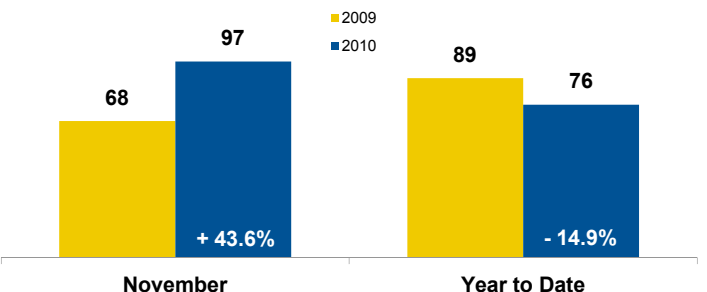
Average Sold Price*



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

November

Year to Date

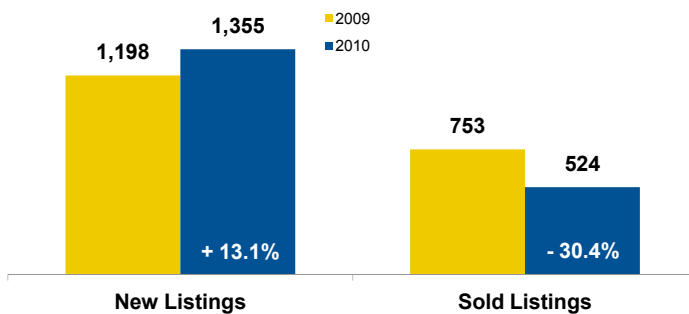
	2009	2010	Change	2009	2010	Change
New Listings	1,198	1,355	+ 13.1%	18,001	20,805	+ 15.6%
Sold Listings	753	524	- 30.4%	8,111	7,493	- 7.6%
Median Sold Price*	\$179,950	\$186,000	+ 3.4%	\$180,000	\$188,500	+ 4.7%
Average Sold Price*	\$215,279	\$230,510	+ 7.1%	\$220,873	\$234,912	+ 6.4%
Percent of Sold Price to List Price*	99.1%	96.5%	- 2.6%	98.2%	97.5%	- 0.7%
Total Days on Market	71	103	+ 45.5%	91	82	- 9.9%
Active Listings	3,618	3,941	+ 8.9%	--	--	--
Pending Sales**	NA	98	--	--	--	--

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

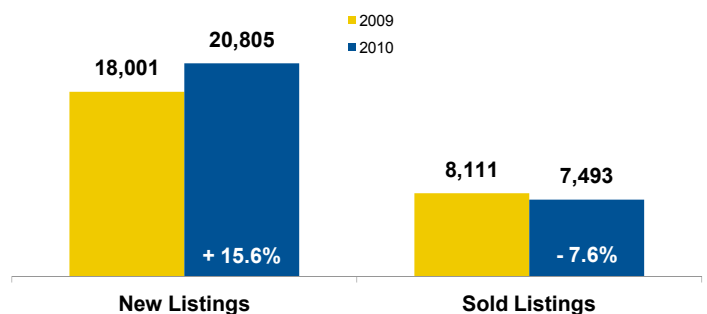
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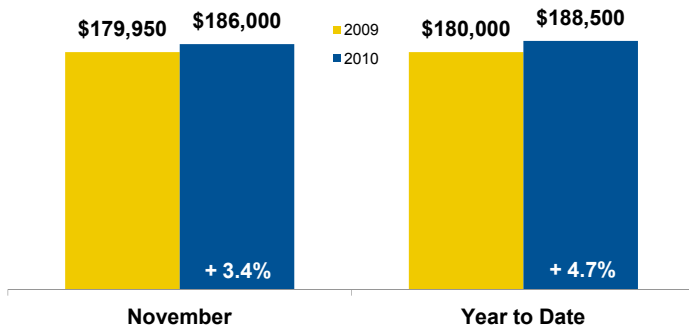
Activity—Most Recent Month



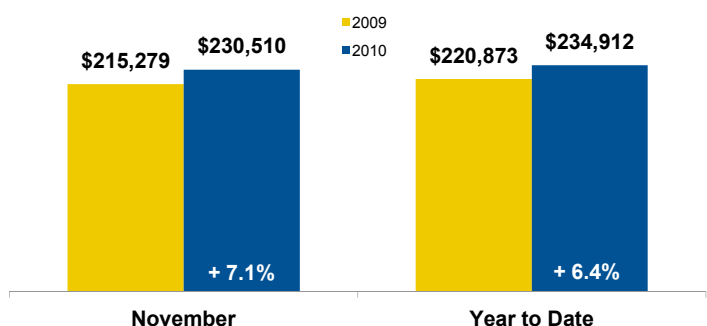
Activity—Year to Date



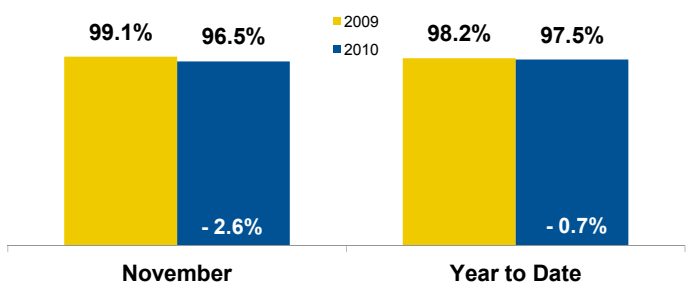
Median Sold Price*



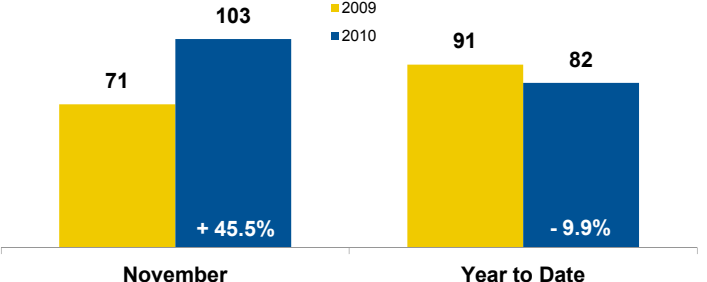
Average Sold Price*



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

November

Year to Date

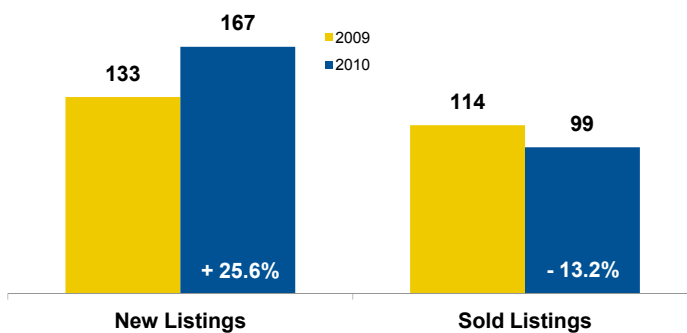
	2009	2010	Change	2009	2010	Change
New Listings	133	167	+ 25.6%	2,448	2,933	+ 19.8%
Sold Listings	114	99	- 13.2%	1,256	1,289	+ 2.6%
Median Sold Price*	\$293,875	\$286,000	- 2.7%	\$275,000	\$290,500	+ 5.6%
Average Sold Price*	\$366,740	\$329,362	- 10.2%	\$330,784	\$358,142	+ 8.3%
Percent of Sold Price to List Price*	96.6%	96.9%	+ 0.2%	96.9%	97.1%	+ 0.2%
Total Days on Market	107	97	- 9.3%	99	85	- 14.6%
Active Listings	680	715	+ 5.1%	--	--	--
Pending Sales**	NA	12	--	--	--	--

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

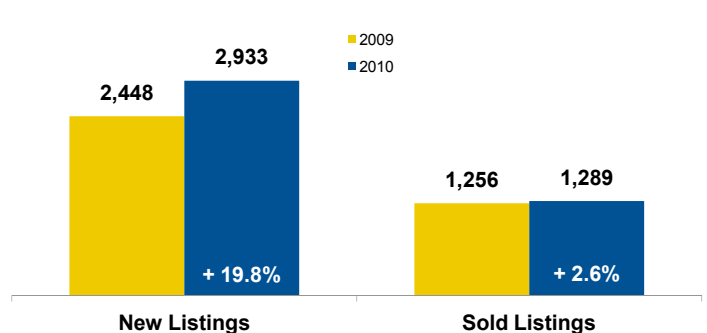
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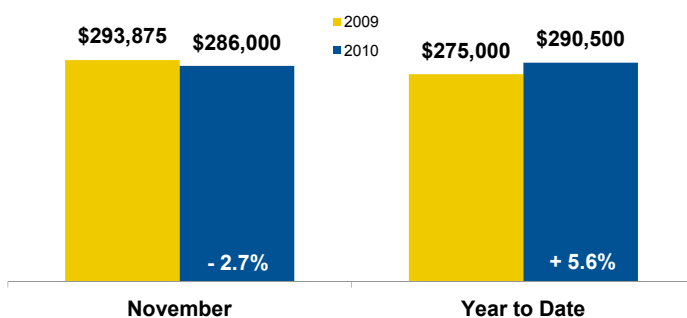
Activity—Most Recent Month



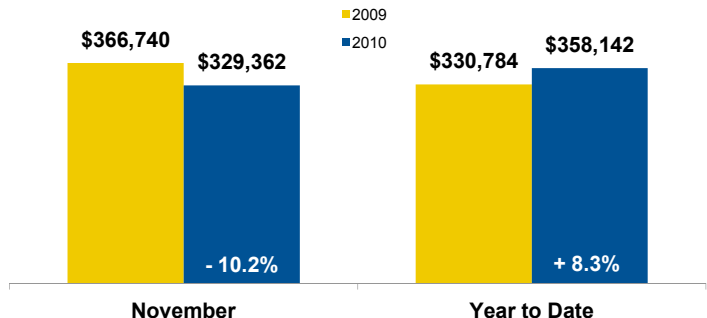
Activity—Year to Date



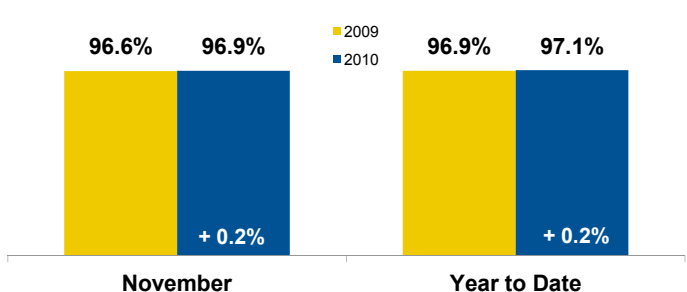
Median Sold Price*



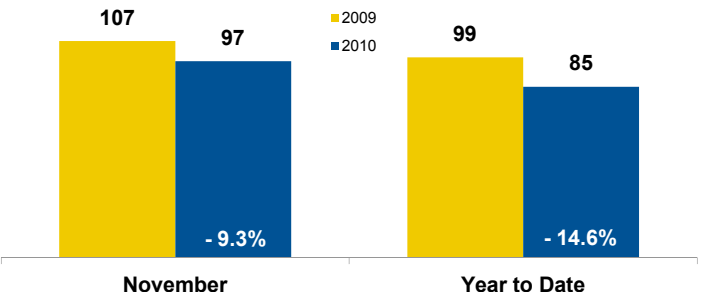
Average Sold Price*



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

November

Year to Date

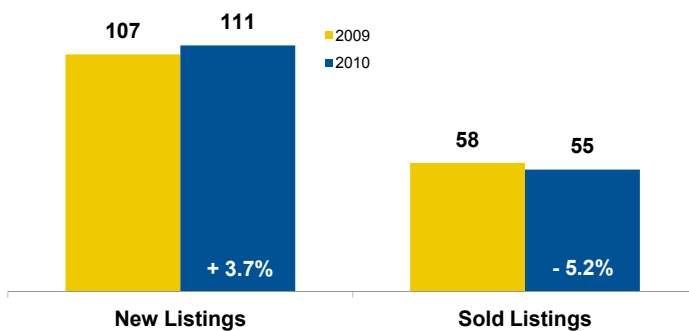
	2009	2010	Change	2009	2010	Change
New Listings	107	111	+ 3.7%	1,693	1,760	+ 4.0%
Sold Listings	58	55	- 5.2%	768	697	- 9.2%
Median Sold Price*	\$260,275	\$265,800	+ 2.1%	\$260,000	\$269,000	+ 3.5%
Average Sold Price*	\$301,429	\$291,039	- 3.4%	\$299,053	\$314,934	+ 5.3%
Percent of Sold Price to List Price*	97.8%	97.5%	- 0.3%	97.3%	97.4%	+ 0.1%
Total Days on Market	113	102	- 9.3%	99	88	- 10.7%
Active Listings	308	360	+ 16.9%	--	--	--
Pending Sales**	NA	7	--	--	--	--

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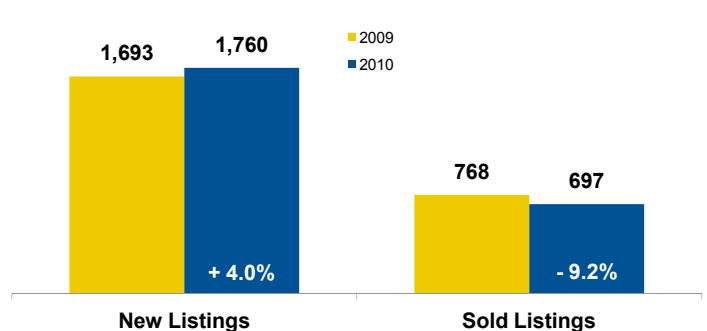
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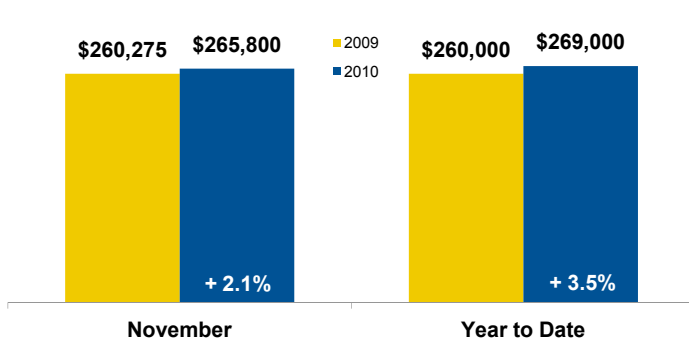
Activity—Most Recent Month



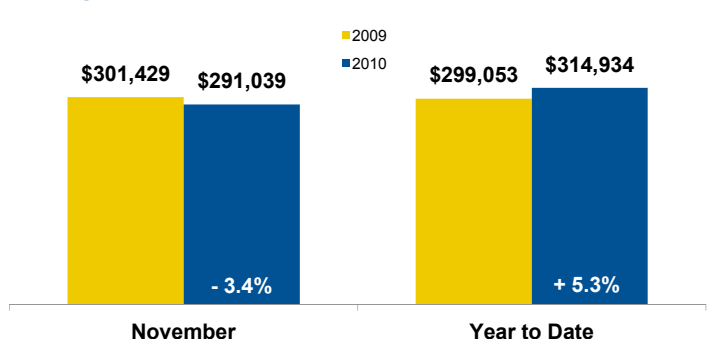
Activity—Year to Date



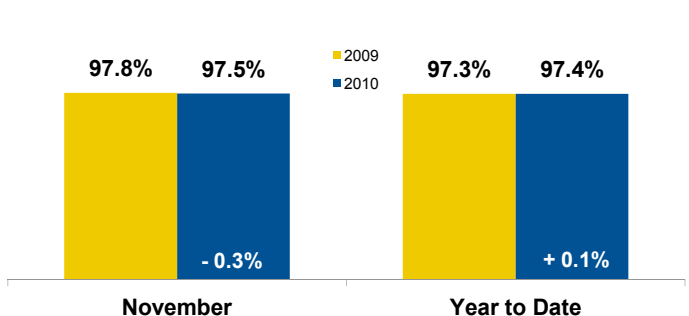
Median Sold Price*



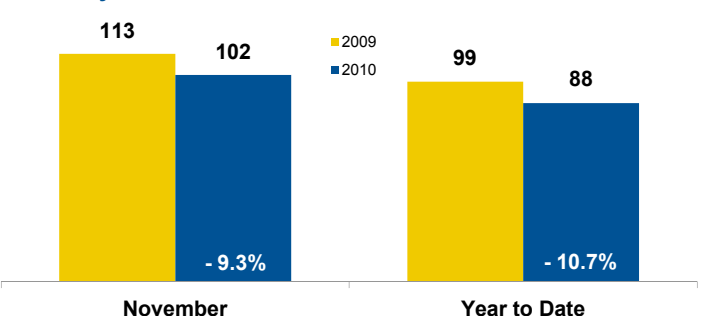
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Clear Creek County

November

Year to Date

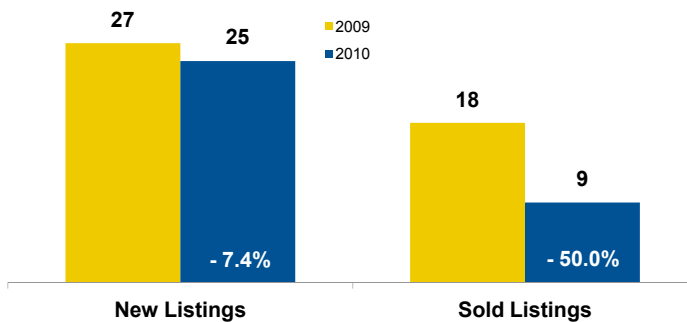
	2009	2010	Change	2009	2010	Change
New Listings	27	25	- 7.4%	401	402	+ 0.2%
Sold Listings	18	9	- 50.0%	140	126	- 10.0%
Median Sold Price*	\$217,500	\$150,000	- 31.0%	\$226,500	\$214,500	- 5.3%
Average Sold Price*	\$251,047	\$345,378	+ 37.6%	\$250,687	\$272,733	+ 8.8%
Percent of Sold Price to List Price*	94.4%	89.7%	- 5.0%	94.8%	95.3%	+ 0.5%
Total Days on Market	168	356	+ 111.6%	157	147	- 6.2%
Active Listings	181	176	- 2.8%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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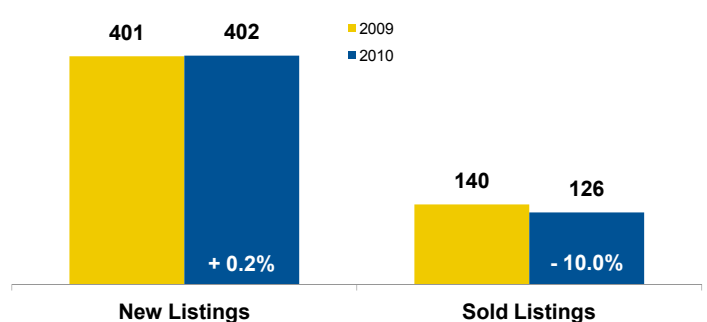
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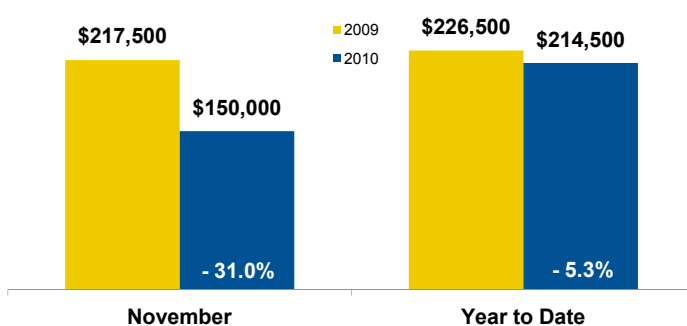
Activity—Most Recent Month



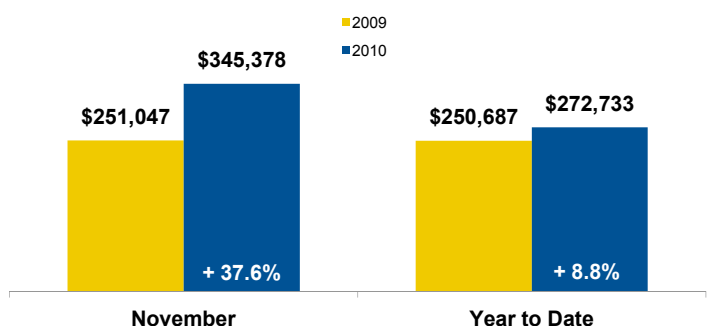
Activity—Year to Date



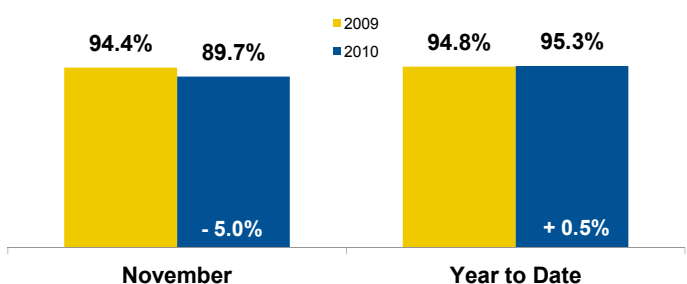
Median Sold Price*



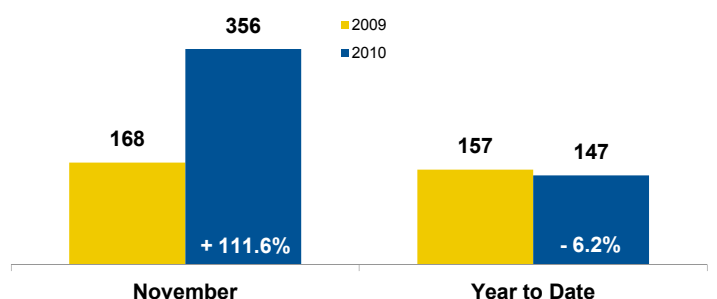
Average Sold Price*



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

November

Year to Date

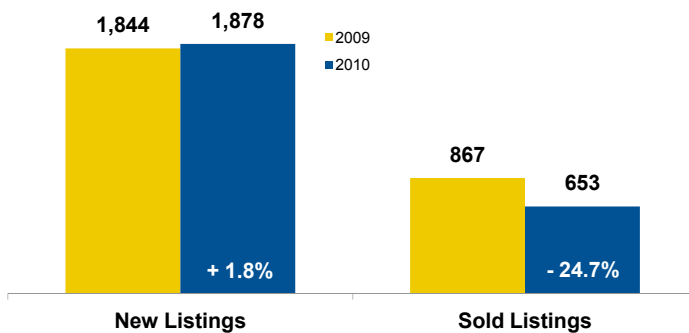
	2009	2010	Change	2009	2010	Change
New Listings	1,844	1,878	+ 1.8%	27,526	29,632	+ 7.7%
Sold Listings	867	653	- 24.7%	9,960	8,560	- 14.1%
Median Sold Price*	\$192,000	\$201,825	+ 5.1%	\$180,000	\$200,000	+ 11.1%
Average Sold Price*	\$251,699	\$266,157	+ 5.7%	\$243,025	\$262,616	+ 8.1%
Percent of Sold Price to List Price*	98.4%	96.4%	- 2.0%	98.3%	97.5%	- 0.7%
Total Days on Market	85	118	+ 39.2%	96	91	- 4.9%
Active Listings	5,512	5,099	- 7.5%	--	--	--
Pending Sales**	NA	125	--	--	--	--

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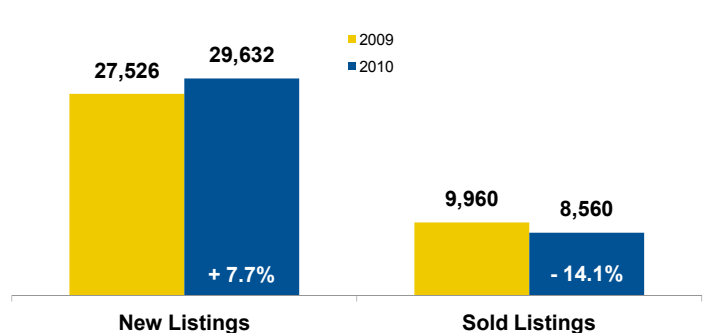
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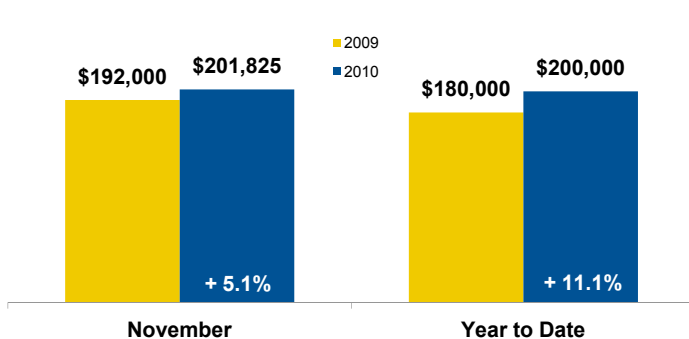
Activity—Most Recent Month



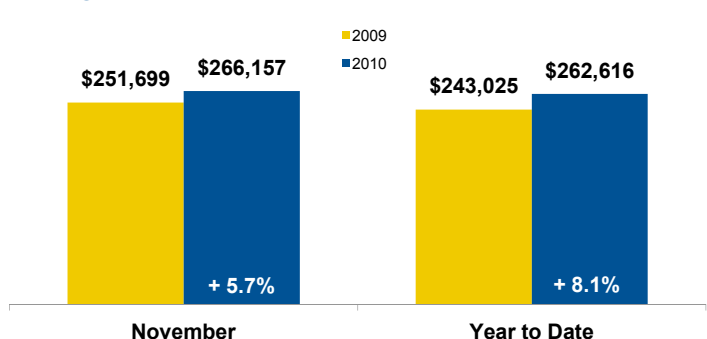
Activity—Year to Date



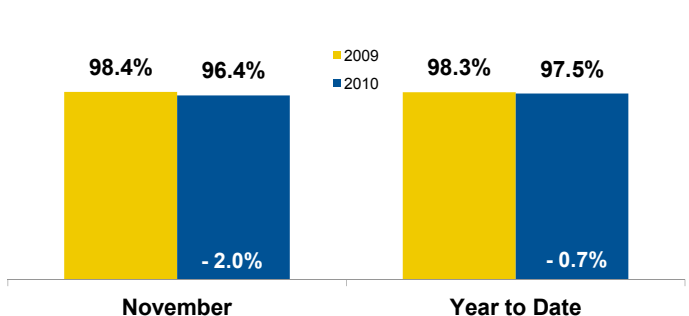
Median Sold Price*



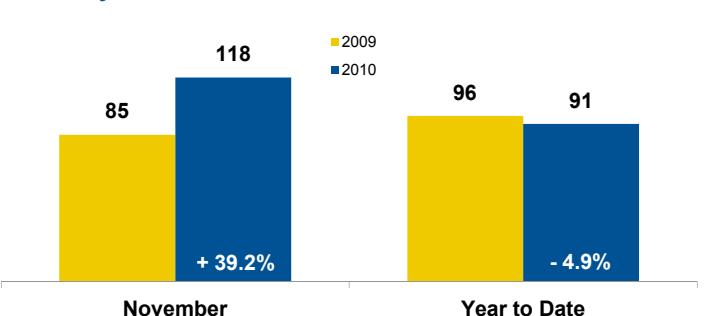
Average Sold Price*



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

November

Year to Date

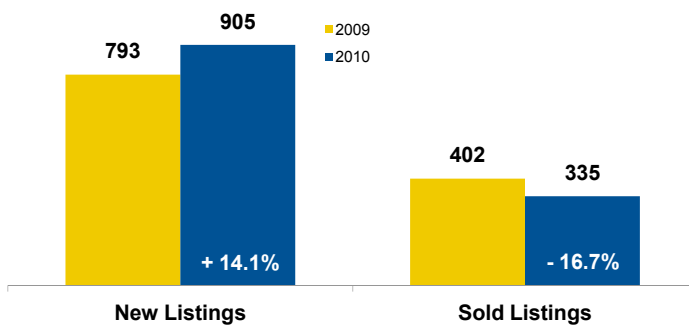
	2009	2010	Change	2009	2010	Change
New Listings	793	905	+ 14.1%	13,295	14,276	+ 7.4%
Sold Listings	402	335	- 16.7%	4,555	4,460	- 2.1%
Median Sold Price*	\$272,250	\$310,000	+ 13.9%	\$285,000	\$292,500	+ 2.6%
Average Sold Price*	\$337,015	\$362,779	+ 7.6%	\$337,549	\$345,624	+ 2.4%
Percent of Sold Price to List Price*	97.8%	96.9%	- 0.9%	97.4%	97.3%	- 0.1%
Total Days on Market	90	117	+ 29.6%	110	100	- 9.3%
Active Listings	2,925	2,804	- 4.1%	--	--	--
Pending Sales**	NA	50	--	--	--	--

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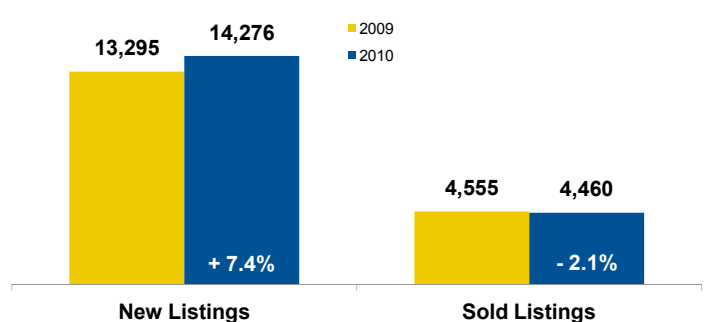
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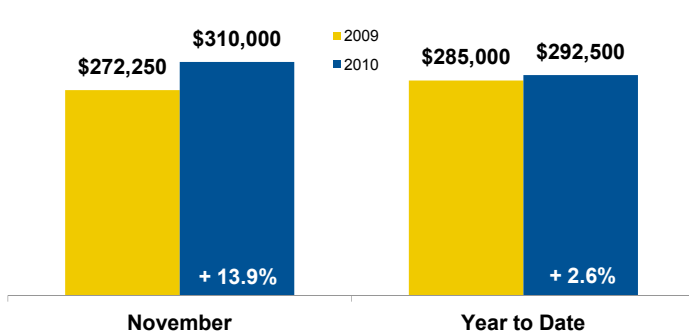
Activity—Most Recent Month



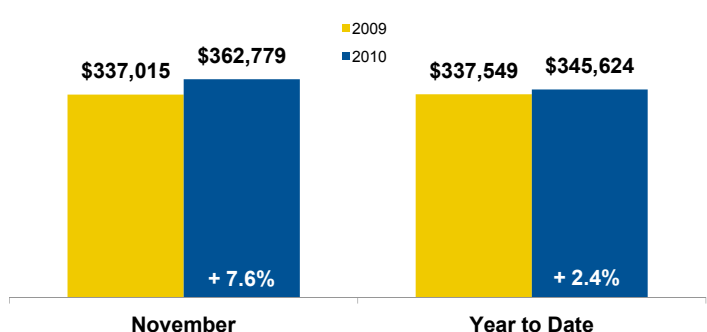
Activity—Year to Date



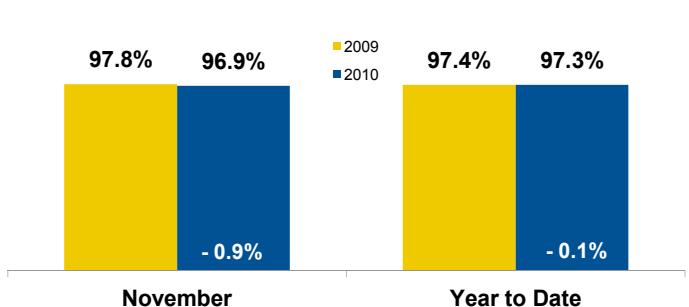
Median Sold Price*



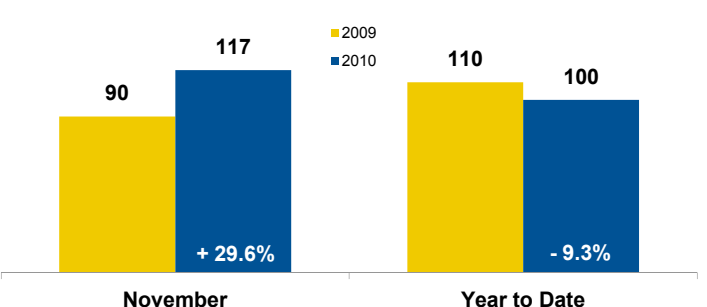
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



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Elbert County

November

Year to Date

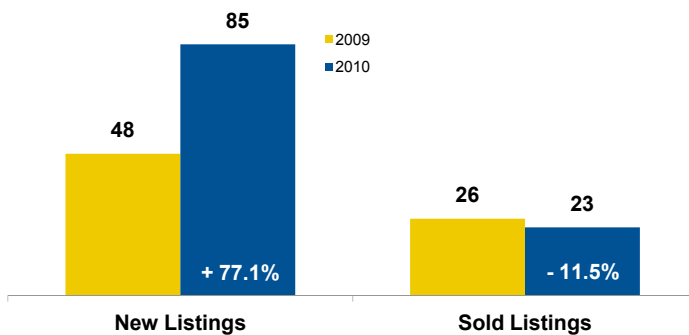
	2009	2010	Change	2009	2010	Change
New Listings	48	85	+ 77.1%	826	951	+ 15.1%
Sold Listings	26	23	- 11.5%	303	311	+ 2.6%
Median Sold Price*	\$259,900	\$280,000	+ 7.7%	\$274,900	\$268,950	- 2.2%
Average Sold Price*	\$277,616	\$316,527	+ 14.0%	\$283,656	\$287,008	+ 1.2%
Percent of Sold Price to List Price*	97.7%	94.0%	- 3.8%	96.3%	96.3%	- 0.0%
Total Days on Market	111	136	+ 22.8%	142	118	- 16.8%
Active Listings	267	257	- 3.7%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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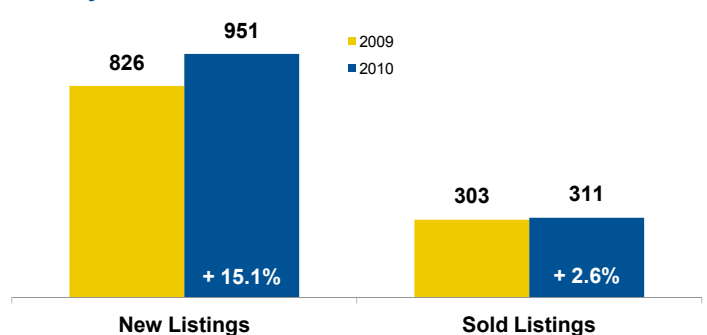
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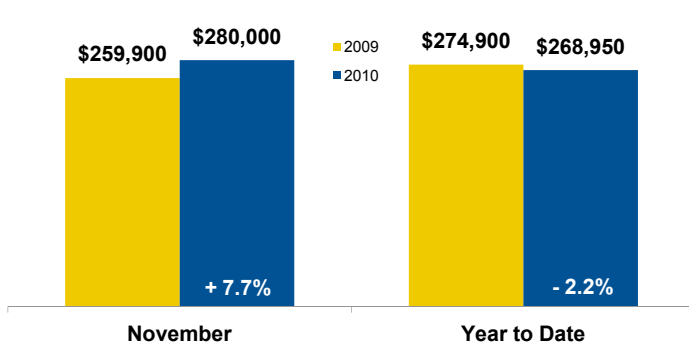
Activity—Most Recent Month



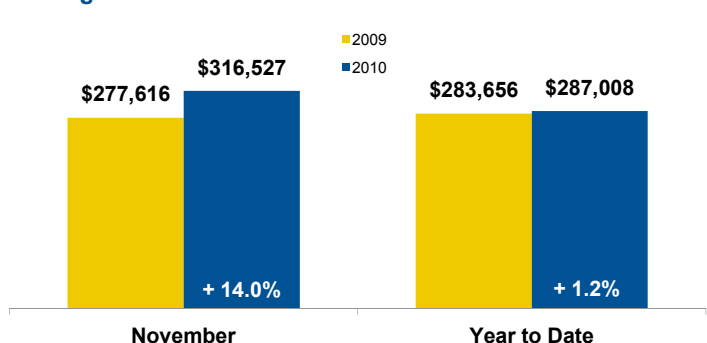
Activity—Year to Date



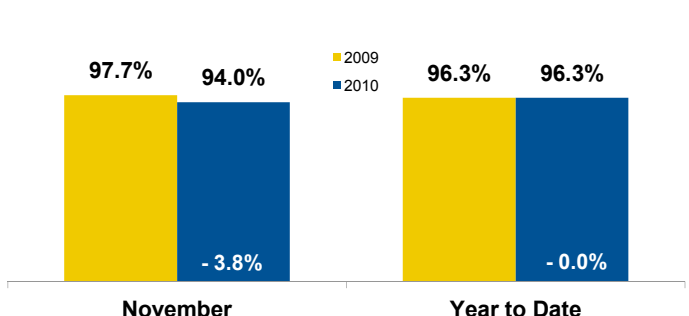
Median Sold Price*



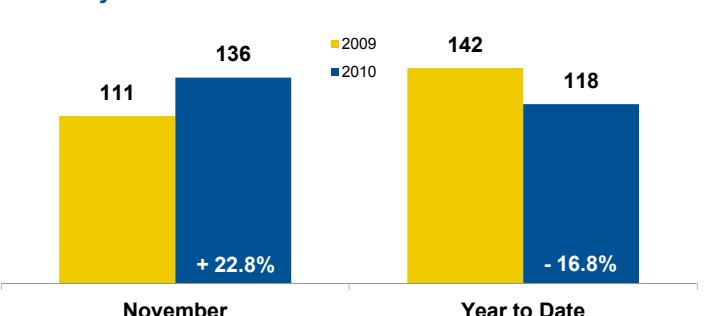
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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El Paso County

November

Year to Date

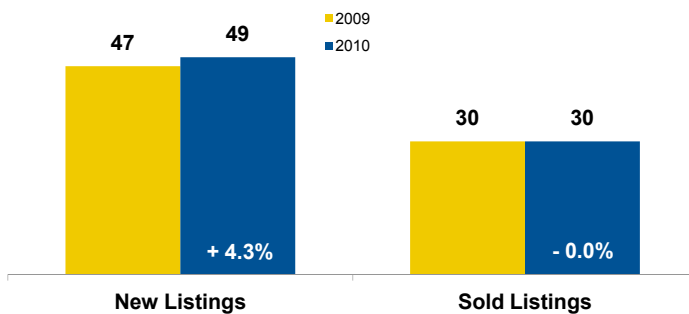
	2009	2010	Change	2009	2010	Change
New Listings	47	49	+ 4.3%	577	829	+ 43.7%
Sold Listings	30	30	- 0.0%	218	301	+ 38.1%
Median Sold Price*	\$222,785	\$207,250	- 7.0%	\$224,500	\$225,787	+ 0.6%
Average Sold Price*	\$261,472	\$239,581	- 8.4%	\$275,610	\$265,199	- 3.8%
Percent of Sold Price to List Price*	96.7%	96.1%	- 0.7%	96.7%	97.8%	+ 1.2%
Total Days on Market	95	79	- 17.2%	105	89	- 15.8%
Active Listings	232	281	+ 21.1%	--	--	--
Pending Sales**	NA	17	--	--	--	--

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

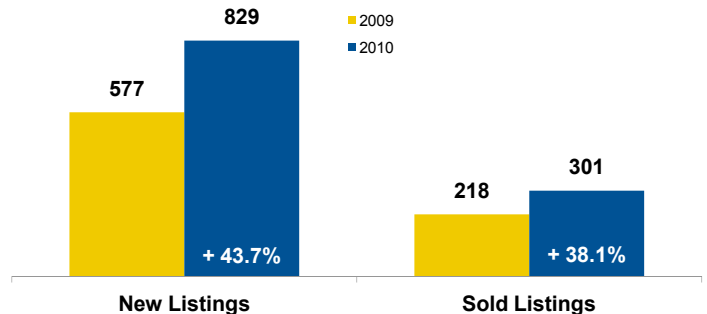
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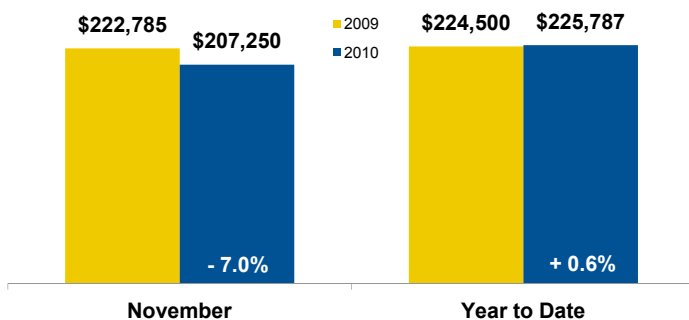
Activity—Most Recent Month



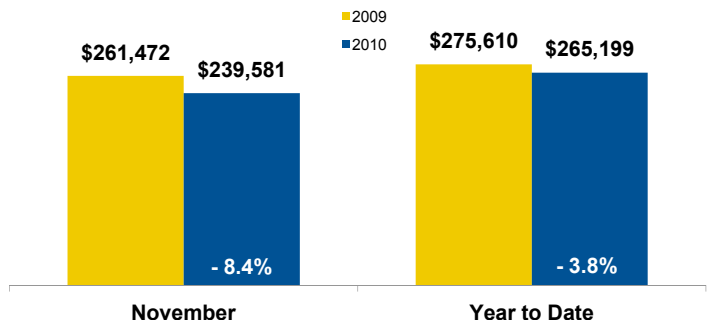
Activity—Year to Date



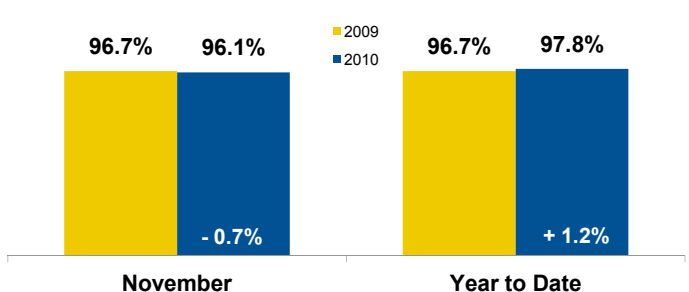
Median Sold Price*



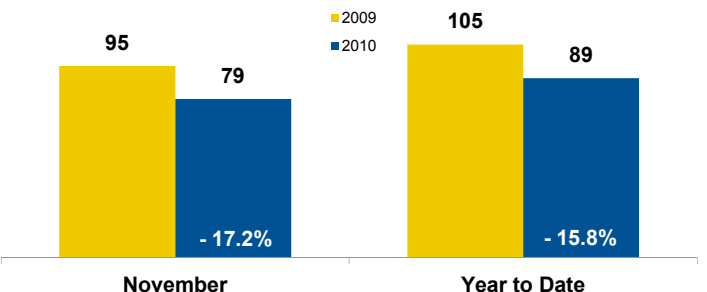
Average Sold Price*



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

November

Year to Date

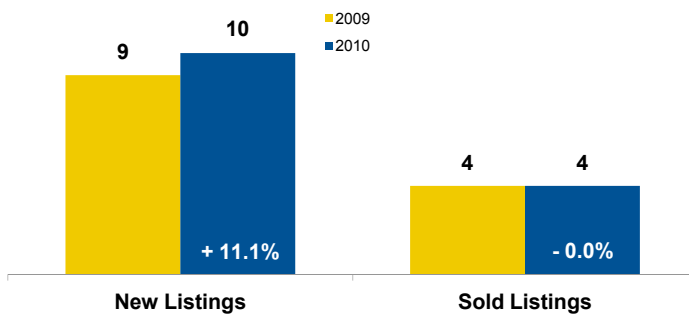
	2009	2010	Change	2009	2010	Change
New Listings	9	10	+ 11.1%	227	249	+ 9.7%
Sold Listings	4	4	- 0.0%	70	69	- 1.4%
Median Sold Price*	\$219,250	\$142,450	- 35.0%	\$206,750	\$186,250	- 9.9%
Average Sold Price*	\$220,875	\$132,975	- 39.8%	\$233,416	\$212,479	- 9.0%
Percent of Sold Price to List Price*	96.6%	99.9%	+ 3.3%	95.0%	95.1%	+ 0.0%
Total Days on Market	228	100	- 56.2%	175	135	- 22.7%
Active Listings	107	101	- 5.6%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

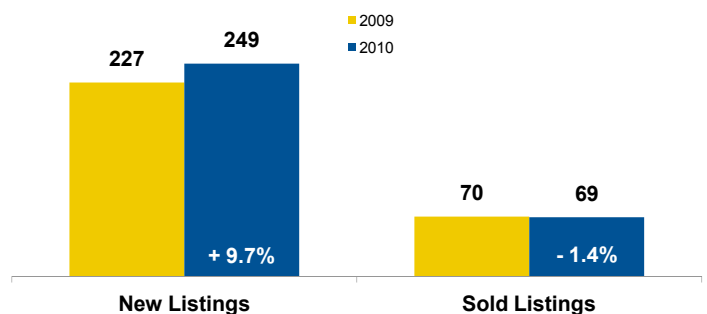
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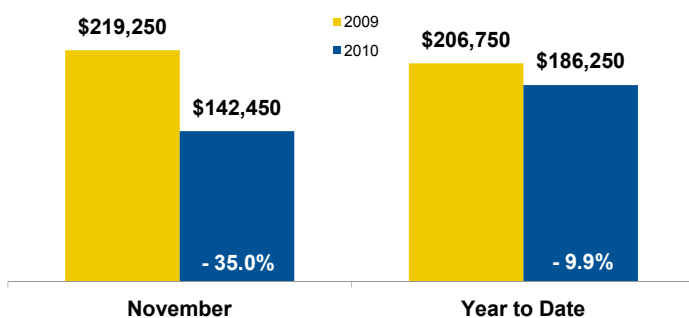
Activity—Most Recent Month



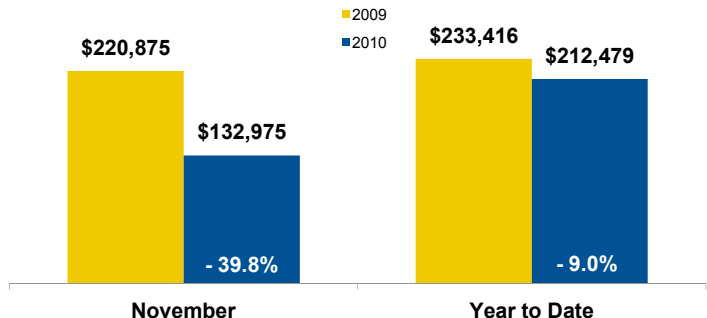
Activity—Year to Date



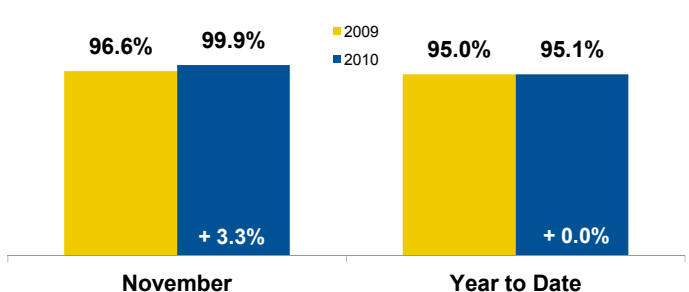
Median Sold Price*



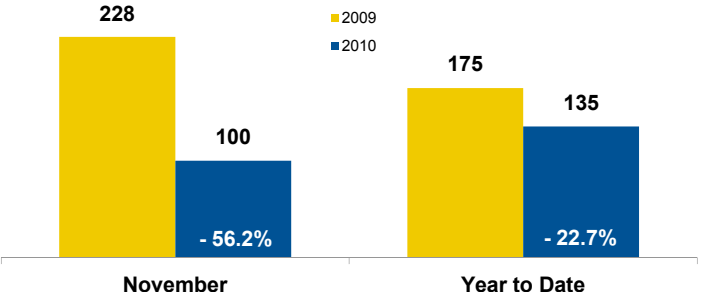
Average Sold Price*



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

November

Year to Date

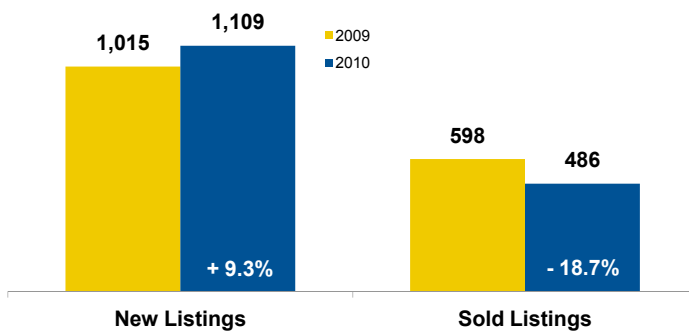
	2009	2010	Change	2009	2010	Change
New Listings	1,015	1,109	+ 9.3%	16,026	18,484	+ 15.3%
Sold Listings	598	486	- 18.7%	6,422	6,253	- 2.6%
Median Sold Price*	\$211,000	\$224,250	+ 6.3%	\$215,000	\$225,000	+ 4.7%
Average Sold Price*	\$234,628	\$259,557	+ 10.6%	\$248,482	\$261,922	+ 5.4%
Percent of Sold Price to List Price*	97.9%	96.7%	- 1.1%	97.6%	97.3%	- 0.3%
Total Days on Market	75	107	+ 41.9%	93	87	- 6.5%
Active Listings	3,375	3,500	+ 3.7%	--	--	--
Pending Sales**	NA	76	--	--	--	--

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

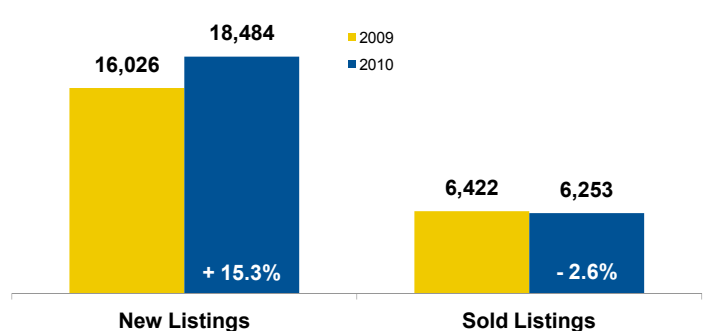
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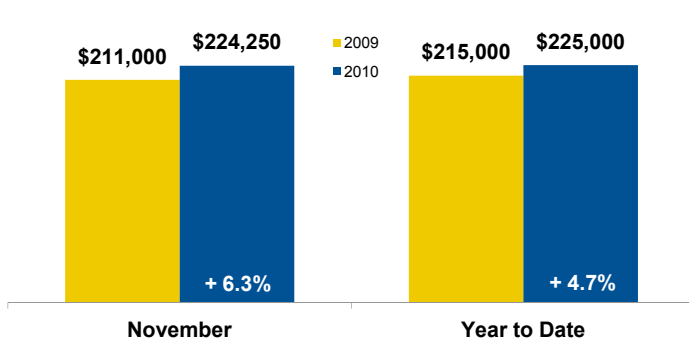
Activity—Most Recent Month



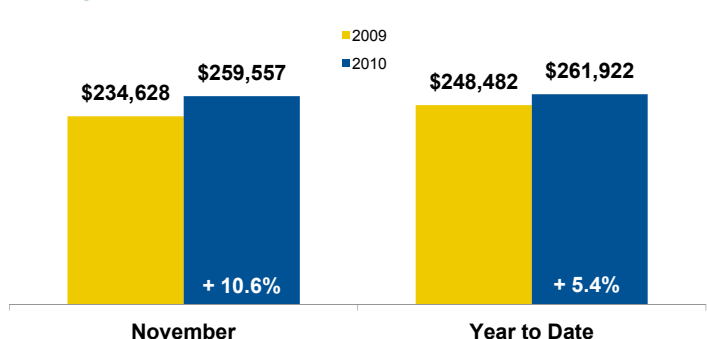
Activity—Year to Date



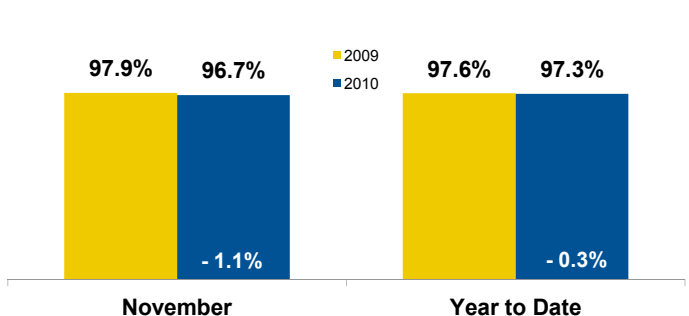
Median Sold Price*



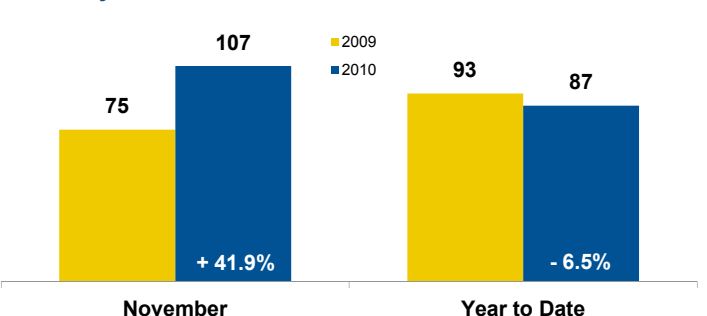
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Larimer County

November

Year to Date

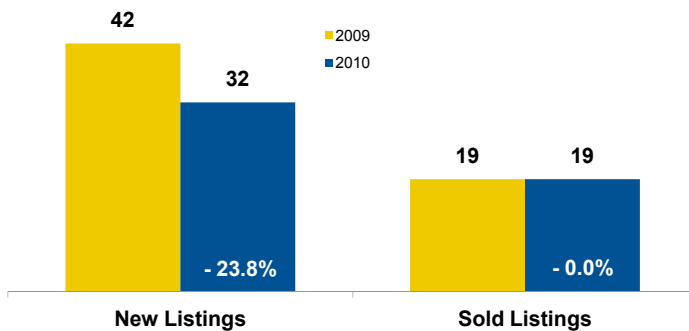
	2009	2010	Change	2009	2010	Change
New Listings	42	32	- 23.8%	405	473	+ 16.8%
Sold Listings	19	19	- 0.0%	166	164	- 1.2%
Median Sold Price*	\$190,000	\$226,400	+ 19.2%	\$200,472	\$199,950	- 0.3%
Average Sold Price*	\$222,528	\$281,355	+ 26.4%	\$247,123	\$262,512	+ 6.2%
Percent of Sold Price to List Price*	97.5%	98.2%	+ 0.7%	96.7%	97.4%	+ 0.7%
Total Days on Market	70	134	+ 90.9%	100	105	+ 5.2%
Active Listings	177	179	+ 1.1%	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

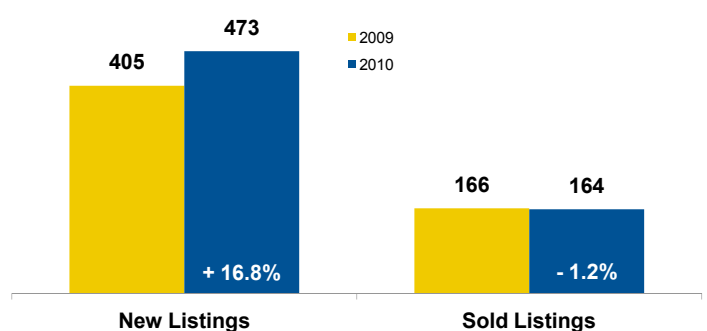
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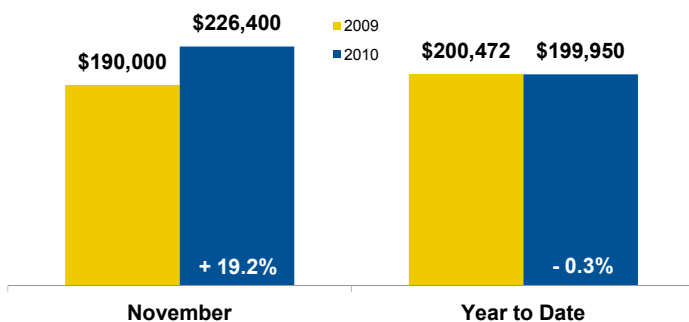
Activity—Most Recent Month



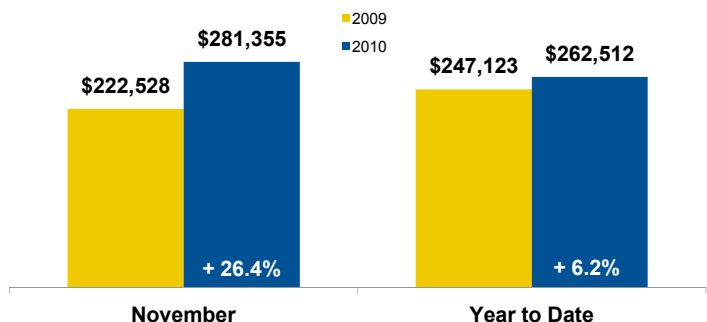
Activity—Year to Date



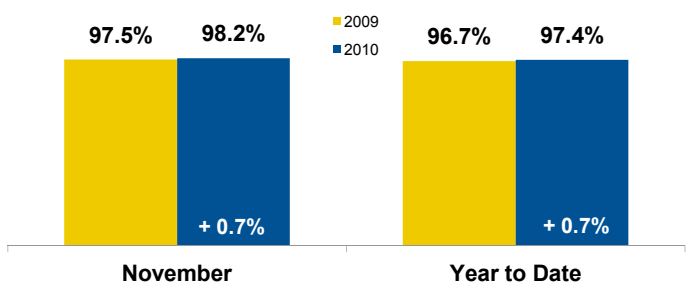
Median Sold Price*



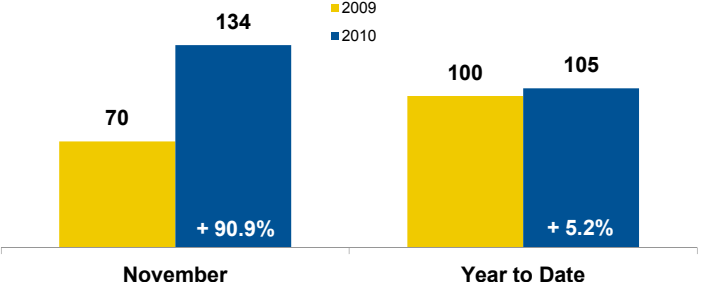
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

November

Year to Date

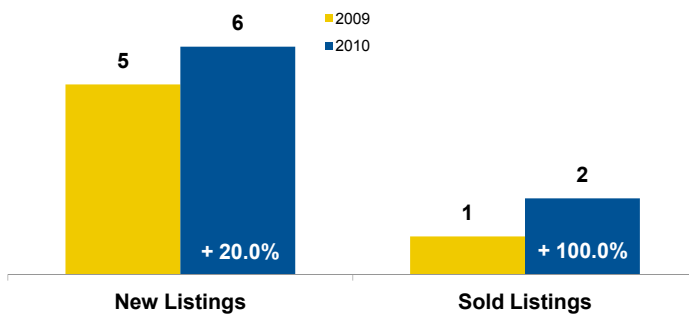
	2009	2010	Change	2009	2010	Change
New Listings	5	6	+ 20.0%	65	53	- 18.5%
Sold Listings	1	2	+ 100.0%	25	24	- 4.0%
Median Sold Price*	\$150,000	\$208,250	+ 38.8%	\$145,000	\$136,125	- 6.1%
Average Sold Price*	\$150,000	\$208,250	+ 38.8%	\$145,572	\$132,558	- 8.9%
Percent of Sold Price to List Price*	94.0%	96.4%	+ 2.5%	92.8%	92.7%	- 0.1%
Total Days on Market	49	211	+ 330.6%	190	175	- 7.6%
Active Listings	46	22	- 52.2%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

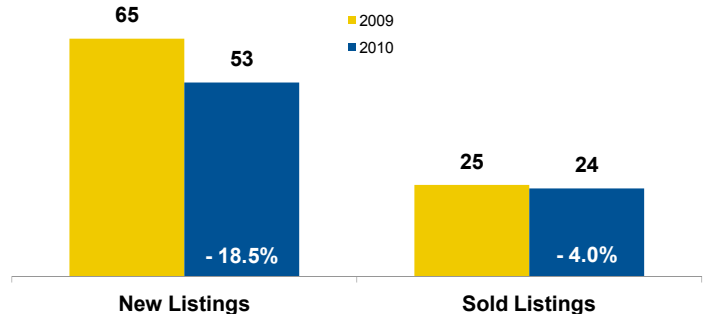
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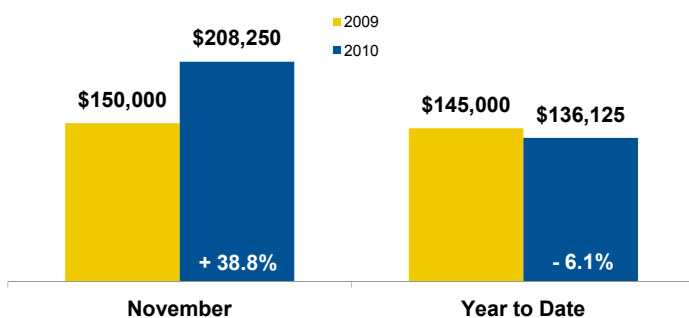
Activity—Most Recent Month



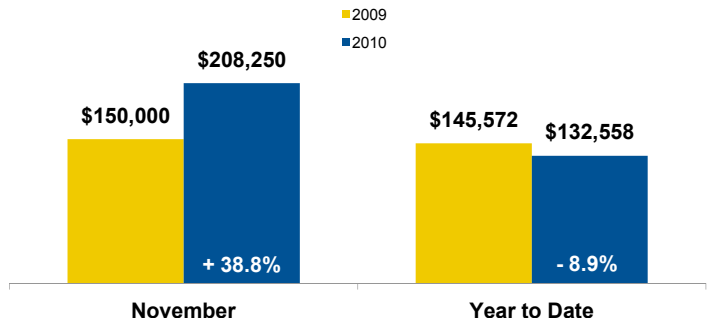
Activity—Year to Date



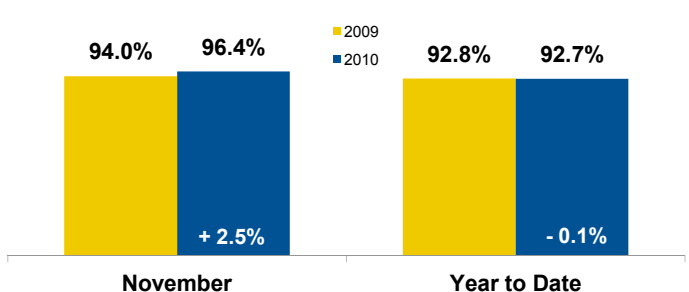
Median Sold Price*



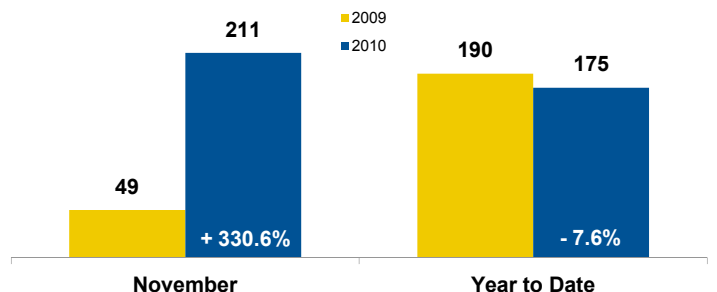
Average Sold Price*



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

November

Year to Date

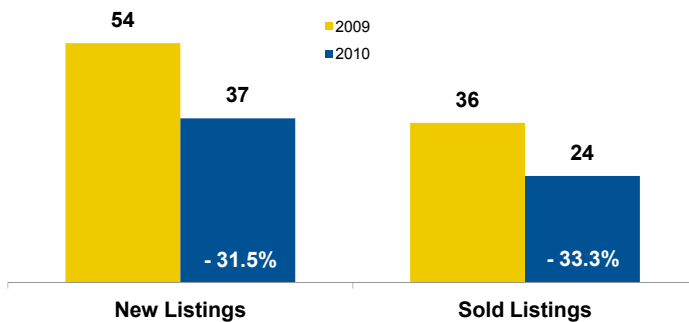
	2009	2010	Change	2009	2010	Change
New Listings	54	37	- 31.5%	746	790	+ 5.9%
Sold Listings	36	24	- 33.3%	257	261	+ 1.6%
Median Sold Price*	\$182,000	\$215,000	+ 18.1%	\$174,000	\$186,000	+ 6.9%
Average Sold Price*	\$193,981	\$239,274	+ 23.3%	\$188,911	\$205,485	+ 8.8%
Percent of Sold Price to List Price*	95.8%	95.3%	- 0.5%	95.8%	95.0%	- 0.8%
Total Days on Market	180	184	+ 2.5%	169	152	- 9.9%
Active Listings	357	386	+ 8.1%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

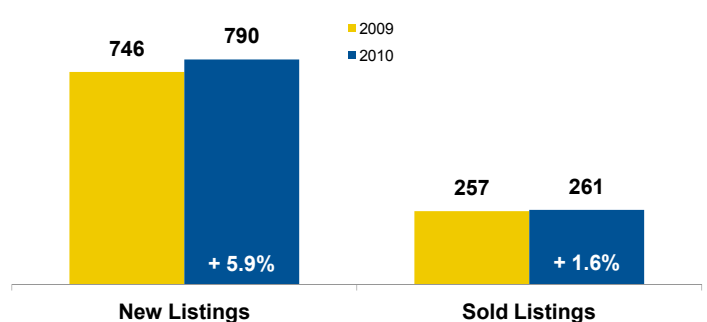
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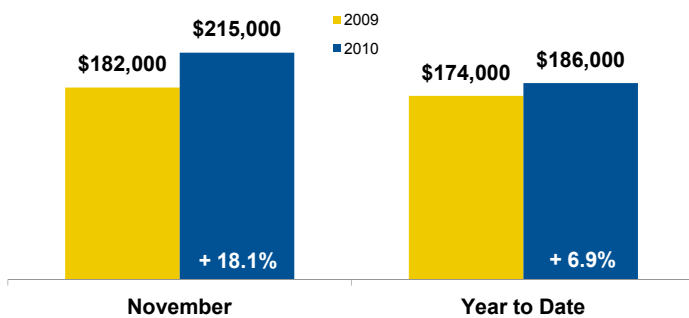
Activity—Most Recent Month



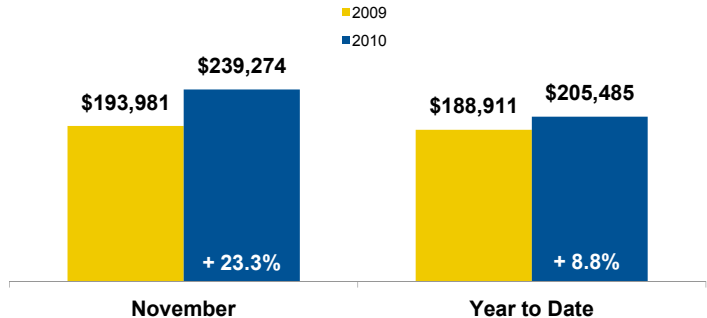
Activity—Year to Date



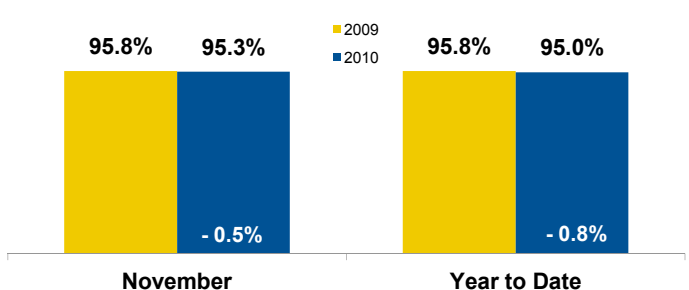
Median Sold Price*



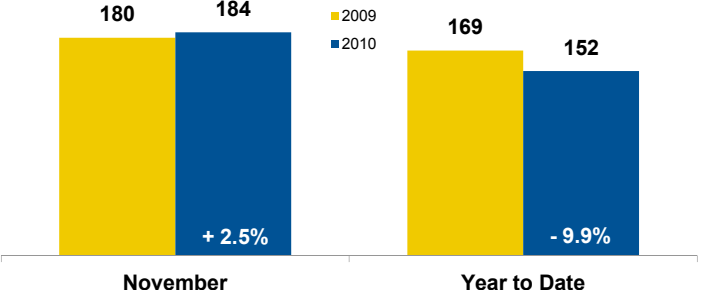
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

November

Year to Date

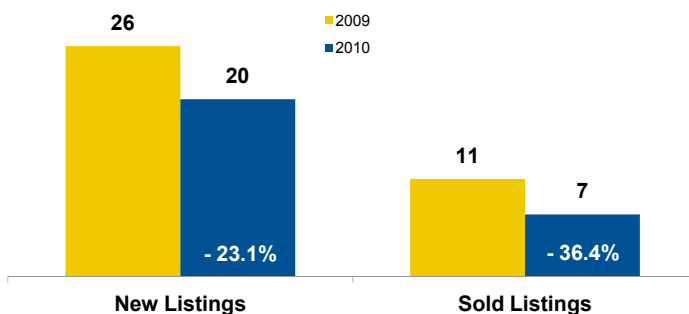
	2009	2010	Change	2009	2010	Change
New Listings	26	20	- 23.1%	347	477	+ 37.5%
Sold Listings	11	7	- 36.4%	90	83	- 7.8%
Median Sold Price*	\$355,000	\$285,000	- 19.7%	\$367,500	\$420,000	+ 14.3%
Average Sold Price*	\$474,682	\$299,571	- 36.9%	\$482,065	\$559,615	+ 16.1%
Percent of Sold Price to List Price*	93.4%	91.9%	- 1.6%	94.0%	93.2%	- 0.8%
Total Days on Market	200	174	- 12.8%	166	162	- 2.2%
Active Listings	210	267	+ 27.1%	--	--	--
Pending Sales**	NA	6	--	--	--	--

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

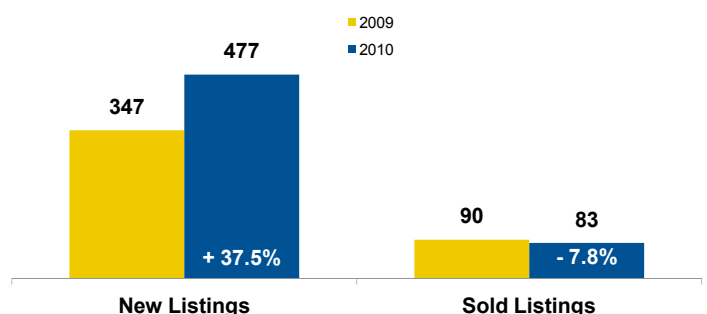
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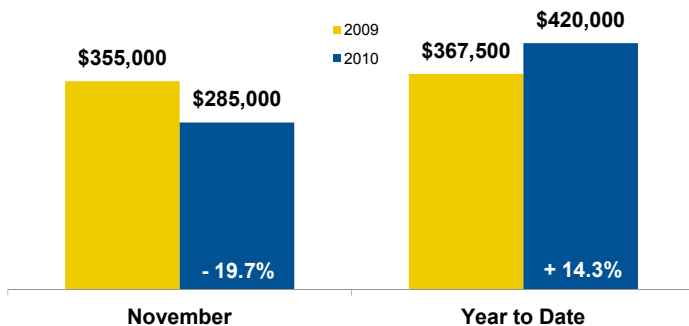
Activity—Most Recent Month



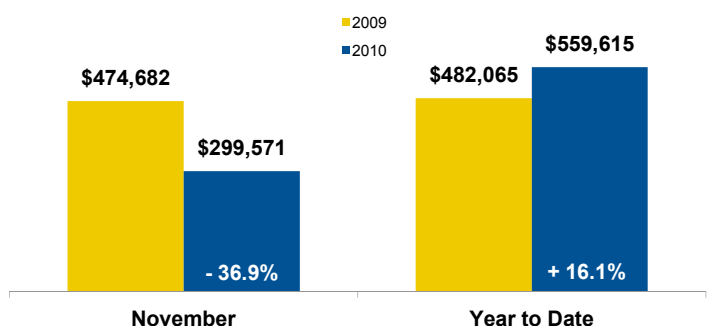
Activity—Year to Date



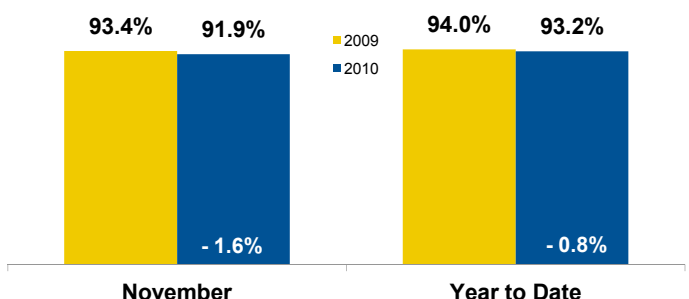
Median Sold Price*



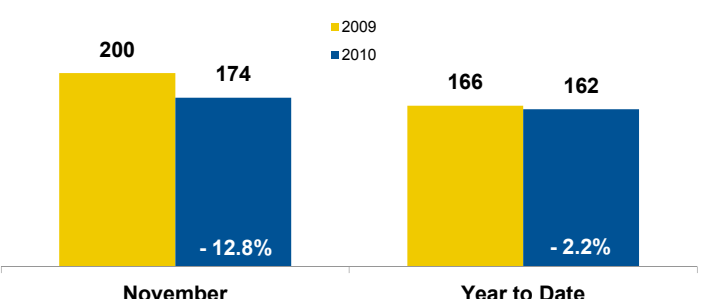
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

November

Year to Date

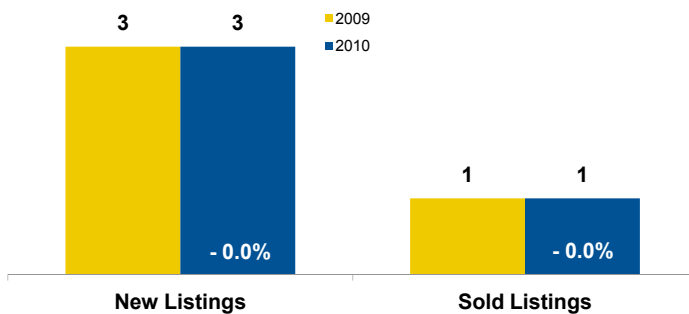
	2009	2010	Change	2009	2010	Change
New Listings	3	3	- 0.0%	33	72	+ 118.2%
Sold Listings	1	1	- 0.0%	6	11	+ 83.3%
Median Sold Price*	\$265,000	\$320,000	+ 20.8%	\$180,500	\$169,000	- 6.4%
Average Sold Price*	\$265,000	\$320,000	+ 20.8%	\$203,483	\$183,582	- 9.8%
Percent of Sold Price to List Price*	88.4%	94.1%	+ 6.5%	94.4%	95.6%	+ 1.3%
Total Days on Market	168	327	+ 94.6%	217	139	- 35.8%
Active Listings	21	55	+ 161.9%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

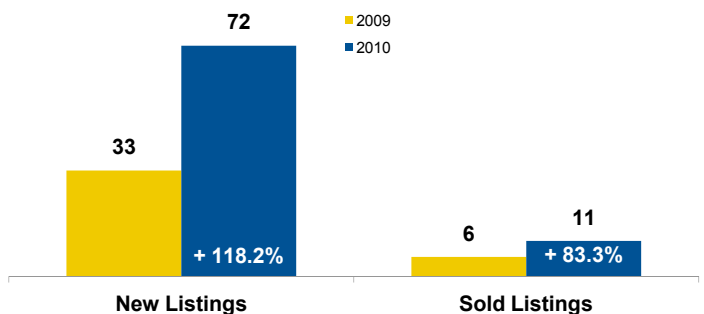
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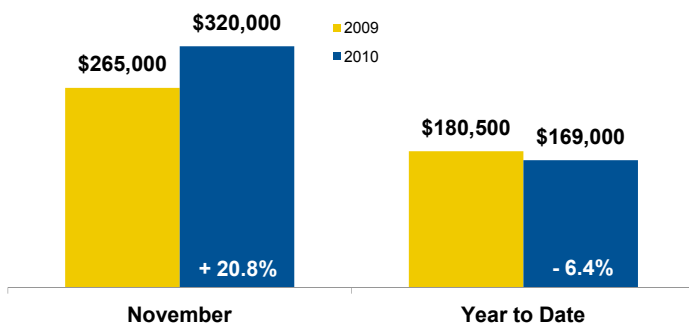
Activity—Most Recent Month



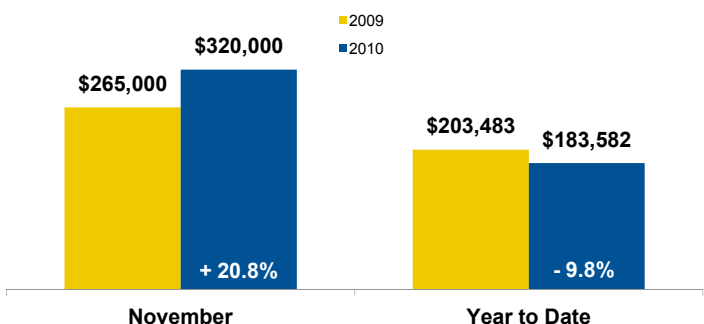
Activity—Year to Date



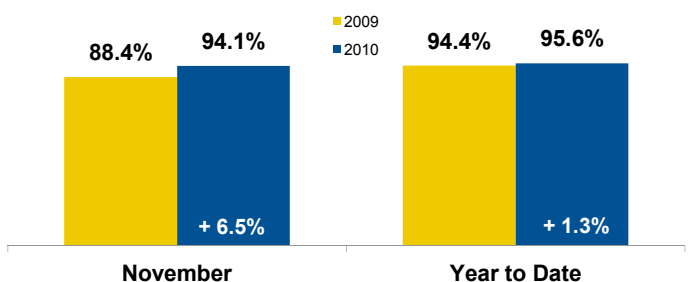
Median Sold Price*



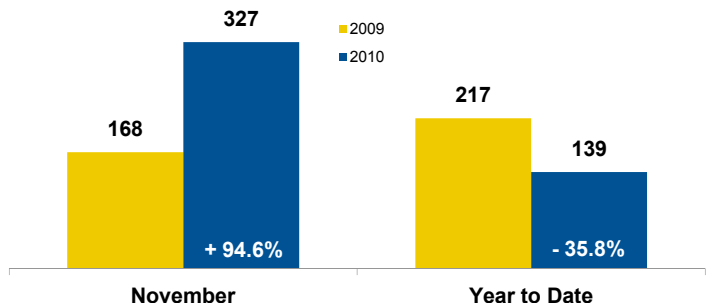
Average Sold Price*



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

November

Year to Date

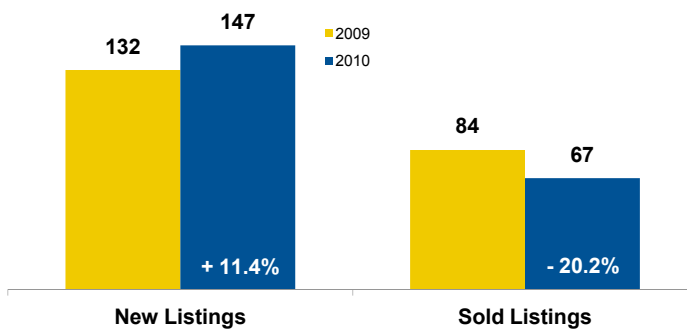
	2009	2010	Change	2009	2010	Change
New Listings	132	147	+ 11.4%	1,878	1,981	+ 5.5%
Sold Listings	84	67	- 20.2%	944	954	+ 1.1%
Median Sold Price*	\$178,000	\$189,900	+ 6.7%	\$175,000	\$190,250	+ 8.7%
Average Sold Price*	\$195,001	\$213,200	+ 9.3%	\$197,750	\$210,233	+ 6.3%
Percent of Sold Price to List Price*	98.4%	97.5%	- 0.9%	97.9%	98.0%	+ 0.1%
Total Days on Market	81	83	+ 2.1%	105	95	- 9.3%
Active Listings	595	543	- 8.7%	--	--	--
Pending Sales**	NA	13	--	--	--	--

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

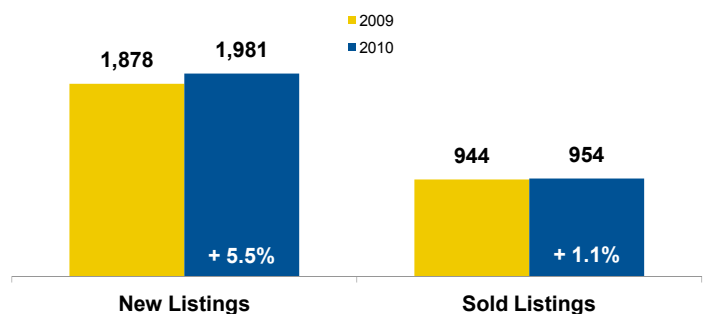
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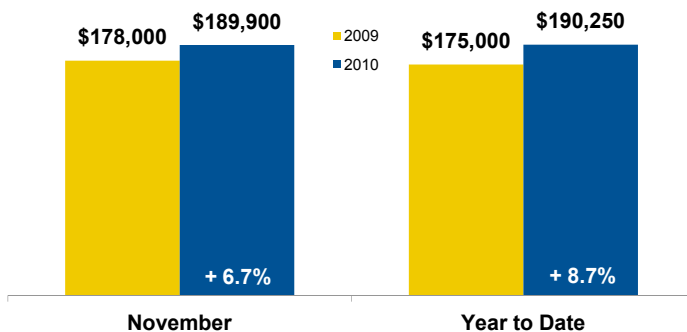
Activity—Most Recent Month



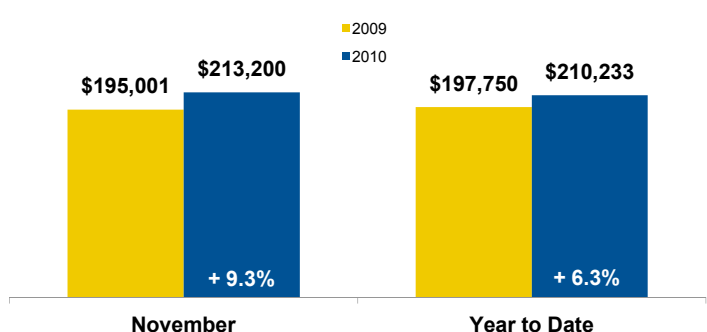
Activity—Year to Date



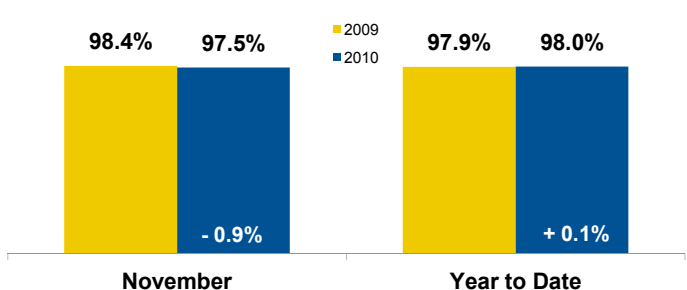
Median Sold Price*



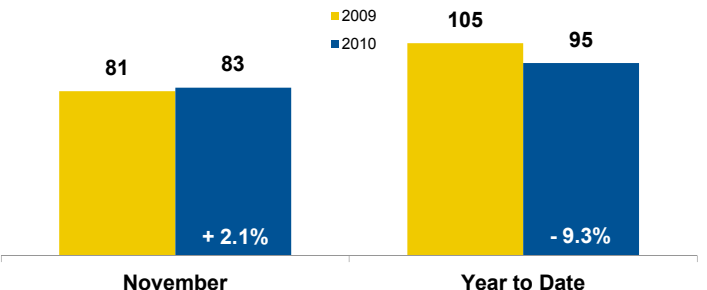
Average Sold Price*



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

November

Year to Date

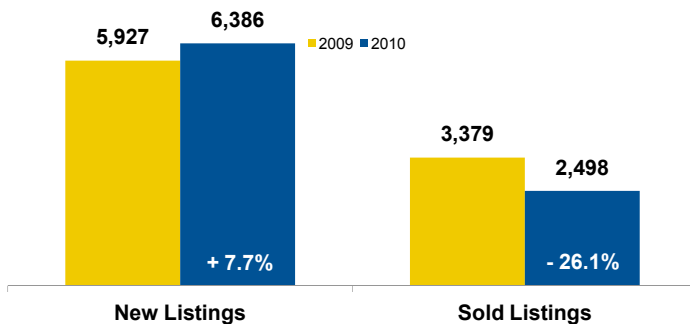
	2009	2010	Change	2009	2010	Change
New Listings	5,927	6,386	+ 7.7%	89,694	99,621	+ 11.1%
Sold Listings	3,379	2,498	- 26.1%	36,761	33,467	- 9.0%
Median Sold Price*	\$196,000	\$211,000	+ 7.7%	\$197,500	\$210,000	+ 6.3%
Average Sold Price*	\$236,454	\$257,238	+ 8.8%	\$273,678	\$262,322	- 4.1%
Percent of Sold Price to List Price*	98.6%	96.8%	- 1.9%	98.1%	97.8%	- 0.4%
Total Days on Market	80	111	+ 38.5%	96	88	- 8.5%
Active Listings	18,852	19,119	+ 1.4%	--	--	--
Pending Sales	NA	454	--	--	--	--

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

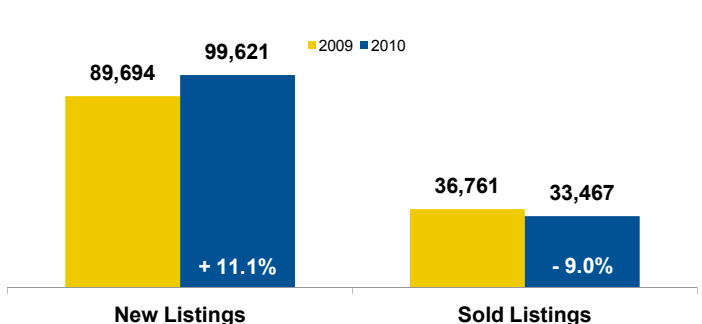
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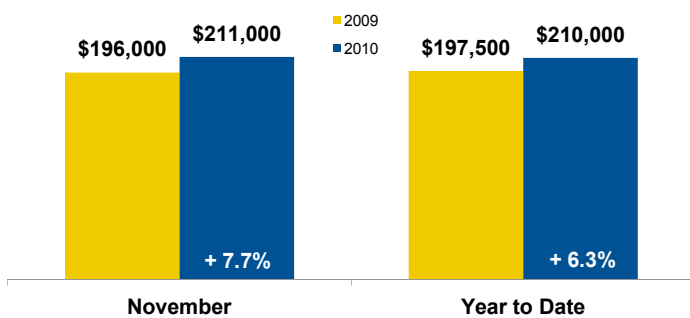
Activity—Most Recent Month



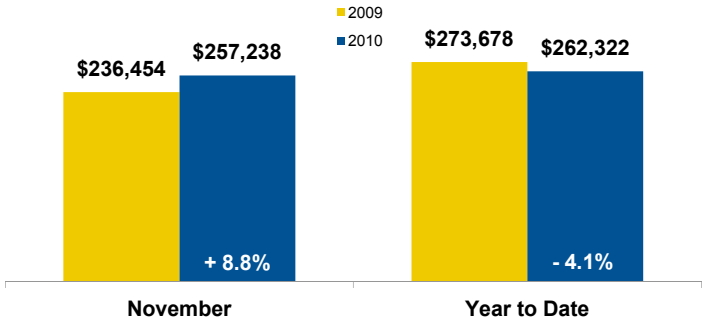
Activity—Year to Date



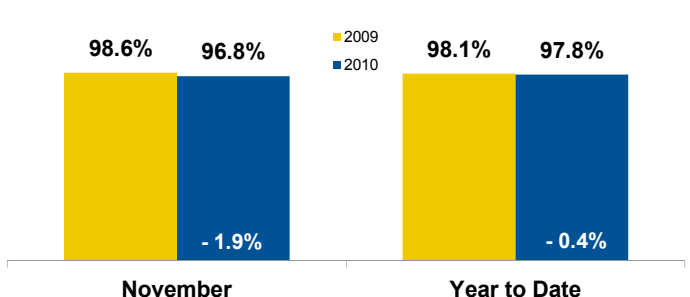
Median Sold Price*



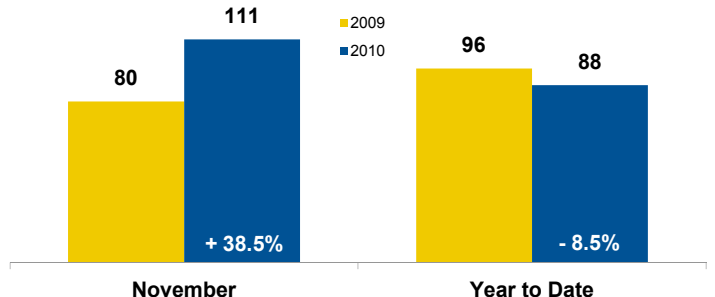
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

November

Year to Date

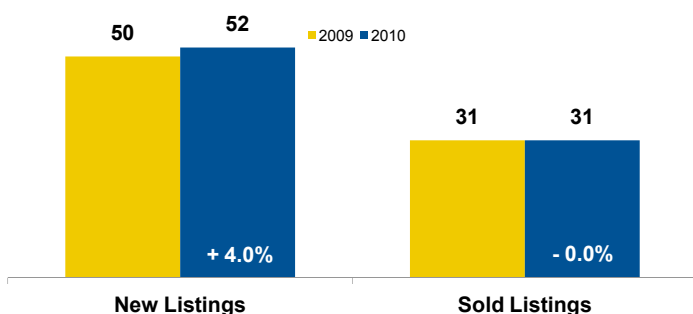
	2009	2010	Change	2009	2010	Change
New Listings	50	52	+ 4.0%	610	901	+ 47.7%
Sold Listings	31	31	- 0.0%	224	312	+ 39.3%
Median Sold Price*	\$227,420	\$214,500	- 5.7%	\$223,745	\$225,000	+ 0.6%
Average Sold Price*	\$261,586	\$242,176	- 7.4%	\$273,678	\$262,322	- 4.1%
Percent of Sold Price to List Price*	96.5%	96.0%	- 0.5%	96.6%	97.8%	+ 1.2%
Total Days on Market	97	87	- 10.9%	108	91	- 16.4%
Active Listings	253	336	+ 32.8%	--	--	--
Pending Sales	NA	18	--	--	--	--

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

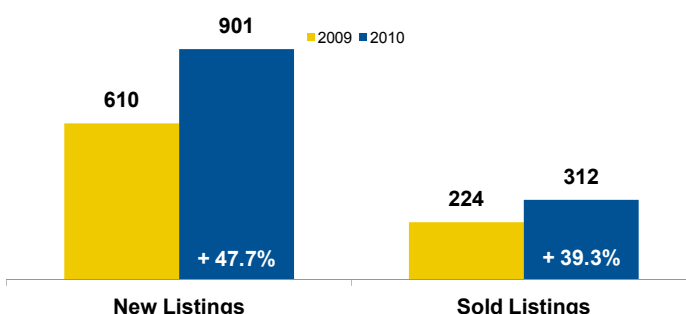
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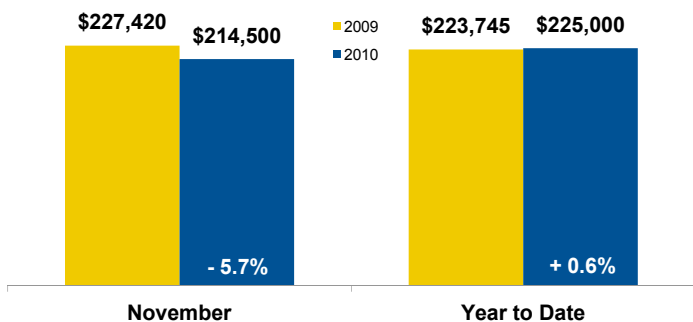
Activity—Most Recent Month



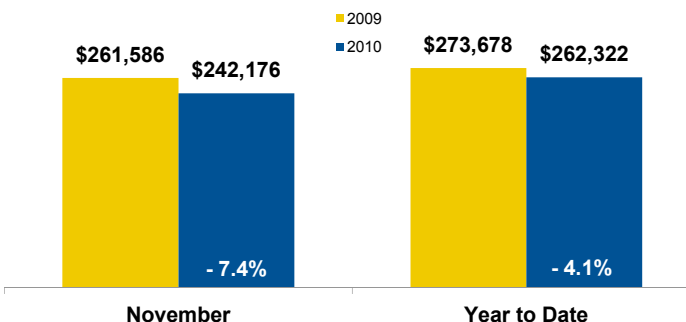
Activity—Year to Date



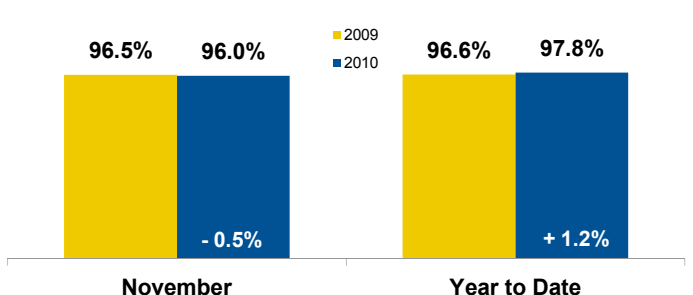
Median Sold Price*



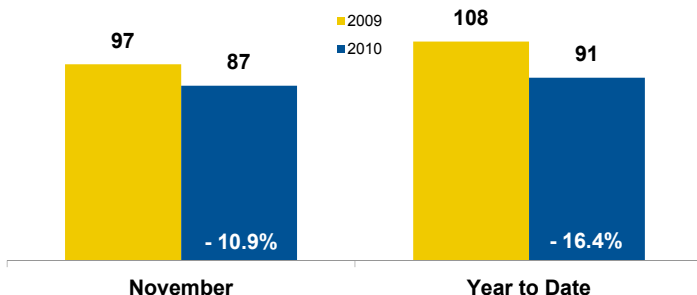
Average Sold Price*



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

November

Year to Date

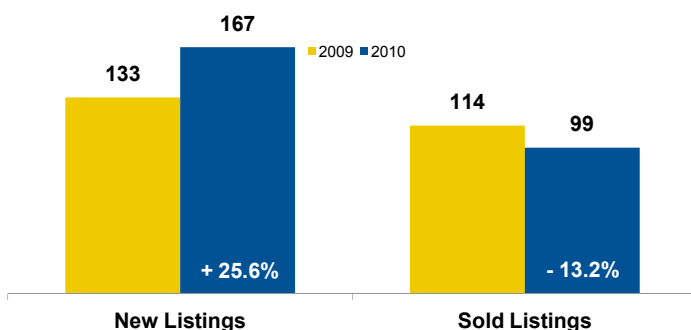
	2009	2010	Change	2009	2010	Change
New Listings	133	167	+ 25.6%	2,448	2,933	+ 19.8%
Sold Listings	114	99	- 13.2%	1,256	1,289	+ 2.6%
Median Sold Price*	\$293,875	\$286,000	- 2.7%	\$275,000	\$290,500	+ 5.6%
Average Sold Price*	\$366,740	\$329,362	- 10.2%	\$330,784	\$358,142	+ 8.3%
Percent of Sold Price to List Price*	96.6%	96.9%	+ 0.2%	96.9%	97.1%	+ 0.2%
Total Days on Market	107	97	- 9.3%	99	85	- 14.6%
Active Listings	680	715	+ 5.1%	--	--	--
Pending Sales	NA	12	--	--	--	--

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

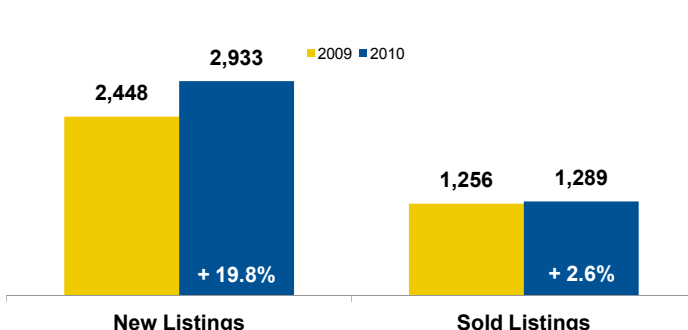
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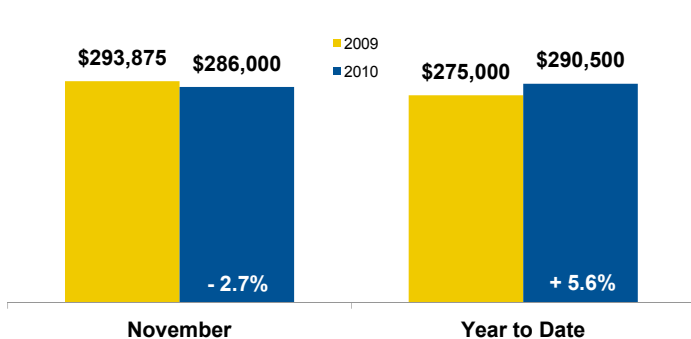
Activity—Most Recent Month



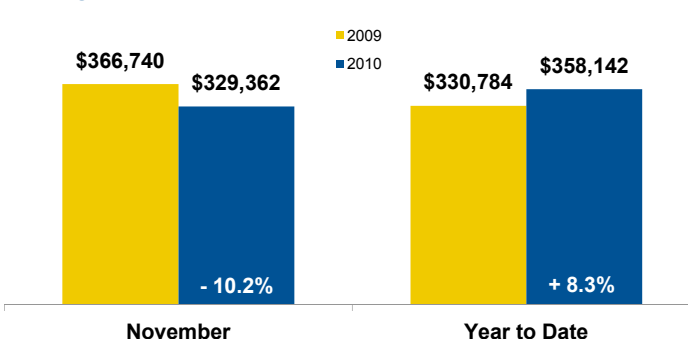
Activity—Year to Date



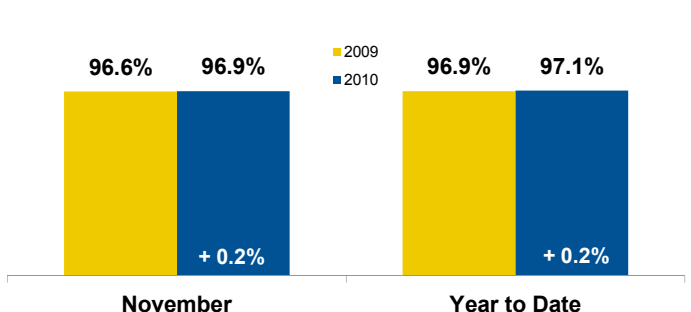
Median Sold Price*



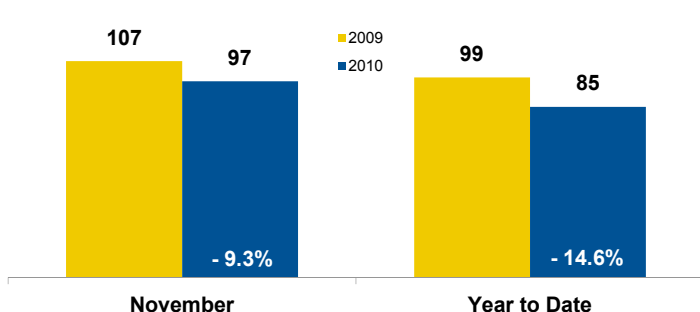
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Fort Collins-Loveland MSA

Includes Larimer County

November

Year to Date

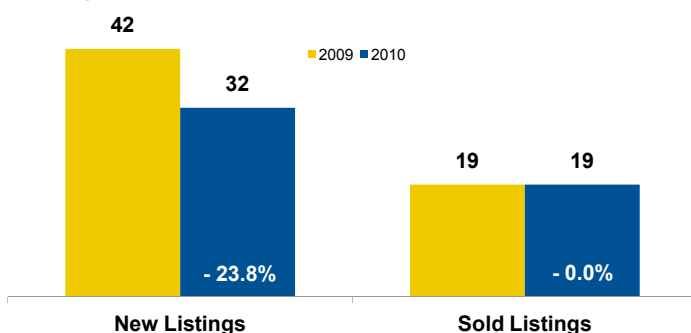
	2009	2010	Change	2009	2010	Change
New Listings	42	32	- 23.8%	405	473	+ 16.8%
Sold Listings	19	19	- 0.0%	166	164	- 1.2%
Median Sold Price*	\$190,000	\$226,400	+ 19.2%	\$200,472	\$199,950	- 0.3%
Average Sold Price*	\$222,528	\$281,355	+ 26.4%	\$247,123	\$262,512	+ 6.2%
Percent of Sold Price to List Price*	97.5%	98.2%	+ 0.7%	96.7%	97.4%	+ 0.7%
Total Days on Market	70	134	+ 90.9%	100	105	+ 5.2%
Active Listings	177	179	+ 1.1%	--	--	--
Pending Sales	NA	5	--	--	--	--

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

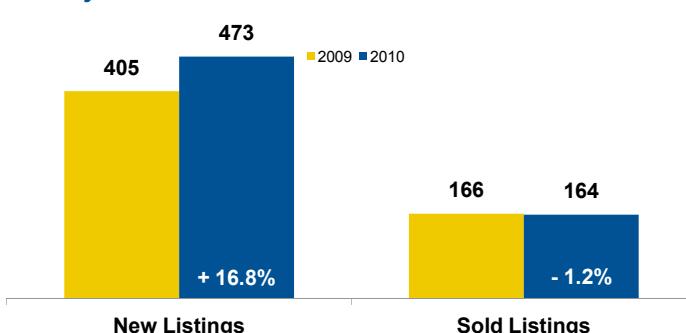
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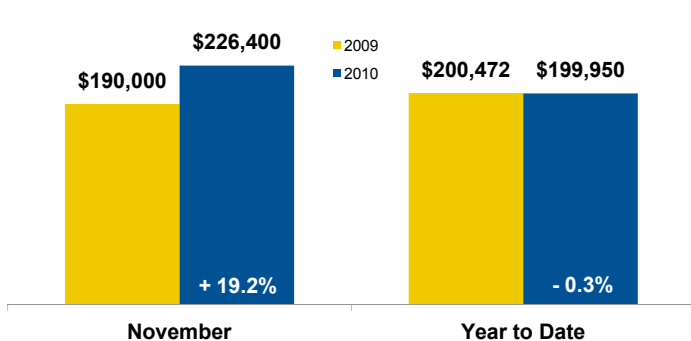
Activity—Most Recent Month



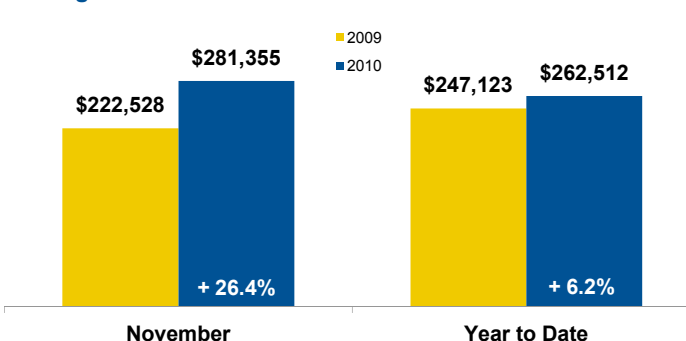
Activity—Year to Date



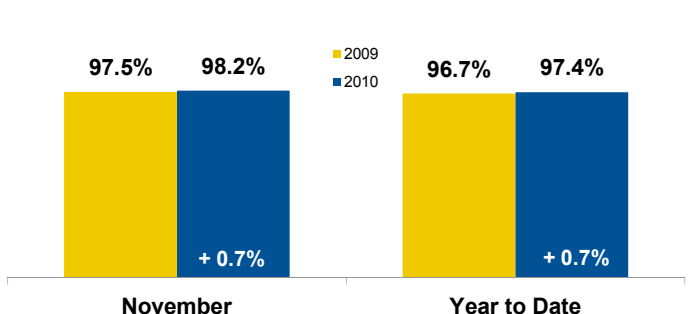
Median Sold Price*



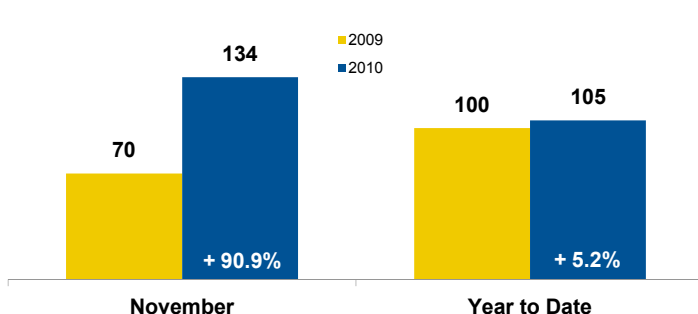
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

November

Year to Date

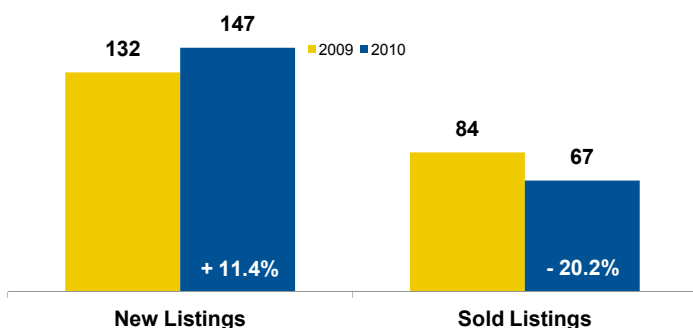
	2009	2010	Change	2009	2010	Change
New Listings	132	147	+ 11.4%	1,878	1,981	+ 5.5%
Sold Listings	84	67	- 20.2%	944	954	+ 1.1%
Median Sold Price*	\$178,000	\$189,900	+ 6.7%	\$175,000	\$190,250	+ 8.7%
Average Sold Price*	\$195,001	\$213,200	+ 9.3%	\$197,750	\$210,233	+ 6.3%
Percent of Sold Price to List Price*	98.4%	97.5%	- 0.9%	97.9%	98.0%	+ 0.1%
Total Days on Market	81	83	+ 2.1%	105	95	- 9.3%
Active Listings	595	543	- 8.7%	--	--	--
Pending Sales	NA	13	--	--	--	--

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

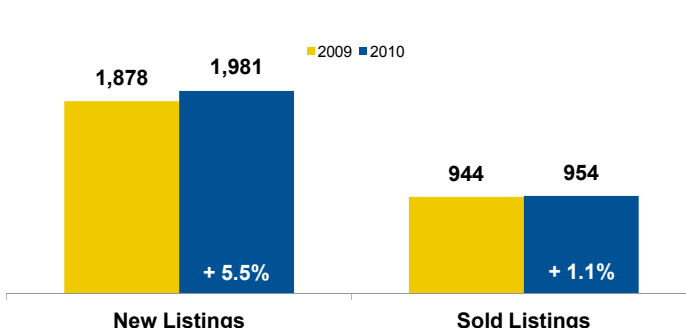
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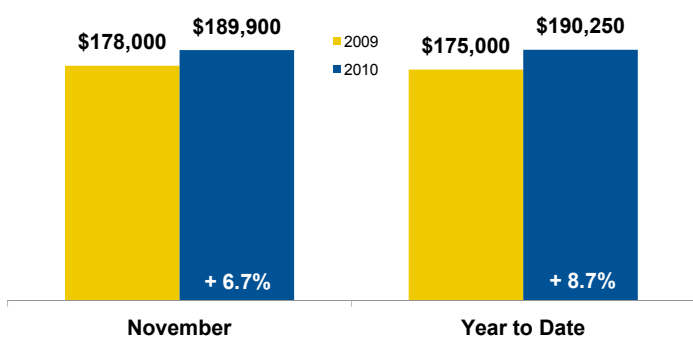
Activity—Most Recent Month



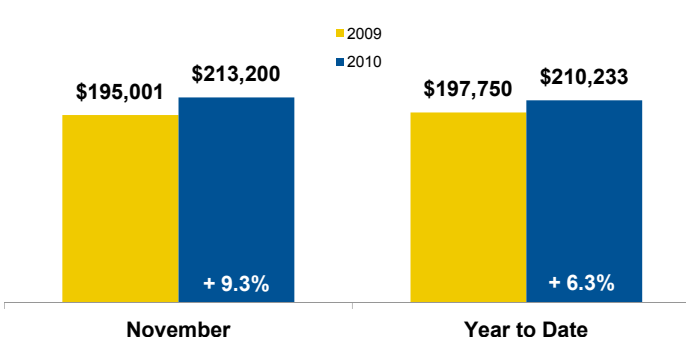
Activity—Year to Date



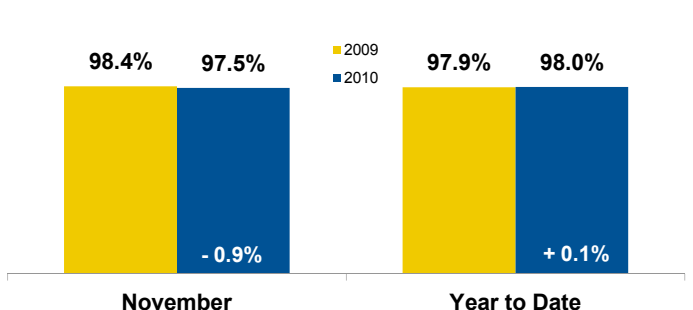
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

