



METROLIST®

Local Market Updates

September 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

September

Year to Date

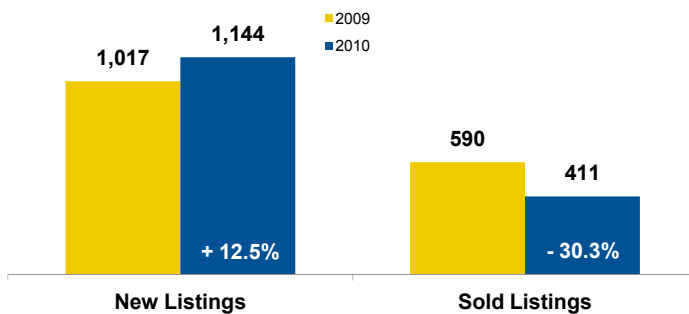
	2009	2010	Change	2009	2010	Change
New Listings	1,017	1,144	+ 12.5%	9,164	10,399	+ 13.5%
Sold Listings	590	411	- 30.3%	4,972	4,414	- 11.2%
Median Sold Price*	\$155,000	\$155,900	+ 0.6%	\$149,000	\$159,900	+ 7.3%
Average Sold Price*	\$173,092	\$175,367	+ 1.3%	\$166,435	\$176,833	+ 6.2%
Percent of Sold Price to List Price*	99.3%	97.4%	- 1.9%	98.9%	98.9%	- 0.0%
Total Days on Market	81	93	+ 14.7%	92	73	- 20.8%
Active Listings	2,287	2,600	+ 13.7%	--	--	--
Pending Sales**	NA	95	--	--	--	--

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

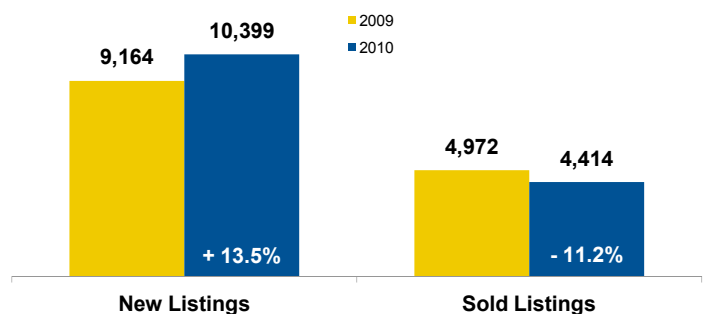
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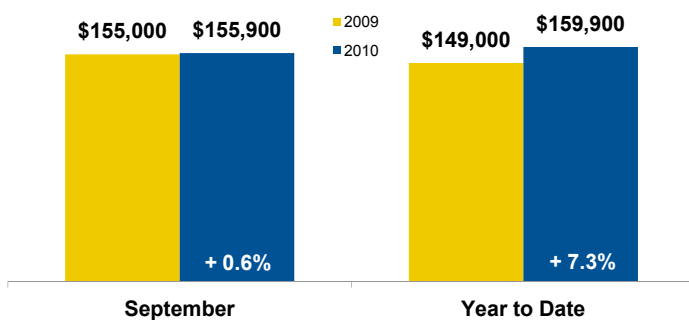
Activity—Most Recent Month



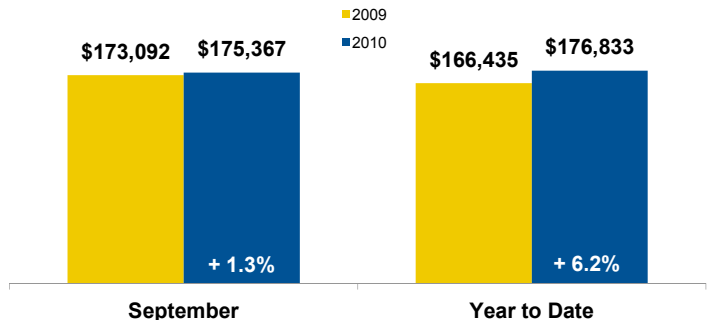
Activity—Year to Date



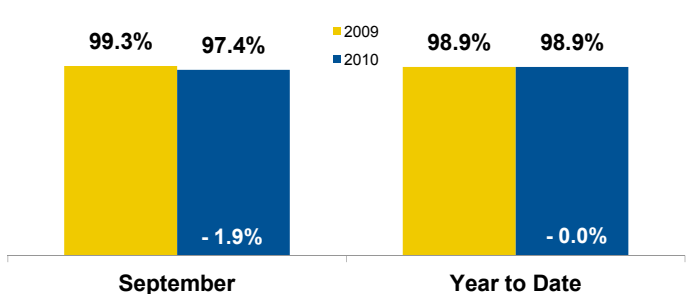
Median Sold Price*



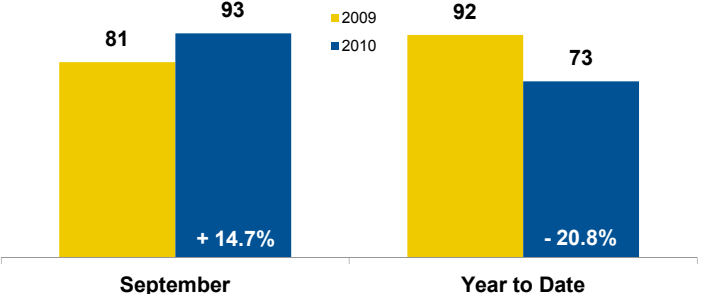
Average Sold Price*



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

September

Year to Date

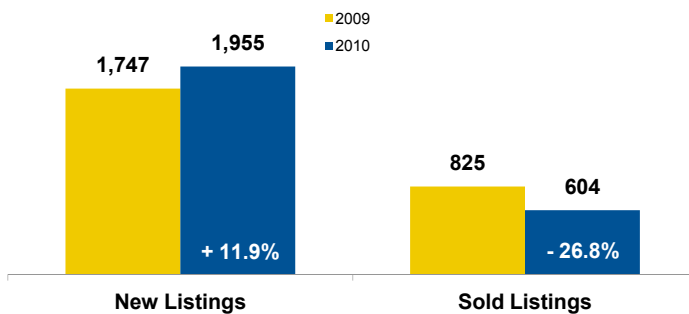
	2009	2010	Change	2009	2010	Change
New Listings	1,747	1,955	+ 11.9%	15,095	17,728	+ 17.4%
Sold Listings	825	604	- 26.8%	6,550	6,387	- 2.5%
Median Sold Price*	\$192,450	\$179,850	- 6.5%	\$180,000	\$189,000	+ 5.0%
Average Sold Price*	\$236,593	\$223,725	- 5.4%	\$222,612	\$234,281	+ 5.2%
Percent of Sold Price to List Price*	98.7%	96.8%	- 1.9%	98.0%	97.7%	- 0.3%
Total Days on Market	93	95	+ 2.3%	95	79	- 16.6%
Active Listings	3,723	4,322	+ 16.1%	--	--	--
Pending Sales**	NA	108	--	--	--	--

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

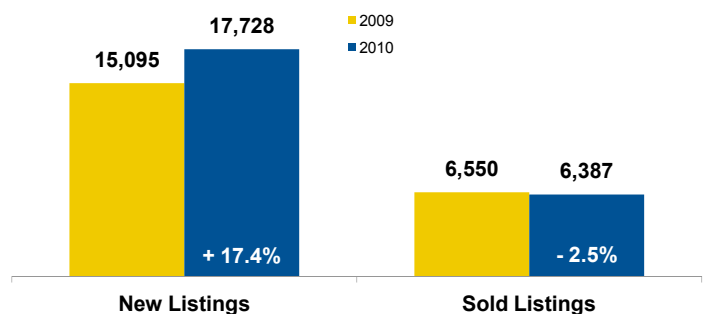
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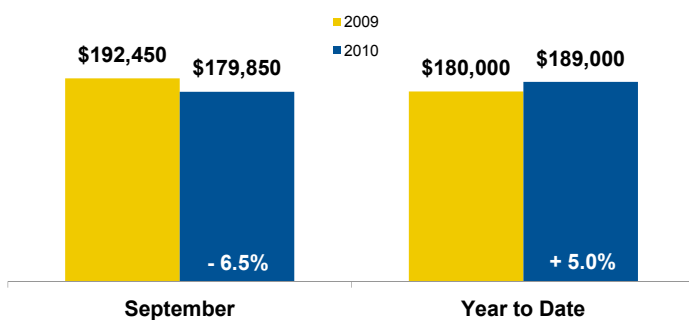
Activity—Most Recent Month



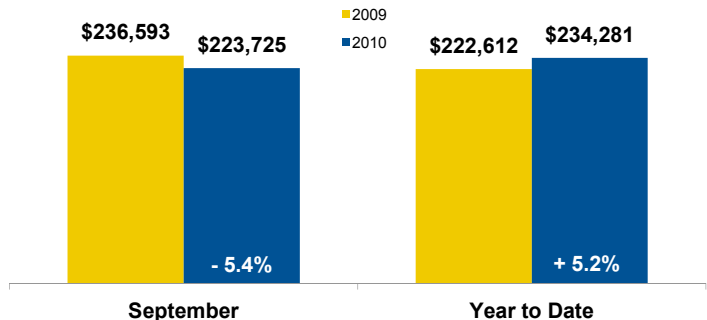
Activity—Year to Date



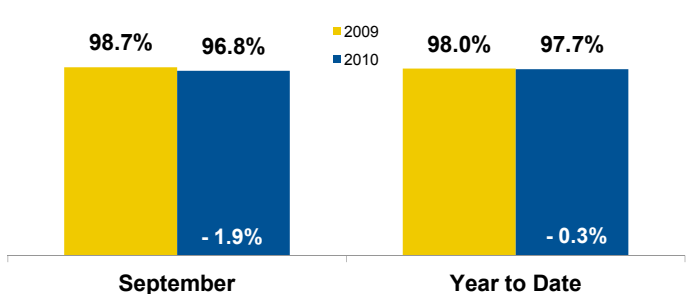
Median Sold Price*



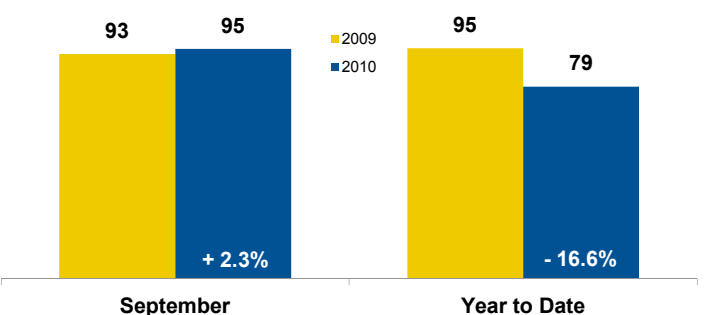
Average Sold Price*



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

September

Year to Date

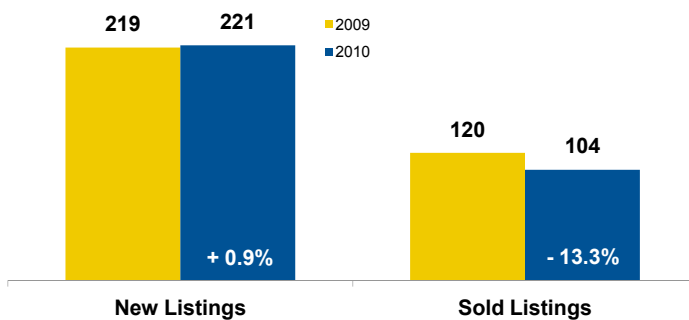
	2009	2010	Change	2009	2010	Change
New Listings	219	221	+ 0.9%	2,140	2,559	+ 19.6%
Sold Listings	120	104	- 13.3%	1,003	1,085	+ 8.2%
Median Sold Price*	\$265,930	\$273,250	+ 2.8%	\$275,000	\$289,638	+ 5.3%
Average Sold Price*	\$325,043	\$340,830	+ 4.9%	\$325,528	\$358,218	+ 10.0%
Percent of Sold Price to List Price*	97.7%	96.8%	- 1.0%	97.0%	97.2%	+ 0.3%
Total Days on Market	95	91	- 3.7%	97	82	- 15.4%
Active Listings	813	842	+ 3.6%	--	--	--
Pending Sales**	NA	16	--	--	--	--

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

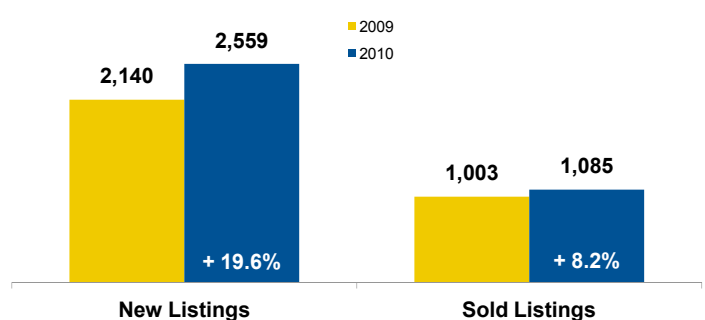
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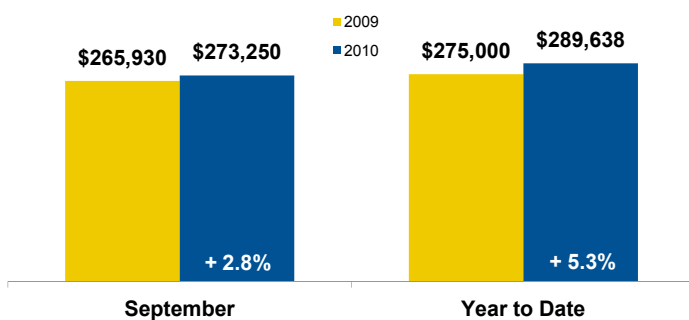
Activity—Most Recent Month



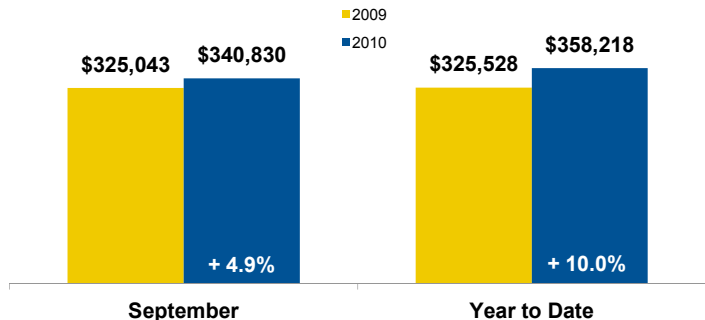
Activity—Year to Date



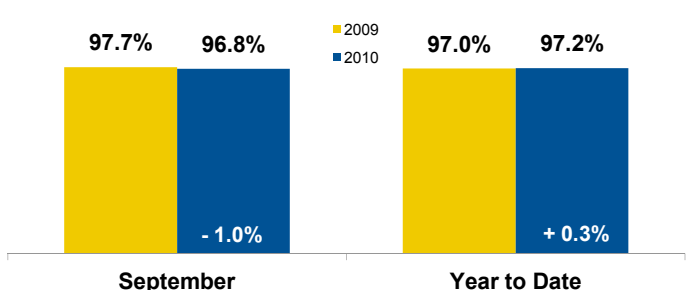
Median Sold Price*



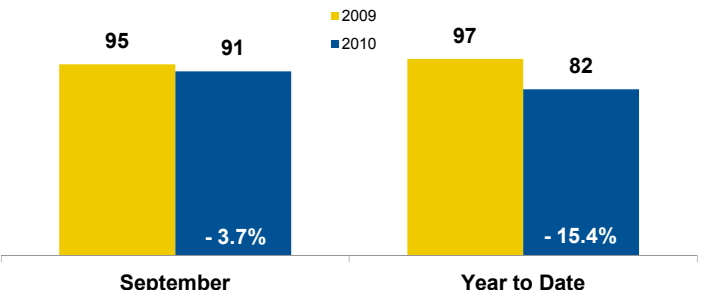
Average Sold Price*



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

September

Year to Date

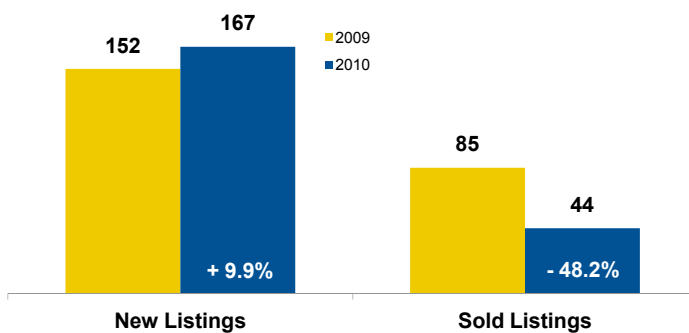
	2009	2010	Change	2009	2010	Change
New Listings	152	167	+ 9.9%	1,453	1,509	+ 3.9%
Sold Listings	85	44	- 48.2%	625	582	- 6.9%
Median Sold Price*	\$269,052	\$257,915	- 4.1%	\$262,000	\$270,500	+ 3.2%
Average Sold Price*	\$299,195	\$282,052	- 5.7%	\$301,731	\$314,115	+ 4.1%
Percent of Sold Price to List Price*	97.5%	97.6%	+ 0.1%	97.3%	97.4%	+ 0.1%
Total Days on Market	111	89	- 20.0%	98	83	- 14.9%
Active Listings	370	399	+ 7.8%	--	--	--
Pending Sales**	NA	7	--	--	--	--

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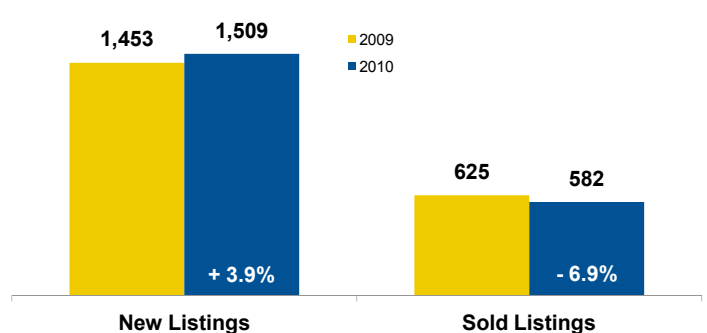
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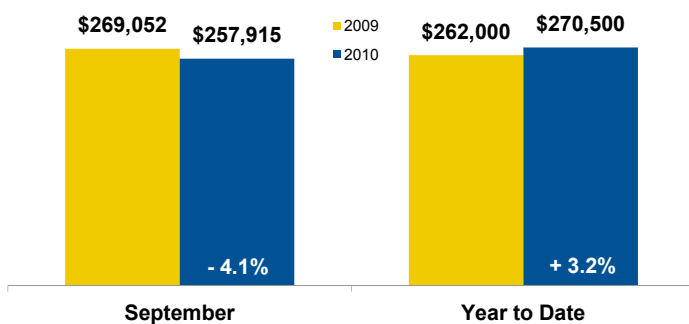
Activity—Most Recent Month



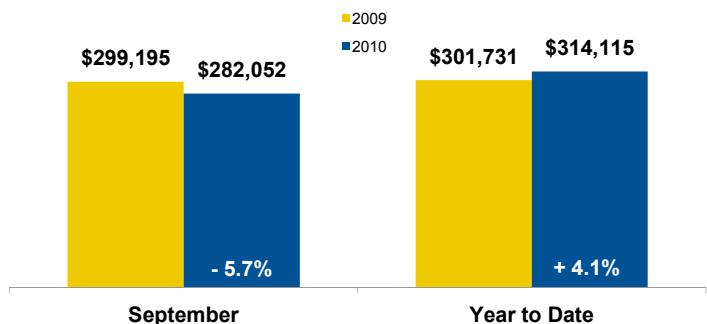
Activity—Year to Date



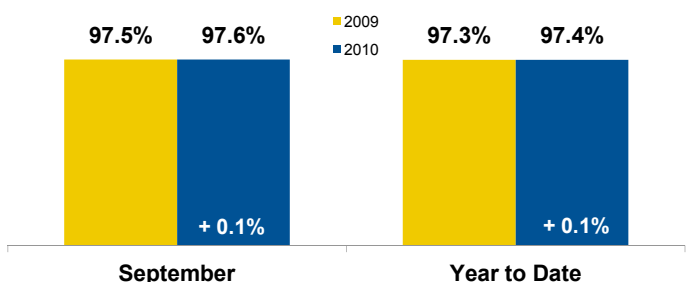
Median Sold Price*



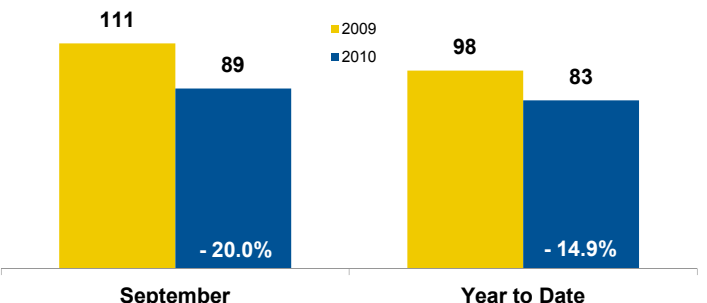
Average Sold Price*



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

September

Year to Date

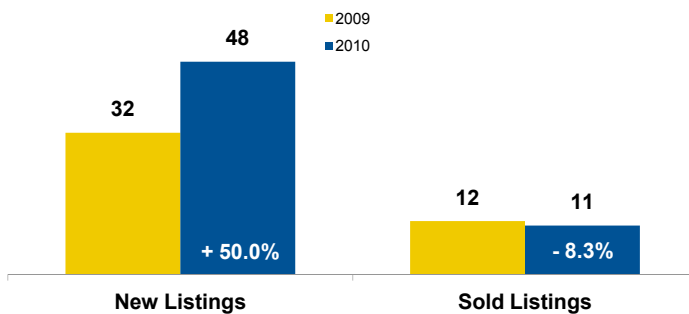
	2009	2010	Change	2009	2010	Change
New Listings	32	48	+ 50.0%	349	350	+ 0.3%
Sold Listings	12	11	- 8.3%	102	106	+ 3.9%
Median Sold Price*	\$246,500	\$162,500	- 34.1%	\$226,500	\$211,500	- 6.6%
Average Sold Price*	\$236,583	\$191,727	- 19.0%	\$254,034	\$264,125	+ 4.0%
Percent of Sold Price to List Price*	96.3%	98.3%	+ 2.1%	94.8%	95.8%	+ 1.0%
Total Days on Market	85	98	+ 15.5%	155	133	- 14.6%
Active Listings	209	205	- 1.9%	--	--	--
Pending Sales**	NA	0	--	--	--	--

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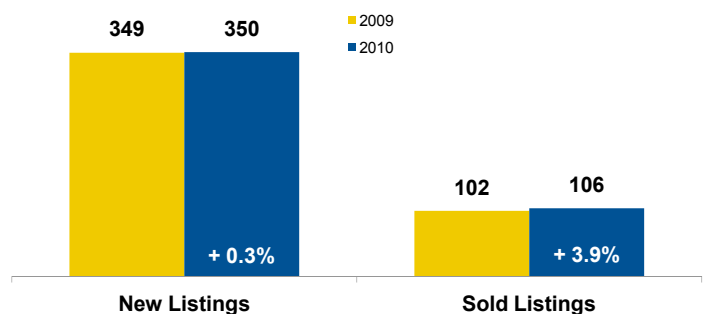
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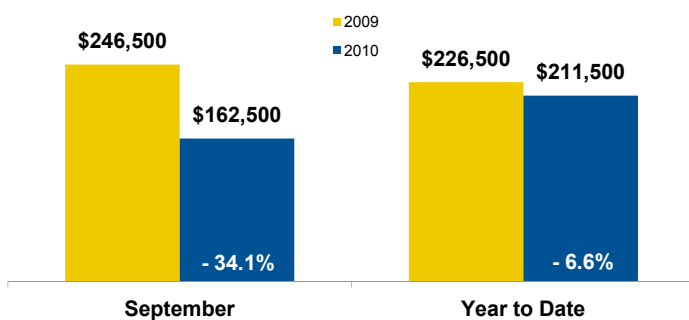
Activity—Most Recent Month



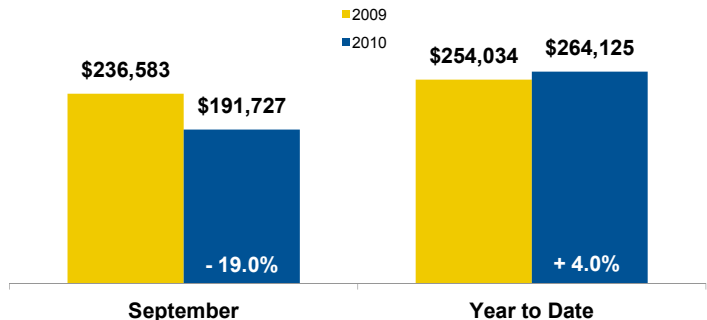
Activity—Year to Date



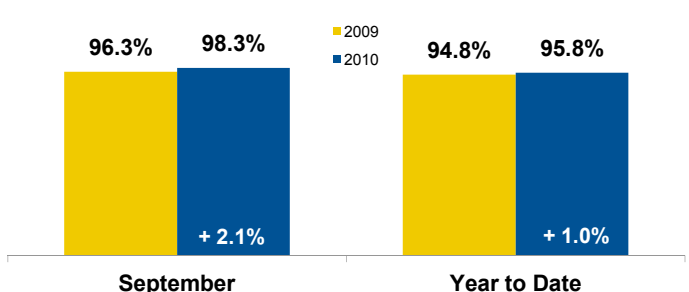
Median Sold Price*



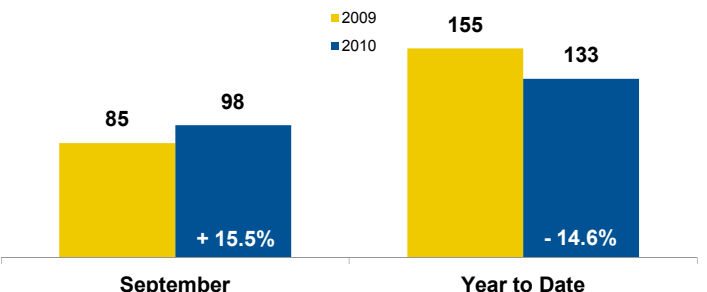
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver County

September

Year to Date

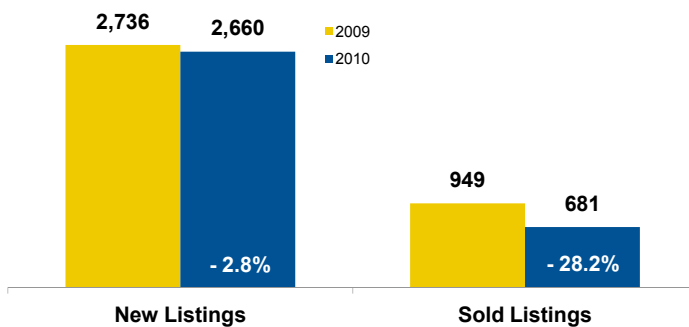
	2009	2010	Change	2009	2010	Change
New Listings	2,736	2,660	- 2.8%	23,255	25,416	+ 9.3%
Sold Listings	949	681	- 28.2%	8,079	7,288	- 9.8%
Median Sold Price*	\$195,000	\$208,000	+ 6.7%	\$178,000	\$200,000	+ 12.4%
Average Sold Price*	\$258,708	\$277,721	+ 7.3%	\$241,874	\$262,318	+ 8.5%
Percent of Sold Price to List Price*	98.3%	96.2%	- 2.1%	98.2%	97.7%	- 0.4%
Total Days on Market	98	104	+ 6.4%	98	87	- 11.2%
Active Listings	5,853	5,993	+ 2.4%	--	--	--
Pending Sales**	NA	86	--	--	--	--

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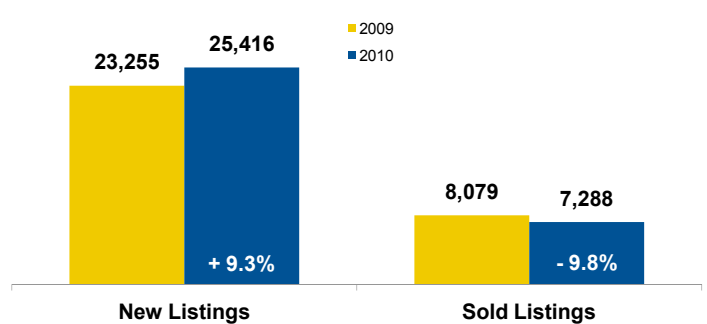
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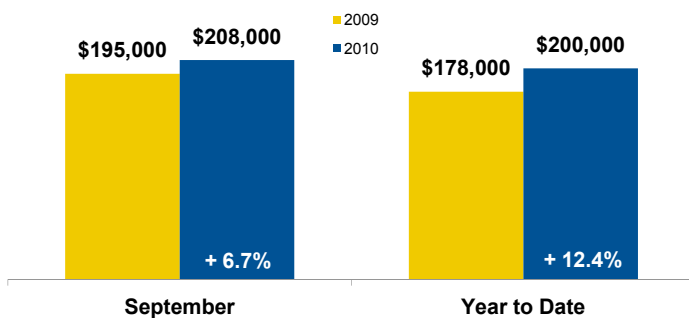
Activity—Most Recent Month



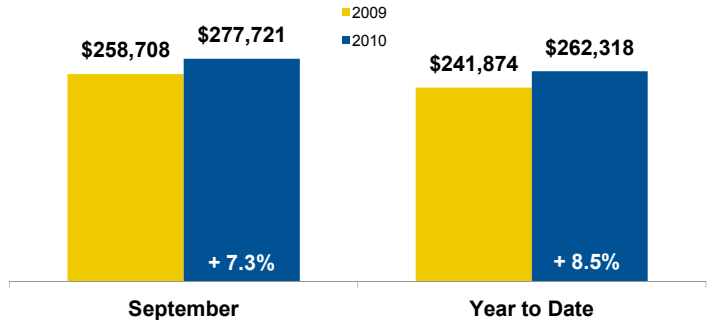
Activity—Year to Date



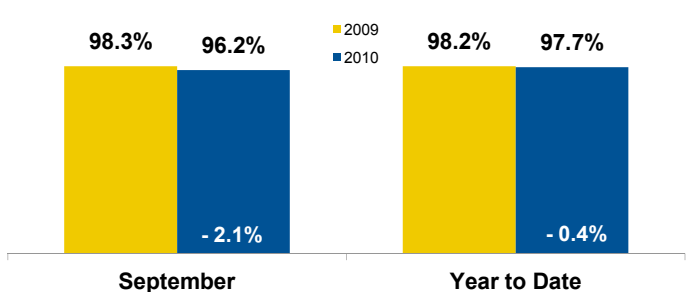
Median Sold Price*



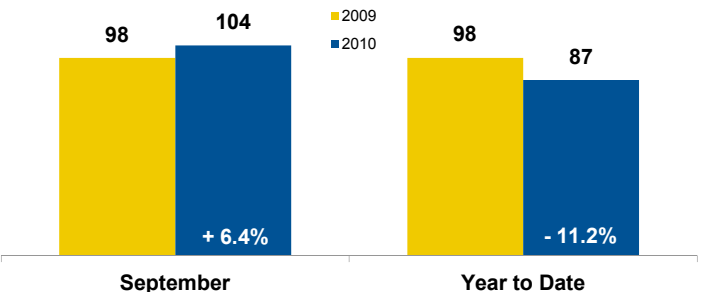
Average Sold Price*



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

September

Year to Date

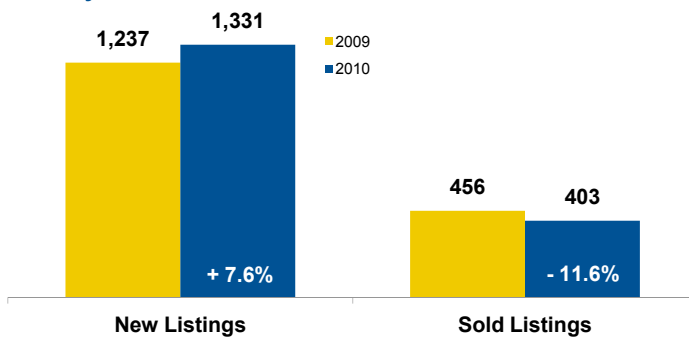
	2009	2010	Change	2009	2010	Change
New Listings	1,237	1,331	+ 7.6%	11,371	12,280	+ 8.0%
Sold Listings	456	403	- 11.6%	3,721	3,790	+ 1.9%
Median Sold Price*	\$304,950	\$295,000	- 3.3%	\$286,500	\$291,000	+ 1.6%
Average Sold Price*	\$348,444	\$340,058	- 2.4%	\$338,028	\$343,412	+ 1.6%
Percent of Sold Price to List Price*	97.5%	97.4%	- 0.0%	97.3%	97.4%	+ 0.0%
Total Days on Market	100	105	+ 5.3%	112	97	- 13.2%
Active Listings	3,221	3,308	+ 2.7%	--	--	--
Pending Sales**	NA	60	--	--	--	--

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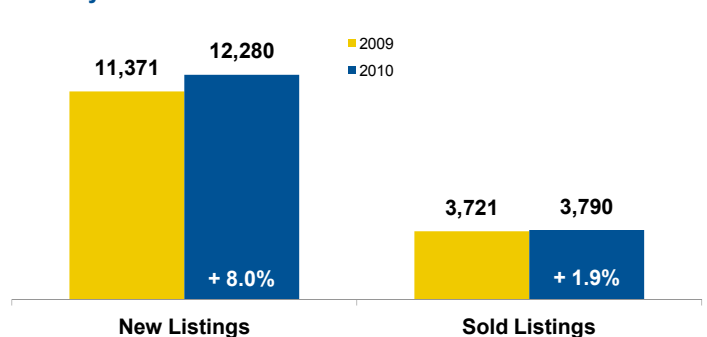
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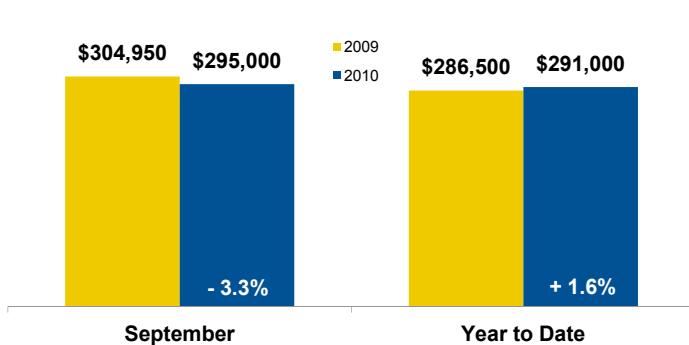
Activity—Most Recent Month



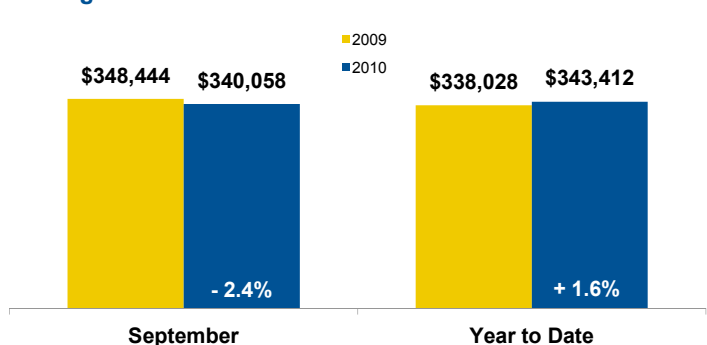
Activity—Year to Date



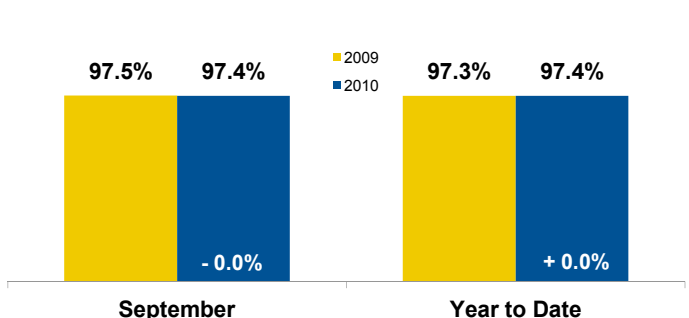
Median Sold Price*



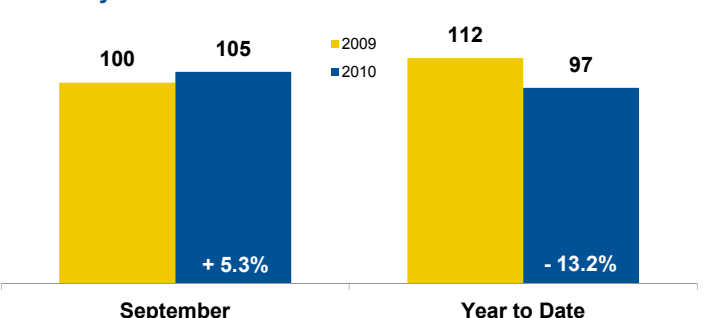
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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METROLIST®

Elbert County

September

Year to Date

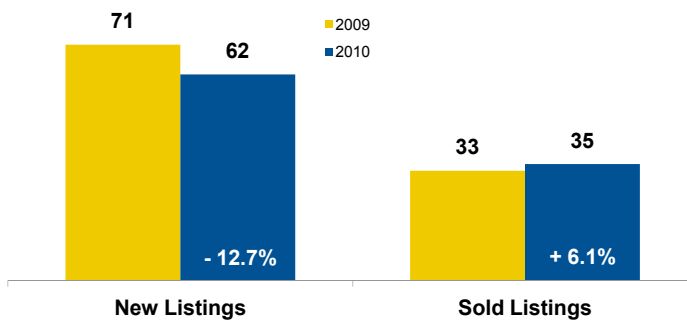
	2009	2010	Change	2009	2010	Change
New Listings	71	62	- 12.7%	719	807	+ 12.2%
Sold Listings	33	35	+ 6.1%	244	259	+ 6.1%
Median Sold Price*	\$287,000	\$317,450	+ 10.6%	\$280,000	\$266,750	- 4.7%
Average Sold Price*	\$305,417	\$304,847	- 0.2%	\$287,824	\$283,372	- 1.5%
Percent of Sold Price to List Price*	96.4%	95.3%	- 1.2%	96.1%	96.2%	+ 0.1%
Total Days on Market	175	111	- 36.3%	148	118	- 19.9%
Active Listings	322	281	- 12.7%	--	--	--
Pending Sales**	NA	2	--	--	--	--

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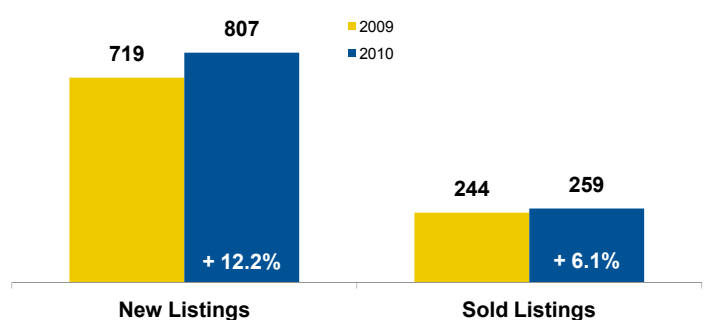
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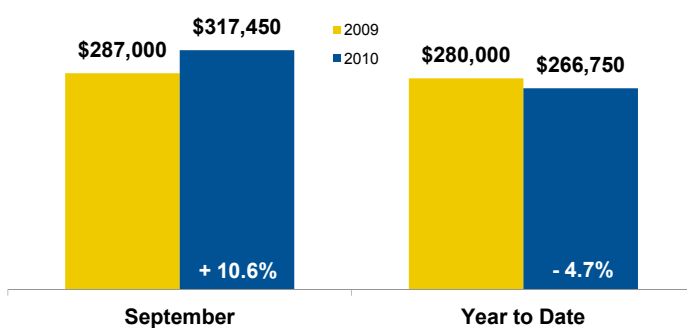
Activity—Most Recent Month



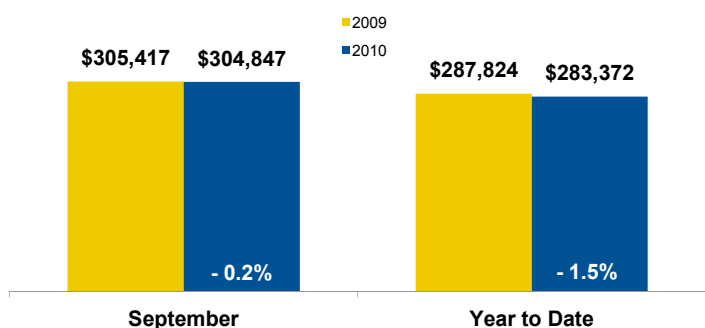
Activity—Year to Date



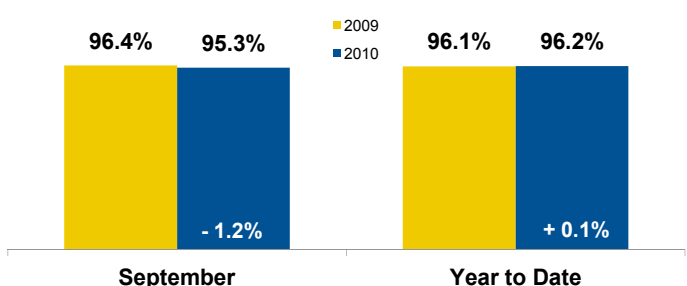
Median Sold Price*



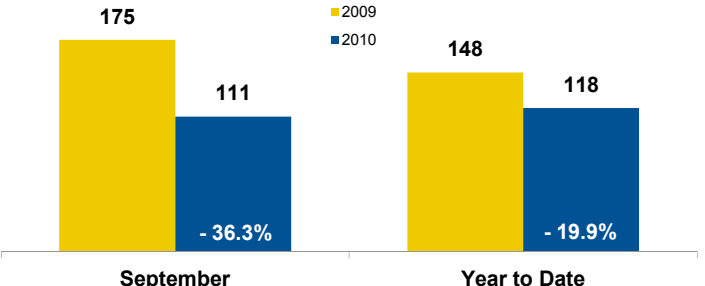
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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El Paso County

September

Year to Date

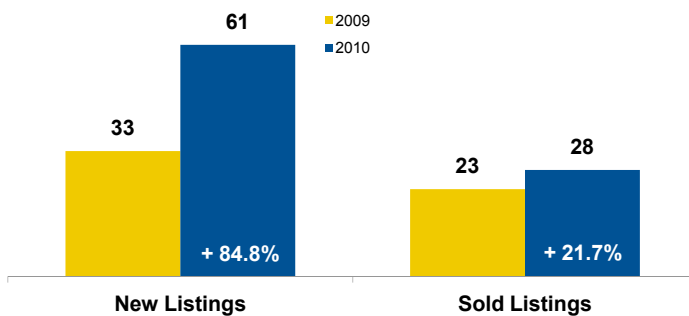
	2009	2010	Change	2009	2010	Change
New Listings	33	61	+ 84.8%	466	713	+ 53.0%
Sold Listings	23	28	+ 21.7%	145	243	+ 67.6%
Median Sold Price*	\$244,500	\$207,540	- 15.1%	\$226,000	\$226,000	- 0.0%
Average Sold Price*	\$248,102	\$258,189	+ 4.1%	\$277,571	\$268,629	- 3.2%
Percent of Sold Price to List Price*	96.7%	97.8%	+ 1.2%	95.8%	98.2%	+ 2.5%
Total Days on Market	74	74	+ 0.4%	110	88	- 20.5%
Active Listings	240	333	+ 38.8%	--	--	--
Pending Sales**	NA	13	--	--	--	--

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

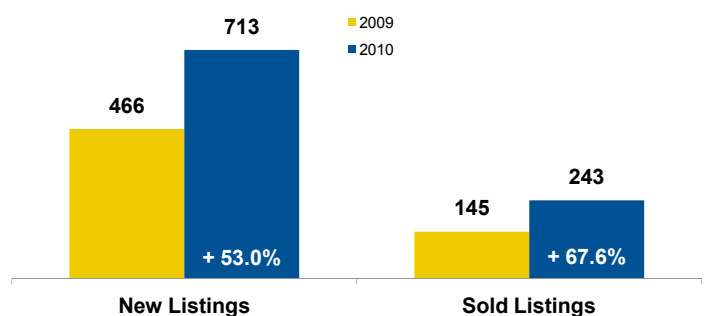
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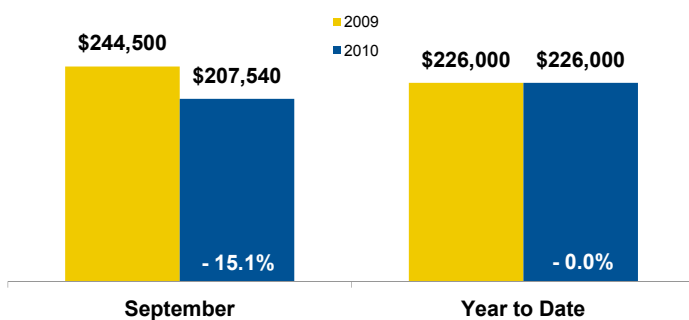
Activity—Most Recent Month



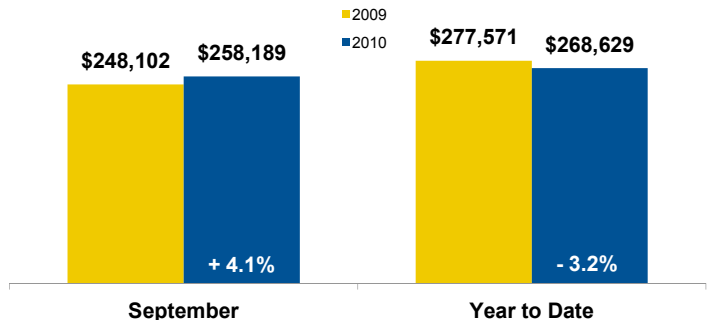
Activity—Year to Date



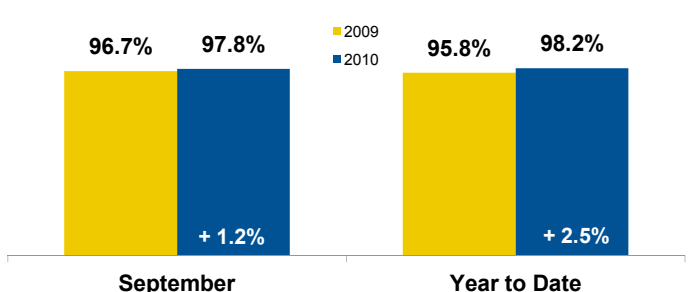
Median Sold Price*



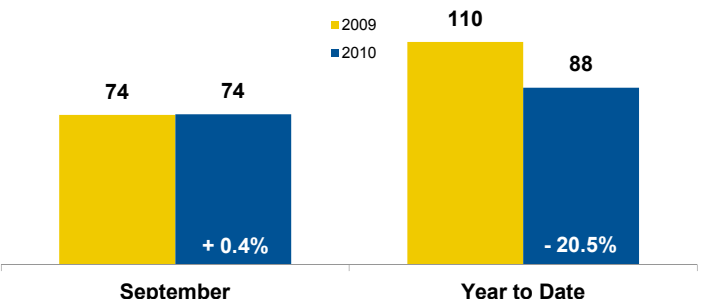
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Gilpin County

September

Year to Date

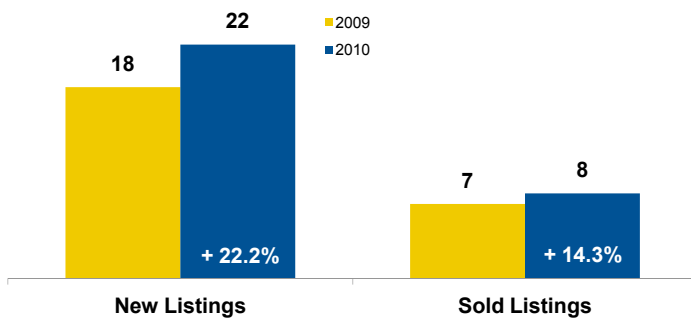
	2009	2010	Change	2009	2010	Change
New Listings	18	22	+ 22.2%	194	230	+ 18.6%
Sold Listings	7	8	+ 14.3%	62	60	- 3.2%
Median Sold Price*	\$186,000	\$175,000	- 5.9%	\$200,975	\$180,000	- 10.4%
Average Sold Price*	\$225,843	\$250,494	+ 10.9%	\$231,816	\$199,720	- 13.8%
Percent of Sold Price to List Price*	98.4%	95.2%	- 3.3%	94.7%	94.7%	- 0.1%
Total Days on Market	148	151	+ 2.6%	181	137	- 23.9%
Active Listings	123	139	+ 13.0%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

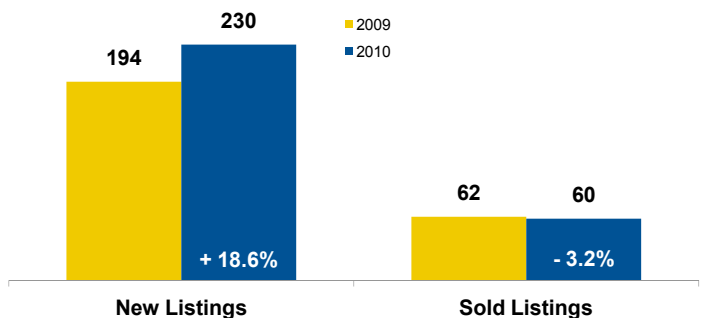
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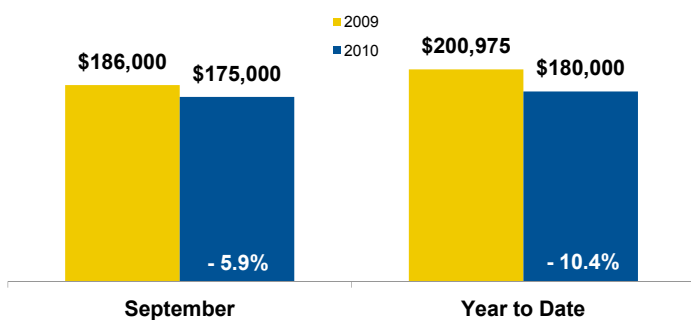
Activity—Most Recent Month



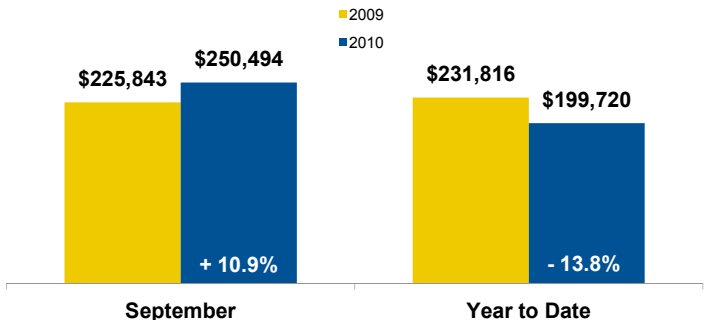
Activity—Year to Date



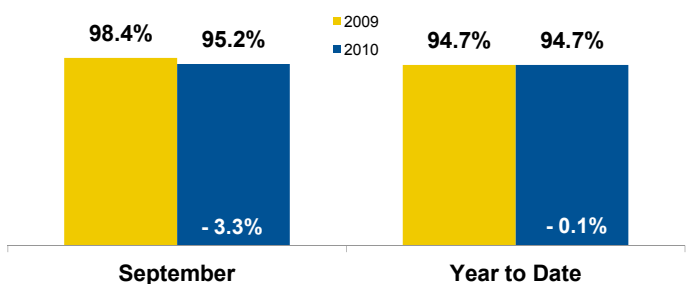
Median Sold Price*



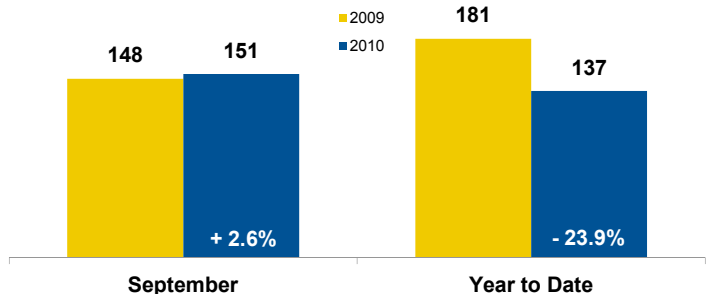
Average Sold Price*



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

September

Year to Date

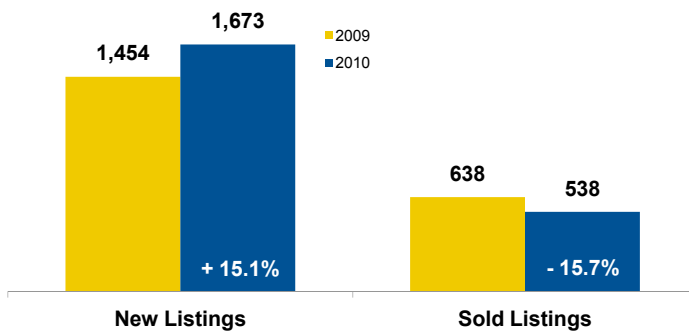
	2009	2010	Change	2009	2010	Change
New Listings	1,454	1,673	+ 15.1%	13,595	15,946	+ 17.3%
Sold Listings	638	538	- 15.7%	5,135	5,244	+ 2.1%
Median Sold Price*	\$214,900	\$226,125	+ 5.2%	\$215,000	\$225,000	+ 4.7%
Average Sold Price*	\$247,760	\$271,029	+ 9.4%	\$251,416	\$262,575	+ 4.4%
Percent of Sold Price to List Price*	98.4%	97.2%	- 1.2%	97.6%	97.5%	- 0.1%
Total Days on Market	86	98	+ 14.0%	95	84	- 11.8%
Active Listings	3,683	4,127	+ 12.1%	--	--	--
Pending Sales**	NA	56	--	--	--	--

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

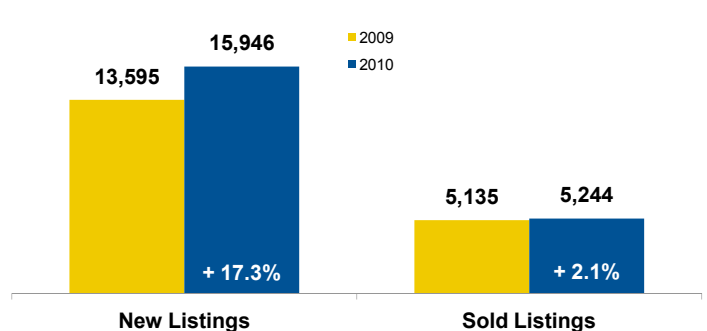
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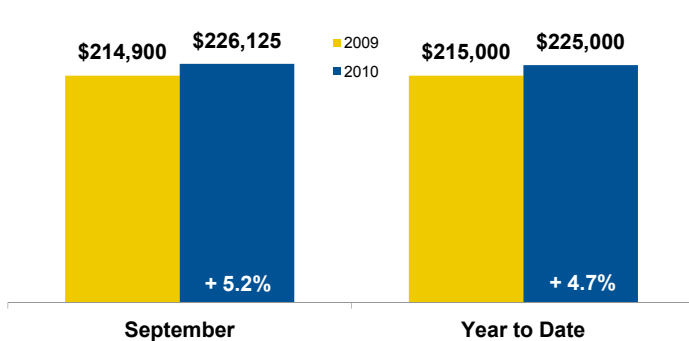
Activity—Most Recent Month



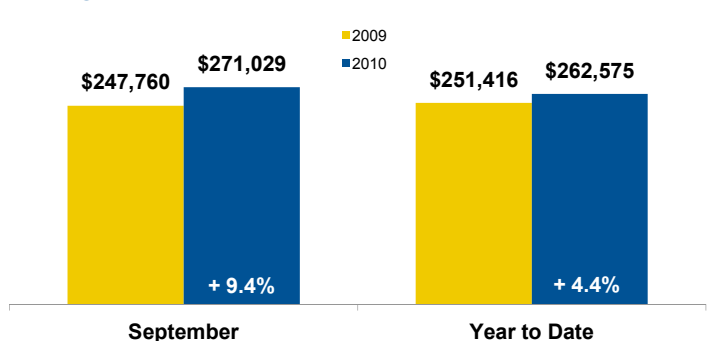
Activity—Year to Date



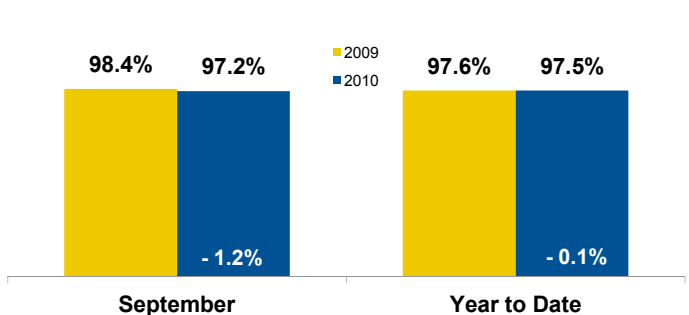
Median Sold Price*



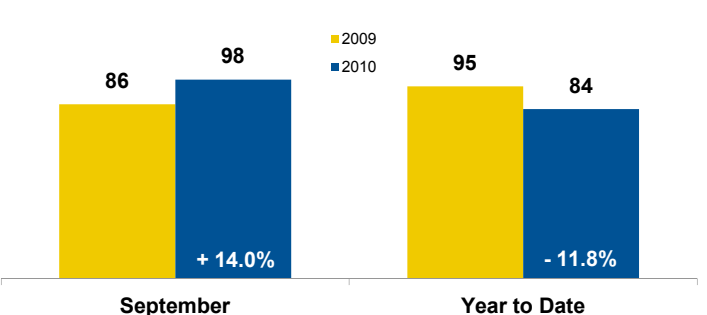
Average Sold Price*



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

September

Year to Date

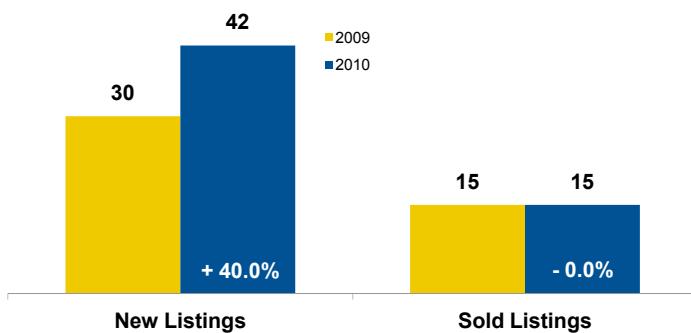
	2009	2010	Change	2009	2010	Change
New Listings	30	42	+ 40.0%	331	391	+ 18.1%
Sold Listings	15	15	- 0.0%	133	132	- 0.8%
Median Sold Price*	\$180,000	\$180,450	+ 0.2%	\$209,900	\$198,950	- 5.2%
Average Sold Price*	\$234,333	\$200,014	- 14.6%	\$250,771	\$262,033	+ 4.5%
Percent of Sold Price to List Price*	96.4%	97.4%	+ 1.1%	96.5%	97.4%	+ 0.9%
Total Days on Market	50	108	+ 116.2%	109	100	- 8.3%
Active Listings	174	192	+ 10.3%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

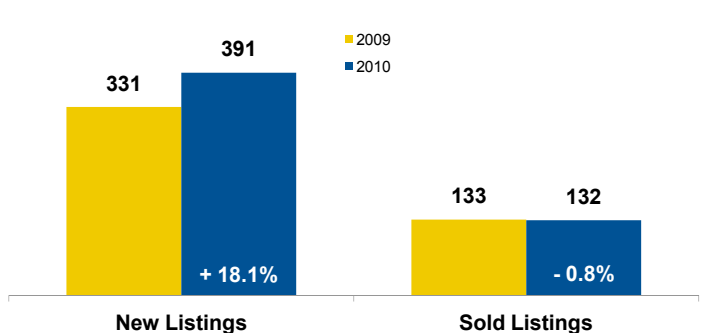
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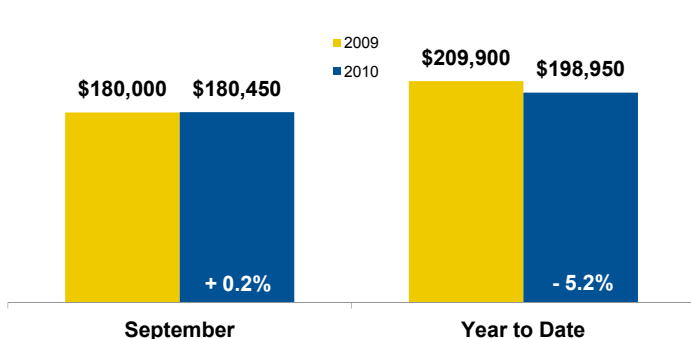
Activity—Most Recent Month



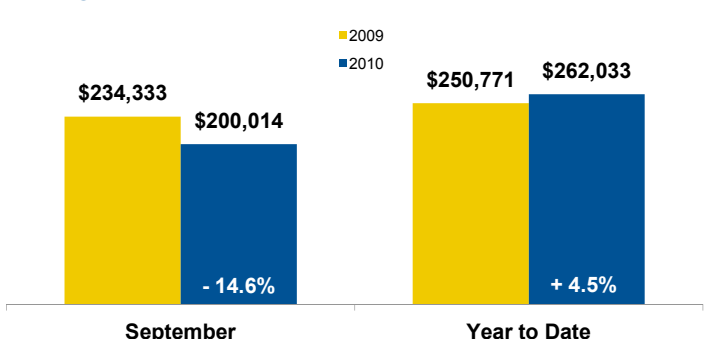
Activity—Year to Date



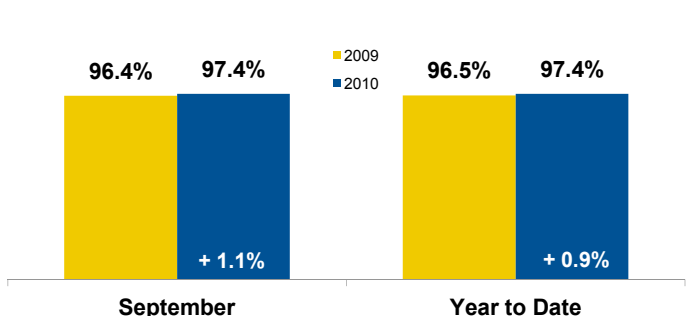
Median Sold Price*



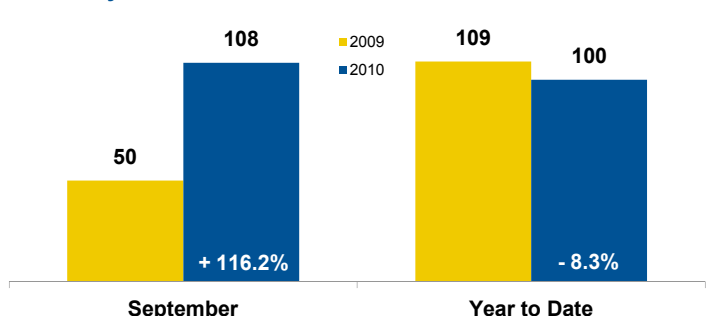
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

September

Year to Date

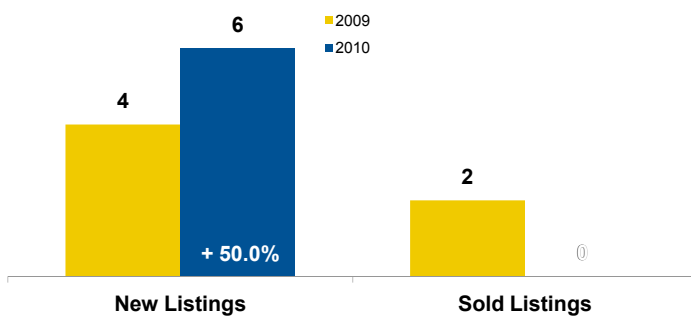
	2009	2010	Change	2009	2010	Change
New Listings	4	6	+ 50.0%	50	43	- 14.0%
Sold Listings	2	0	- 100.0%	21	19	- 9.5%
Median Sold Price*	\$182,000	\$0	- 100.0%	\$145,000	\$140,000	- 3.4%
Average Sold Price*	\$182,000	\$0	- 100.0%	\$142,586	\$136,284	- 4.4%
Percent of Sold Price to List Price*	95.9%	0.0%	- 100.0%	91.7%	95.0%	+ 3.7%
Total Days on Market	440	0	- 100.0%	184	177	- 3.8%
Active Listings	49	28	- 42.9%	--	--	--
Pending Sales**	NA	2	--	--	--	--

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

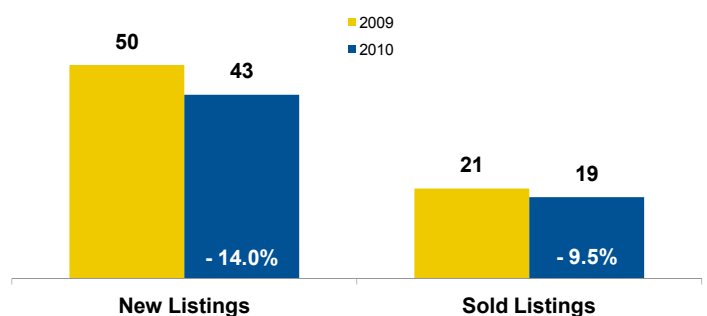
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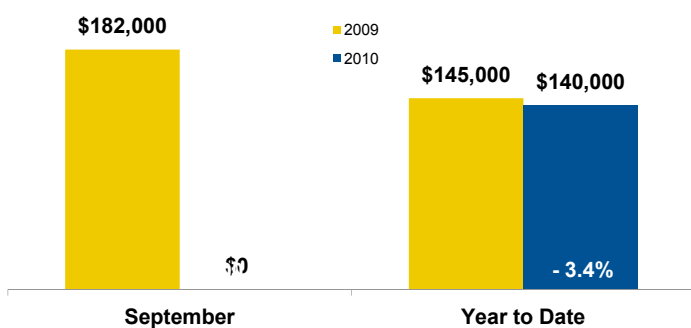
Activity—Most Recent Month



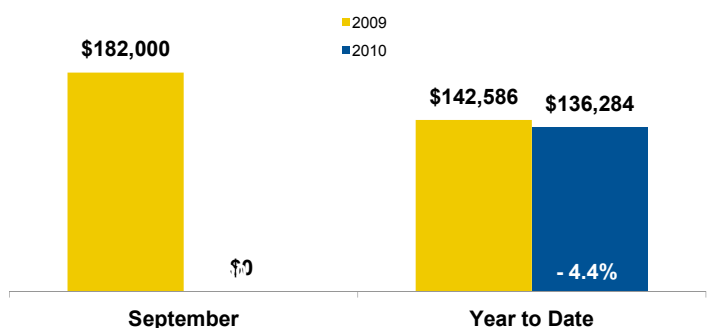
Activity—Year to Date



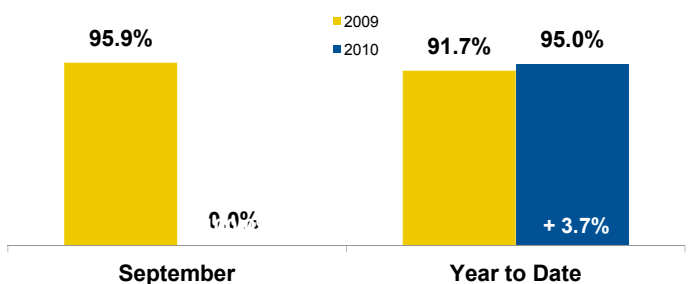
Median Sold Price*



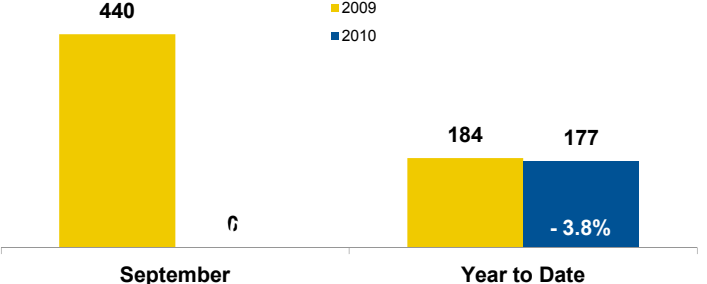
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Park County

September

Year to Date

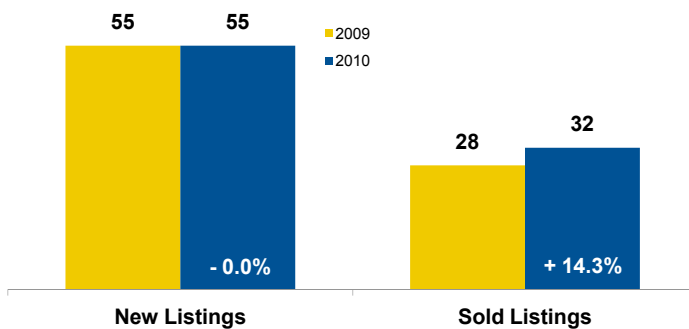
	2009	2010	Change	2009	2010	Change
New Listings	55	55	- 0.0%	634	706	+ 11.4%
Sold Listings	28	32	+ 14.3%	190	217	+ 14.2%
Median Sold Price*	\$208,000	\$163,500	- 21.4%	\$173,000	\$180,000	+ 4.0%
Average Sold Price*	\$213,015	\$177,669	- 16.6%	\$188,472	\$195,792	+ 3.9%
Percent of Sold Price to List Price*	97.2%	93.6%	- 3.8%	95.3%	95.1%	- 0.2%
Total Days on Market	180	132	- 26.9%	166	147	- 11.5%
Active Listings	383	464	+ 21.1%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

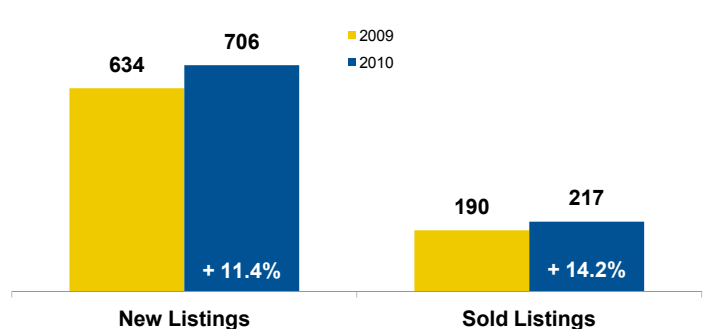
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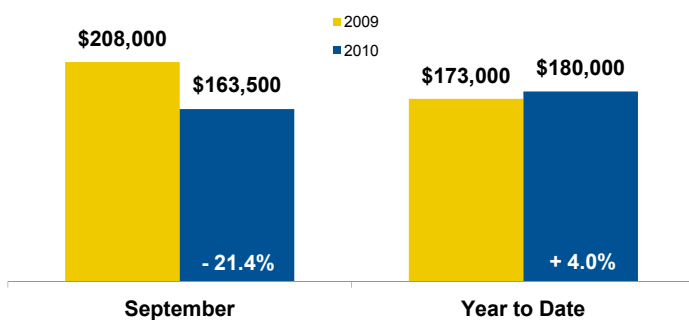
Activity—Most Recent Month



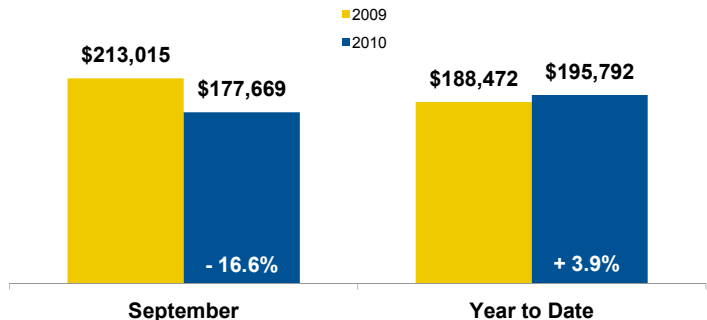
Activity—Year to Date



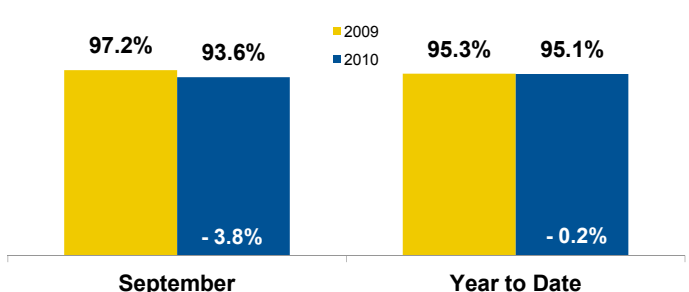
Median Sold Price*



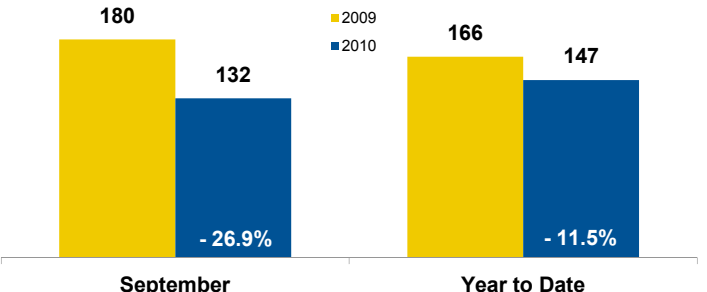
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

September

Year to Date

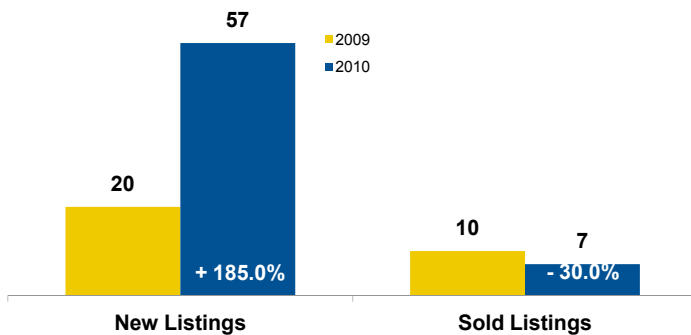
	2009	2010	Change	2009	2010	Change
New Listings	20	57	+ 185.0%	294	432	+ 46.9%
Sold Listings	10	7	- 30.0%	68	65	- 4.4%
Median Sold Price*	\$344,000	\$450,000	+ 30.8%	\$393,500	\$425,000	+ 8.0%
Average Sold Price*	\$541,175	\$511,032	- 5.6%	\$506,403	\$462,662	- 8.6%
Percent of Sold Price to List Price*	94.5%	96.6%	+ 2.3%	94.0%	93.7%	- 0.3%
Total Days on Market	149	114	- 23.1%	161	161	- 0.1%
Active Listings	225	312	+ 38.7%	--	--	--
Pending Sales**	NA	9	--	--	--	--

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

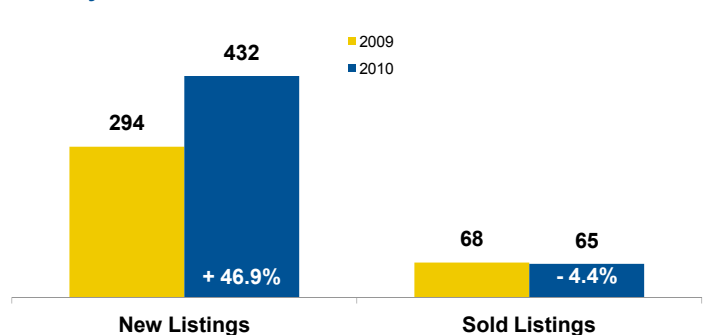
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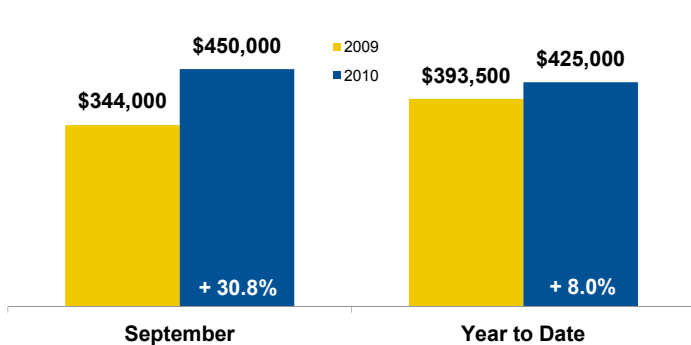
Activity—Most Recent Month



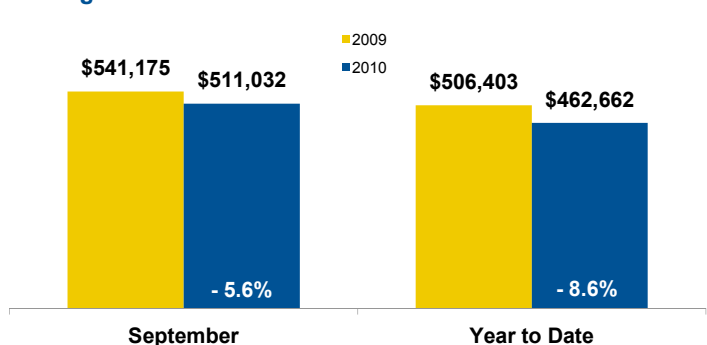
Activity—Year to Date



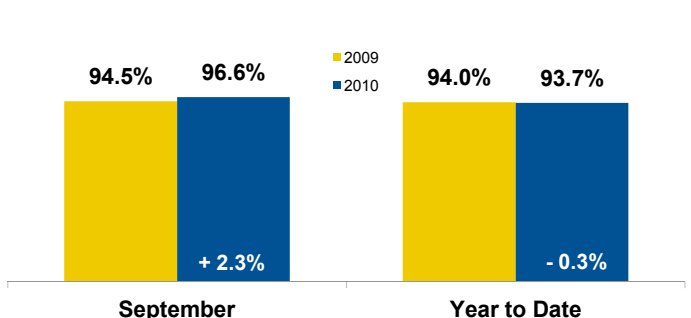
Median Sold Price*



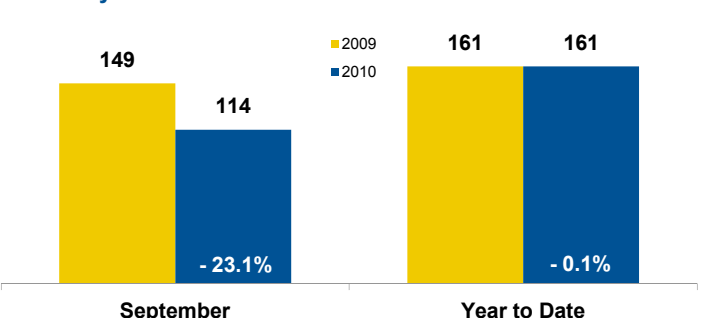
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Teller County

September

Year to Date

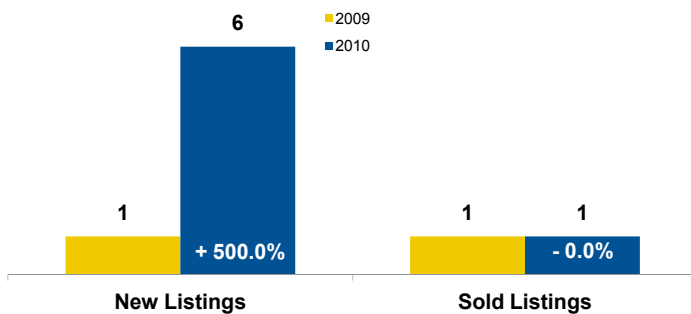
	2009	2010	Change	2009	2010	Change
New Listings	1	6	+ 500.0%	25	53	+ 112.0%
Sold Listings	1	1	- 0.0%	4	9	+ 125.0%
Median Sold Price*	\$129,900	\$40,000	- 69.2%	\$157,500	\$162,500	+ 3.2%
Average Sold Price*	\$129,900	\$40,000	- 69.2%	\$160,225	\$162,389	+ 1.4%
Percent of Sold Price to List Price*	100.0%	100.0%	- 0.0%	95.2%	95.3%	+ 0.1%
Total Days on Market	145	2	- 98.6%	208	112	- 46.1%
Active Listings	18	51	+ 183.3%	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

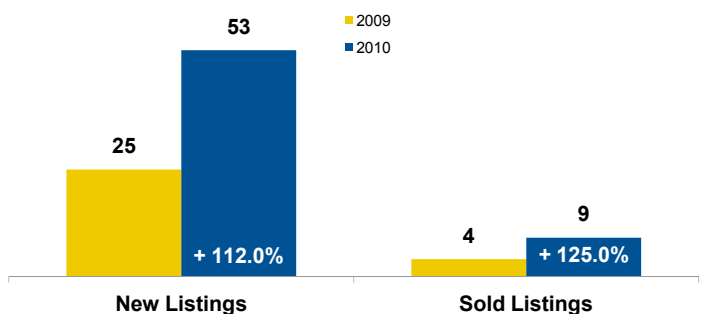
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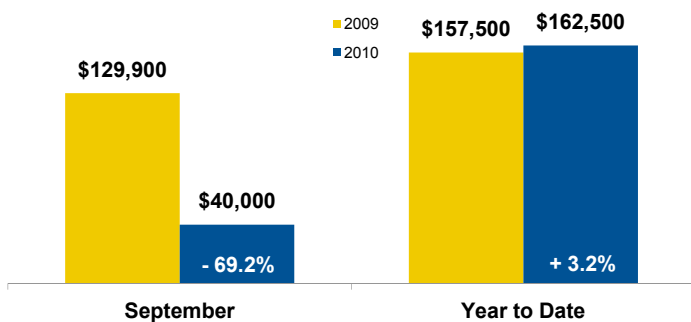
Activity—Most Recent Month



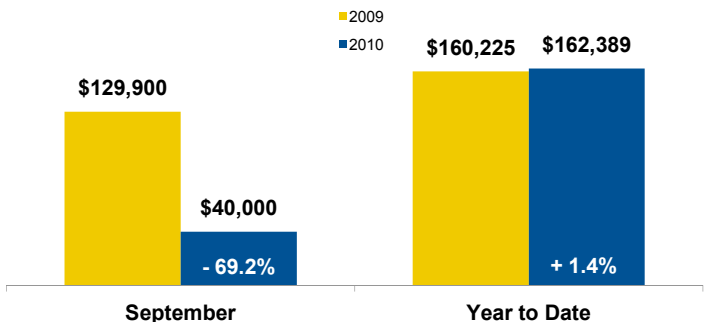
Activity—Year to Date



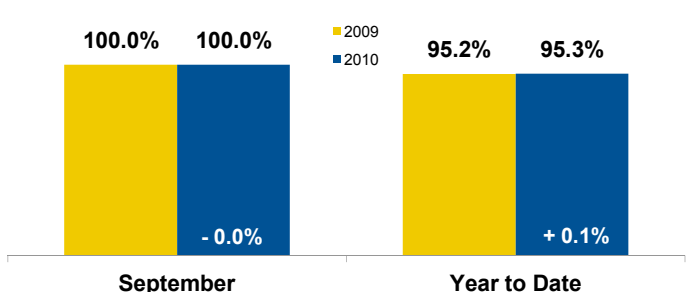
Median Sold Price*



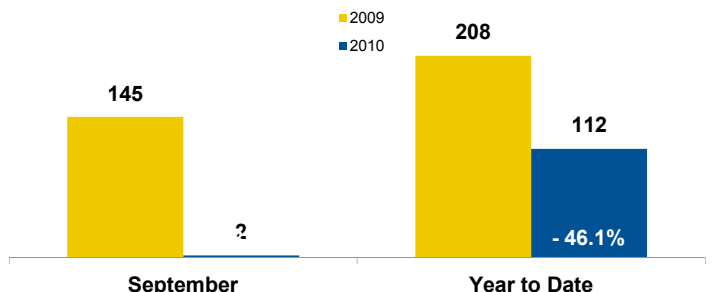
Average Sold Price*



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

September

Year to Date

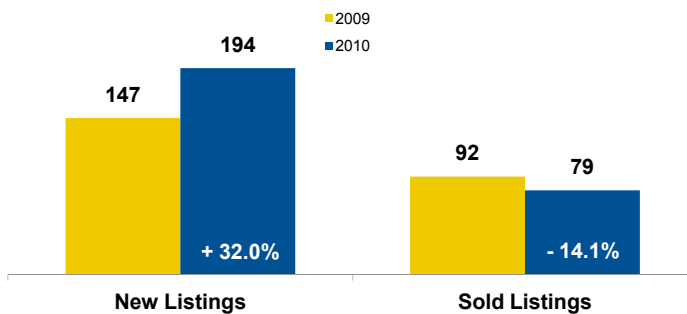
	2009	2010	Change	2009	2010	Change
New Listings	147	194	+ 32.0%	1,576	1,698	+ 7.7%
Sold Listings	92	79	- 14.1%	772	796	+ 3.1%
Median Sold Price*	\$170,500	\$190,500	+ 11.7%	\$175,000	\$194,925	+ 11.4%
Average Sold Price*	\$184,393	\$198,663	+ 7.7%	\$195,703	\$213,740	+ 9.2%
Percent of Sold Price to List Price*	98.5%	97.5%	- 1.0%	97.9%	98.0%	+ 0.1%
Total Days on Market	99	98	- 0.8%	104	98	- 5.4%
Active Listings	608	608	- 0.0%	--	--	--
Pending Sales**	NA	18	--	--	--	--

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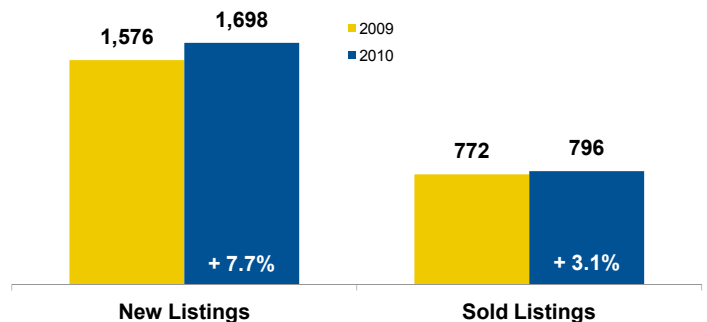
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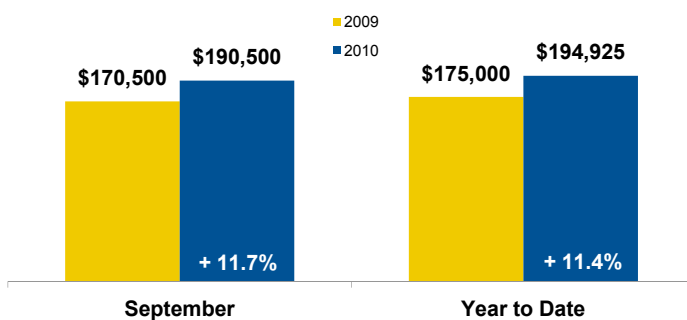
Activity—Most Recent Month



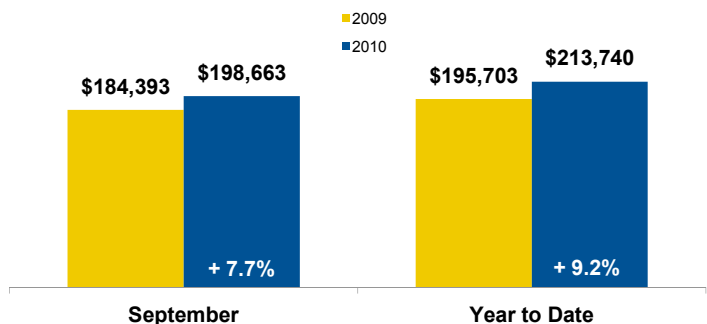
Activity—Year to Date



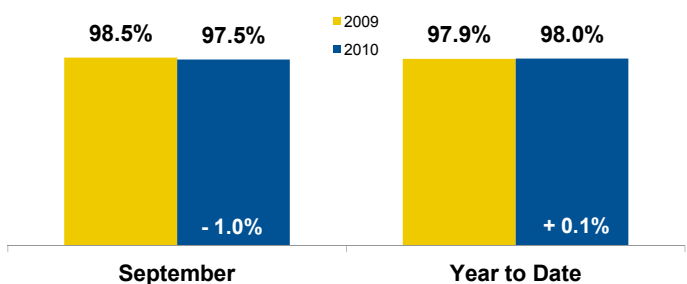
Median Sold Price*



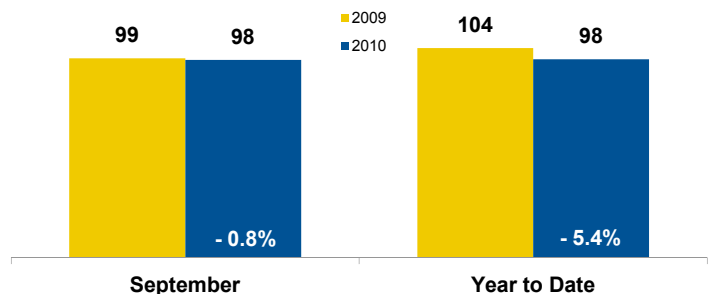
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver-Aurora MSA

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

September

Year to Date

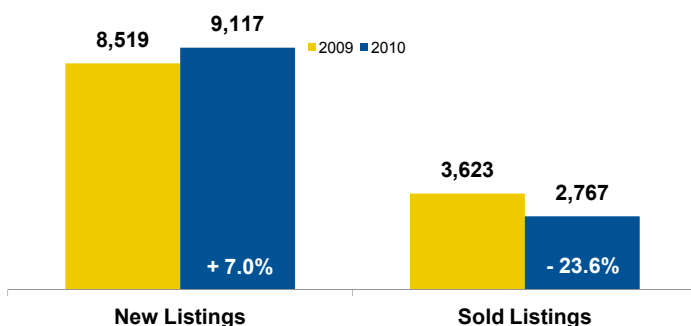
	2009	2010	Change	2009	2010	Change
New Listings	8,519	9,117	+ 7.0%	75,829	85,371	+ 12.6%
Sold Listings	3,623	2,767	- 23.6%	29,680	28,347	- 4.5%
Median Sold Price*	\$205,000	\$212,000	+ 3.4%	\$196,949	\$210,000	+ 6.6%
Average Sold Price*	\$250,066	\$257,367	+ 2.9%	\$274,420	\$264,835	- 3.5%
Percent of Sold Price to List Price*	98.4%	96.9%	- 1.6%	98.0%	98.1%	+ 0.1%
Total Days on Market	94	100	+ 6.3%	99	85	- 14.2%
Active Listings	20,174	21,838	+ 8.2%	--	--	--
Pending Sales	NA	419	--	--	--	--

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

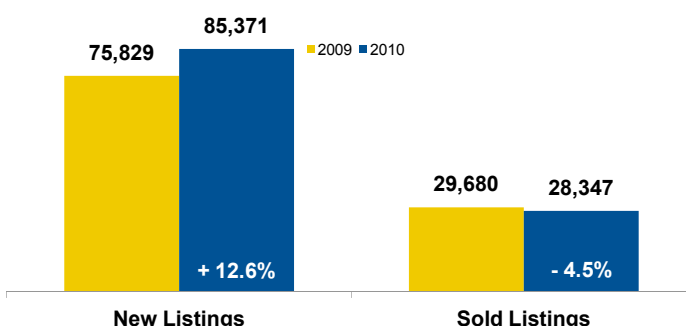
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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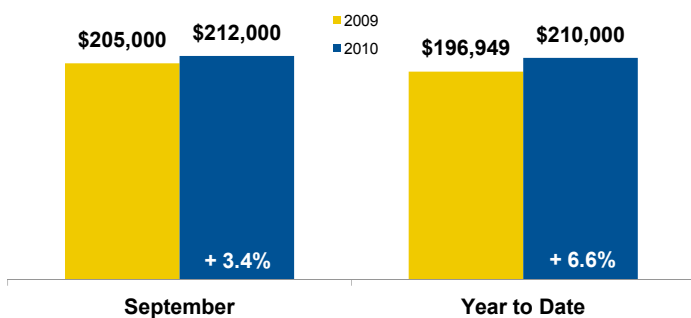
Activity—Most Recent Month



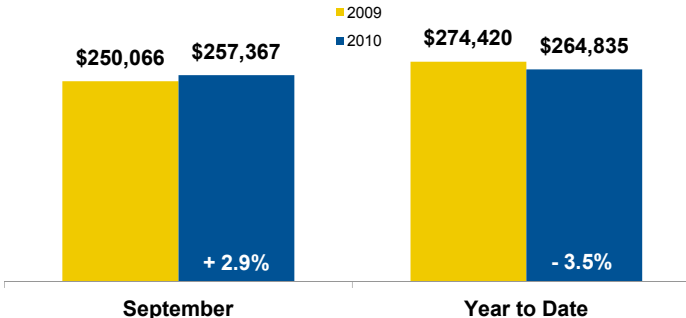
Activity—Year to Date



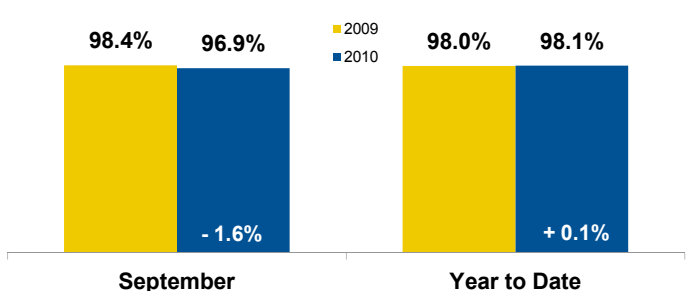
Median Sold Price*



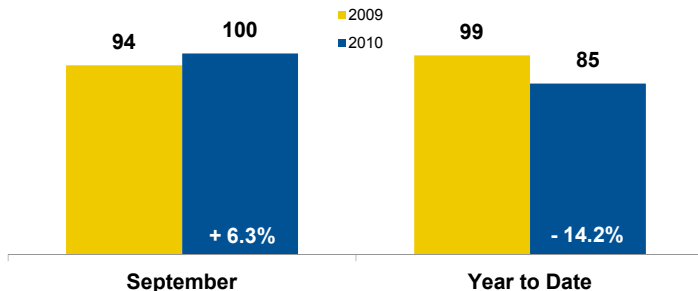
Average Sold Price*



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

September

Year to Date

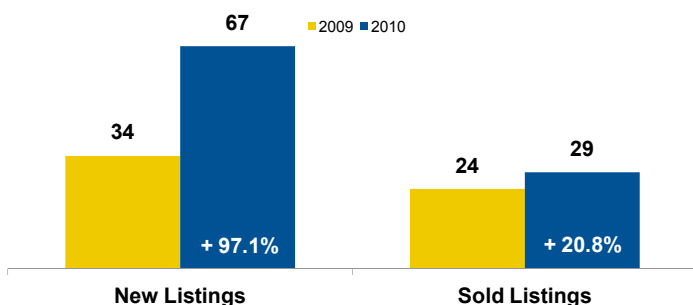
	2009	2010	Change	2009	2010	Change
New Listings	34	67	+ 97.1%	491	766	+ 56.0%
Sold Listings	24	29	+ 20.8%	149	252	+ 69.1%
Median Sold Price*	\$235,250	\$207,200	- 11.9%	\$225,000	\$225,000	- 0.0%
Average Sold Price*	\$243,177	\$250,665	+ 3.1%	\$274,420	\$264,835	- 3.5%
Percent of Sold Price to List Price*	96.8%	97.9%	+ 1.1%	95.8%	98.1%	+ 2.4%
Total Days on Market	77	72	- 6.8%	113	88	- 21.6%
Active Listings	258	384	+ 48.8%	--	--	--
Pending Sales	NA	13	--	--	--	--

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

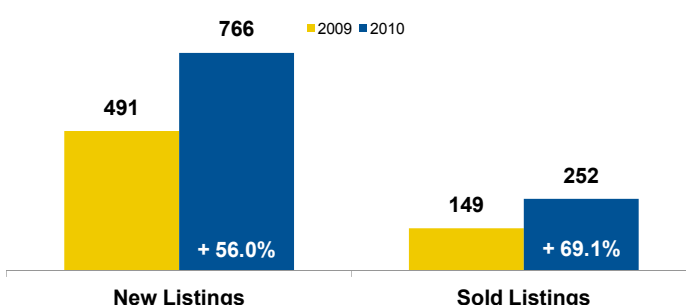
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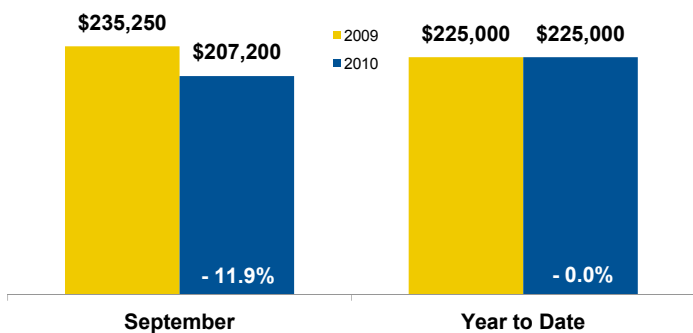
Activity—Most Recent Month



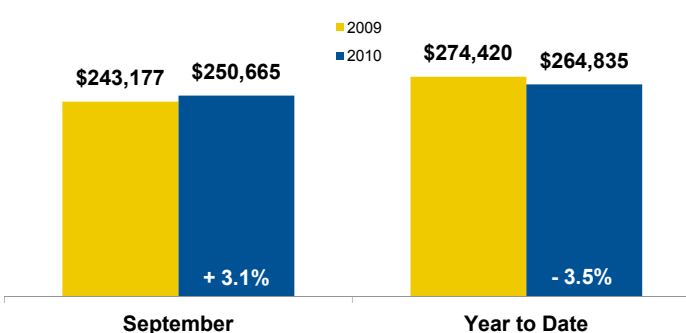
Activity—Year to Date



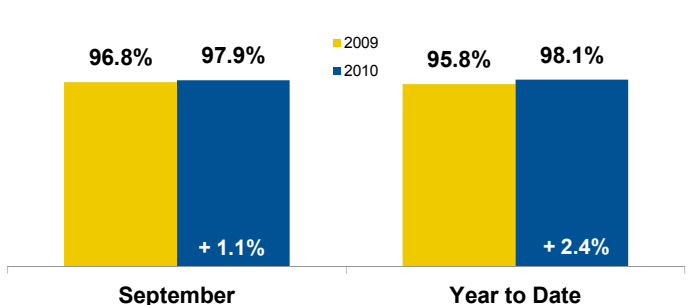
Median Sold Price*



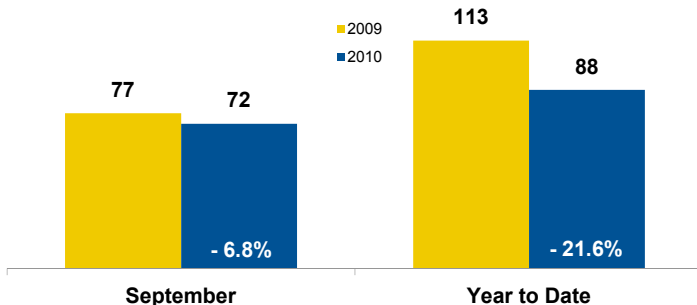
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

September

Year to Date

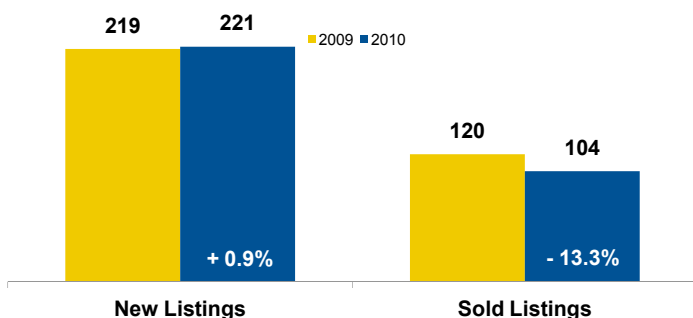
	2009	2010	Change	2009	2010	Change
New Listings	219	221	+ 0.9%	2,140	2,559	+ 19.6%
Sold Listings	120	104	- 13.3%	1,003	1,085	+ 8.2%
Median Sold Price*	\$265,930	\$273,250	+ 2.8%	\$275,000	\$289,638	+ 5.3%
Average Sold Price*	\$325,043	\$340,830	+ 4.9%	\$325,528	\$358,218	+ 10.0%
Percent of Sold Price to List Price*	97.7%	96.8%	- 1.0%	97.0%	97.2%	+ 0.3%
Total Days on Market	95	91	- 3.7%	97	82	- 15.4%
Active Listings	813	842	+ 3.6%	--	--	--
Pending Sales	NA	16	--	--	--	--

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

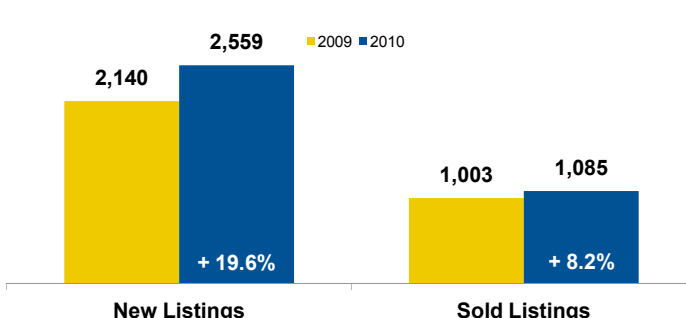
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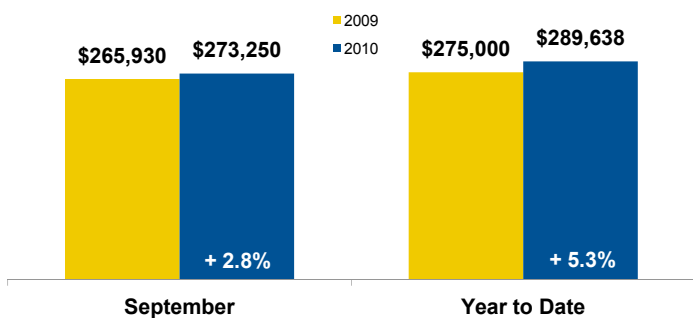
Activity—Most Recent Month



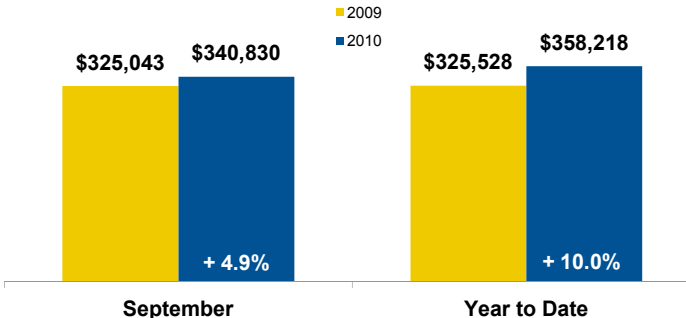
Activity—Year to Date



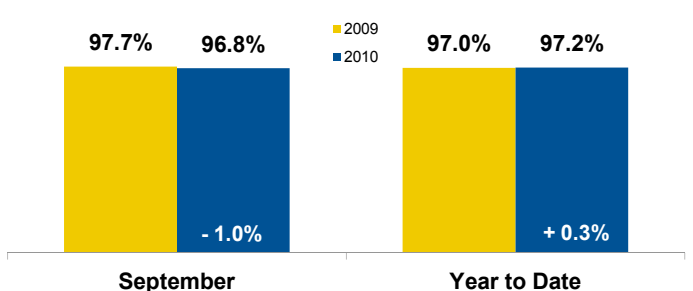
Median Sold Price*



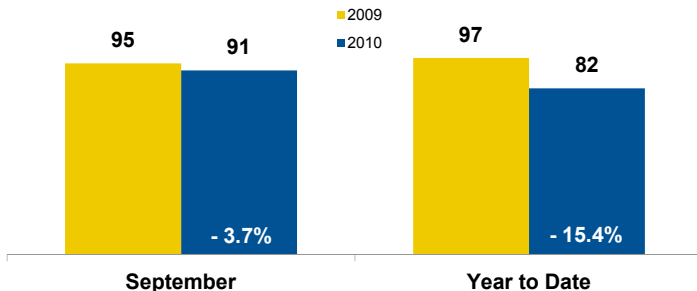
Average Sold Price*



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

September

Year to Date

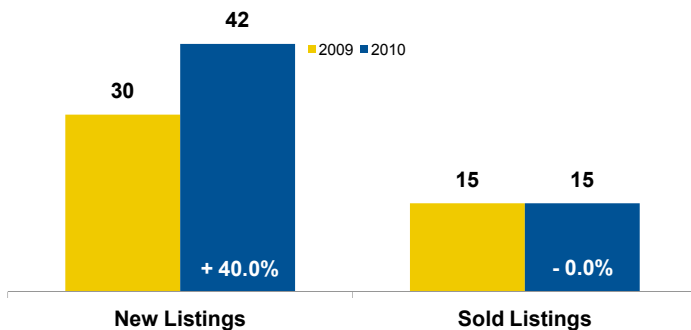
	2009	2010	Change	2009	2010	Change
New Listings	30	42	+ 40.0%	331	391	+ 18.1%
Sold Listings	15	15	- 0.0%	133	132	- 0.8%
Median Sold Price*	\$180,000	\$180,450	+ 0.2%	\$209,900	\$198,950	- 5.2%
Average Sold Price*	\$234,333	\$200,014	- 14.6%	\$250,771	\$262,033	+ 4.5%
Percent of Sold Price to List Price*	96.4%	97.4%	+ 1.1%	96.5%	97.4%	+ 0.9%
Total Days on Market	50	108	+ 116.2%	109	100	- 8.3%
Active Listings	174	192	+ 10.3%	--	--	--
Pending Sales	NA	1	--	--	--	--

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

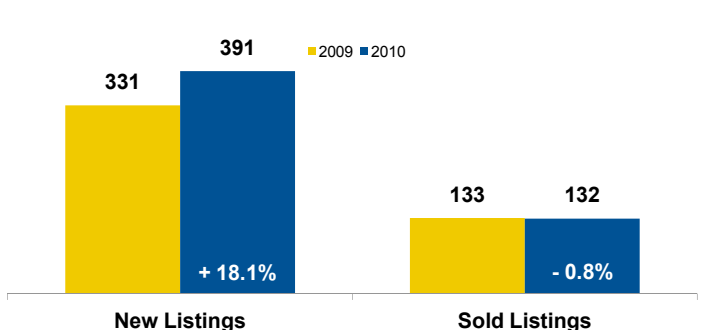
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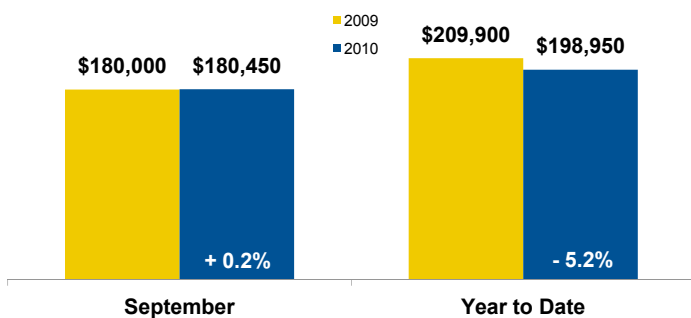
Activity—Most Recent Month



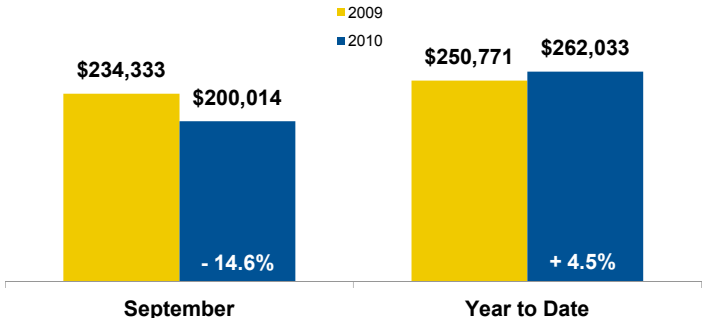
Activity—Year to Date



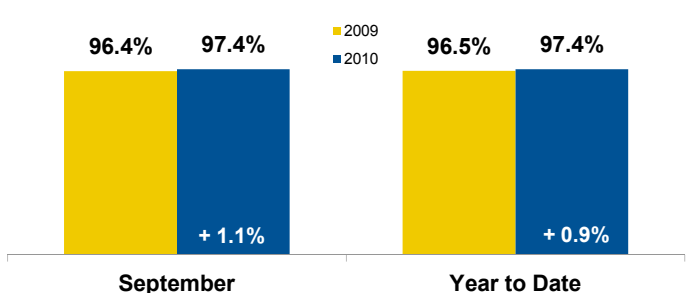
Median Sold Price*



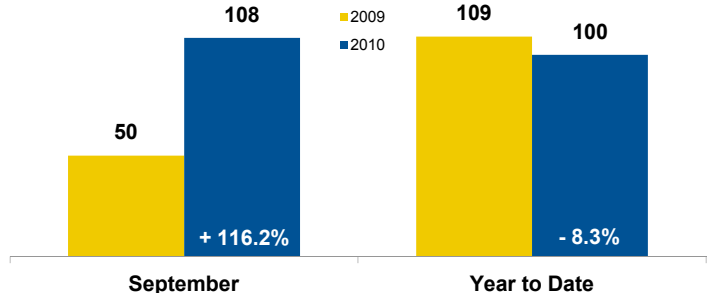
Average Sold Price*



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

September

Year to Date

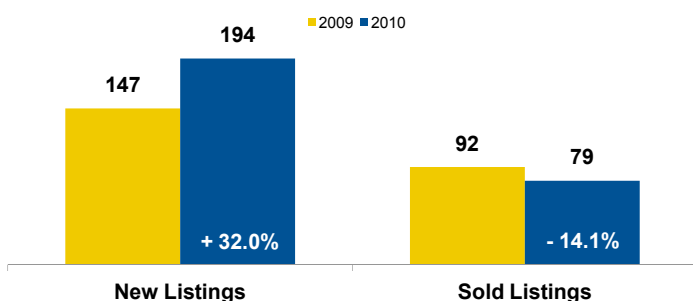
	2009	2010	Change	2009	2010	Change
New Listings	147	194	+ 32.0%	1,576	1,698	+ 7.7%
Sold Listings	92	79	- 14.1%	772	796	+ 3.1%
Median Sold Price*	\$170,500	\$190,500	+ 11.7%	\$175,000	\$194,925	+ 11.4%
Average Sold Price*	\$184,393	\$198,663	+ 7.7%	\$195,703	\$213,740	+ 9.2%
Percent of Sold Price to List Price*	98.5%	97.5%	- 1.0%	97.9%	98.0%	+ 0.1%
Total Days on Market	99	98	- 0.8%	104	98	- 5.4%
Active Listings	608	608	- 0.0%	--	--	--
Pending Sales	NA	18	--	--	--	--

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

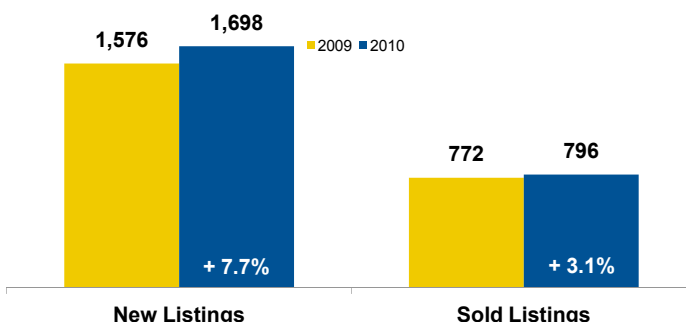
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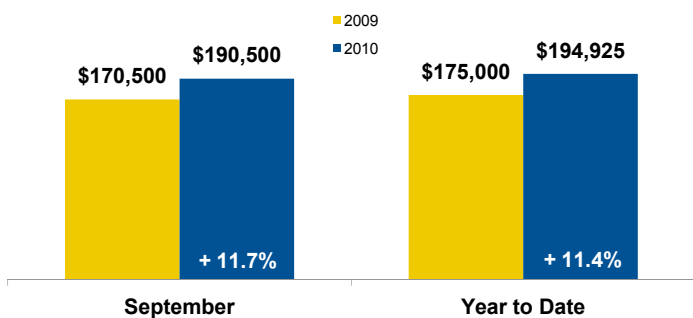
Activity—Most Recent Month



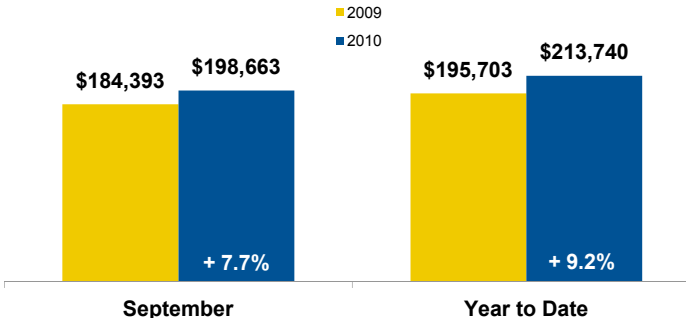
Activity—Year to Date



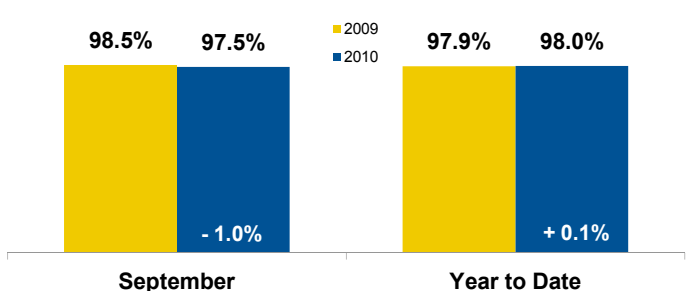
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

