

# Local Market Updates

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



## County

March 2011

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

Click on a County or MSA to see to a detailed area report.

## Metropolitan Statistical Area (MSA)

Denver-Aurora	19
Colorado Springs	20
Boulder	21
Fort Collins-Loveland	22
Greeley	23



# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 12.2%**      **- 16.2%**      **+ 1.1%**  
Change in New Listings      Change in Closed Sales      Change in Median Sales Price

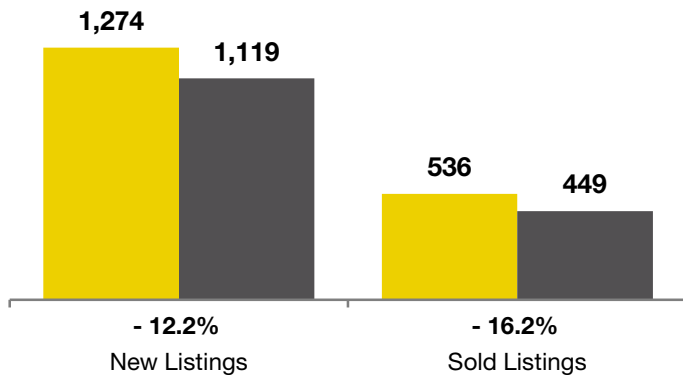
## Adams County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,435	<b>2,993</b>	+ 22.9%	--	--	--
Pending Sales*	92	<b>200</b>	+ 117.4%	--	--	--
Under Contract Listings	698	<b>550</b>	- 21.2%	1,631	1,371	- 15.9%
New Listings	1,274	<b>1,119</b>	- 12.2%	3,346	<b>2,908</b>	- 13.1%
Sold Listings	536	<b>449</b>	- 16.2%	1,298	<b>1,074</b>	- 17.3%
Total Days on Market	71	<b>105</b>	+ 48.1%	74	<b>104</b>	+ 40.2%
Median Sold Price**	\$158,000	<b>\$159,700</b>	+ 1.1%	\$155,000	<b>\$155,000</b>	0.0%
Average Sold Price**	\$168,162	<b>\$180,309</b>	+ 7.2%	\$170,700	<b>\$174,971</b>	+ 2.5%
Percent of Sold Price to List Price**	98.9%	<b>97.5%</b>	- 1.4%	99.2%	<b>97.4%</b>	- 1.8%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

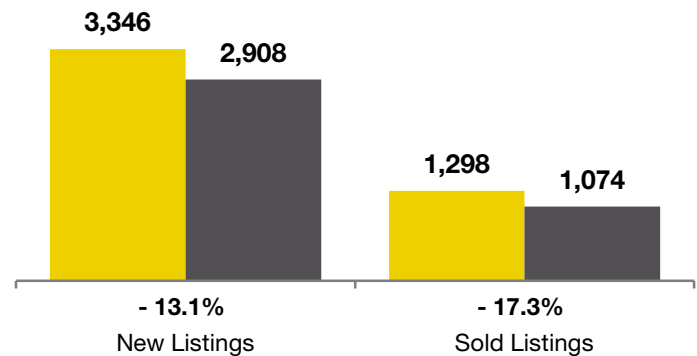
### March

■ 2010 ■ 2011

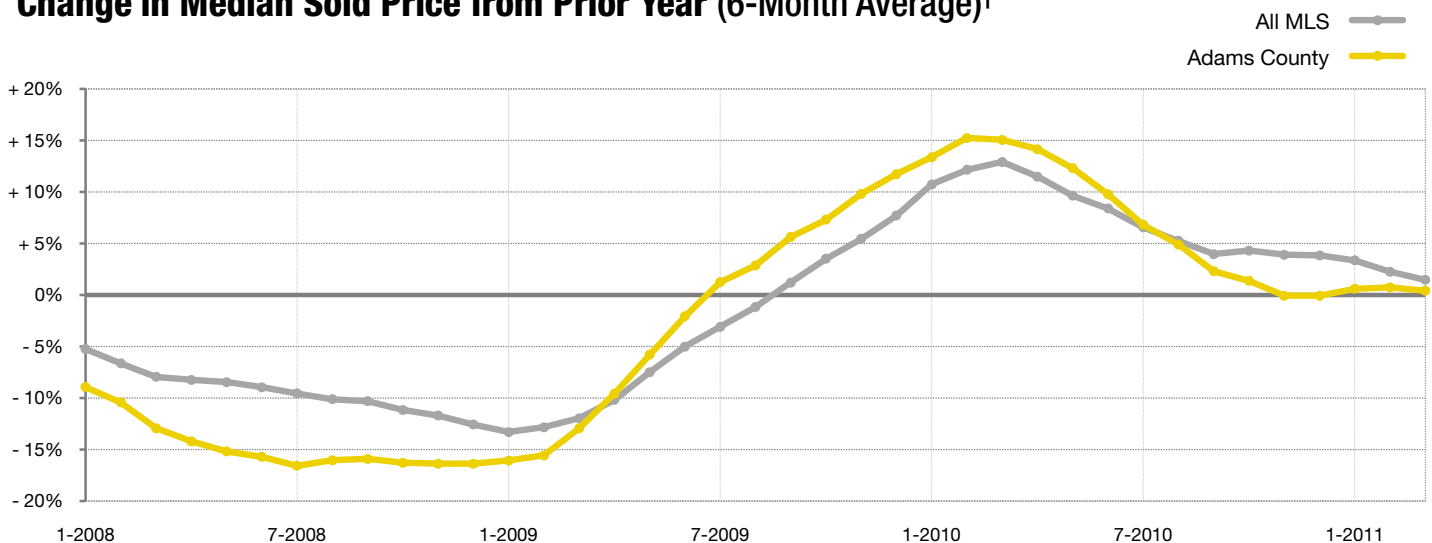


### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 14.0%**      **- 11.1%**      **- 8.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

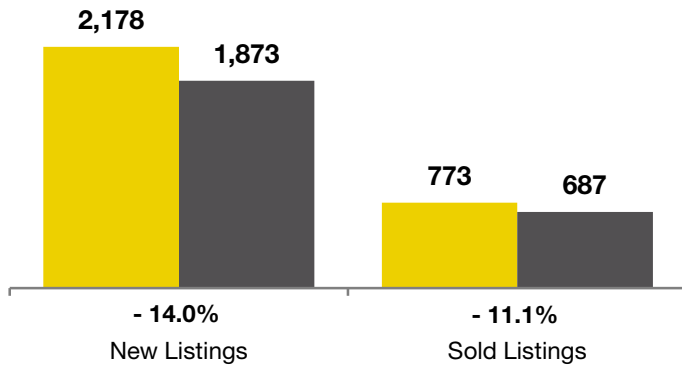
## Arapahoe County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,928	<b>4,866</b>	+ 23.9%	--	--	--
Pending Sales*	111	<b>222</b>	+ 100.0%	--	--	--
Under Contract Listings	977	<b>874</b>	- 10.5%	2,275	2,077	- 8.7%
New Listings	2,178	<b>1,873</b>	- 14.0%	5,624	<b>4,744</b>	- 15.6%
Sold Listings	773	<b>687</b>	- 11.1%	1,768	<b>1,622</b>	- 8.3%
Total Days on Market	81	<b>110</b>	+ 35.9%	81	<b>115</b>	+ 42.4%
Median Sold Price**	\$190,000	<b>\$174,495</b>	- 8.2%	\$185,075	<b>\$170,000</b>	- 8.1%
Average Sold Price**	\$230,296	<b>\$217,514</b>	- 5.6%	\$228,849	<b>\$221,485</b>	- 3.2%
Percent of Sold Price to List Price**	97.8%	<b>96.9%</b>	- 0.9%	97.9%	<b>96.8%</b>	- 1.2%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

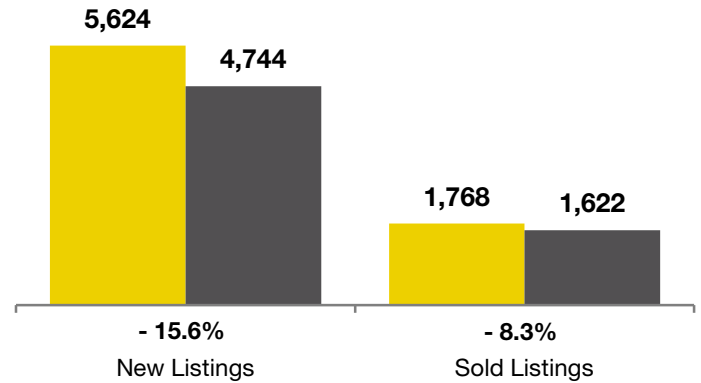
### March

■ 2010 ■ 2011



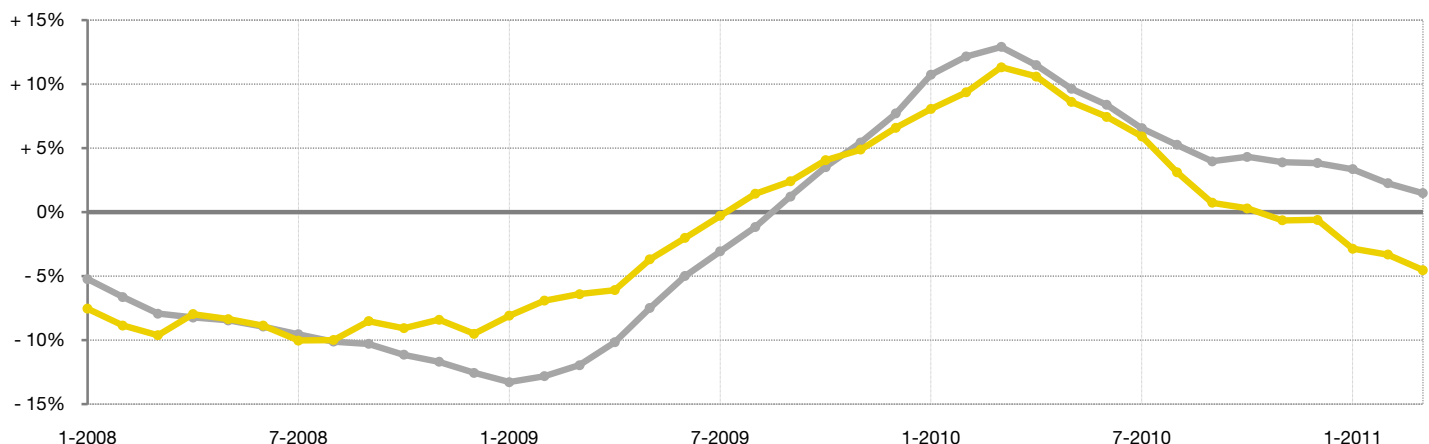
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Arapahoe County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 17.8%**      **- 22.0%**      **+ 2.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

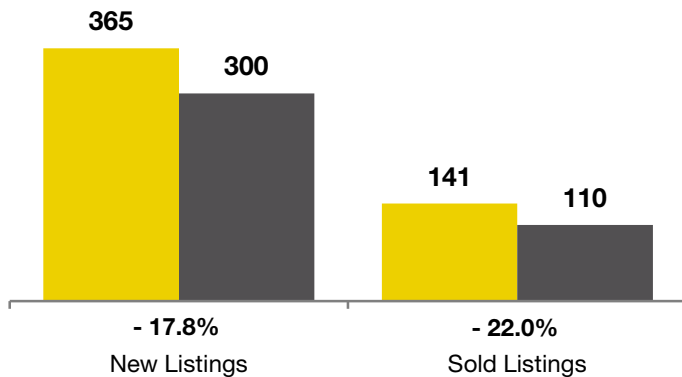
## Boulder County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	750	786	+ 4.8%	--	--	--
Pending Sales*	5	17	+ 240.0%	--	--	--
Under Contract Listings	158	141	- 10.8%	403	331	- 17.9%
New Listings	365	300	- 17.8%	900	744	- 17.3%
Sold Listings	141	110	- 22.0%	288	259	- 10.1%
Total Days on Market	94	113	+ 20.9%	94	117	+ 25.1%
Median Sold Price**	\$281,500	\$289,000	+ 2.7%	\$278,250	\$286,000	+ 2.8%
Average Sold Price**	\$320,817	\$365,159	+ 13.8%	\$335,933	\$382,979	+ 14.0%
Percent of Sold Price to List Price**	96.9%	97.4%	+ 0.6%	97.1%	97.0%	- 0.2%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

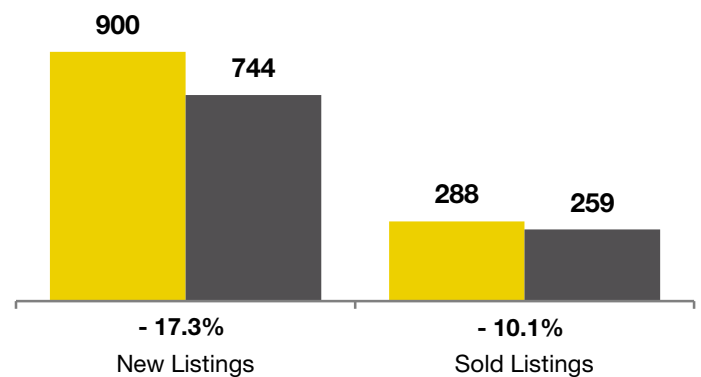
### March

■ 2010 ■ 2011



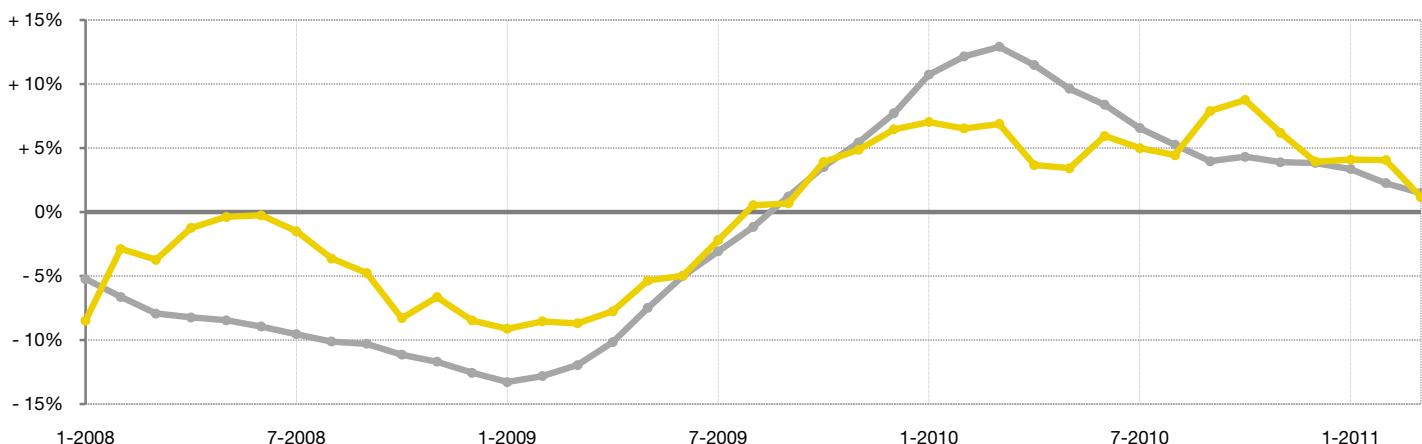
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Boulder County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Broomfield County

**- 3.7%**

Change in  
New Listings

**- 33.8%**

Change in  
Closed Sales

**- 1.9%**

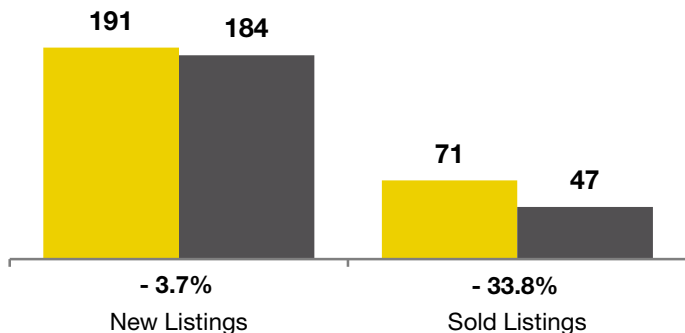
Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	356	444	+ 24.7%	--	--	--
Pending Sales*	4	16	+ 300.0%	--	--	--
Under Contract Listings	93	84	- 9.7%	199	180	- 9.5%
New Listings	191	184	- 3.7%	472	436	- 7.6%
Sold Listings	71	47	- 33.8%	159	116	- 27.0%
Total Days on Market	65	104	+ 60.0%	81	107	+ 32.1%
Median Sold Price**	\$279,877	\$274,500	- 1.9%	\$259,900	\$248,600	- 4.3%
Average Sold Price**	\$314,267	\$292,150	- 7.0%	\$302,010	\$279,571	- 7.4%
Percent of Sold Price to List Price**	97.4%	97.5%	+ 0.0%	97.2%	97.6%	+ 0.4%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

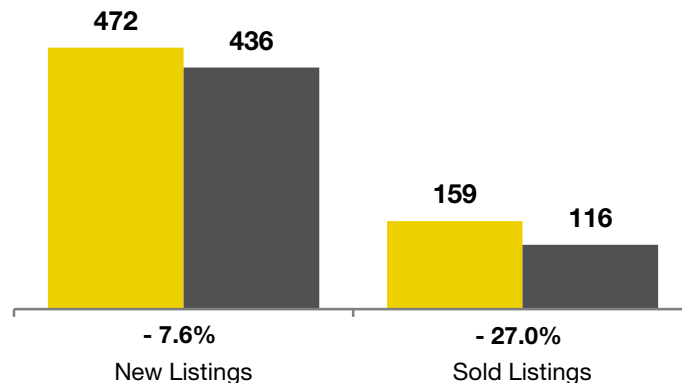
### March

■ 2010 ■ 2011



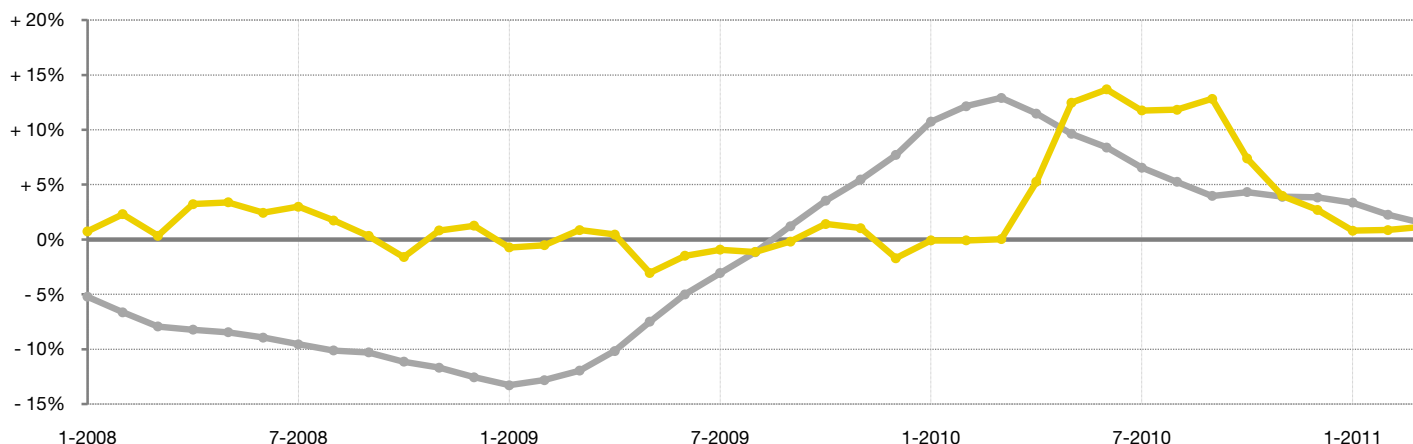
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Broomfield County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Clear Creek County

**+ 45.8%**

Change in  
New Listings

**- 14.3%**

Change in  
Closed Sales

**- 38.7%**

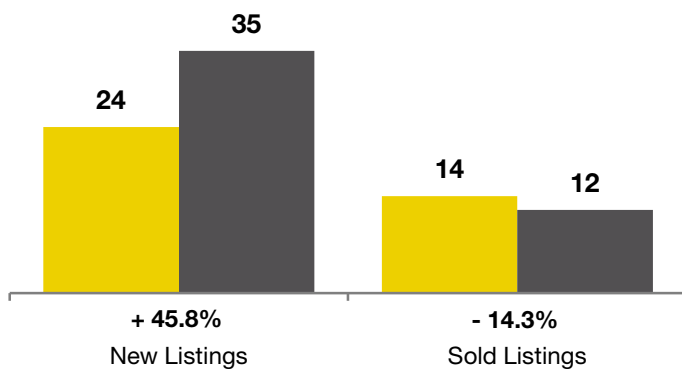
Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	154	163	+ 5.8%	--	--	--
Pending Sales*	1	2	+ 100.0%	--	--	--
Under Contract Listings	15	12	- 20.0%	38	32	- 15.8%
New Listings	24	35	+ 45.8%	82	84	+ 2.4%
Sold Listings	14	12	- 14.3%	31	43	+ 38.7%
Total Days on Market	191	83	- 56.7%	168	139	- 17.0%
Median Sold Price**	\$301,000	\$184,625	- 38.7%	\$230,450	\$205,000	- 11.0%
Average Sold Price**	\$349,942	\$200,638	- 42.7%	\$261,395	\$229,379	- 12.2%
Percent of Sold Price to List Price**	95.2%	93.4%	- 1.8%	94.3%	93.8%	- 0.5%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

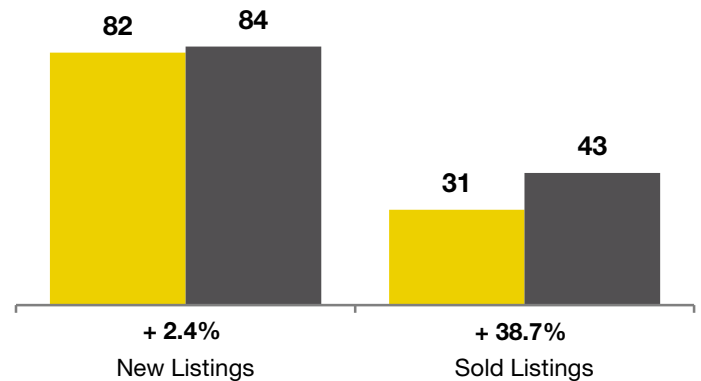
### March

■ 2010 ■ 2011



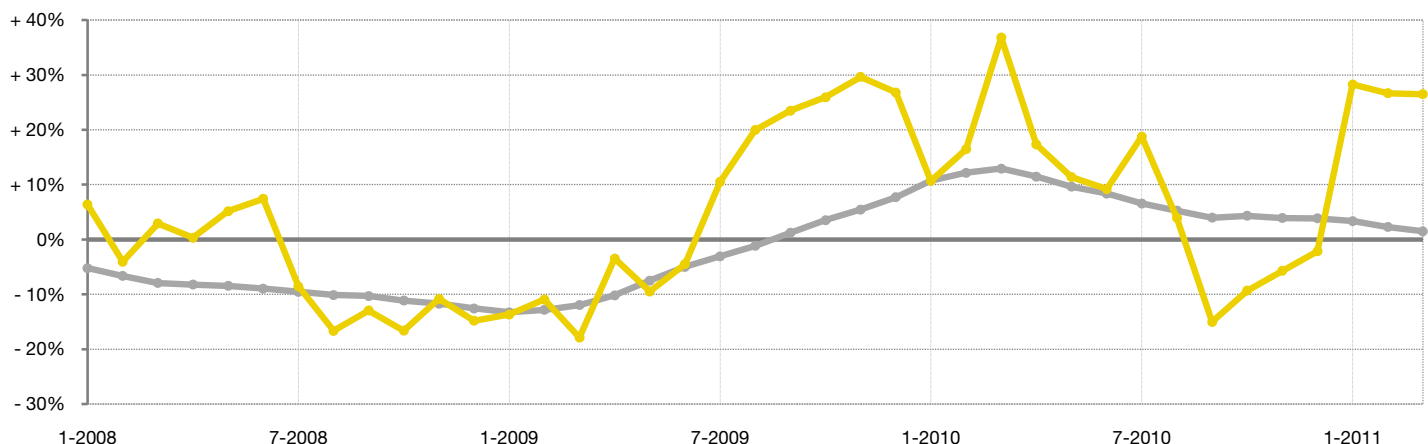
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Clear Creek County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 23.1%**      **- 5.3%**      **+ 10.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

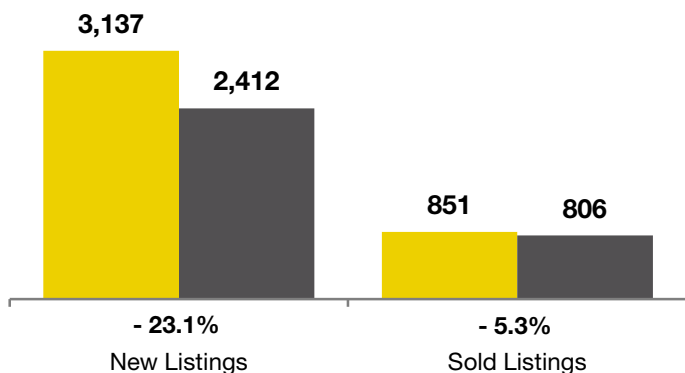
## Denver County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	5,699	<b>6,100</b>	+ 7.0%	--	--	--
Pending Sales*	100	<b>225</b>	+ 125.0%	--	--	--
Under Contract Listings	1,137	<b>1,045</b>	- 8.1%	2,649	2,418	- 8.7%
New Listings	3,137	<b>2,412</b>	- 23.1%	8,009	<b>6,089</b>	- 24.0%
Sold Listings	851	<b>806</b>	- 5.3%	2,033	<b>1,881</b>	- 7.5%
Total Days on Market	87	<b>119</b>	+ 35.8%	87	<b>119</b>	+ 37.4%
Median Sold Price**	\$190,000	<b>\$210,000</b>	+ 10.5%	\$185,000	<b>\$202,000</b>	+ 9.2%
Average Sold Price**	\$248,023	<b>\$275,826</b>	+ 11.2%	\$246,376	<b>\$264,467</b>	+ 7.3%
Percent of Sold Price to List Price**	98.0%	<b>96.6%</b>	- 1.5%	98.1%	<b>96.1%</b>	- 2.0%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

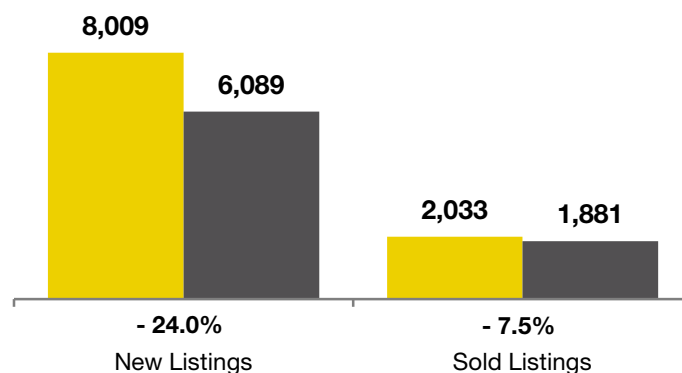
### March

■ 2010 ■ 2011



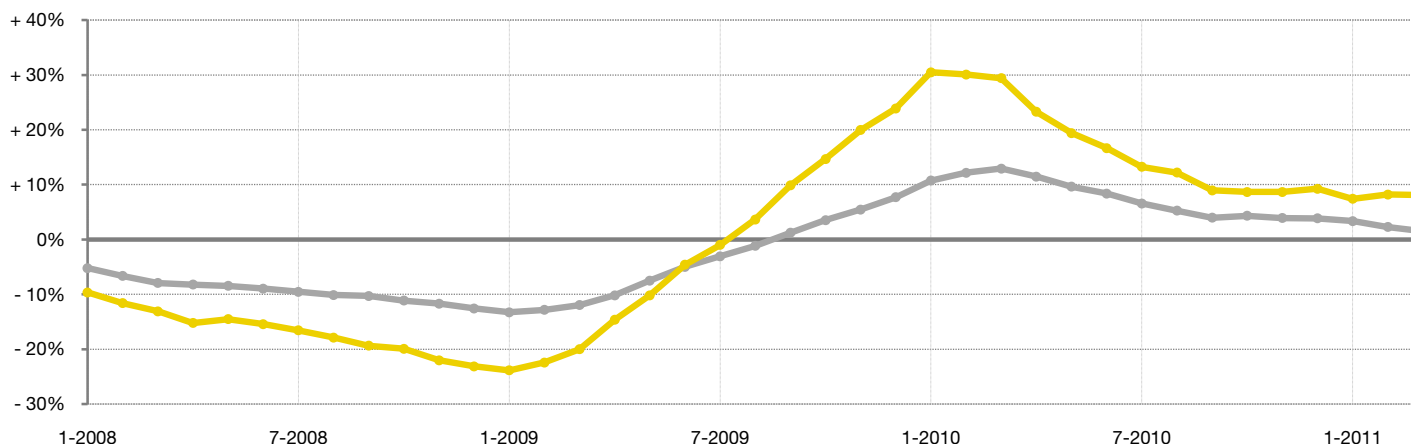
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Denver County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Douglas County

**- 7.5%**

Change in  
New Listings

**- 7.9%**

Change in  
Closed Sales

**- 4.1%**

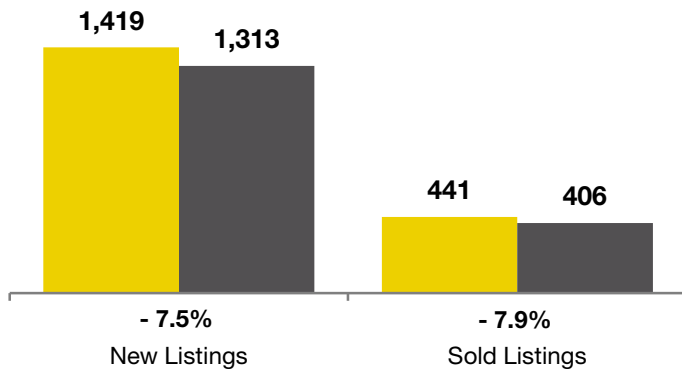
Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,072	3,420	+ 11.3%	--	--	--
Pending Sales*	52	118	+ 126.9%	--	--	--
Under Contract Listings	550	504	- 8.4%	1,320	1,221	- 7.5%
New Listings	1,419	1,313	- 7.5%	3,764	3,304	- 12.2%
Sold Listings	441	406	- 7.9%	999	981	- 1.8%
Total Days on Market	107	133	+ 24.5%	109	134	+ 23.0%
Median Sold Price**	\$290,000	\$278,250	- 4.1%	\$288,000	\$282,950	- 1.8%
Average Sold Price**	\$337,784	\$318,092	- 5.8%	\$334,908	\$328,050	- 2.0%
Percent of Sold Price to List Price**	97.9%	97.4%	- 0.4%	97.2%	97.0%	- 0.2%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

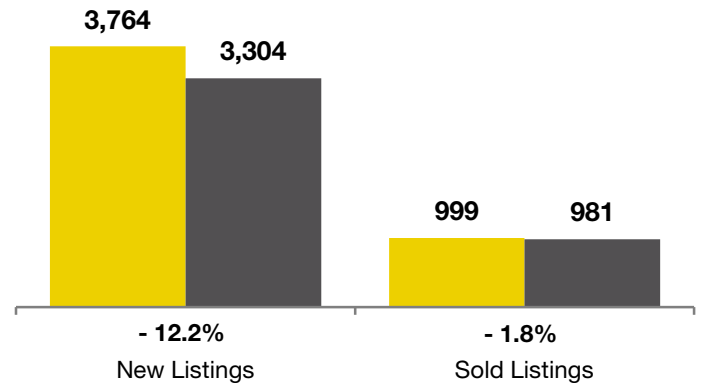
### March

■ 2010 ■ 2011



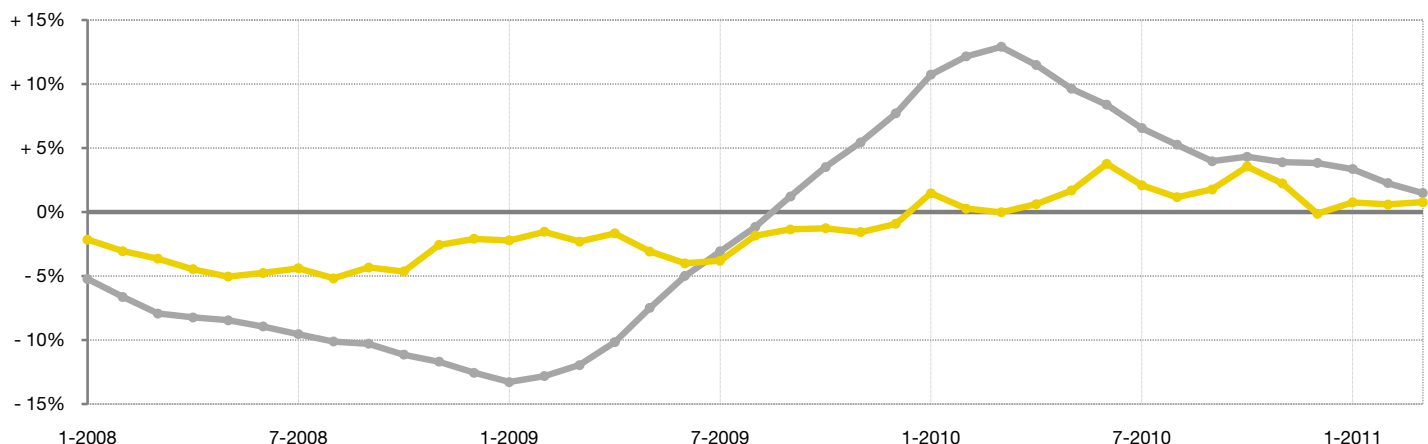
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Douglas County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 14.9%**      **+ 39.1%**      **+ 20.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Elbert County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	269	<b>298</b>	+ 10.8%	--	--	--
Pending Sales*	3	<b>8</b>	+ 166.7%	--	--	--
Under Contract Listings	33	<b>43</b>	+ 30.3%	87	95	+ 9.2%
New Listings	101	<b>86</b>	- 14.9%	258	<b>229</b>	- 11.2%
Sold Listings	23	<b>32</b>	+ 39.1%	67	<b>73</b>	+ 9.0%
Total Days on Market	110	<b>144</b>	+ 30.9%	126	<b>116</b>	- 7.7%
Median Sold Price**	\$234,500	<b>\$282,500</b>	+ 20.5%	\$265,000	<b>\$272,450</b>	+ 2.8%
Average Sold Price**	\$246,926	<b>\$287,322</b>	+ 16.4%	\$278,596	<b>\$280,667</b>	+ 0.7%
Percent of Sold Price to List Price**	96.9%	<b>97.5%</b>	+ 0.5%	96.1%	<b>96.2%</b>	+ 0.0%

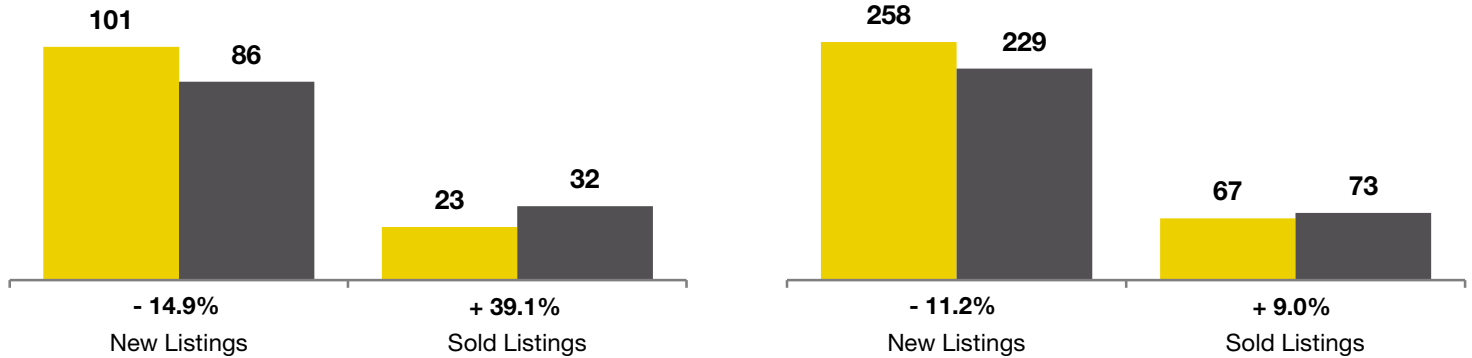
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

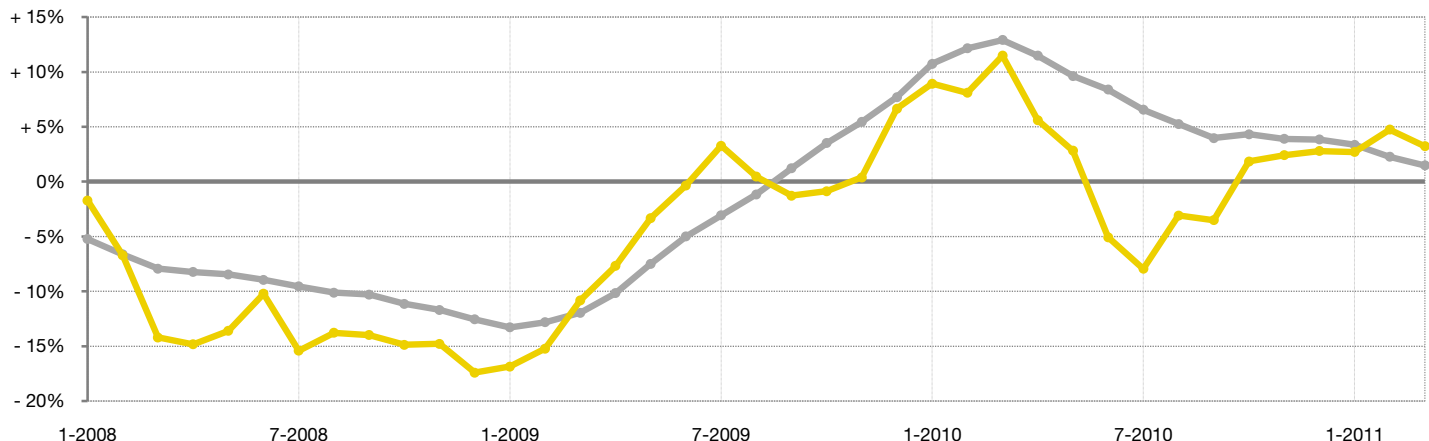
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Elbert County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 40.5%**      **+ 41.7%**      **- 3.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## El Paso County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	250	274	+ 9.6%	--	--	--
Pending Sales*	4	4	0.0%	--	--	--
Under Contract Listings	32	55	+ 71.9%	89	114	+ 28.1%
New Listings	84	118	+ 40.5%	214	258	+ 20.6%
Sold Listings	24	34	+ 41.7%	68	83	+ 22.1%
Total Days on Market	90	104	+ 15.8%	89	105	+ 17.9%
Median Sold Price**	\$212,500	\$204,165	- 3.9%	\$226,920	\$212,465	- 6.4%
Average Sold Price**	\$264,862	\$239,889	- 9.4%	\$284,414	\$248,585	- 12.6%
Percent of Sold Price to List Price**	99.5%	96.8%	- 2.7%	98.3%	97.5%	- 0.9%

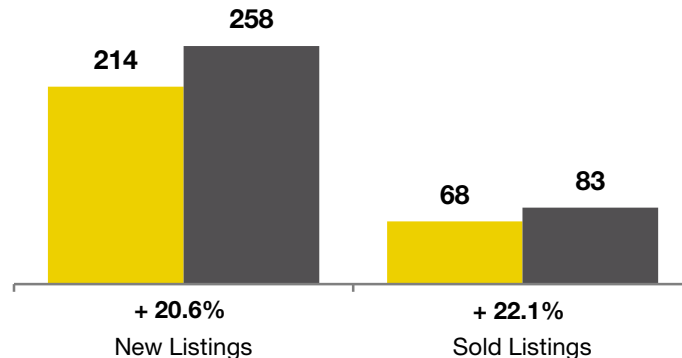
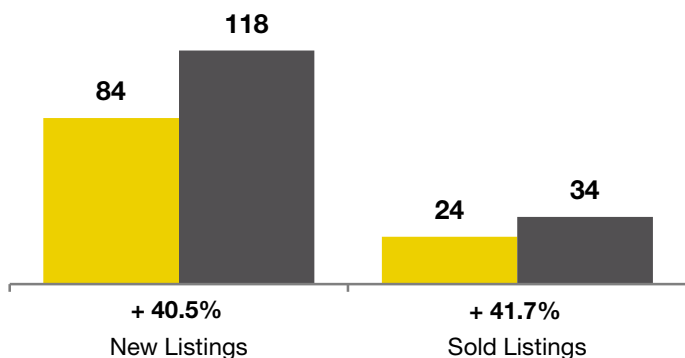
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

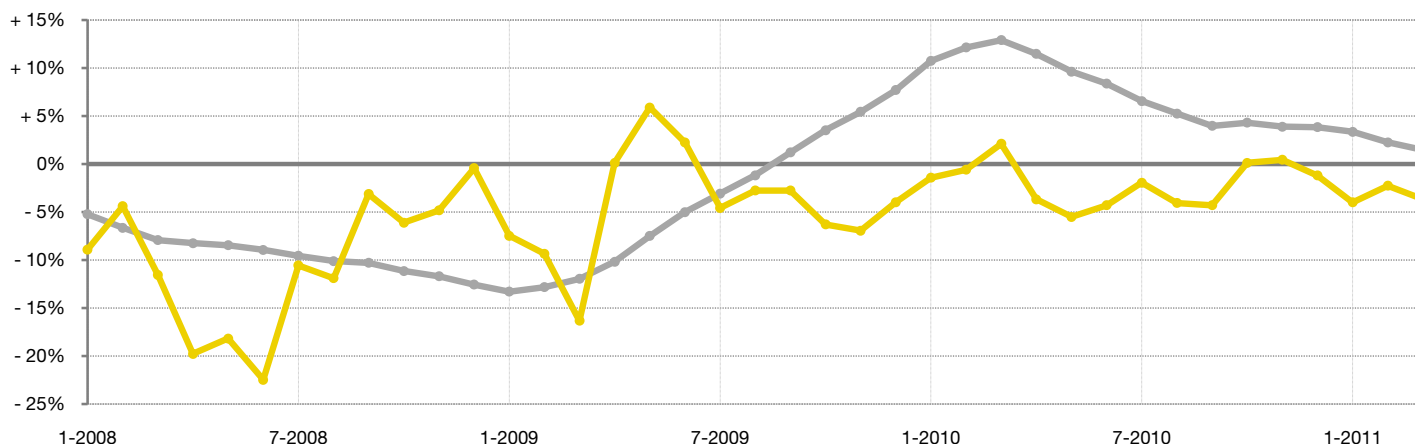
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — El Paso County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 8.3%**

Change in  
New Listings

**- 55.6%**

Change in  
Closed Sales

**- 12.9%**

Change in  
Median Sales Price

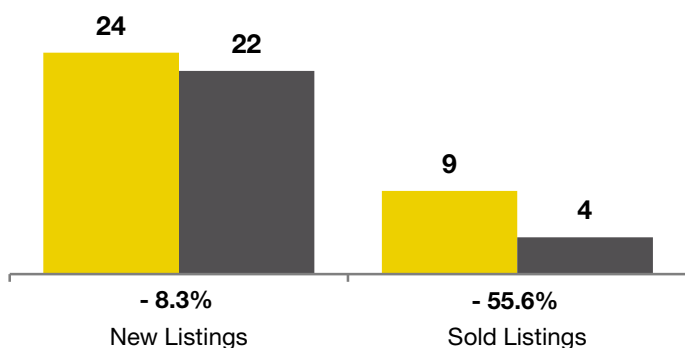
## Gilpin County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	97	106	+ 9.3%	--	--	--
Pending Sales*	0	3	--	--	--	--
Under Contract Listings	11	7	- 36.4%	20	17	- 15.0%
New Listings	24	22	- 8.3%	53	49	- 7.5%
Sold Listings	9	4	- 55.6%	18	17	- 5.6%
Total Days on Market	101	79	- 22.2%	146	151	+ 3.0%
Median Sold Price**	\$176,650	\$153,950	- 12.9%	\$186,325	\$159,900	- 14.2%
Average Sold Price**	\$180,933	\$147,156	- 18.7%	\$196,250	\$180,753	- 7.9%
Percent of Sold Price to List Price**	92.2%	101.2%	+ 9.7%	92.3%	94.3%	+ 2.2%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

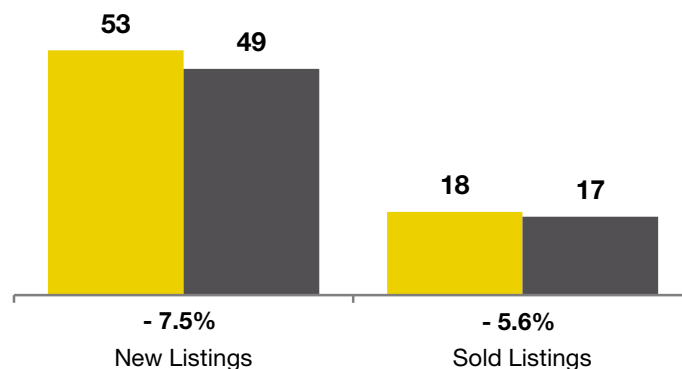
### March

■ 2010 ■ 2011



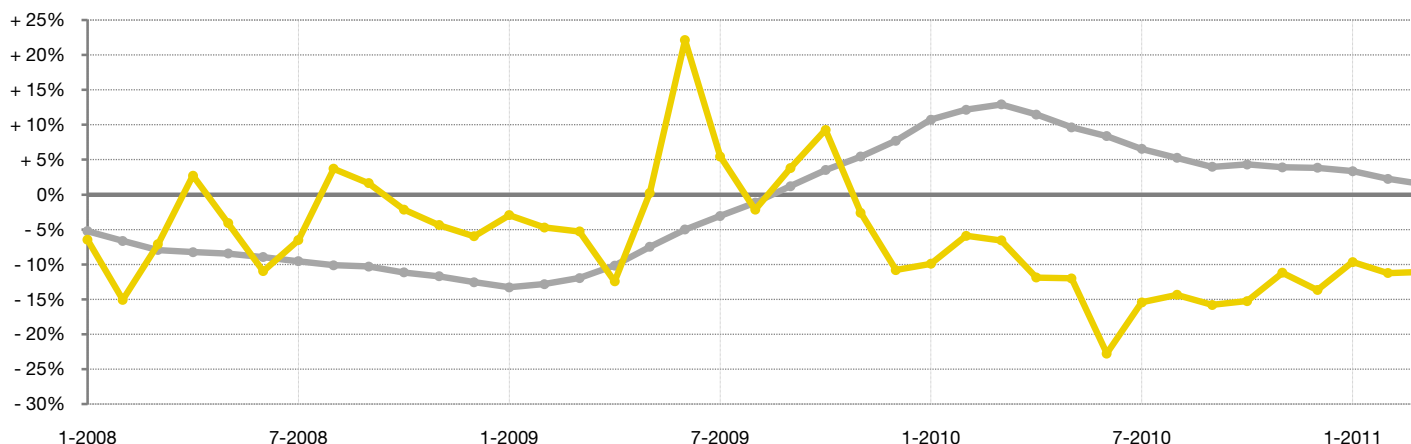
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Gilpin County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 12.7%**      **- 10.9%**      **- 9.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

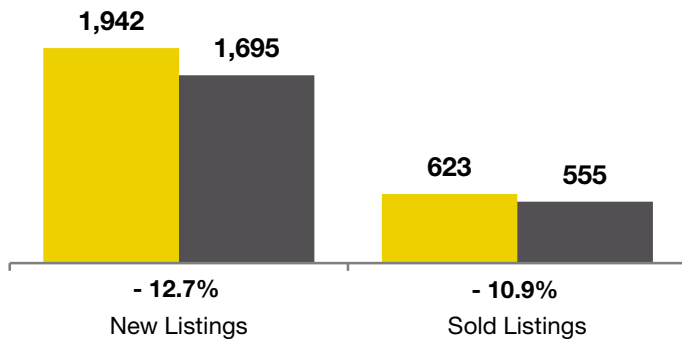
## Jefferson County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,644	<b>4,274</b>	+ 17.3%	--	--	--
Pending Sales*	78	<b>139</b>	+ 78.2%	--	--	--
Under Contract Listings	800	<b>667</b>	- 16.6%	1,885	1,610	- 14.6%
New Listings	1,942	<b>1,695</b>	- 12.7%	4,906	<b>4,129</b>	- 15.8%
Sold Listings	623	<b>555</b>	- 10.9%	1,410	<b>1,230</b>	- 12.8%
Total Days on Market	85	<b>119</b>	+ 41.1%	87	<b>121</b>	+ 38.9%
Median Sold Price**	\$226,270	<b>\$204,000</b>	- 9.8%	\$218,375	<b>\$213,000</b>	- 2.5%
Average Sold Price**	\$263,732	<b>\$245,026</b>	- 7.1%	\$256,672	<b>\$245,846</b>	- 4.2%
Percent of Sold Price to List Price**	97.3%	<b>96.9%</b>	- 0.3%	97.4%	<b>96.6%</b>	- 0.8%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

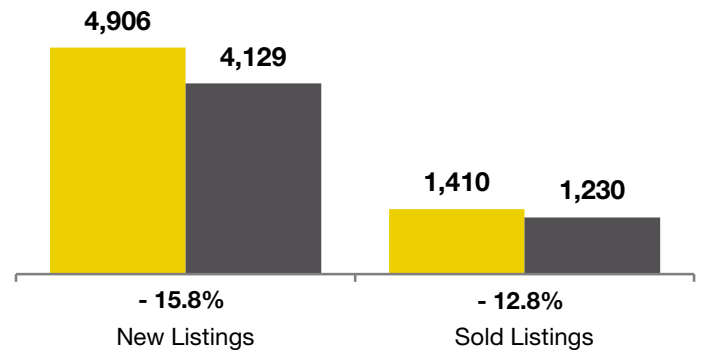
### March

■ 2010 ■ 2011



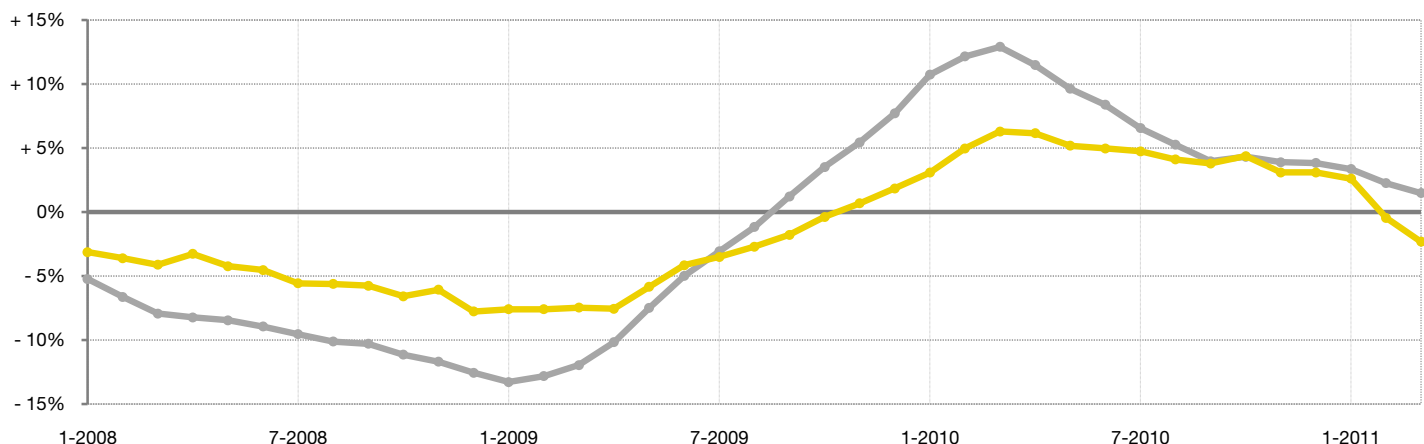
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Jefferson County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 46.0%**    **+ 120.0%**    **+ 13.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Larimer County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	186	175	- 5.9%	--	--	--
Pending Sales*	0	5	--	--	--	--
Under Contract Listings	12	27	+ 125.0%	41	66	+ 61.0%
New Listings	50	73	+ 46.0%	121	144	+ 19.0%
Sold Listings	10	22	+ 120.0%	41	45	+ 9.8%
Total Days on Market	99	120	+ 20.7%	108	128	+ 18.6%
Median Sold Price**	\$182,000	\$205,950	+ 13.2%	\$215,000	\$240,425	+ 11.8%
Average Sold Price**	\$214,675	\$242,662	+ 13.0%	\$269,696	\$284,748	+ 5.6%
Percent of Sold Price to List Price**	96.5%	96.0%	- 0.5%	97.7%	96.4%	- 1.3%

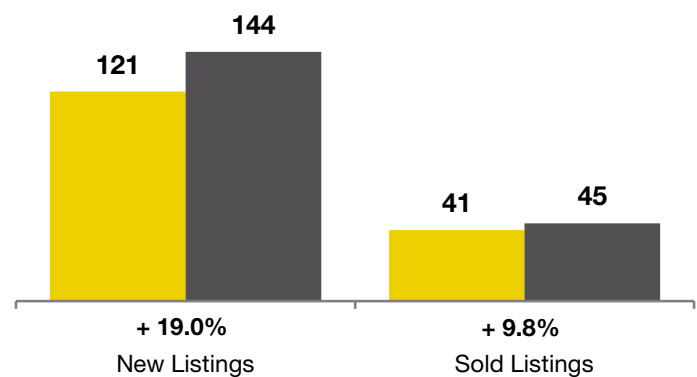
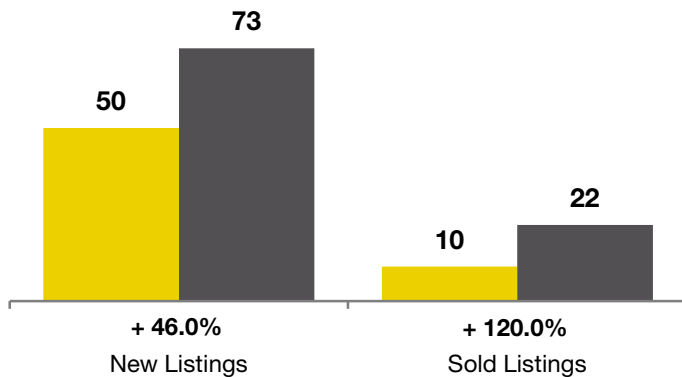
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

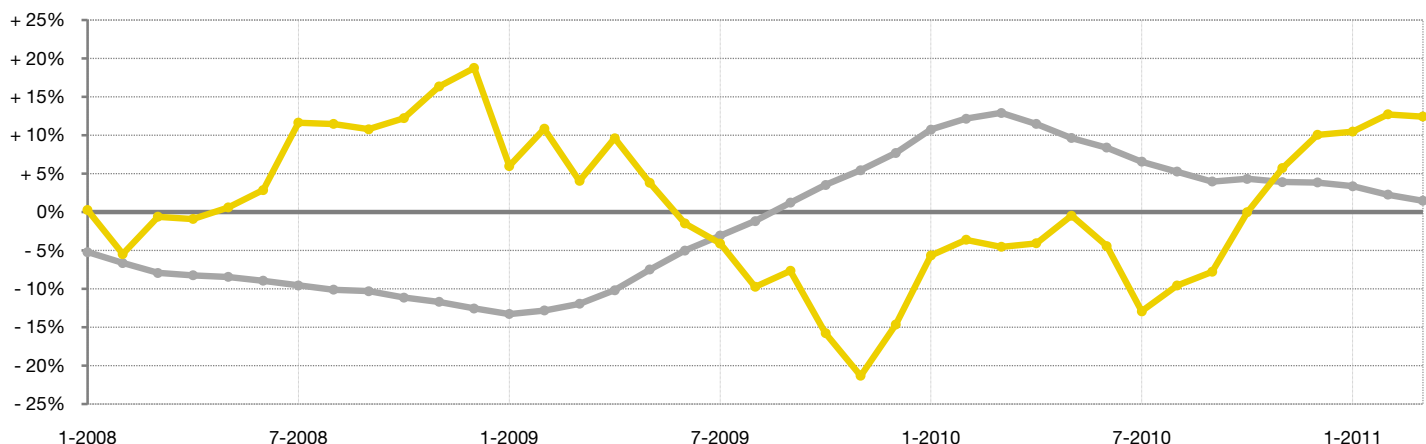
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Larimer County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 66.7%**

--

--

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

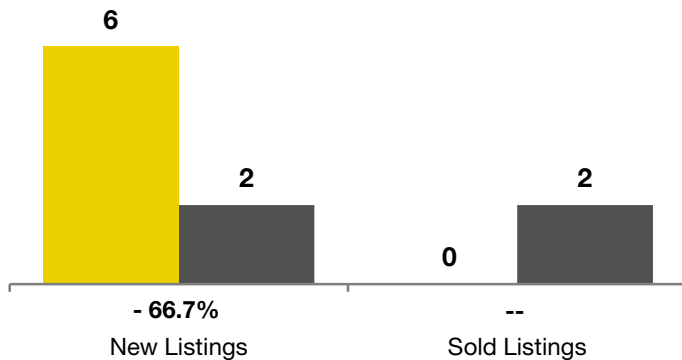
## Morgan County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	28	23	- 17.9%	--	--	--
Pending Sales*	0	0	--	--	--	--
Under Contract Listings	3	0	- 100.0%	5	4	- 20.0%
New Listings	6	2	- 66.7%	11	12	+ 9.1%
Sold Listings	0	2	--	5	4	- 20.0%
Total Days on Market	0	61	--	157	96	- 39.0%
Median Sold Price**	\$0	\$108,250	--	\$138,500	\$108,250	- 21.8%
Average Sold Price**	\$0	\$108,250	--	\$121,860	\$96,600	- 20.7%
Percent of Sold Price to List Price**	0.0%	100.9%	--	96.4%	99.7%	+ 3.4%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011



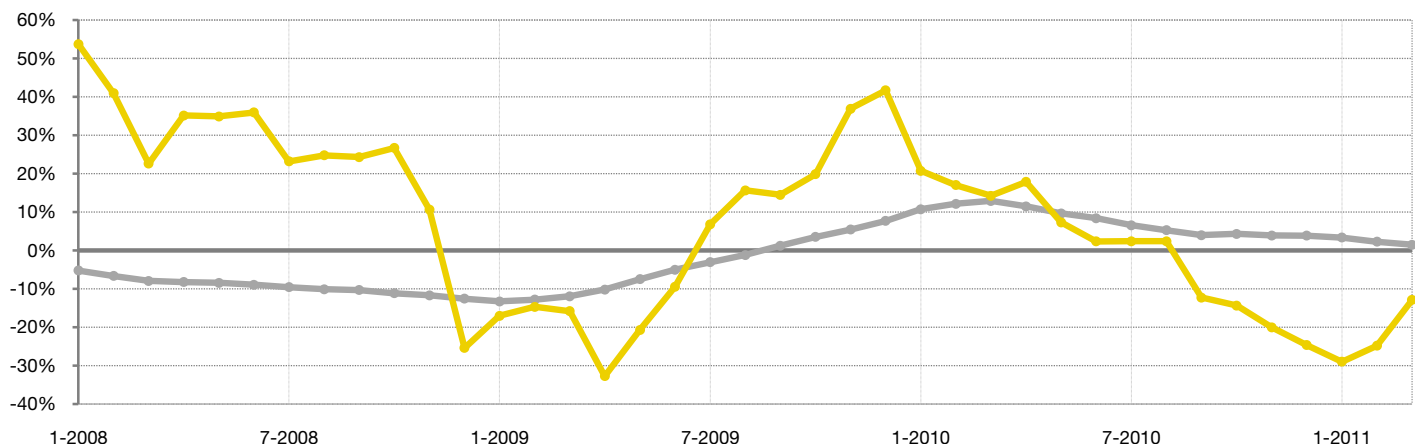
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Morgan County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Park County

**- 1.2%**

Change in  
New Listings

**- 23.1%**

Change in  
Closed Sales

**- 13.2%**

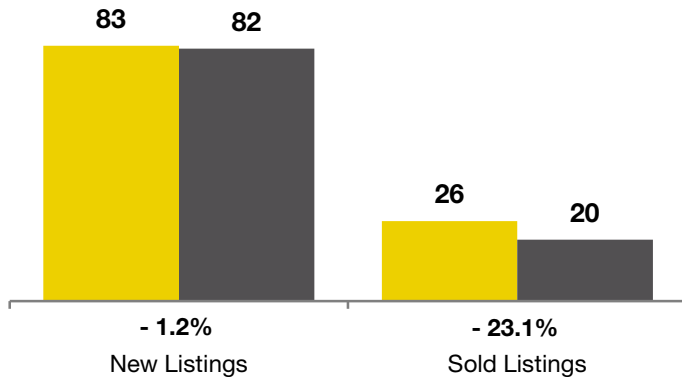
Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	330	378	+ 14.5%	--	--	--
Pending Sales*	5	10	+ 100.0%	--	--	--
Under Contract Listings	26	24	- 7.7%	64	61	- 4.7%
New Listings	83	82	- 1.2%	180	199	+ 10.6%
Sold Listings	26	20	- 23.1%	62	54	- 12.9%
Total Days on Market	130	109	- 15.9%	139	181	+ 30.2%
Median Sold Price**	\$216,000	\$187,500	- 13.2%	\$187,000	\$168,000	- 10.2%
Average Sold Price**	\$197,188	\$196,996	- 0.1%	\$194,765	\$186,916	- 4.0%
Percent of Sold Price to List Price**	93.3%	96.3%	+ 3.3%	94.0%	95.7%	+ 1.9%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

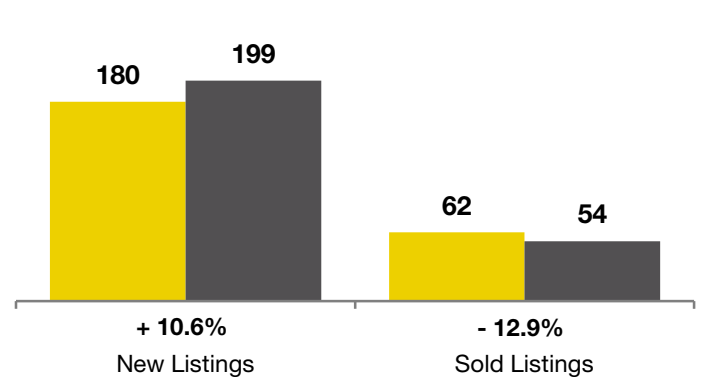
### March

■ 2010 ■ 2011



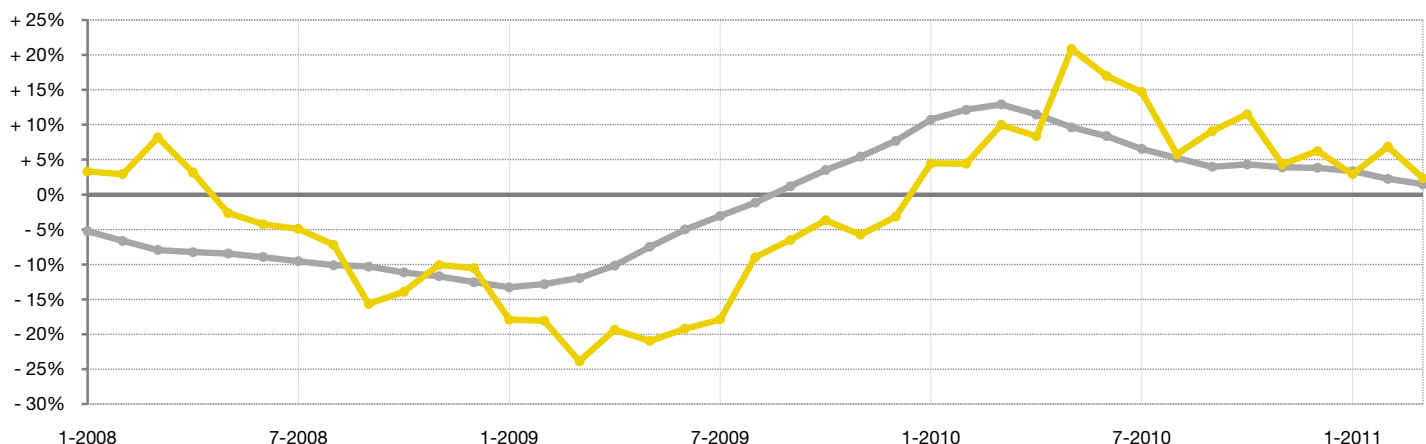
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Park County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



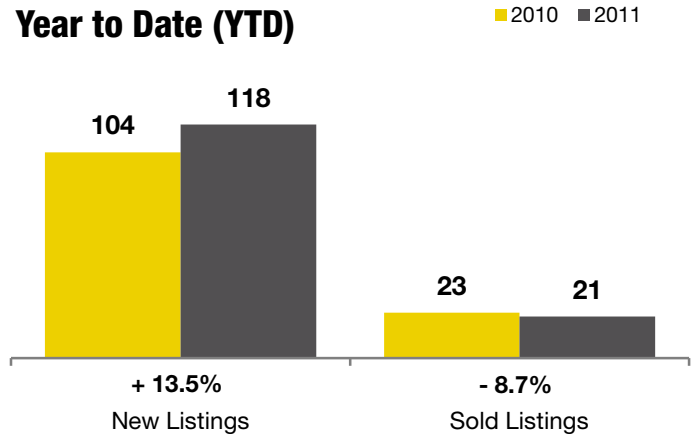
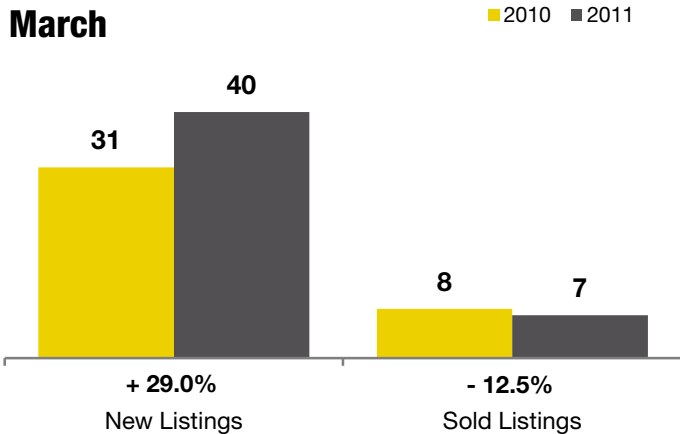
METROLIST®

**+ 29.0%**      **- 12.5%**      **- 49.3%**  
Change in New Listings      Change in Closed Sales      Change in Median Sales Price

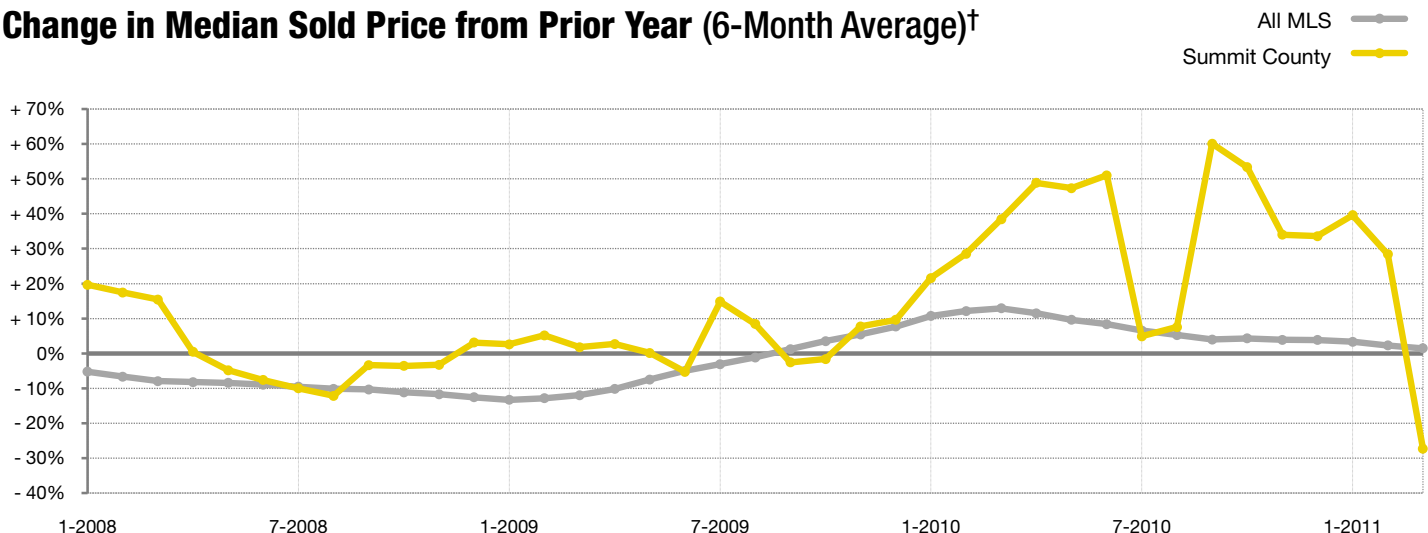
## Summit County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	231	244	+ 5.6%	--	--	--
Pending Sales*	4	2	- 50.0%	--	--	--
Under Contract Listings	8	6	- 25.0%	14	17	+ 21.4%
New Listings	31	40	+ 29.0%	104	118	+ 13.5%
Sold Listings	8	7	- 12.5%	23	21	- 8.7%
Total Days on Market	115	133	+ 15.9%	154	163	+ 6.0%
Median Sold Price**	\$517,311	\$262,500	- 49.3%	\$465,000	\$290,000	- 37.6%
Average Sold Price**	\$509,625	\$263,750	- 48.2%	\$548,478	\$345,225	- 37.1%
Percent of Sold Price to List Price**	92.8%	95.1%	+ 2.5%	93.3%	94.2%	+ 1.0%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.



### Change in Median Sold Price from Prior Year (6-Month Average)†



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 175.0%**    **- 60.0%**    **- 42.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

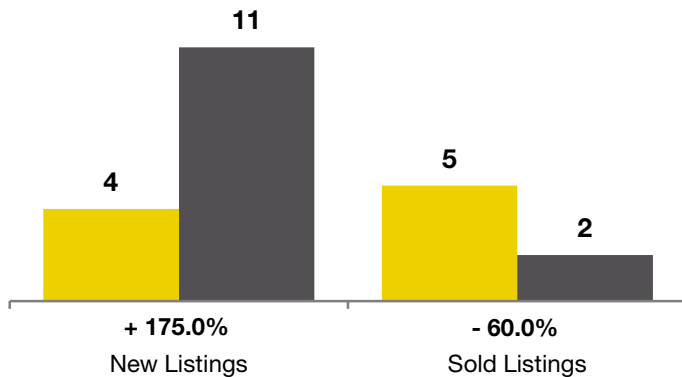
## Teller County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	22	43	+ 95.5%	--	--	--
Pending Sales*	1	0	- 100.0%	--	--	--
Under Contract Listings	2	4	+ 100.0%	6	9	+ 50.0%
New Listings	4	11	+ 175.0%	11	22	+ 100.0%
Sold Listings	5	2	- 60.0%	6	2	- 66.7%
Total Days on Market	147	154	+ 4.6%	130	154	+ 18.2%
Median Sold Price**	\$220,000	\$127,100	- 42.2%	\$189,000	\$127,100	- 32.8%
Average Sold Price**	\$203,400	\$127,100	- 37.5%	\$181,667	\$127,100	- 30.0%
Percent of Sold Price to List Price**	94.7%	93.3%	- 1.5%	93.2%	93.3%	+ 0.1%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

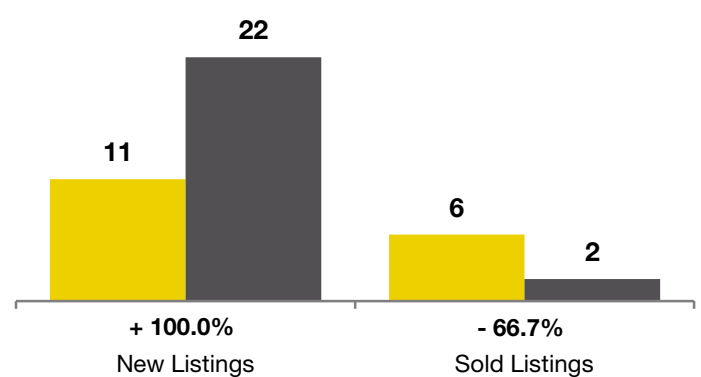
### March

■ 2010 ■ 2011



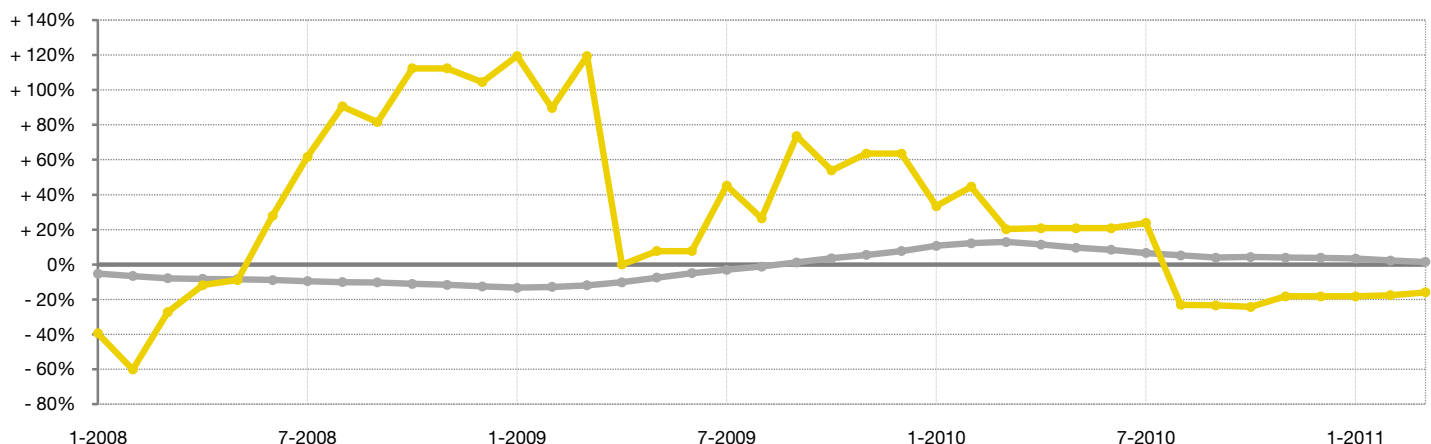
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Teller County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 14.0%**      **+ 10.0%**      **- 8.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Weld County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	584	515	- 11.8%	--	--	--
Pending Sales*	17	27	+ 58.8%	--	--	--
Under Contract Listings	118	97	- 17.8%	269	258	- 4.1%
New Listings	214	184	- 14.0%	545	453	- 16.9%
Sold Listings	80	88	+ 10.0%	222	215	- 3.2%
Total Days on Market	128	100	- 22.1%	105	106	+ 1.8%
Median Sold Price**	\$202,500	\$186,000	- 8.1%	\$194,900	\$174,450	- 10.5%
Average Sold Price**	\$230,547	\$186,123	- 19.3%	\$210,648	\$188,073	- 10.7%
Percent of Sold Price to List Price**	97.7%	96.7%	- 1.1%	97.9%	96.3%	- 1.6%

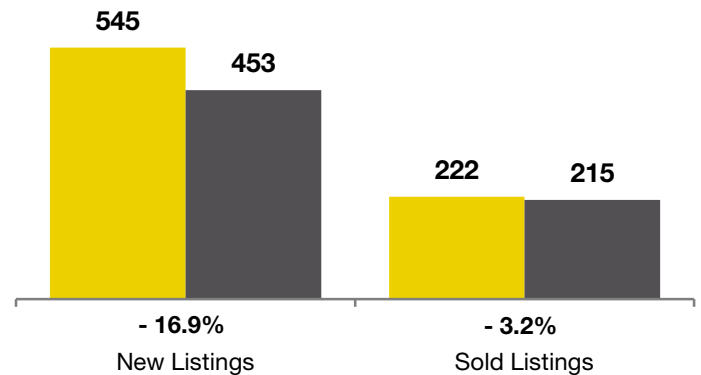
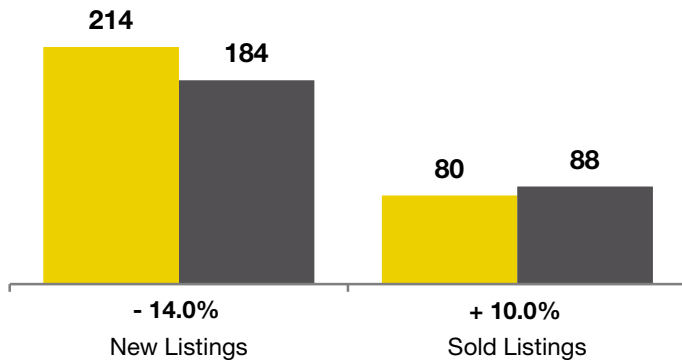
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

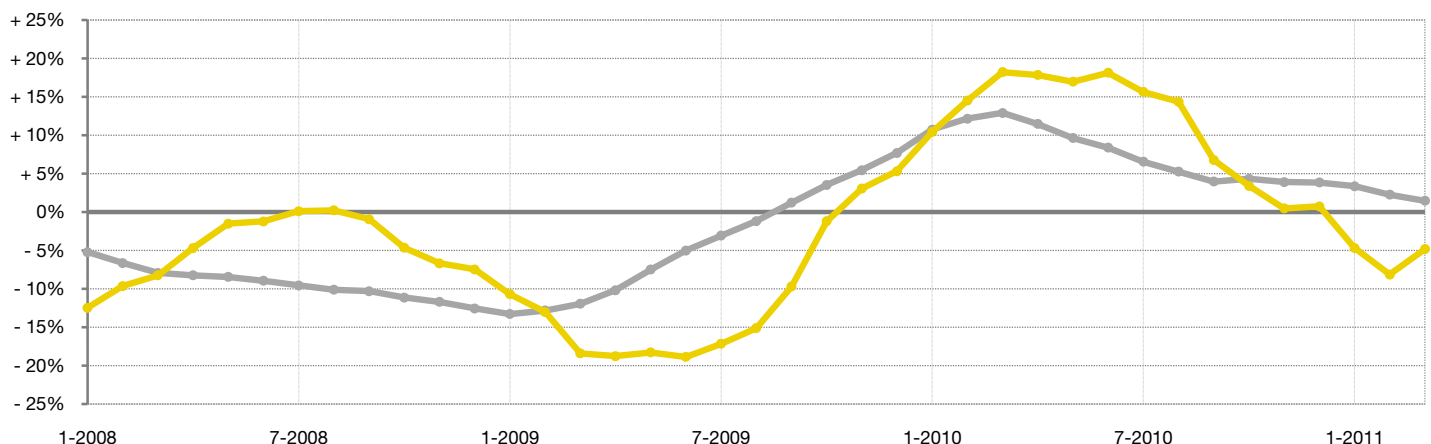
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Weld County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**- 15.0%**      **- 10.4%**      **- 2.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Denver-Aurora MSA

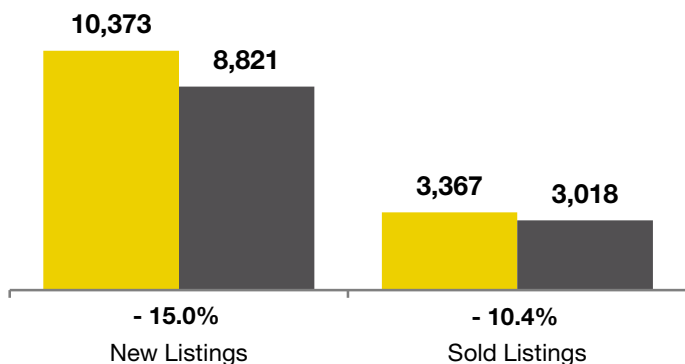
Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	19,984	<b>23,042</b>	+ 15.3%	--	--	--
Pending Sales*	446	<b>943</b>	+ 111.4%	--	--	--
Under Contract Listings	4,340	<b>3,810</b>	- 12.2%	10,168	9,082	- 10.7%
New Listings	10,373	<b>8,821</b>	- 15.0%	26,694	<b>22,171</b>	- 16.9%
Sold Listings	3,367	<b>3,018</b>	- 10.4%	7,845	<b>7,091</b>	- 9.6%
Total Days on Market	86	<b>116</b>	+ 35.8%	87	<b>119</b>	+ 36.0%
Median Sold Price**	\$205,000	<b>\$200,000</b>	- 2.4%	\$200,000	<b>\$200,000</b>	0.0%
Average Sold Price**	\$247,121	<b>\$247,803</b>	+ 0.3%	\$243,996	<b>\$246,100</b>	+ 0.9%
Percent of Sold Price to List Price**	97.8%	<b>97.0%</b>	- 0.9%	97.9%	<b>96.7%</b>	- 1.3%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

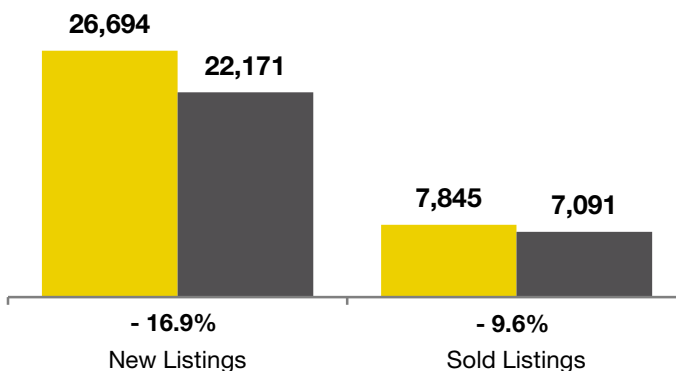
### March

■ 2010 ■ 2011



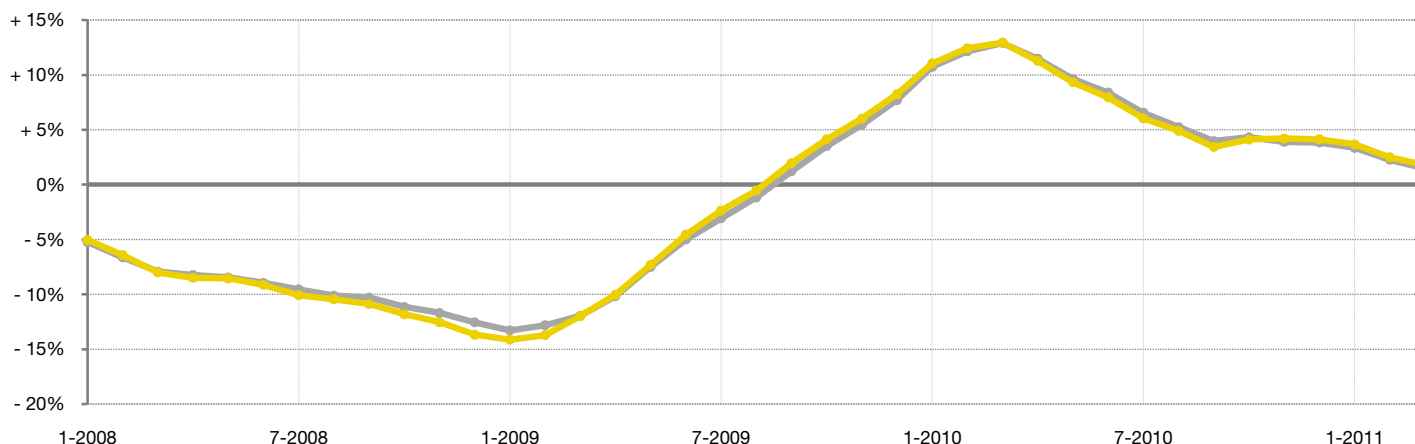
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Denver-Aurora MSA



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 46.6%**      **+ 24.1%**      **- 8.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Colorado Springs MSA

Includes El Paso & Teller counties

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	272	317	+ 16.5%	--	--	--
Pending Sales*	5	4	- 20.0%	--	--	--
Under Contract Listings	34	59	+ 73.5%	95	123	+ 29.5%
New Listings	88	129	+ 46.6%	225	280	+ 24.4%
Sold Listings	29	36	+ 24.1%	74	85	+ 14.9%
Total Days on Market	100	107	+ 7.1%	92	106	+ 14.8%
Median Sold Price**	\$215,000	\$197,550	- 8.1%	\$226,104	\$211,125	- 6.6%
Average Sold Price**	\$254,265	\$233,623	- 8.1%	\$276,083	\$245,693	- 11.0%
Percent of Sold Price to List Price**	98.6%	96.6%	- 2.1%	97.9%	97.4%	- 0.6%

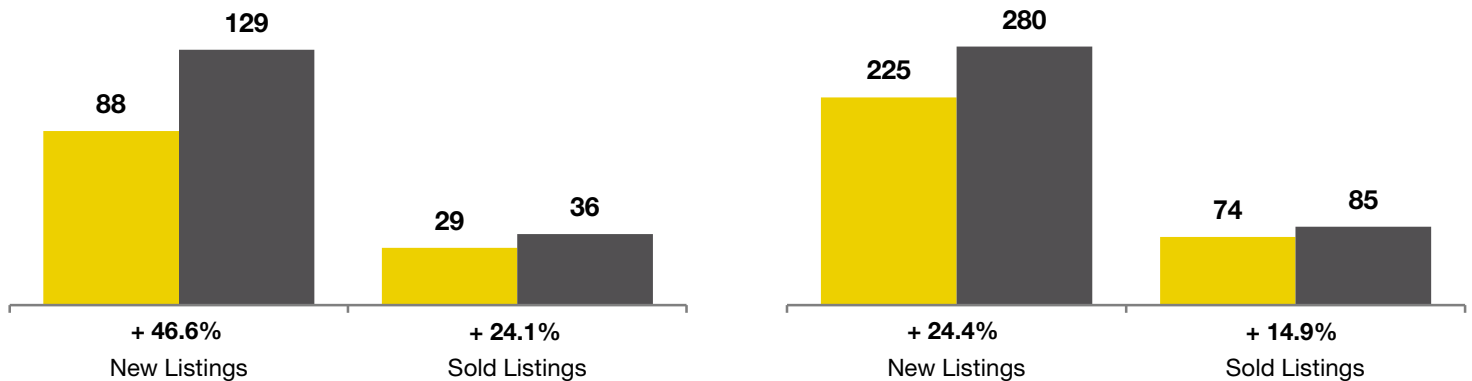
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

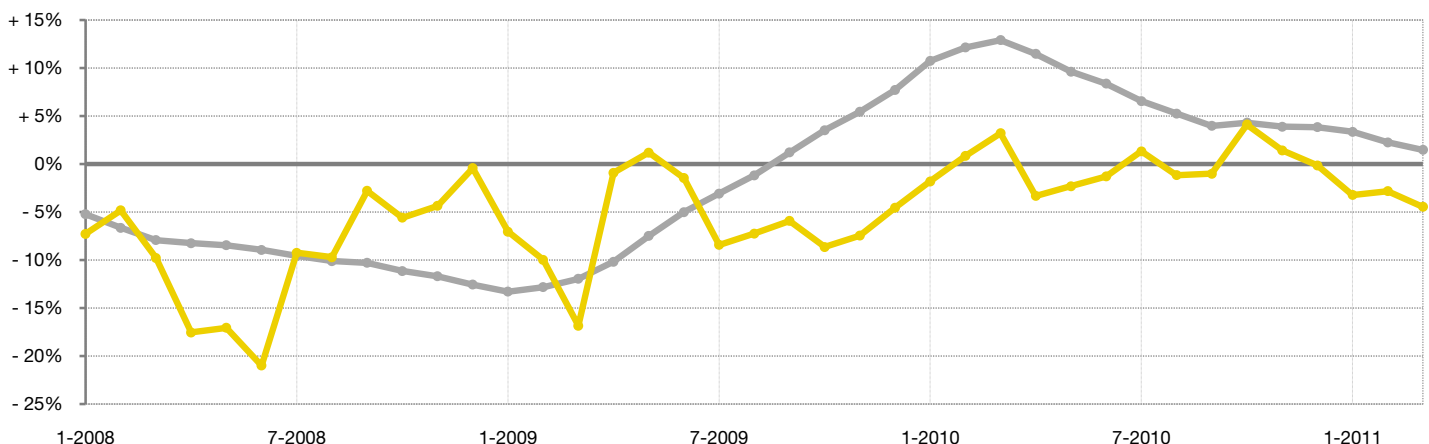
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Colorado Springs MSA —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Boulder MSA

Includes Boulder County

**- 17.8%**      **- 22.0%**      **+ 2.7%**

Change in  
New Listings

Change in  
Closed Sales

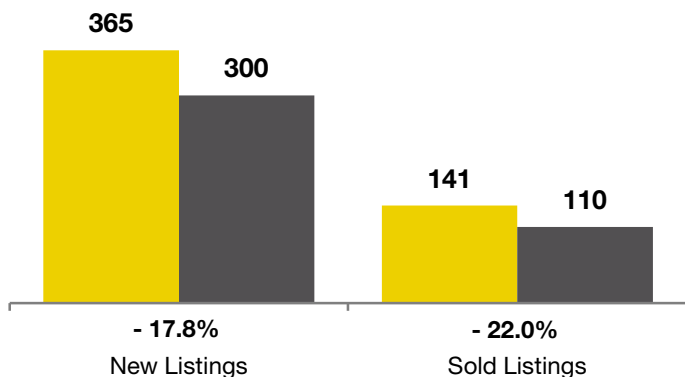
Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	750	786	+ 4.8%	--	--	--
Pending Sales*	5	17	+ 240.0%	--	--	--
Under Contract Listings	158	141	- 10.8%	403	331	- 17.9%
New Listings	365	300	- 17.8%	900	744	- 17.3%
Sold Listings	141	110	- 22.0%	288	259	- 10.1%
Total Days on Market	94	113	+ 20.9%	94	117	+ 25.1%
Median Sold Price**	\$281,500	\$289,000	+ 2.7%	\$278,250	\$286,000	+ 2.8%
Average Sold Price**	\$320,817	\$365,159	+ 13.8%	\$335,933	\$382,979	+ 14.0%
Percent of Sold Price to List Price**	96.9%	97.4%	+ 0.6%	97.1%	97.0%	- 0.2%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

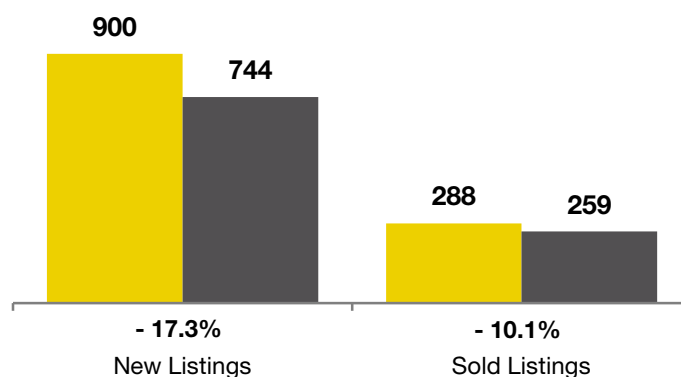
### March

■ 2010 ■ 2011



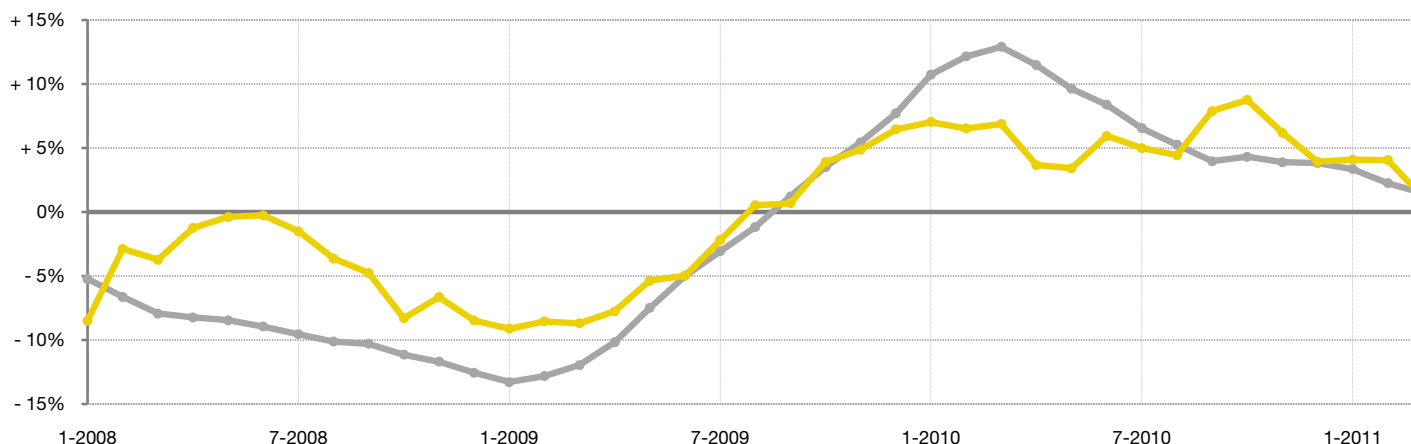
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Boulder MSA —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 46.0%**    **+ 120.0%**    **+ 13.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Fort Collins-Loveland MSA

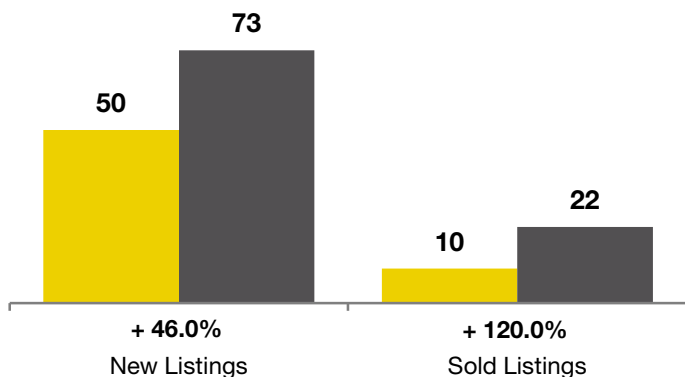
Includes Larimer County

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	186	175	- 5.9%	--	--	--
Pending Sales*	0	5	--	--	--	--
Under Contract Listings	12	27	+ 125.0%	41	66	+ 61.0%
New Listings	50	73	+ 46.0%	121	144	+ 19.0%
Sold Listings	10	22	+ 120.0%	41	45	+ 9.8%
Total Days on Market	99	120	+ 20.7%	108	128	+ 18.6%
Median Sold Price**	\$182,000	\$205,950	+ 13.2%	\$215,000	\$240,425	+ 11.8%
Average Sold Price**	\$214,675	\$242,662	+ 13.0%	\$269,696	\$284,748	+ 5.6%
Percent of Sold Price to List Price**	96.5%	96.0%	- 0.5%	97.7%	96.4%	- 1.3%

\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

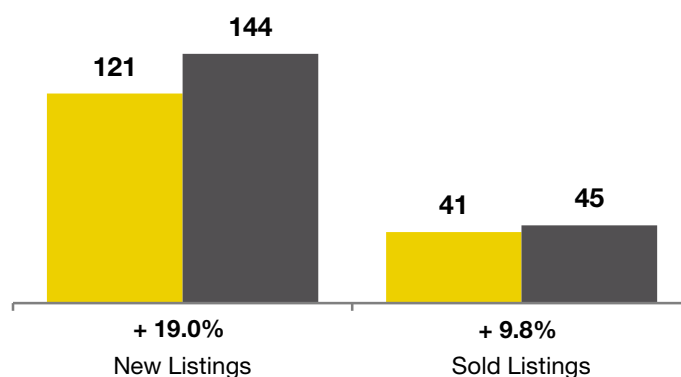
### March

■ 2010 ■ 2011



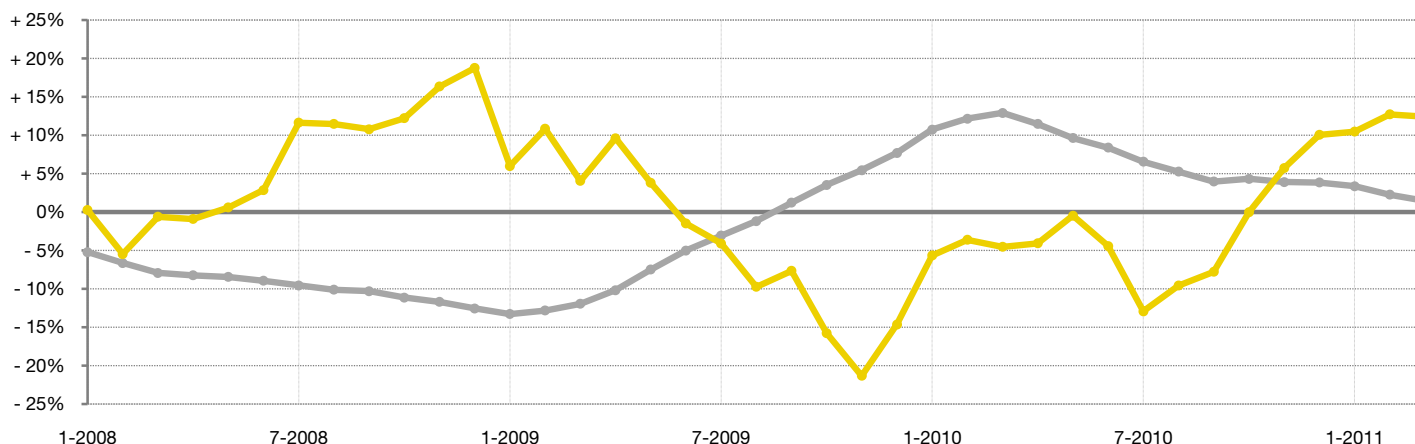
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Fort Collins-Loveland MSA —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.

# Local Market Update – March 2011

A RESEARCH TOOL PROVIDED BY METROLIST®  
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Greeley MSA

Includes Weld County

**- 14.0%**

Change in  
New Listings

**+ 10.0%**

Change in  
Closed Sales

**- 8.1%**

Change in  
Median Sales Price

	March			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	584	515	- 11.8%	--	--	--
Pending Sales*	17	27	+ 58.8%	--	--	--
Under Contract Listings	118	97	- 17.8%	269	258	- 4.1%
New Listings	214	184	- 14.0%	545	453	- 16.9%
Sold Listings	80	88	+ 10.0%	222	215	- 3.2%
Total Days on Market	128	100	- 22.1%	105	106	+ 1.8%
Median Sold Price**	\$202,500	\$186,000	- 8.1%	\$194,900	\$174,450	- 10.5%
Average Sold Price**	\$230,547	\$186,123	- 19.3%	\$210,648	\$188,073	- 10.7%
Percent of Sold Price to List Price**	97.7%	96.7%	- 1.1%	97.9%	96.3%	- 1.6%

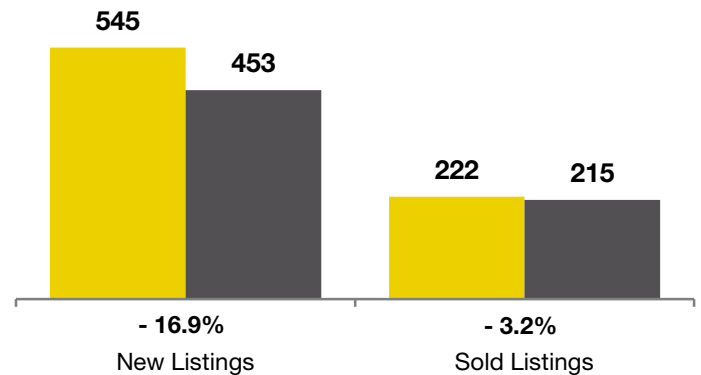
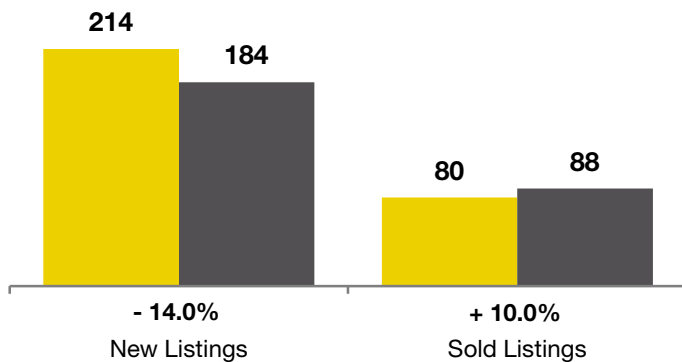
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

### March

■ 2010 ■ 2011

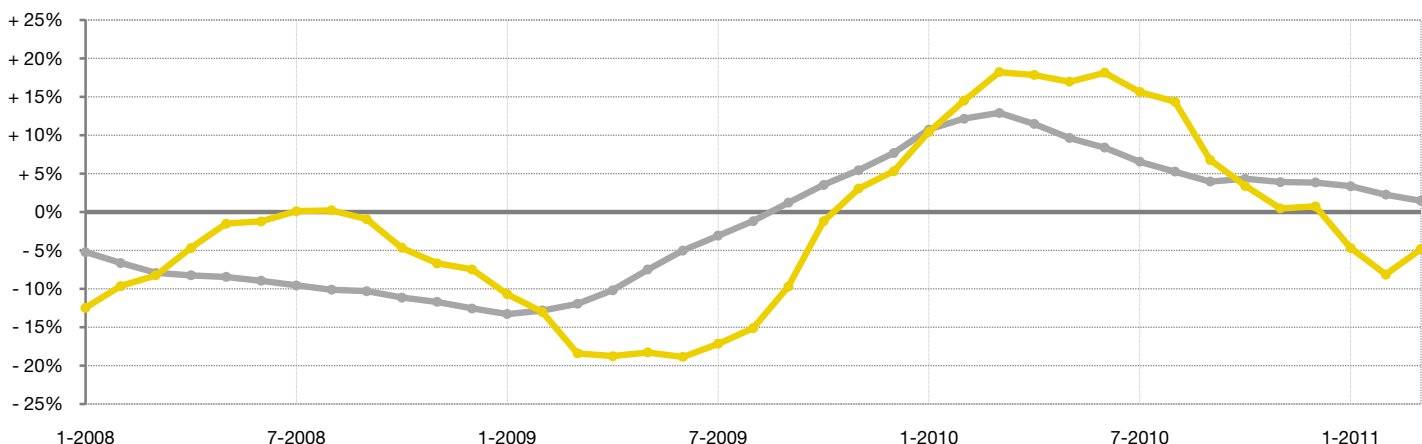
### Year to Date (YTD)

■ 2010 ■ 2011



### Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS —  
Greeley MSA —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.