

Local Market Updates

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



County

May 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

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- 6.2%

Change in
New Listings

- 23.5%

Change in
Closed Sales

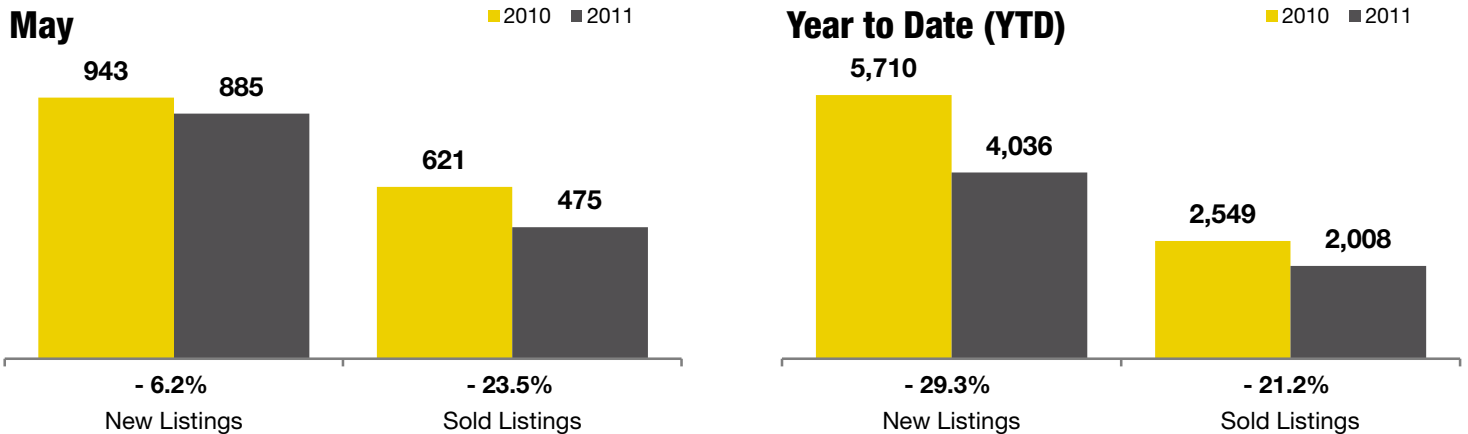
- 4.1%

Change in
Median Sales Price

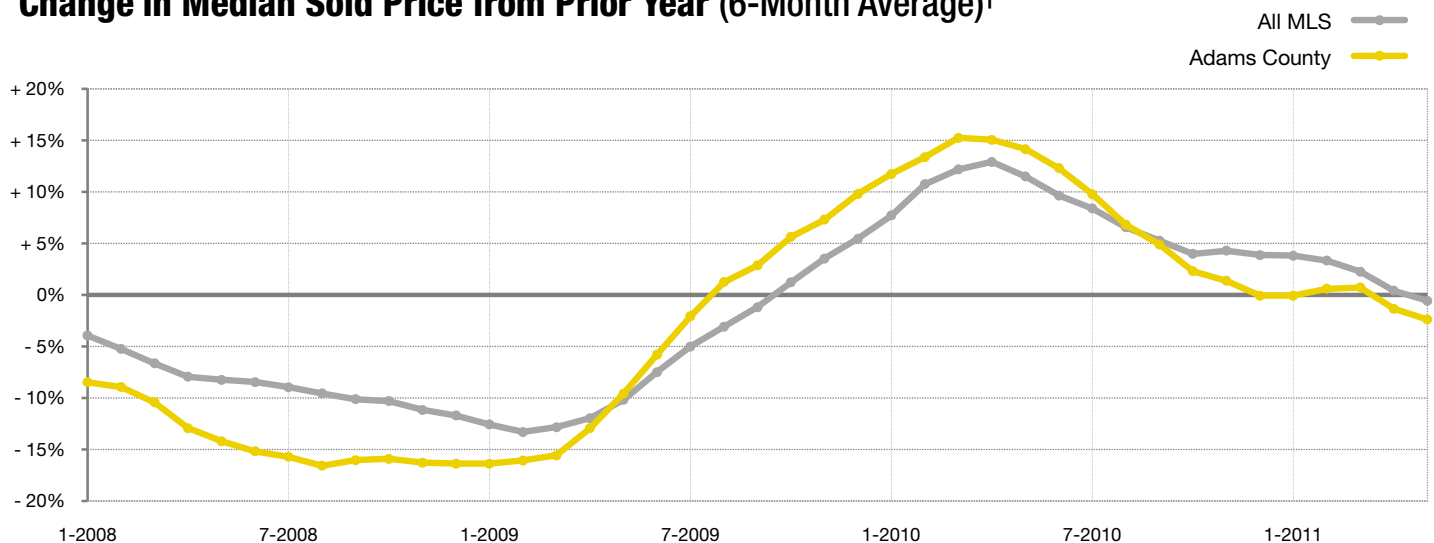
Adams County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,533	2,065	- 18.5%	--	--	--
Pending Sales*	125	350	+ 180.0%	--	--	--
Under Contract Listings	387	652	+ 68.5%	2,781	2,680	- 3.6%
New Listings	943	885	- 6.2%	5,710	4,036	- 29.3%
Sold Listings	621	475	- 23.5%	2,549	2,008	- 21.2%
Total Days on Market	61	101	+ 64.8%	70	103	+ 45.7%
Median Sold Price**	\$159,990	\$153,500	- 4.1%	\$159,900	\$153,000	- 4.3%
Average Sold Price**	\$180,076	\$173,704	- 3.5%	\$175,598	\$174,194	- 0.8%
Percent of Sold Price to List Price**	99.2%	97.7%	- 1.5%	99.2%	97.5%	- 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.



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



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- 4.9%

Change in
New Listings

- 13.2%

Change in
Closed Sales

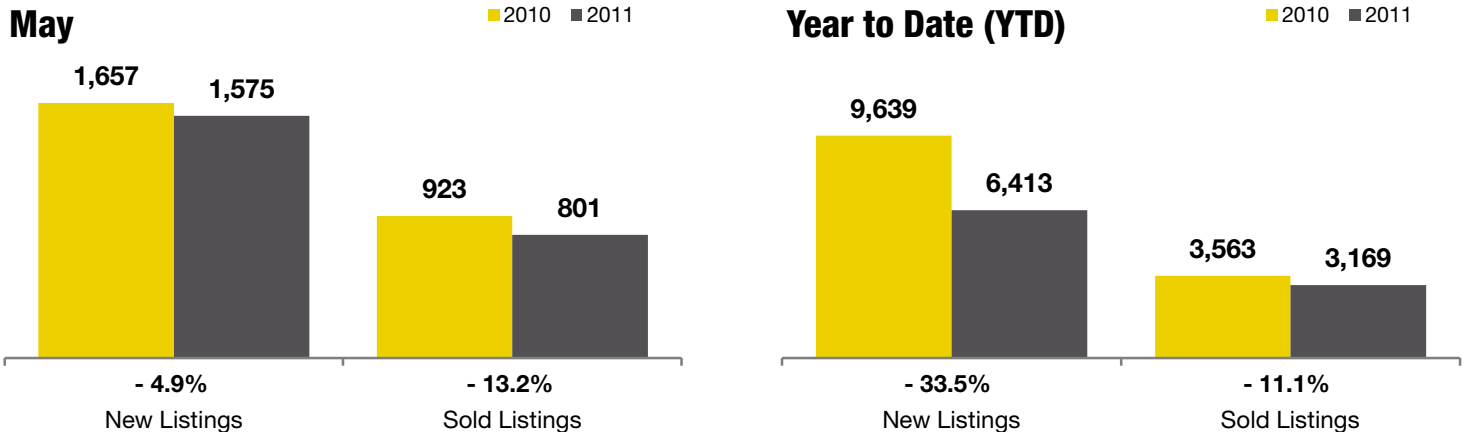
- 2.7%

Change in
Median Sales Price

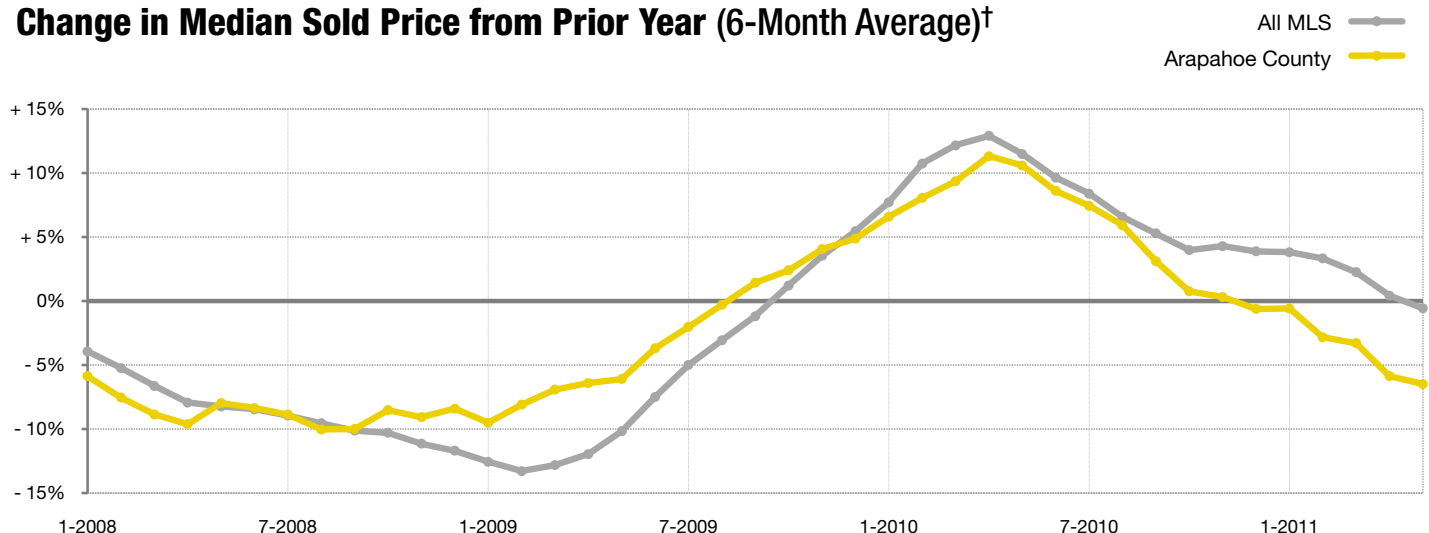
Arapahoe County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	4,146	3,073	- 25.9%	--	--	--
Pending Sales*	164	437	+ 166.5%	--	--	--
Under Contract Listings	596	1,004	+ 68.5%	4,028	4,036	+ 0.2%
New Listings	1,657	1,575	- 4.9%	9,639	6,413	- 33.5%
Sold Listings	923	801	- 13.2%	3,563	3,169	- 11.1%
Total Days on Market	71	107	+ 50.9%	76	111	+ 45.7%
Median Sold Price**	\$187,375	\$182,250	- 2.7%	\$187,250	\$174,545	- 6.8%
Average Sold Price**	\$219,300	\$229,038	+ 4.4%	\$227,691	\$222,631	- 2.2%
Percent of Sold Price to List Price**	98.3%	97.2%	- 1.1%	97.9%	97.0%	- 0.9%

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+ 10.4% **- 14.6%** **+ 12.4%**

Change in
New Listings

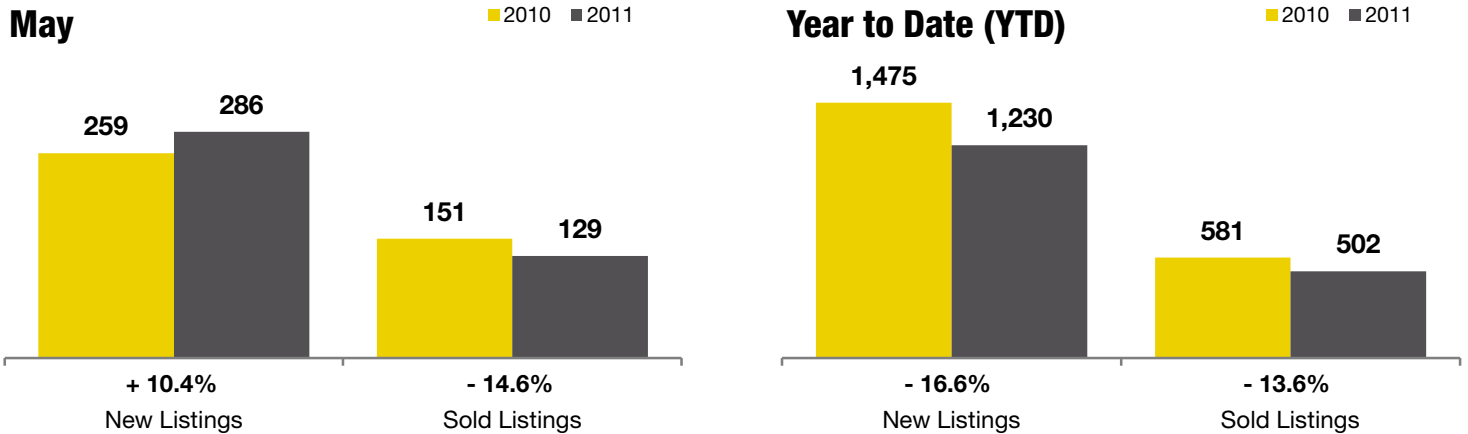
Change in
Closed Sales

Change in
Median Sales Price

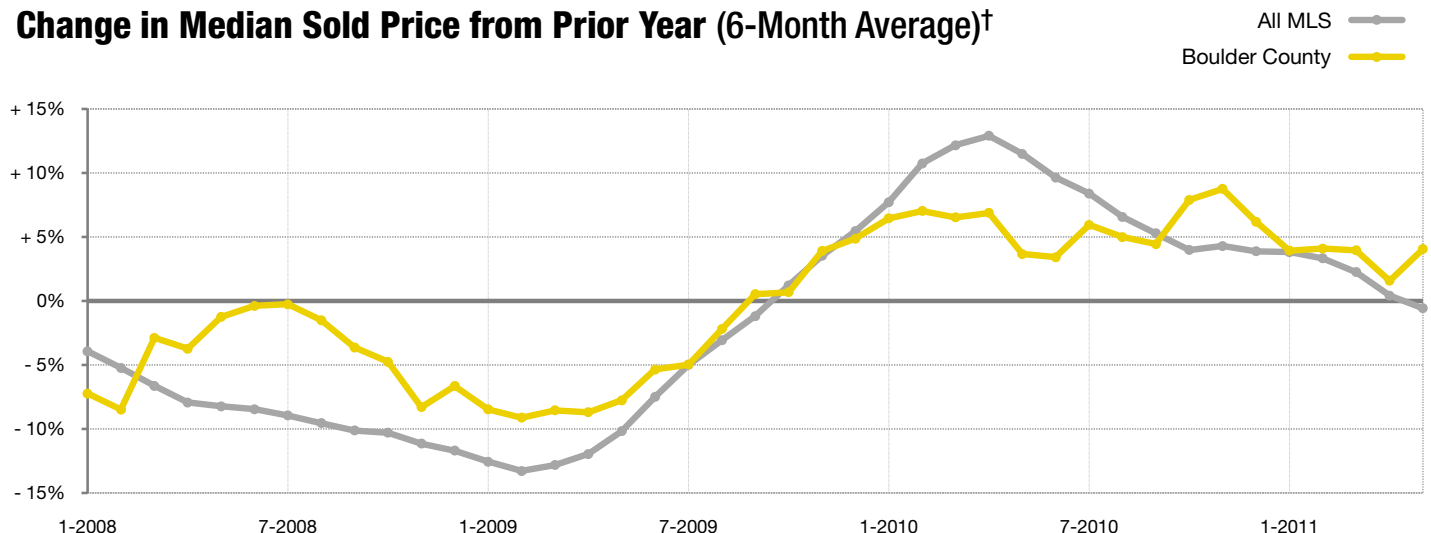
Boulder County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	817	774	- 5.3%	--	--	--
Pending Sales*	12	35	+ 191.7%	--	--	--
Under Contract Listings	112	157	+ 40.2%	709	647	- 8.7%
New Listings	259	286	+ 10.4%	1,475	1,230	- 16.6%
Sold Listings	151	129	- 14.6%	581	502	- 13.6%
Total Days on Market	66	83	+ 26.4%	82	104	+ 27.4%
Median Sold Price**	\$266,957	\$300,000	+ 12.4%	\$269,000	\$287,000	+ 6.7%
Average Sold Price**	\$334,001	\$376,481	+ 12.7%	\$342,515	\$374,018	+ 9.2%
Percent of Sold Price to List Price**	98.2%	96.7%	- 1.5%	97.4%	97.1%	- 0.3%

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Broomfield County

+ 16.0%

Change in
New Listings

- 5.8%

Change in
Closed Sales

- 11.2%

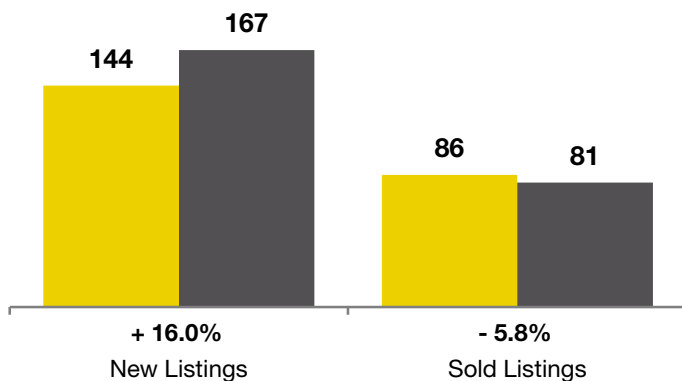
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	398	359	- 9.8%	--	--	--
Pending Sales*	6	20	+ 233.3%	--	--	--
Under Contract Listings	57	88	+ 54.4%	354	353	- 0.3%
New Listings	144	167	+ 16.0%	816	640	- 21.6%
Sold Listings	86	81	- 5.8%	323	278	- 13.9%
Total Days on Market	85	90	+ 6.2%	83	101	+ 22.2%
Median Sold Price**	\$308,500	\$274,000	- 11.2%	\$265,000	\$263,500	- 0.6%
Average Sold Price**	\$347,536	\$291,557	- 16.1%	\$308,801	\$288,139	- 6.7%
Percent of Sold Price to List Price**	98.0%	98.0%	+ 0.0%	97.4%	97.8%	+ 0.4%

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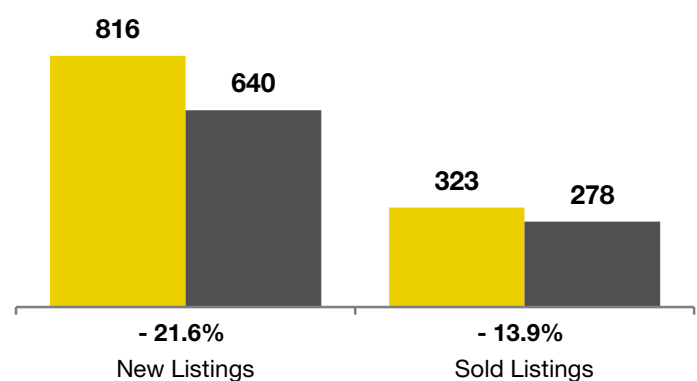
May

■ 2010 ■ 2011



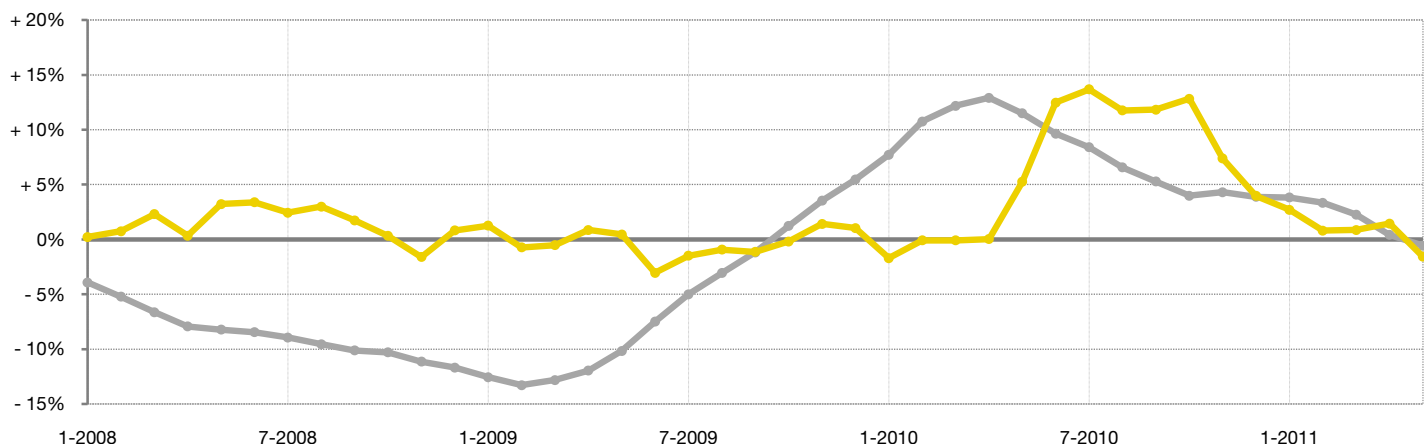
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Broomfield County —



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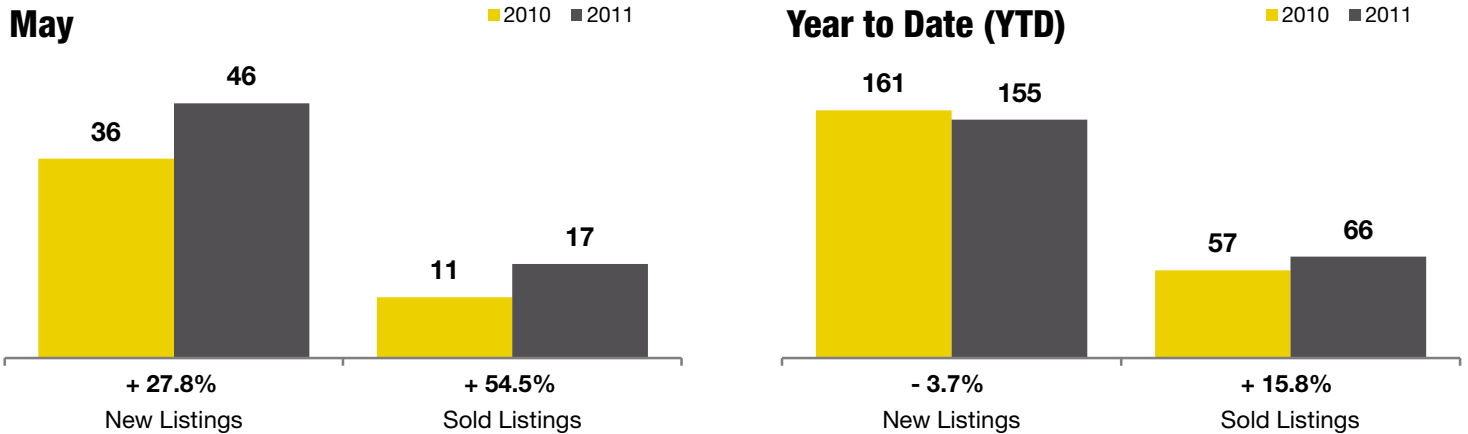
METROLIST®

Clear Creek County

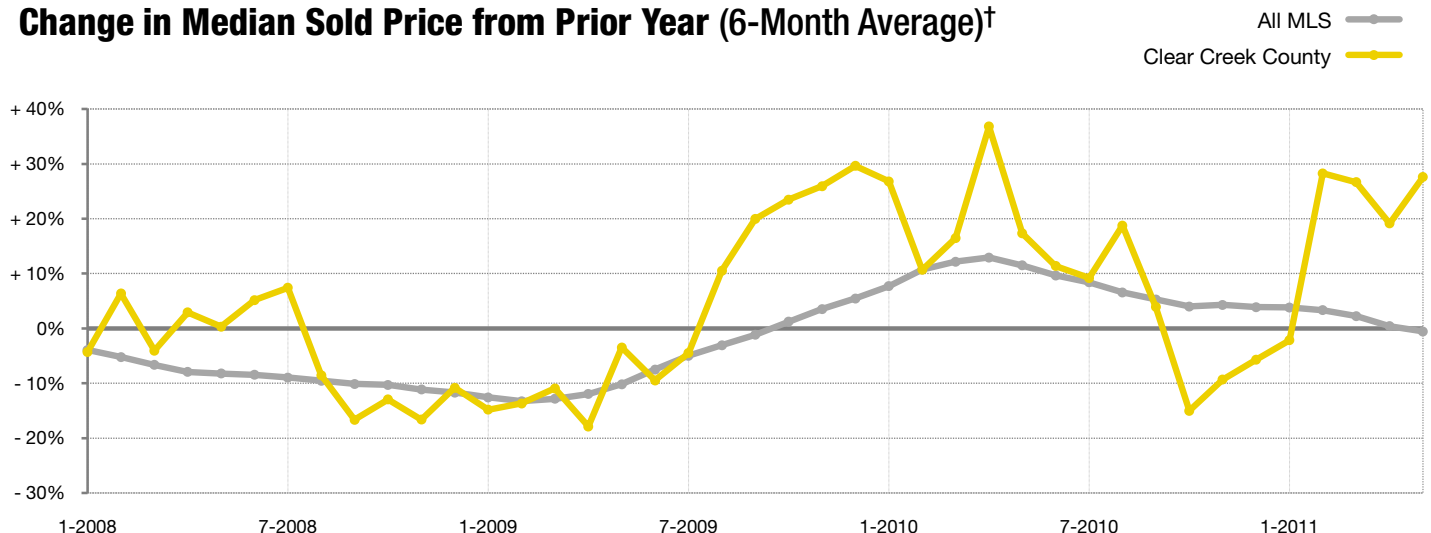
+ 27.8% **+ 54.5%** **+ 38.7%**
Change in New Listings Change in Closed Sales Change in Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	164	150	- 8.5%	--	--	--
Pending Sales*	0	3	--	--	--	--
Under Contract Listings	8	12	+ 50.0%	59	60	+ 1.7%
New Listings	36	46	+ 27.8%	161	155	- 3.7%
Sold Listings	11	17	+ 54.5%	57	66	+ 15.8%
Total Days on Market	56	204	+ 266.5%	138	157	+ 13.1%
Median Sold Price**	\$155,000	\$215,000	+ 38.7%	\$217,000	\$205,000	- 5.5%
Average Sold Price**	\$173,264	\$284,316	+ 64.1%	\$254,744	\$235,453	- 7.6%
Percent of Sold Price to List Price**	100.2%	97.5%	- 2.7%	95.2%	95.1%	- 0.1%

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Denver County

- 19.9%

Change in
New Listings

- 15.9%

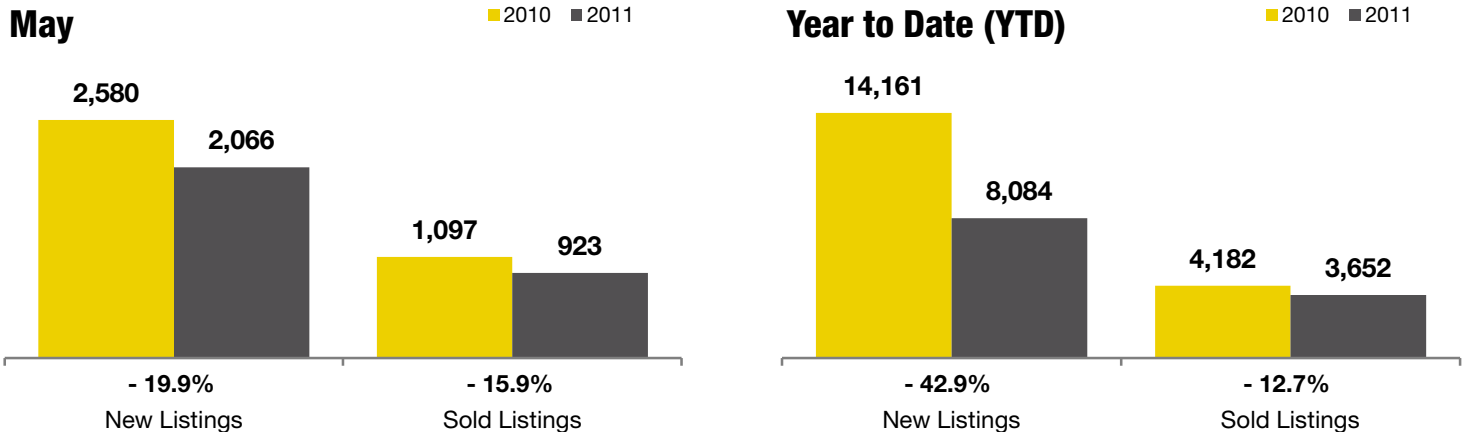
Change in
Closed Sales

+ 5.3%

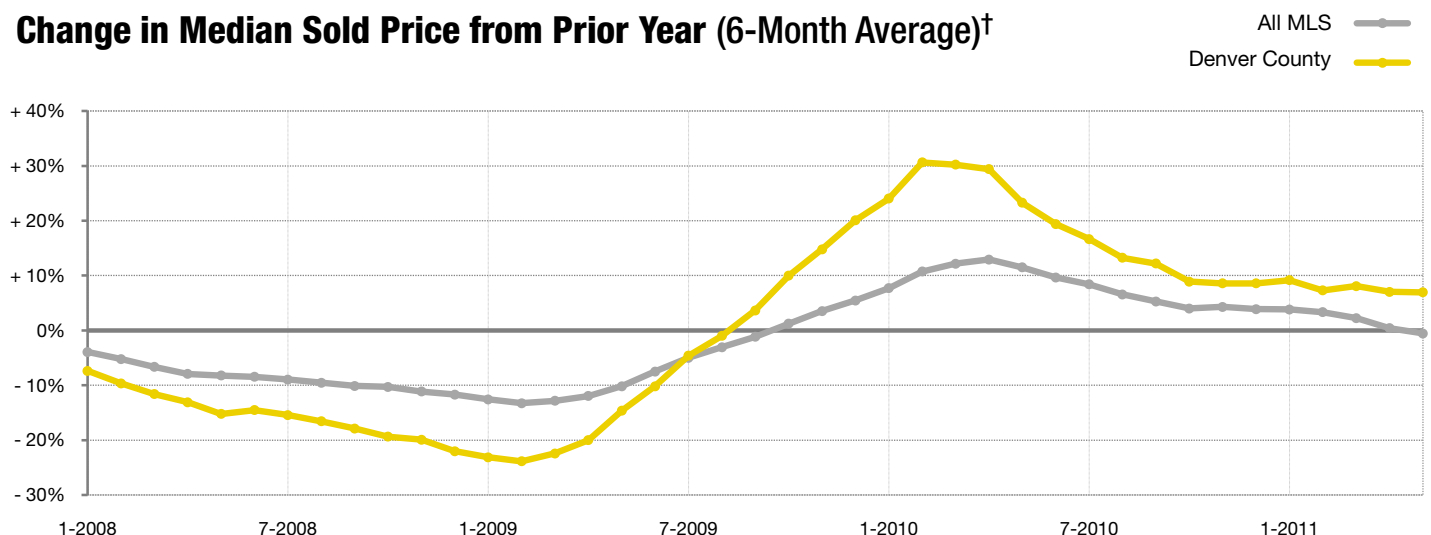
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	6,198	3,958	- 36.1%	--	--	--
Pending Sales*	128	337	+ 163.3%	--	--	--
Under Contract Listings	631	1,169	+ 85.3%	4,635	4,606	- 0.6%
New Listings	2,580	2,066	- 19.9%	14,161	8,084	- 42.9%
Sold Listings	1,097	923	- 15.9%	4,182	3,652	- 12.7%
Total Days on Market	78	106	+ 36.7%	83	115	+ 39.0%
Median Sold Price**	\$199,975	\$210,500	+ 5.3%	\$194,282	\$205,000	+ 5.5%
Average Sold Price**	\$251,560	\$267,779	+ 6.4%	\$248,543	\$265,445	+ 6.8%
Percent of Sold Price to List Price**	98.3%	96.7%	- 1.7%	98.1%	96.4%	- 1.8%

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Douglas County

- 4.4%

Change in
New Listings

+ 1.5%

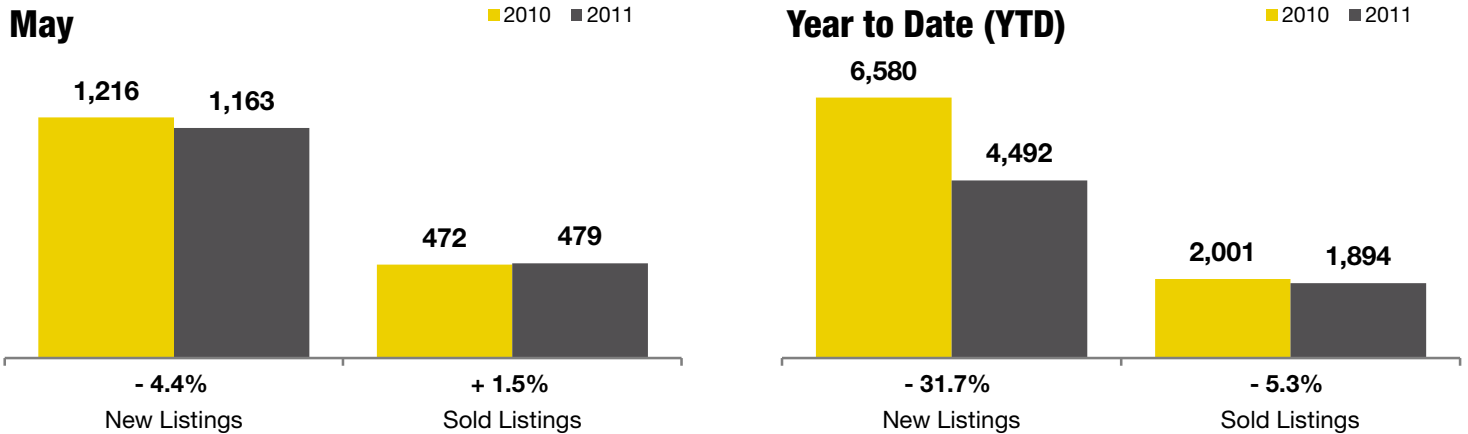
Change in
Closed Sales

+ 2.4%

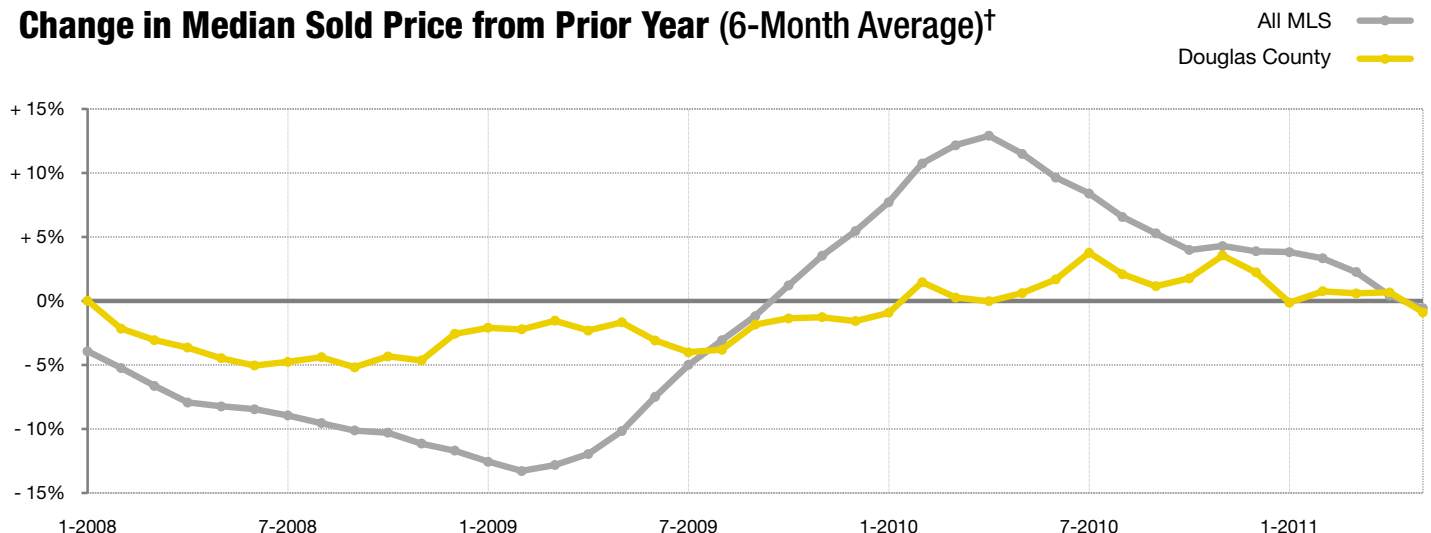
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,316	2,363	- 28.7%	--	--	--
Pending Sales*	51	216	+ 323.5%	--	--	--
Under Contract Listings	370	606	+ 63.8%	2,317	2,411	+ 4.1%
New Listings	1,216	1,163	- 4.4%	6,580	4,492	- 31.7%
Sold Listings	472	479	+ 1.5%	2,001	1,894	- 5.3%
Total Days on Market	91	114	+ 25.3%	96	123	+ 28.5%
Median Sold Price**	\$291,500	\$298,500	+ 2.4%	\$284,900	\$287,750	+ 1.0%
Average Sold Price**	\$343,190	\$356,568	+ 3.9%	\$333,528	\$336,606	+ 0.9%
Percent of Sold Price to List Price**	97.8%	97.5%	- 0.3%	97.4%	97.2%	- 0.2%

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Elbert County

- 6.1%

Change in
New Listings

+ 8.6%

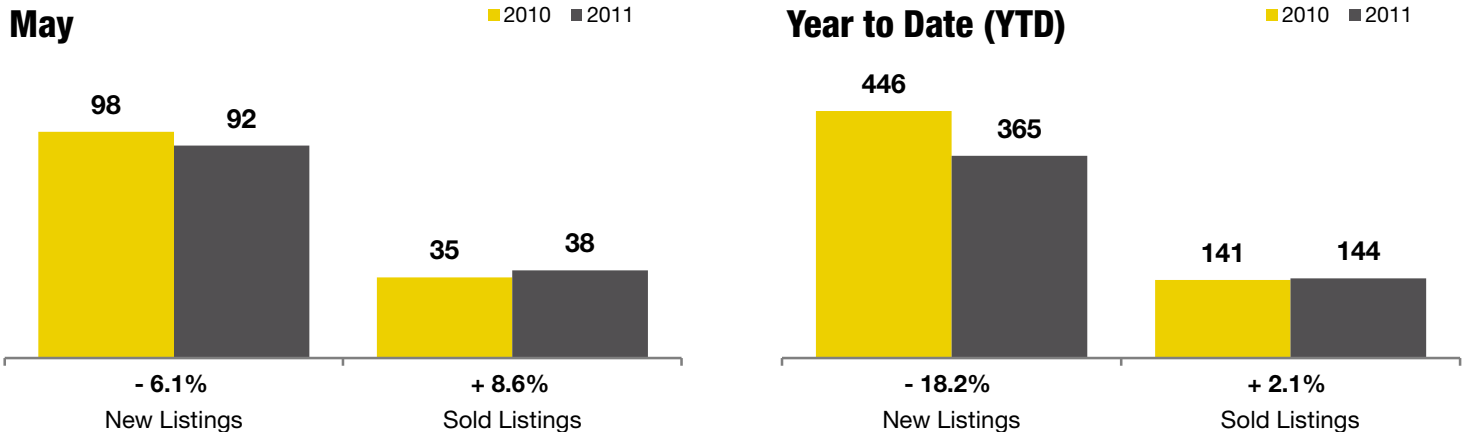
Change in
Closed Sales

- 9.1%

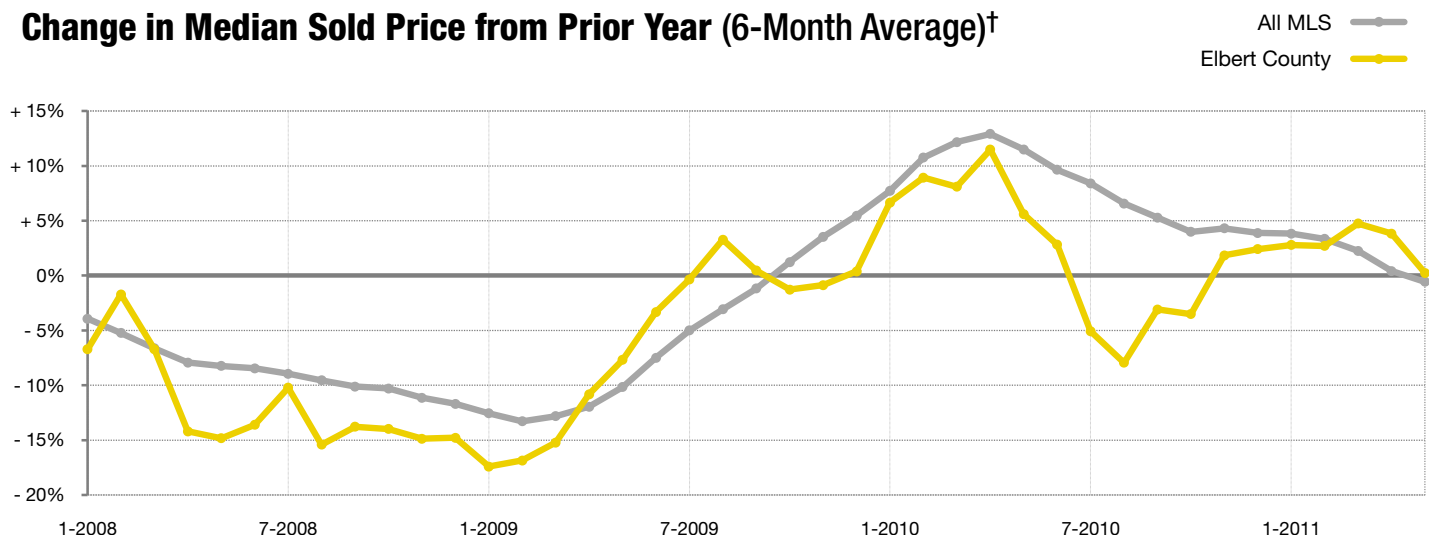
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	272	233	- 14.3%	--	--	--
Pending Sales*	5	13	+ 160.0%	--	--	--
Under Contract Listings	19	51	+ 168.4%	158	185	+ 17.1%
New Listings	98	92	- 6.1%	446	365	- 18.2%
Sold Listings	35	38	+ 8.6%	141	144	+ 2.1%
Total Days on Market	116	114	- 1.2%	123	117	- 4.9%
Median Sold Price**	\$249,900	\$227,125	- 9.1%	\$265,000	\$280,000	+ 5.7%
Average Sold Price**	\$275,007	\$262,391	- 4.6%	\$282,282	\$282,598	+ 0.1%
Percent of Sold Price to List Price**	97.6%	96.9%	- 0.7%	96.6%	96.6%	- 0.1%

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El Paso County

- 3.3%

Change in
New Listings

+ 69.2%

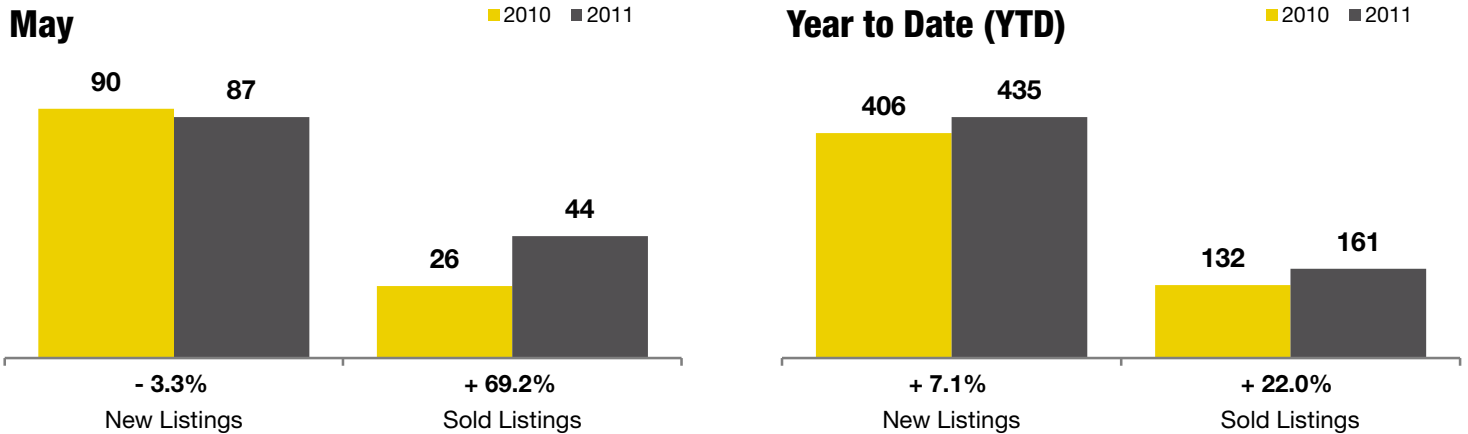
Change in
Closed Sales

- 1.9%

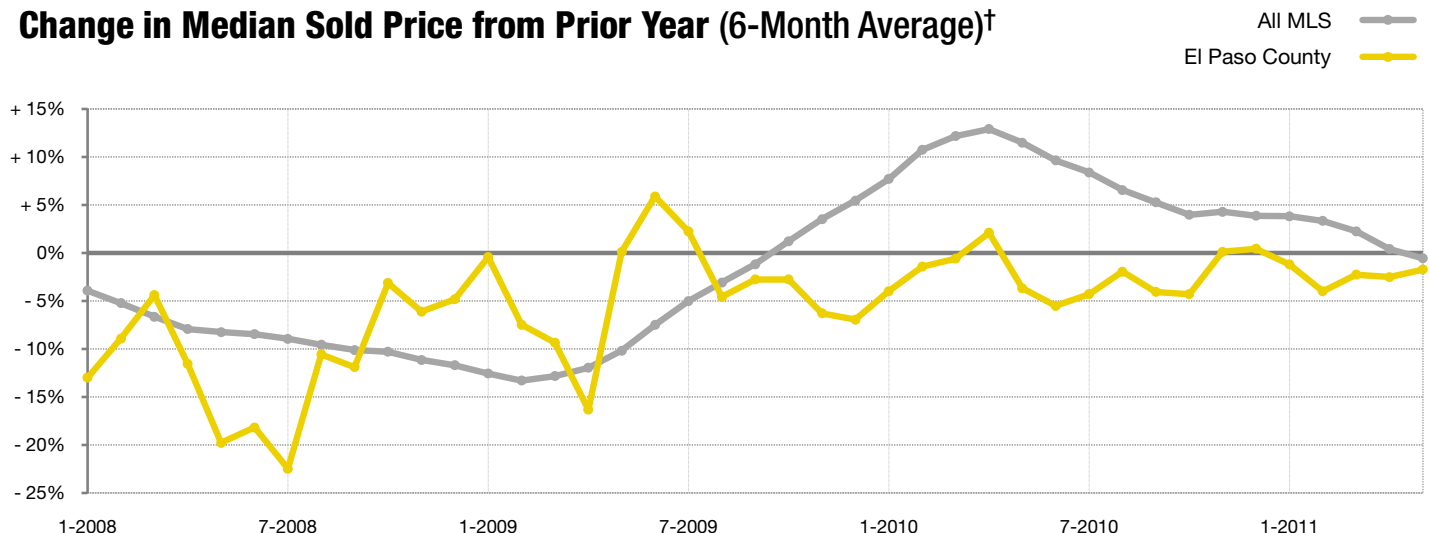
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	309	314	+ 1.6%	--	--	--
Pending Sales*	6	16	+ 166.7%	--	--	--
Under Contract Listings	19	57	+ 200.0%	153	217	+ 41.8%
New Listings	90	87	- 3.3%	406	435	+ 7.1%
Sold Listings	26	44	+ 69.2%	132	161	+ 22.0%
Total Days on Market	97	62	- 35.4%	89	89	- 0.4%
Median Sold Price**	\$220,265	\$216,052	- 1.9%	\$225,894	\$216,328	- 4.2%
Average Sold Price**	\$257,777	\$239,850	- 7.0%	\$269,318	\$245,153	- 9.0%
Percent of Sold Price to List Price**	98.7%	97.5%	- 1.1%	98.3%	97.6%	- 0.7%

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Gilpin County

- 2.9%

Change in
New Listings

+ 11.1%

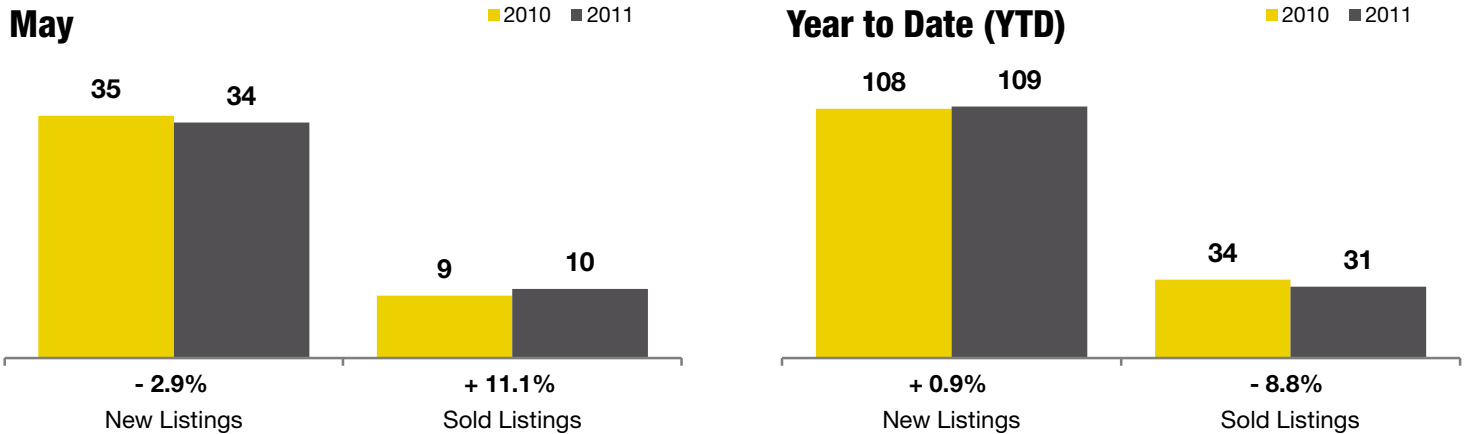
Change in
Closed Sales

+ 30.0%

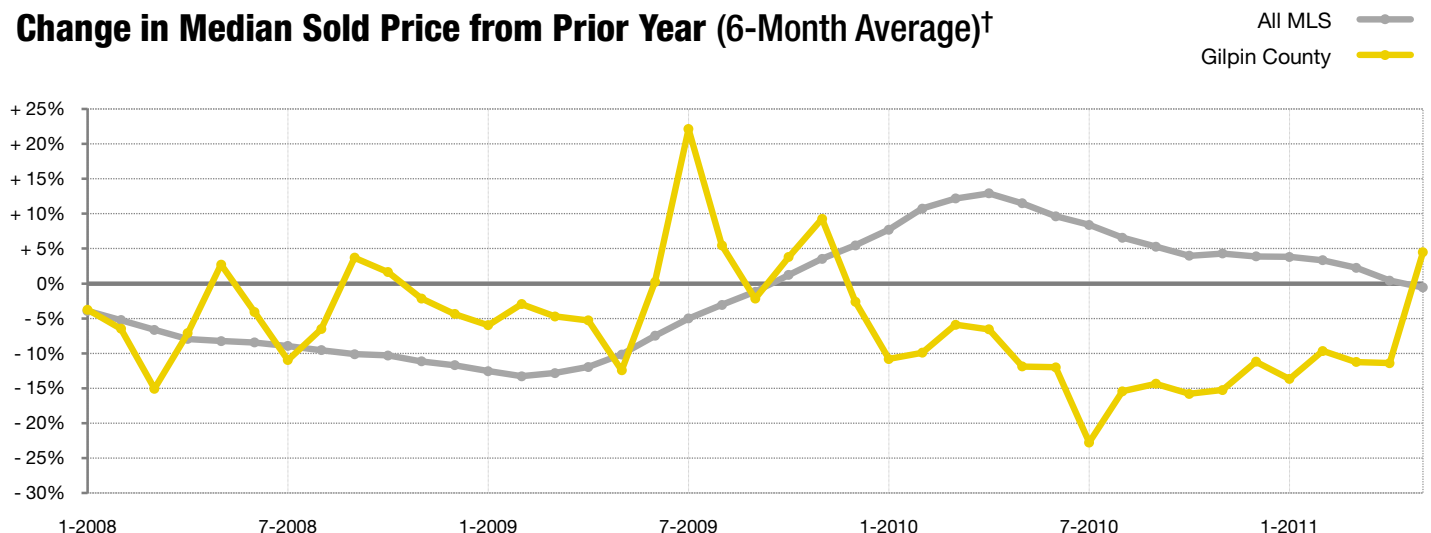
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	108	98	- 9.3%	--	--	--
Pending Sales*	0	4	--	--	--	--
Under Contract Listings	3	9	+ 200.0%	30	37	+ 23.3%
New Listings	35	34	- 2.9%	108	109	+ 0.9%
Sold Listings	9	10	+ 11.1%	34	31	- 8.8%
Total Days on Market	145	157	+ 7.8%	166	136	- 17.9%
Median Sold Price**	\$150,000	\$195,000	+ 30.0%	\$205,500	\$183,000	- 10.9%
Average Sold Price**	\$166,693	\$225,344	+ 35.2%	\$194,566	\$213,547	+ 9.8%
Percent of Sold Price to List Price**	99.3%	93.4%	- 6.0%	94.1%	94.4%	+ 0.3%

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Jefferson County

- 3.2%

Change in
New Listings

- 21.8%

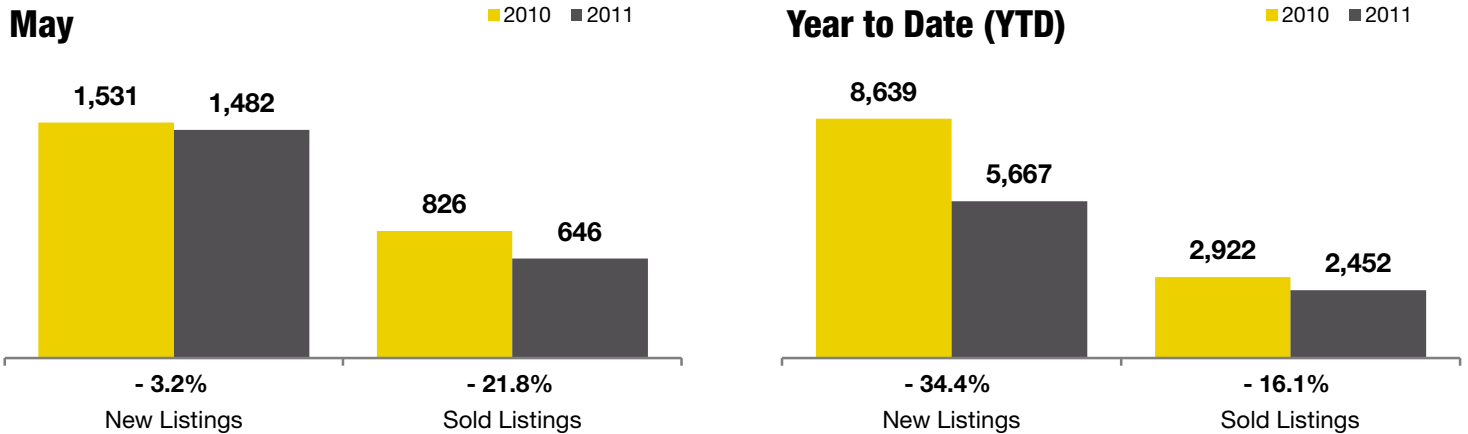
Change in
Closed Sales

- 3.8%

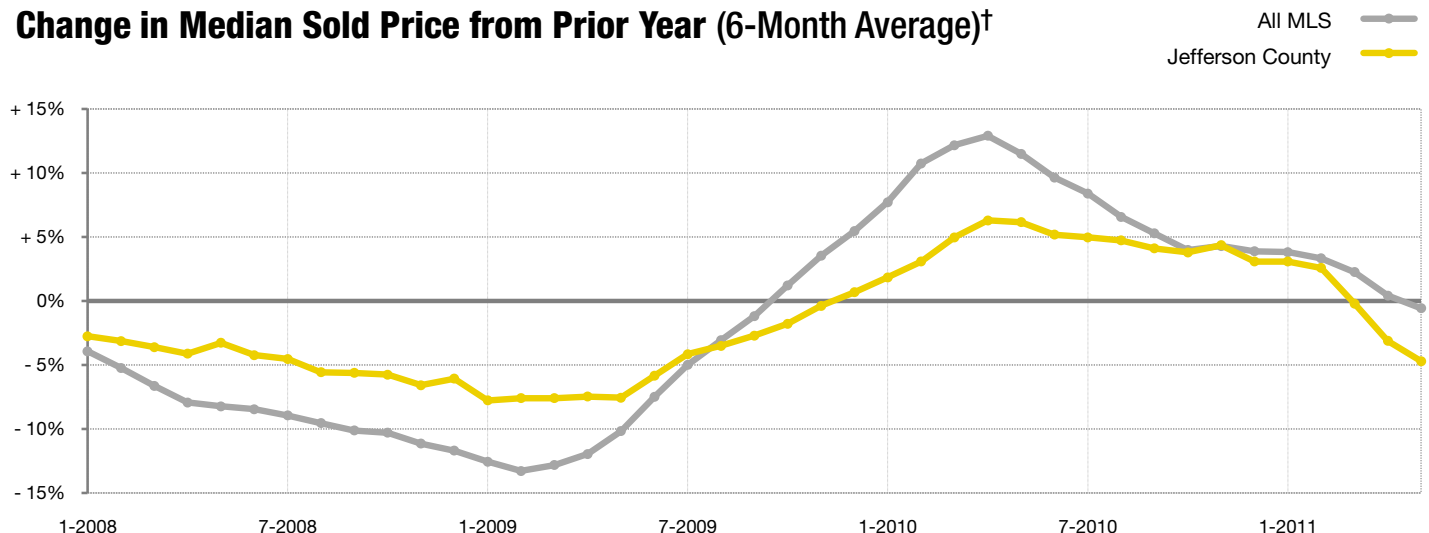
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,946	3,018	- 23.5%	--	--	--
Pending Sales*	92	281	+ 205.4%	--	--	--
Under Contract Listings	469	807	+ 72.1%	3,351	3,161	- 5.7%
New Listings	1,531	1,482	- 3.2%	8,639	5,667	- 34.4%
Sold Listings	826	646	- 21.8%	2,922	2,452	- 16.1%
Total Days on Market	74	106	+ 42.9%	82	112	+ 37.1%
Median Sold Price**	\$224,000	\$215,500	- 3.8%	\$220,500	\$212,500	- 3.6%
Average Sold Price**	\$250,858	\$247,420	- 1.4%	\$256,017	\$245,719	- 4.0%
Percent of Sold Price to List Price**	98.1%	97.0%	- 1.1%	97.6%	96.8%	- 0.9%

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



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Local Market Update – May 2011

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



METROLIST®

Larimer County

+ 7.3%

Change in
New Listings

+ 69.2%

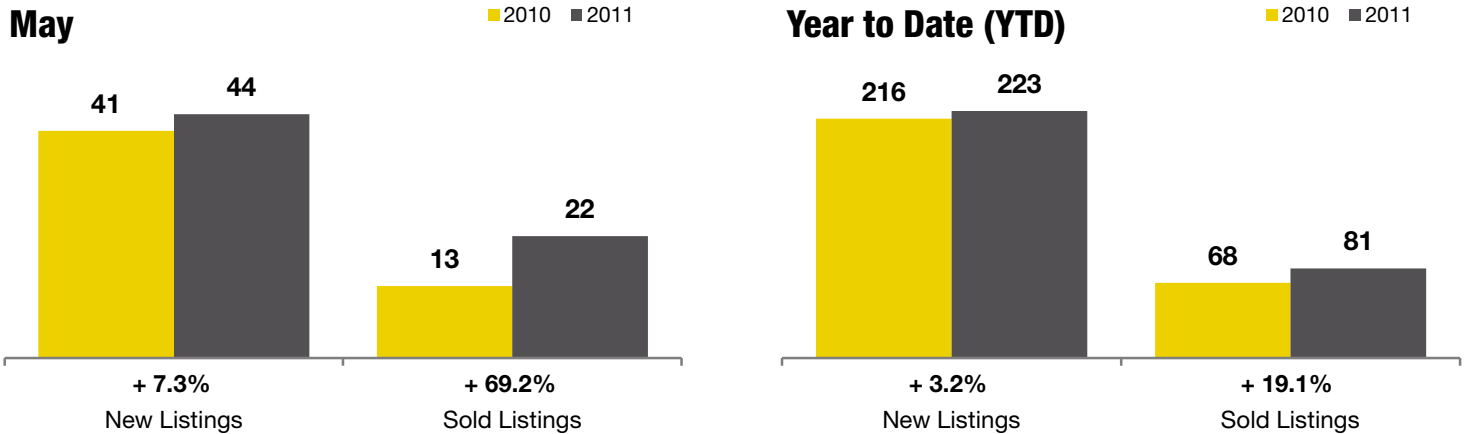
Change in
Closed Sales

+ 2.3%

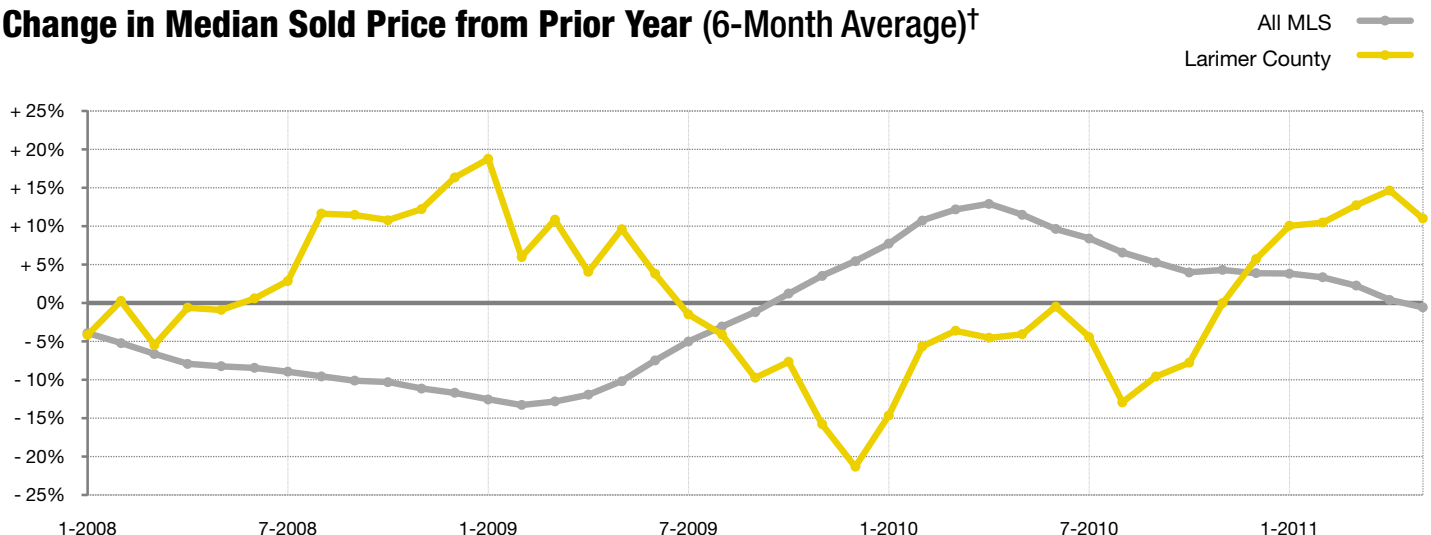
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	208	178	- 14.4%	--	--	--
Pending Sales*	3	12	+ 300.0%	--	--	--
Under Contract Listings	16	33	+ 106.3%	80	124	+ 55.0%
New Listings	41	44	+ 7.3%	216	223	+ 3.2%
Sold Listings	13	22	+ 69.2%	68	81	+ 19.1%
Total Days on Market	161	117	- 27.7%	114	137	+ 19.9%
Median Sold Price**	\$215,000	\$220,000	+ 2.3%	\$211,500	\$225,000	+ 6.4%
Average Sold Price**	\$316,098	\$231,874	- 26.6%	\$273,778	\$266,233	- 2.8%
Percent of Sold Price to List Price**	96.4%	97.4%	+ 1.0%	97.5%	96.8%	- 0.8%

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Local Market Update – May 2011

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



METROLIST®

- 88.9%

Change in
New Listings

- 50.0%

Change in
Closed Sales

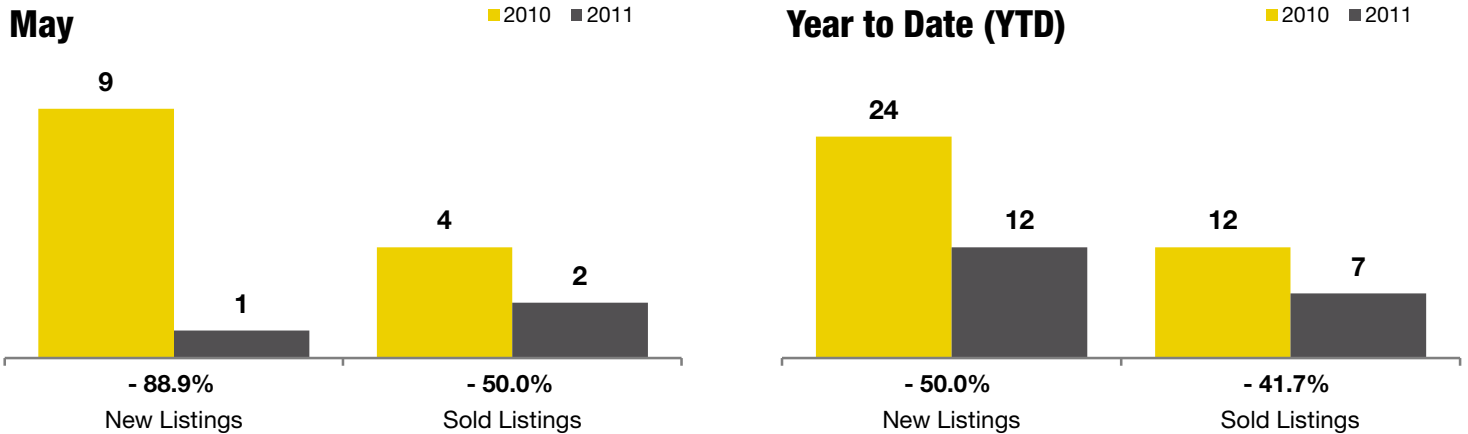
- 53.6%

Change in
Median Sales Price

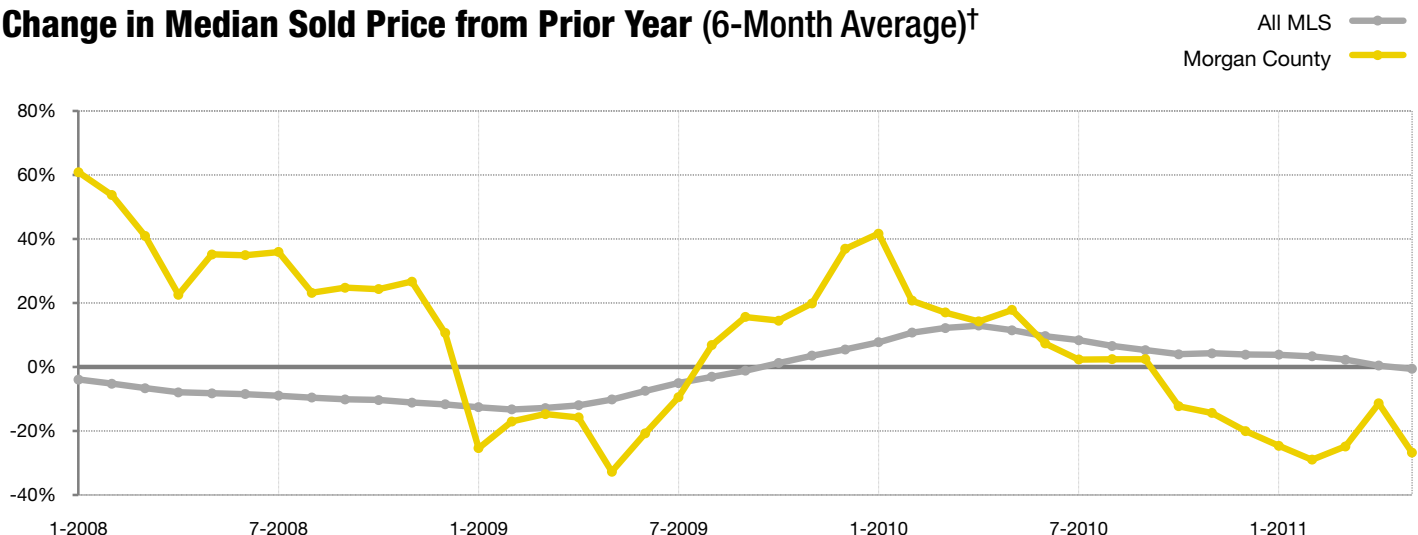
Morgan County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	27	16	- 40.7%	--	--	--
Pending Sales*	2	0	- 100.0%	--	--	--
Under Contract Listings	1	1	0.0%	9	6	- 33.3%
New Listings	9	1	- 88.9%	24	12	- 50.0%
Sold Listings	4	2	- 50.0%	12	7	- 41.7%
Total Days on Market	123	113	- 7.9%	149	98	- 34.2%
Median Sold Price**	\$115,375	\$53,586	- 53.6%	\$127,625	\$91,600	- 28.2%
Average Sold Price**	\$132,238	\$53,586	- 59.5%	\$125,846	\$92,796	- 26.3%
Percent of Sold Price to List Price**	95.0%	94.2%	- 0.8%	94.7%	97.3%	+ 2.7%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Park County

+ 27.7%

Change in
New Listings

- 8.7%

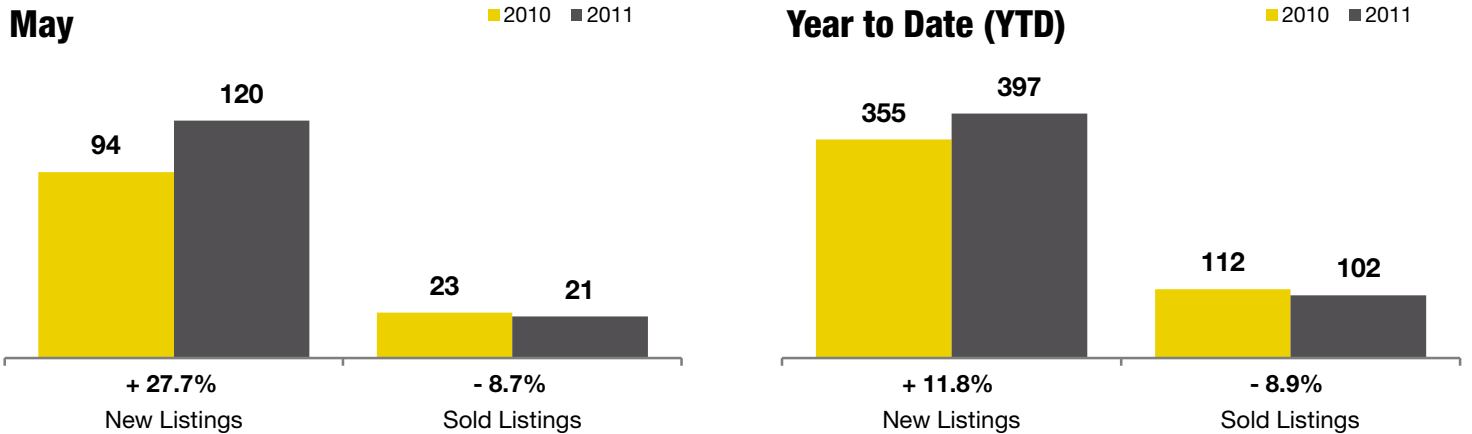
Change in
Closed Sales

+ 13.9%

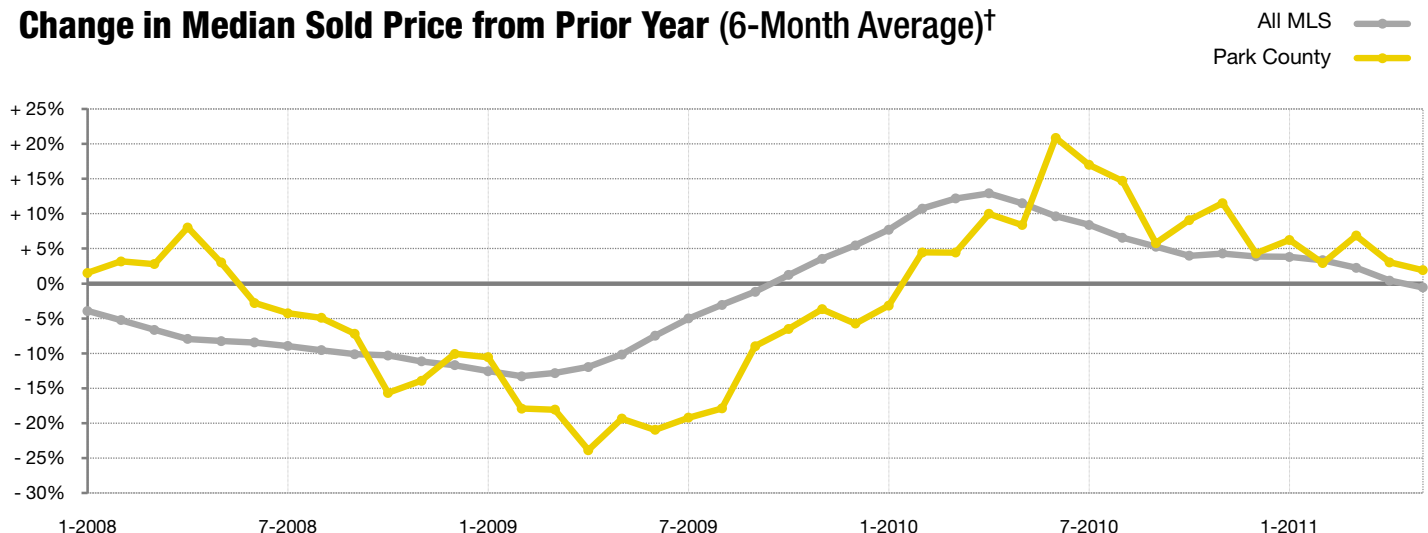
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	378	402	+ 6.3%	--	--	--
Pending Sales*	3	10	+ 233.3%	--	--	--
Under Contract Listings	24	27	+ 12.5%	117	122	+ 4.3%
New Listings	94	120	+ 27.7%	355	397	+ 11.8%
Sold Listings	23	21	- 8.7%	112	102	- 8.9%
Total Days on Market	144	160	+ 11.1%	140	174	+ 24.1%
Median Sold Price**	\$180,000	\$205,000	+ 13.9%	\$184,000	\$188,750	+ 2.6%
Average Sold Price**	\$200,978	\$202,527	+ 0.8%	\$196,970	\$195,691	- 0.6%
Percent of Sold Price to List Price**	94.7%	96.1%	+ 1.4%	94.8%	96.0%	+ 1.2%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



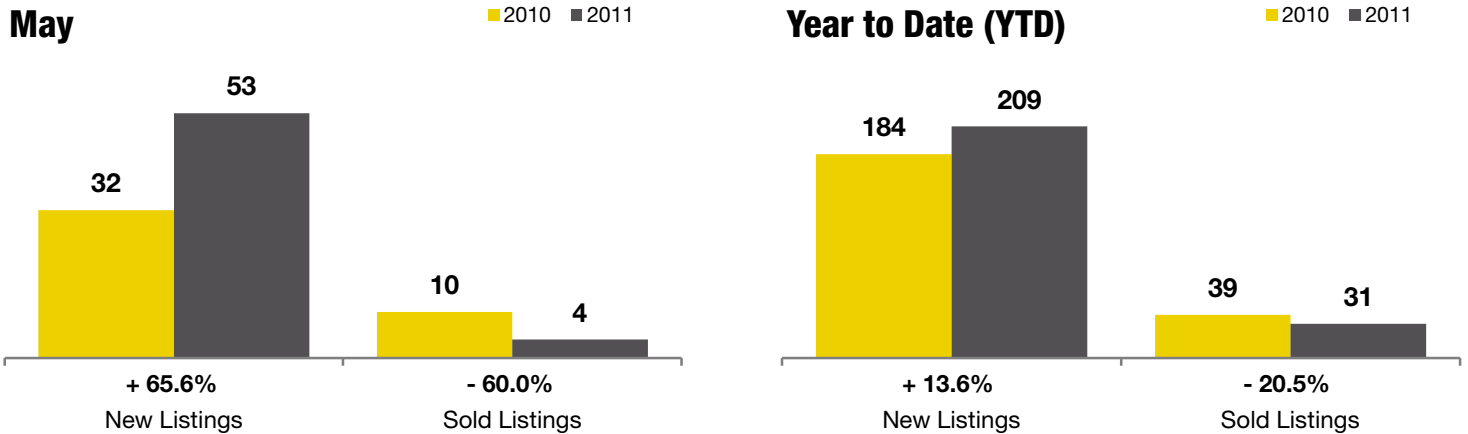
METROLIST®

+ 65.6% **- 60.0%** **- 21.6%**
Change in New Listings Change in Closed Sales Change in Median Sales Price

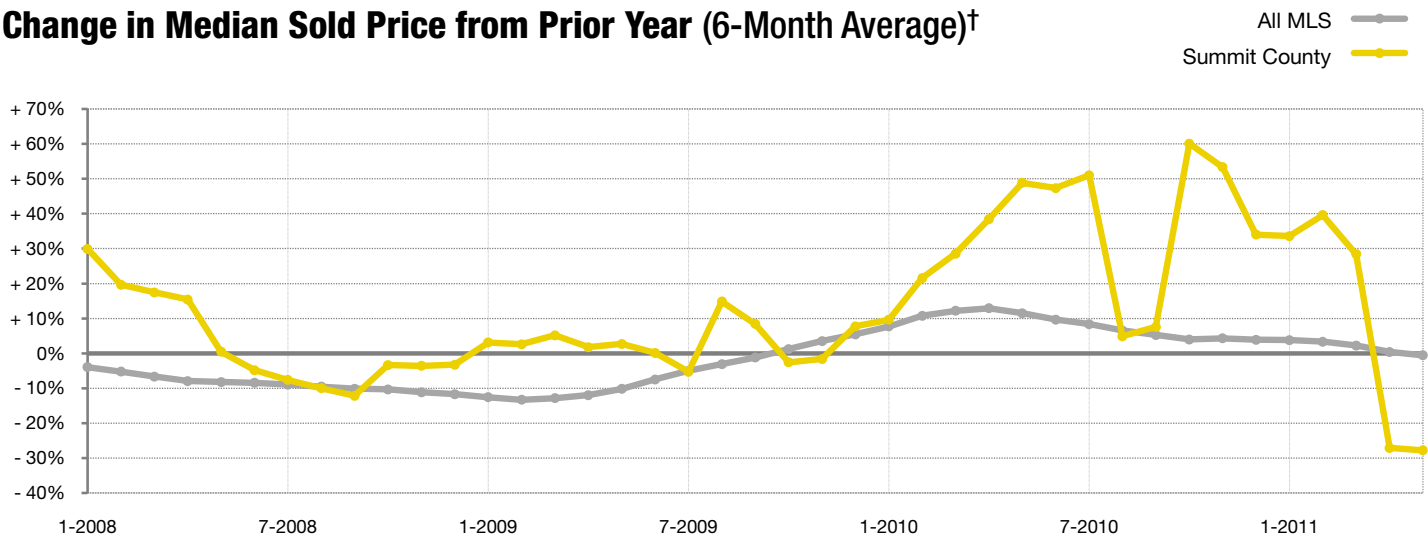
Summit County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	241	233	- 3.3%	--	--	--
Pending Sales*	6	6	0.0%	--	--	--
Under Contract Listings	9	4	- 55.6%	33	28	- 15.2%
New Listings	32	53	+ 65.6%	184	209	+ 13.6%
Sold Listings	10	4	- 60.0%	39	31	- 20.5%
Total Days on Market	163	203	+ 24.5%	172	155	- 9.7%
Median Sold Price**	\$433,500	\$340,000	- 21.6%	\$438,000	\$290,000	- 33.8%
Average Sold Price**	\$423,130	\$352,063	- 16.8%	\$503,595	\$344,181	- 31.7%
Percent of Sold Price to List Price**	94.2%	87.0%	- 7.7%	93.3%	92.2%	- 1.2%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Teller County

0.0%

Change in
New Listings

- 50.0%

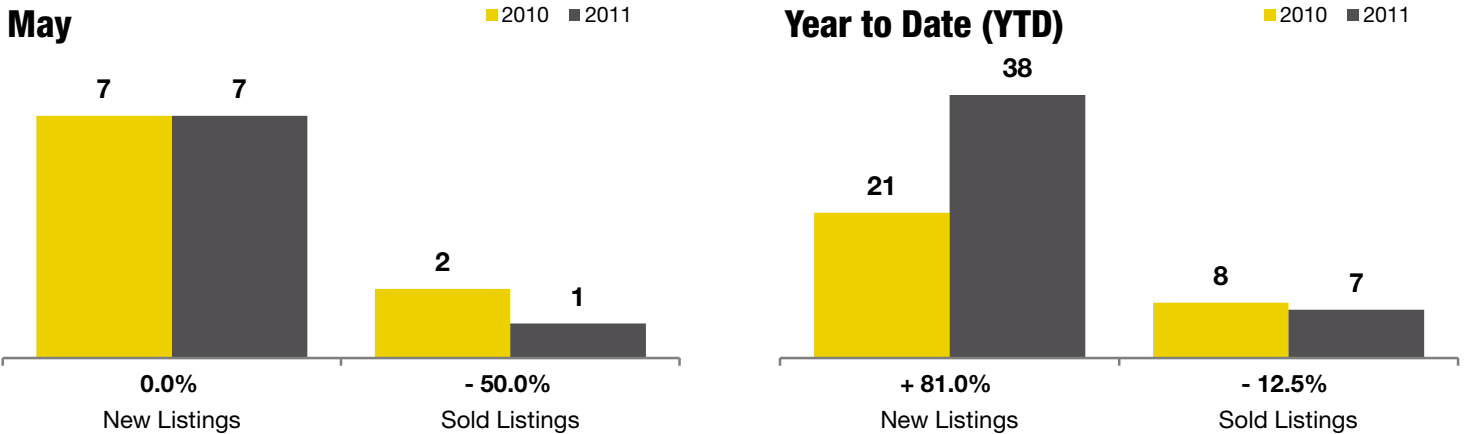
Change in
Closed Sales

+ 24.2%

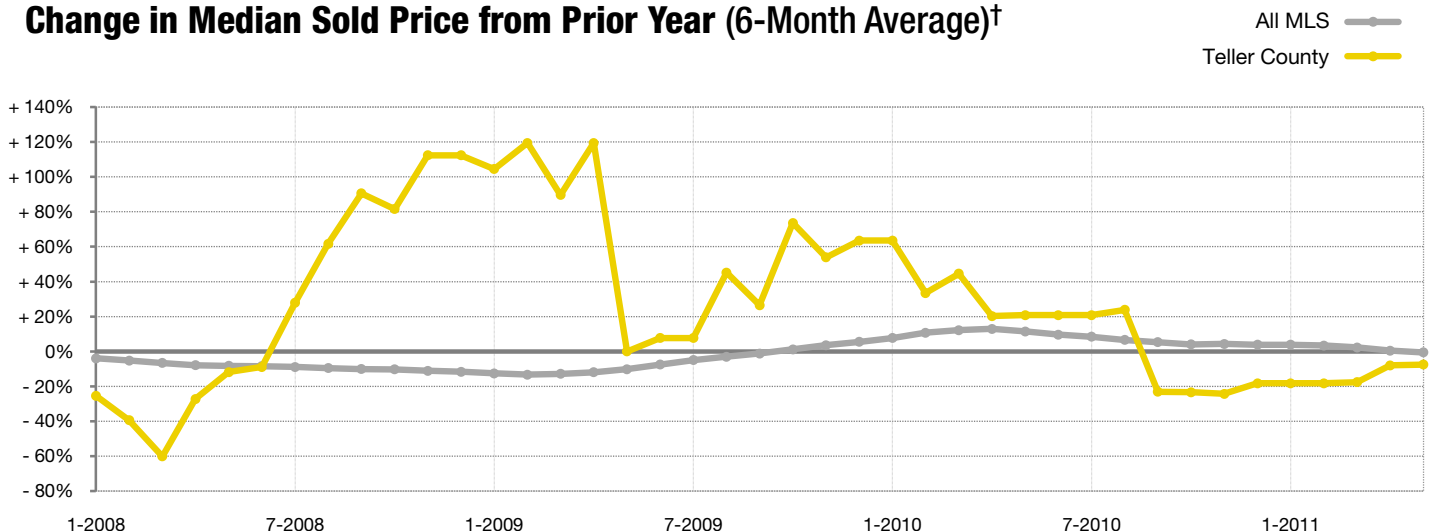
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	25	56	+ 124.0%	--	--	--
Pending Sales*	1	3	+ 200.0%	--	--	--
Under Contract Listings	0	4	--	7	12	+ 71.4%
New Listings	7	7	0.0%	21	38	+ 81.0%
Sold Listings	2	1	- 50.0%	8	7	- 12.5%
Total Days on Market	113	395	+ 249.6%	126	204	+ 62.2%
Median Sold Price**	\$165,750	\$205,900	+ 24.2%	\$165,750	\$152,650	- 7.9%
Average Sold Price**	\$165,750	\$205,900	+ 24.2%	\$177,688	\$302,567	+ 70.3%
Percent of Sold Price to List Price**	99.2%	103.0%	+ 3.8%	94.7%	95.5%	+ 0.8%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Weld County

+ 18.1%

Change in
New Listings

+ 2.1%

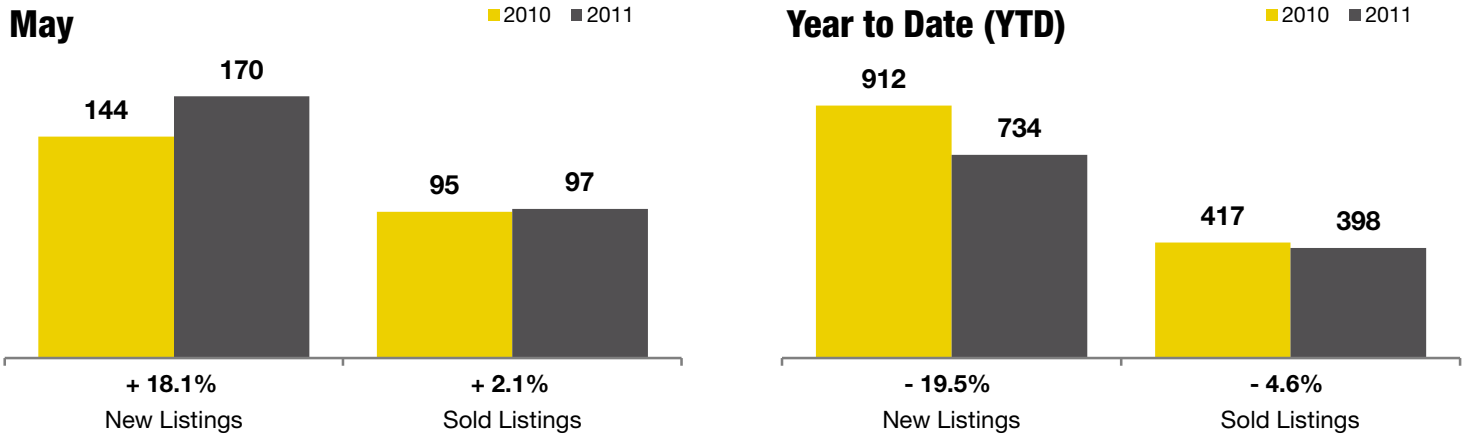
Change in
Closed Sales

- 0.2%

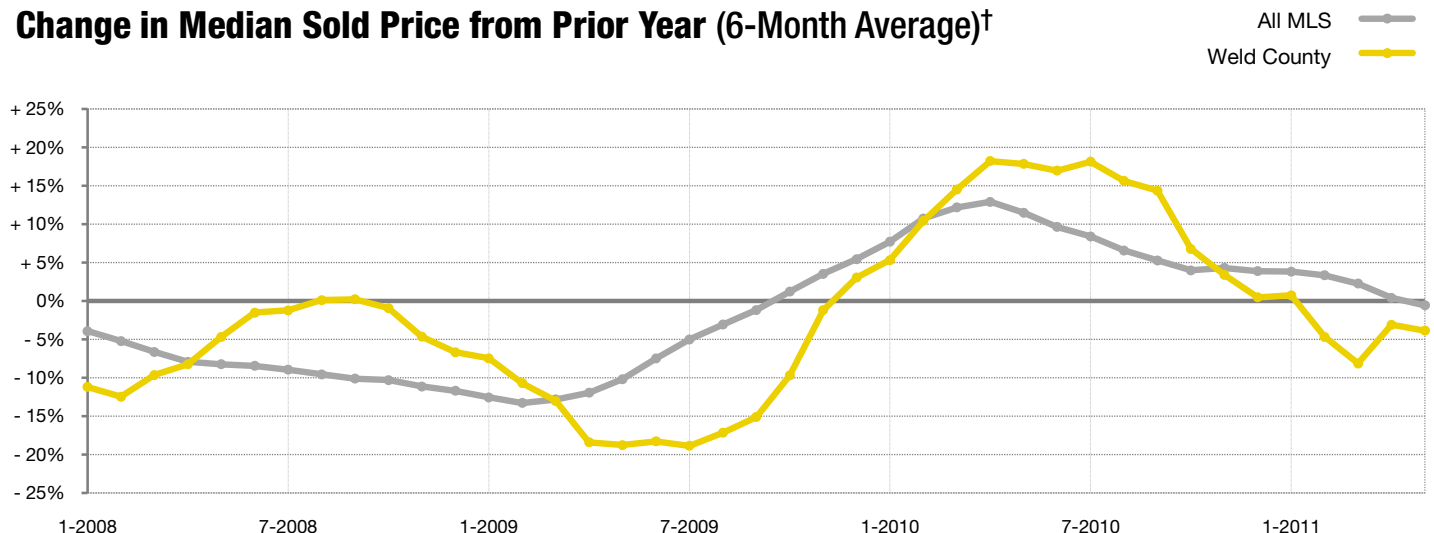
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	560	416	- 25.7%	--	--	--
Pending Sales*	27	45	+ 66.7%	--	--	--
Under Contract Listings	67	115	+ 71.6%	464	496	+ 6.9%
New Listings	144	170	+ 18.1%	912	734	- 19.5%
Sold Listings	95	97	+ 2.1%	417	398	- 4.6%
Total Days on Market	95	114	+ 19.1%	100	104	+ 3.8%
Median Sold Price**	\$195,000	\$194,600	- 0.2%	\$193,000	\$182,000	- 5.7%
Average Sold Price**	\$224,056	\$202,164	- 9.8%	\$215,076	\$194,080	- 9.8%
Percent of Sold Price to List Price**	98.4%	97.3%	- 1.2%	98.1%	96.7%	- 1.4%

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Local Market Update – May 2011

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



METROLIST®

- 8.4%

Change in
New Listings

- 14.9%

Change in
Closed Sales

+ 1.9%

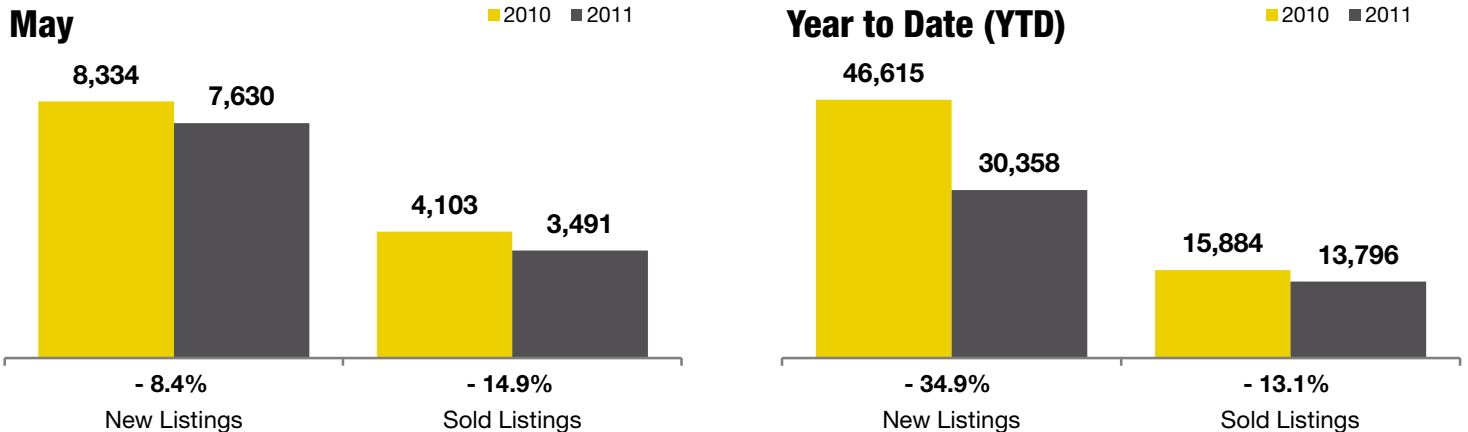
Change in
Median Sales Price

Denver-Aurora MSA

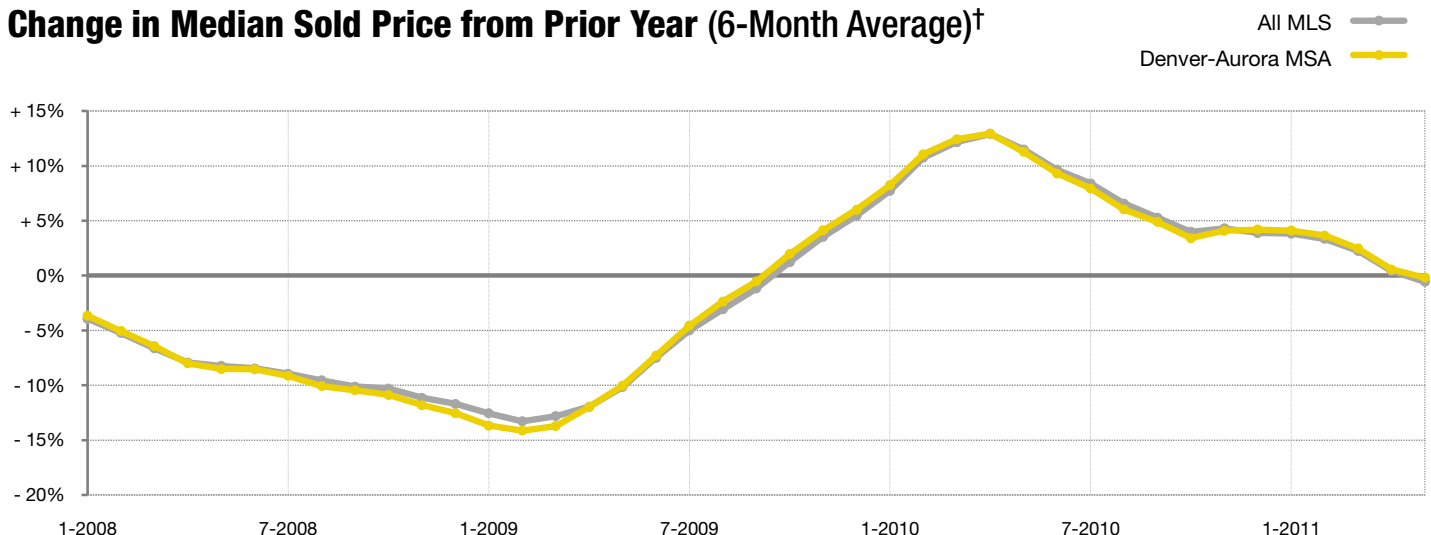
Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	21,459	15,719	- 26.7%	--	--	--
Pending Sales*	574	1,671	+ 191.1%	--	--	--
Under Contract Listings	2,564	4,425	+ 72.6%	17,830	17,651	- 1.0%
New Listings	8,334	7,630	- 8.4%	46,615	30,358	- 34.9%
Sold Listings	4,103	3,491	- 14.9%	15,884	13,796	- 13.1%
Total Days on Market	75	107	+ 42.3%	82	113	+ 38.3%
Median Sold Price**	\$206,000	\$209,900	+ 1.9%	\$205,000	\$202,500	- 1.2%
Average Sold Price**	\$245,417	\$254,574	+ 3.7%	\$245,321	\$248,460	+ 1.3%
Percent of Sold Price to List Price**	98.3%	97.1%	- 1.2%	98.0%	96.9%	- 1.1%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

- 3.1%

Change in
New Listings

+ 60.7%

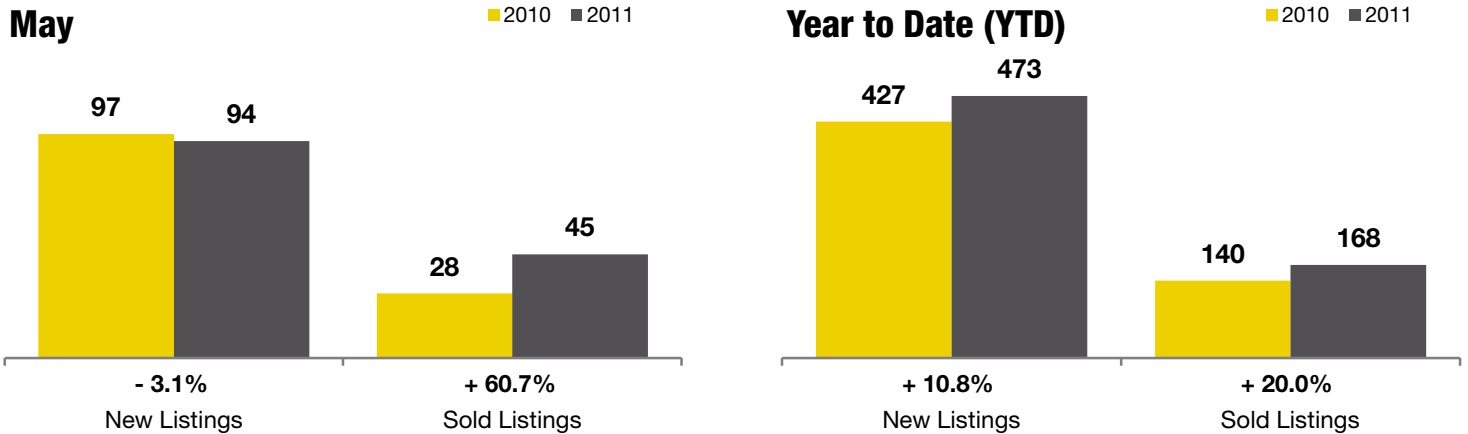
Change in
Closed Sales

+ 0.4%

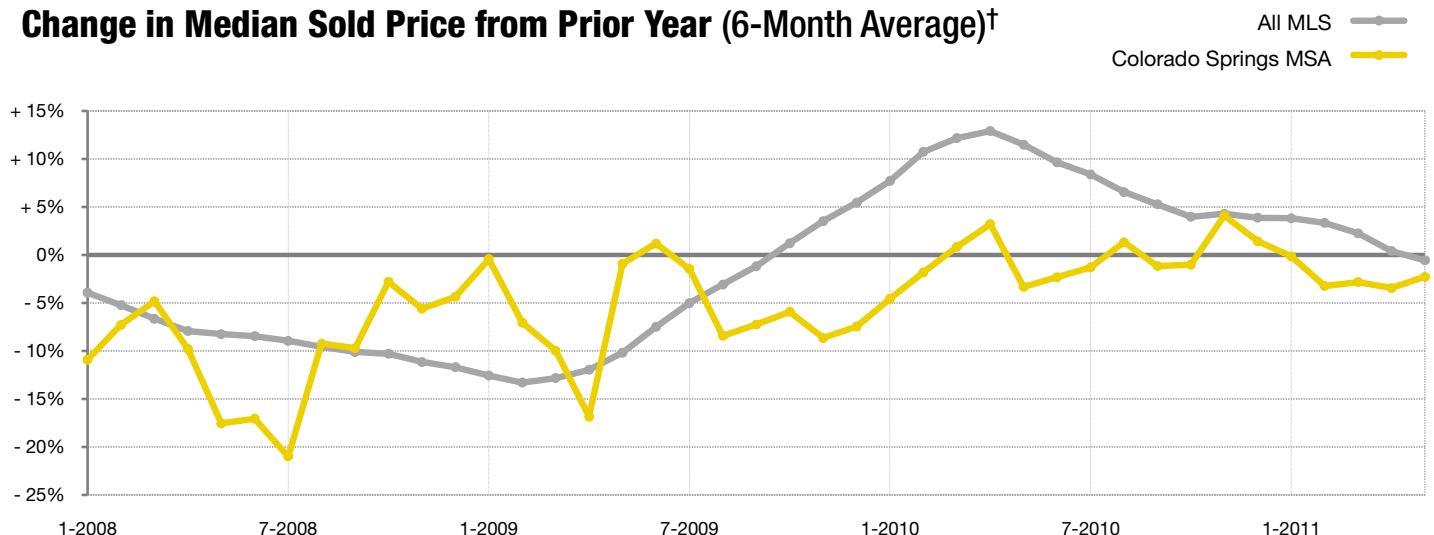
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	334	370	+ 10.8%	--	--	--
Pending Sales*	7	19	+ 171.4%	--	--	--
Under Contract Listings	19	61	+ 221.1%	160	229	+ 43.1%
New Listings	97	94	- 3.1%	427	473	+ 10.8%
Sold Listings	28	45	+ 60.7%	140	168	+ 20.0%
Total Days on Market	98	70	- 28.6%	91	94	+ 2.6%
Median Sold Price**	\$214,950	\$215,849	+ 0.4%	\$225,000	\$215,690	- 4.1%
Average Sold Price**	\$251,203	\$239,095	- 4.8%	\$264,082	\$247,228	- 6.4%
Percent of Sold Price to List Price**	98.7%	97.7%	- 1.1%	98.1%	97.5%	- 0.6%

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Local Market Update – May 2011

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METROLIST®

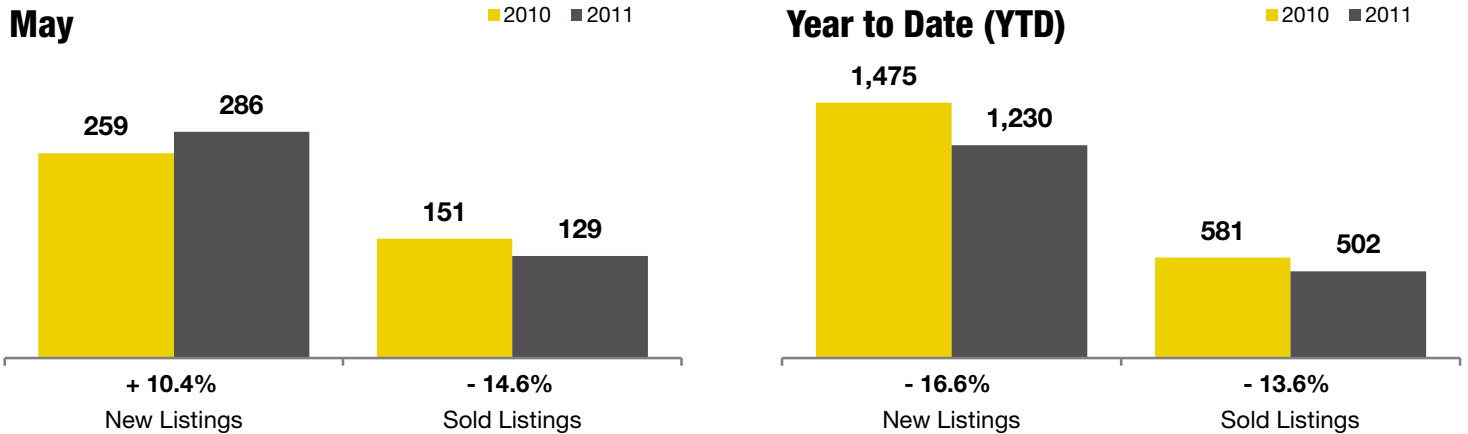
Boulder MSA

Includes Boulder County

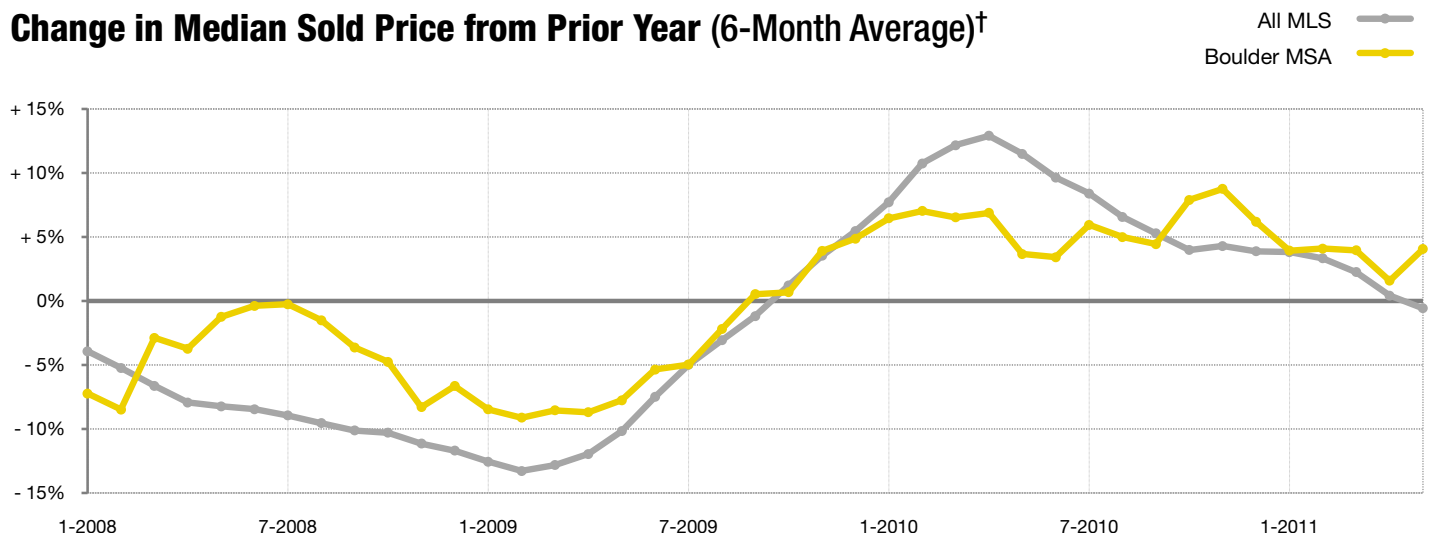
+ 10.4% **- 14.6%** **+ 12.4%**
Change in New Listings Change in Closed Sales Change in Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	817	774	- 5.3%	--	--	--
Pending Sales*	12	35	+ 191.7%	--	--	--
Under Contract Listings	112	157	+ 40.2%	709	647	- 8.7%
New Listings	259	286	+ 10.4%	1,475	1,230	- 16.6%
Sold Listings	151	129	- 14.6%	581	502	- 13.6%
Total Days on Market	66	83	+ 26.4%	82	104	+ 27.4%
Median Sold Price**	\$266,957	\$300,000	+ 12.4%	\$269,000	\$287,000	+ 6.7%
Average Sold Price**	\$334,001	\$376,481	+ 12.7%	\$342,515	\$374,018	+ 9.2%
Percent of Sold Price to List Price**	98.2%	96.7%	- 1.5%	97.4%	97.1%	- 0.3%

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Local Market Update – May 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

+ 7.3%

Change in
New Listings

+ 69.2%

Change in
Closed Sales

+ 2.3%

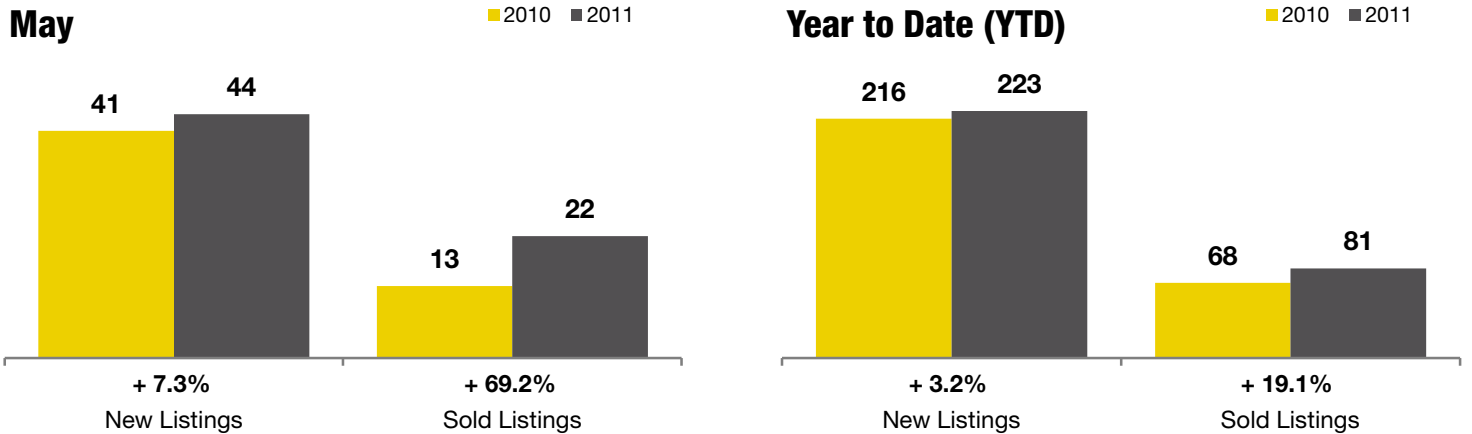
Change in
Median Sales Price

Fort Collins-Loveland MSA

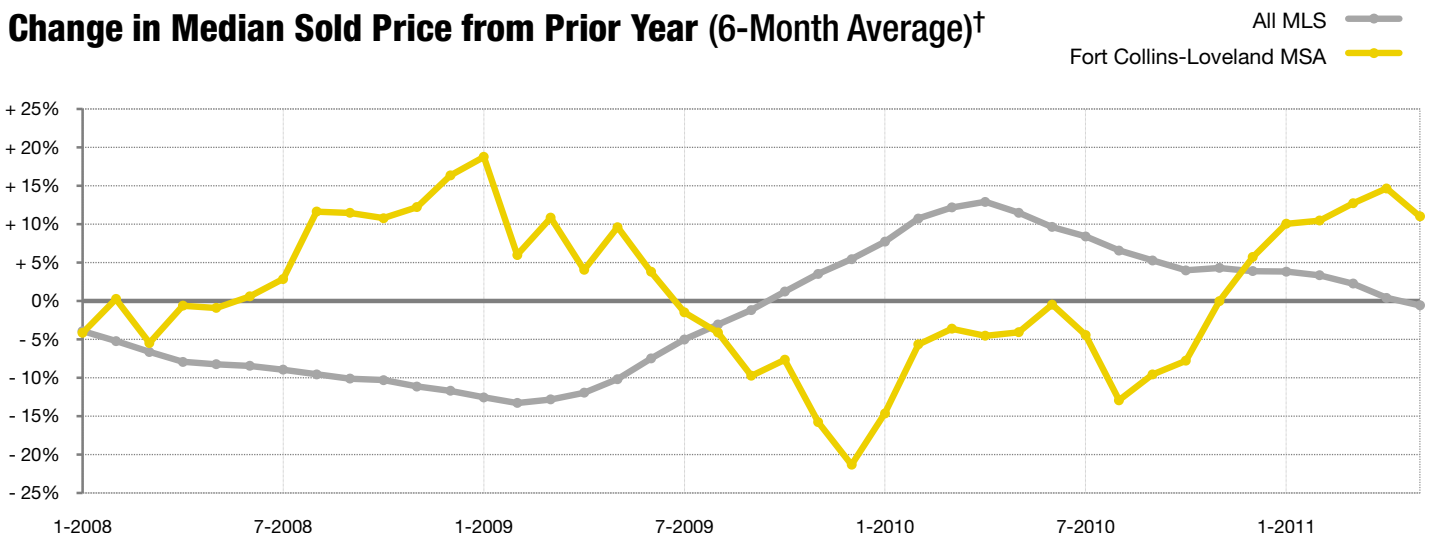
Includes Larimer County

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	208	178	- 14.4%	--	--	--
Pending Sales*	3	12	+ 300.0%	--	--	--
Under Contract Listings	16	33	+ 106.3%	80	124	+ 55.0%
New Listings	41	44	+ 7.3%	216	223	+ 3.2%
Sold Listings	13	22	+ 69.2%	68	81	+ 19.1%
Total Days on Market	161	117	- 27.7%	114	137	+ 19.9%
Median Sold Price**	\$215,000	\$220,000	+ 2.3%	\$211,500	\$225,000	+ 6.4%
Average Sold Price**	\$316,098	\$231,874	- 26.6%	\$273,778	\$266,233	- 2.8%
Percent of Sold Price to List Price**	96.4%	97.4%	+ 1.0%	97.5%	96.8%	- 0.8%

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Local Market Update – May 2011

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



METROLIST®

Greeley MSA

Includes Weld County

+ 18.1%

Change in
New Listings

+ 2.1%

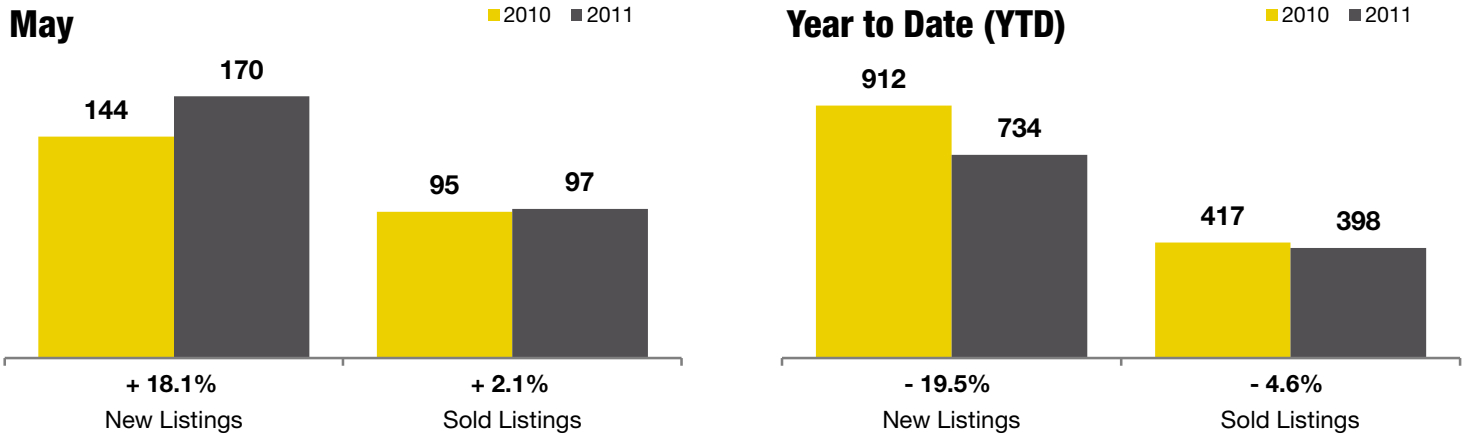
Change in
Closed Sales

- 0.2%

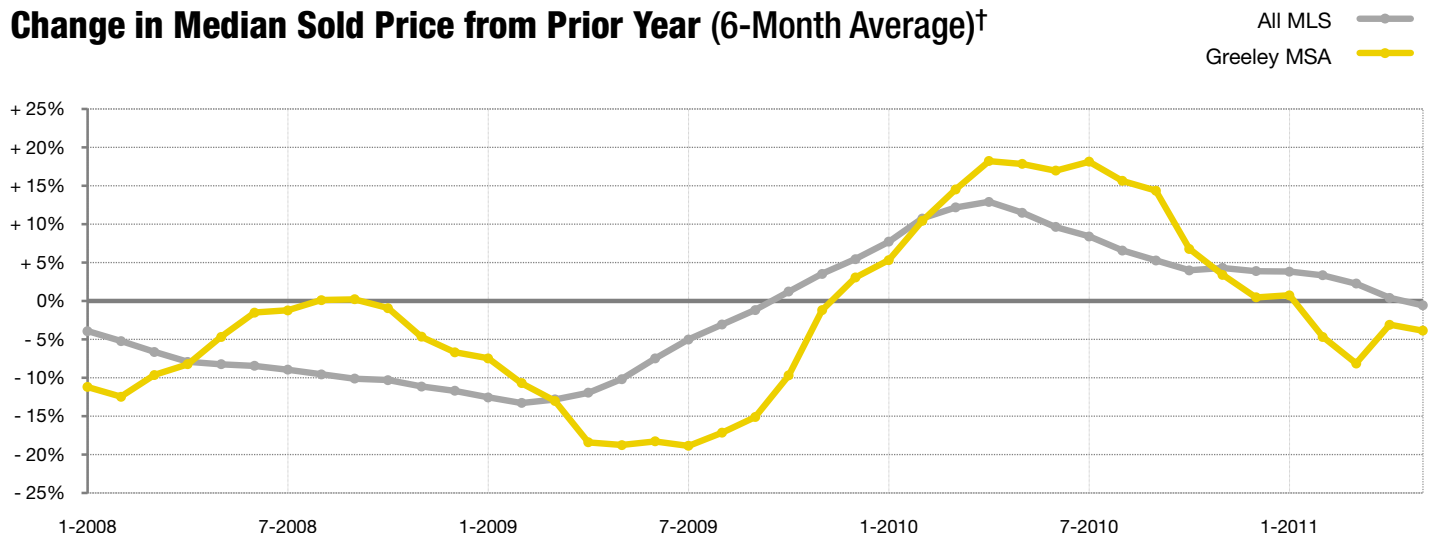
Change in
Median Sales Price

	May			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	560	416	- 25.7%	--	--	--
Pending Sales*	27	45	+ 66.7%	--	--	--
Under Contract Listings	67	115	+ 71.6%	464	496	+ 6.9%
New Listings	144	170	+ 18.1%	912	734	- 19.5%
Sold Listings	95	97	+ 2.1%	417	398	- 4.6%
Total Days on Market	95	114	+ 19.1%	100	104	+ 3.8%
Median Sold Price**	\$195,000	\$194,600	- 0.2%	\$193,000	\$182,000	- 5.7%
Average Sold Price**	\$224,056	\$202,164	- 9.8%	\$215,076	\$194,080	- 9.8%
Percent of Sold Price to List Price**	98.4%	97.3%	- 1.2%	98.1%	96.7%	- 1.4%

* 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.



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®.