



**METROLIST®**

# Local Market Updates

**December 2009**

## **County:**

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

## **Metropolitan Statistical Area (MSA):**

<b>Denver-Aurora</b>	<b>19</b>
<b>Colorado Springs</b>	<b>20</b>
<b>Boulder</b>	<b>21</b>
<b>Fort Collins-Loveland</b>	<b>22</b>
<b>Greeley</b>	<b>23</b>

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[Click on a County or MSA to view report page.](#)

# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Adams County

### December

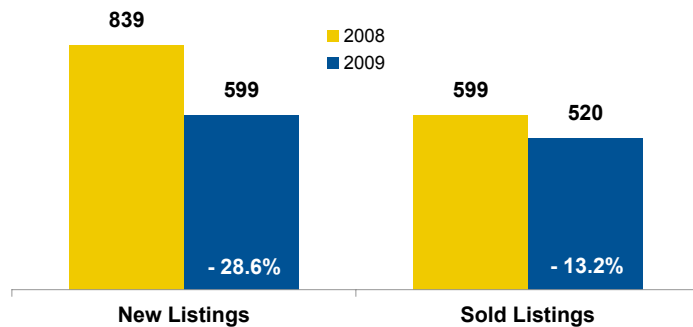
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	839	599	- 28.6%	15,219	11,552	- 24.1%
Sold Listings	599	520	- 13.2%	7,917	6,696	- 15.4%
Median Sold Price*	\$131,001	\$155,000	+ 18.3%	\$148,500	\$150,000	+ 1.0%
Average Sold Price*	\$156,301	\$175,308	+ 12.2%	\$167,737	\$168,626	+ 0.5%
Percent of Sold Price to List Price*	98.5%	99.7%	+ 1.2%	98.2%	99.2%	+ 1.0%
Total Days on Market	94	73	- 22.4%	101	88	- 13.6%
Active Listings	NA	1,832	--	--	--	--

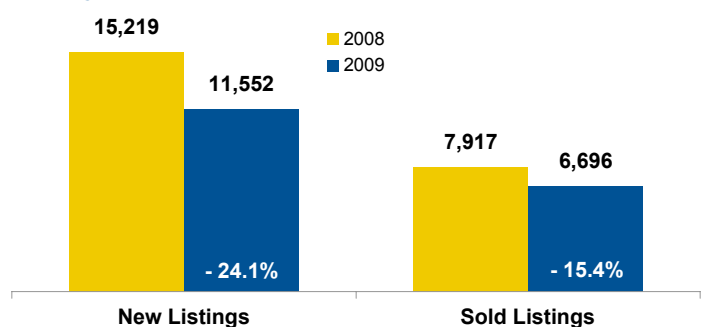
\*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

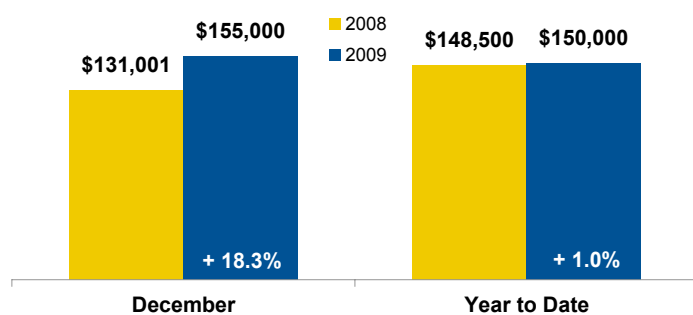
#### Activity—Most Recent Month



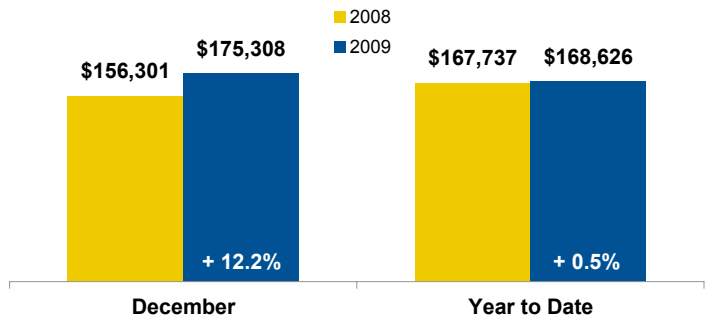
#### Activity—Year to Date



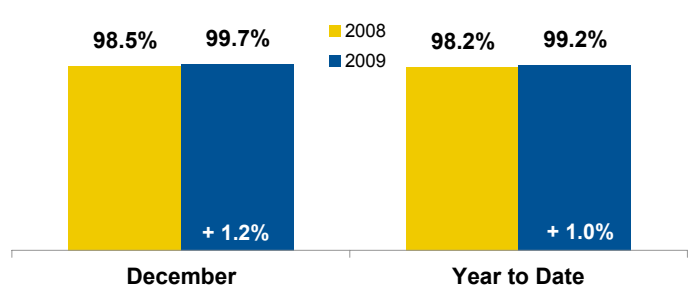
#### Median Sold Price\*



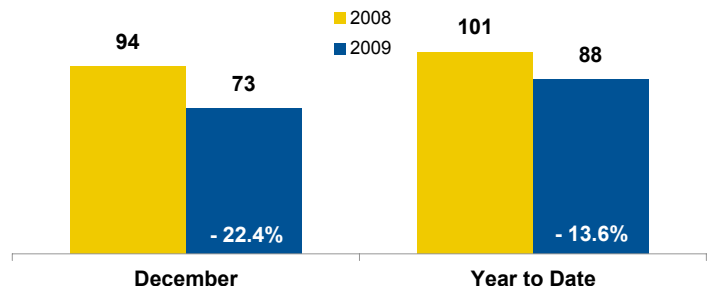
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Arapahoe County

### December

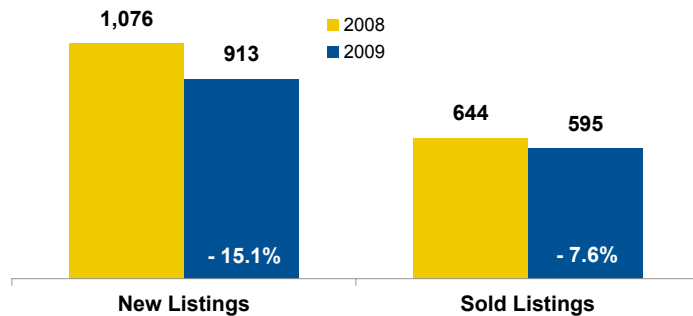
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,076	913	- 15.1%	23,018	18,916	- 17.8%
Sold Listings	644	595	- 7.6%	9,996	8,708	- 12.9%
Median Sold Price*	\$165,000	\$183,000	+ 10.9%	\$179,900	\$180,000	+ 0.1%
Average Sold Price*	\$201,942	\$237,015	+ 17.4%	\$229,291	\$221,986	- 3.2%
Percent of Sold Price to List Price*	98.1%	98.3%	+ 0.2%	97.6%	98.2%	+ 0.7%
Total Days on Market	81	78	- 3.8%	95	90	- 5.8%
Active Listings	NA	2,977	--	--	--	--

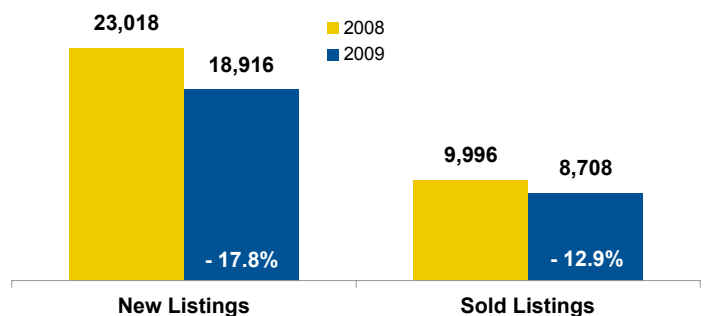
\*Does not account for sale concessions and/or down payment assistance.

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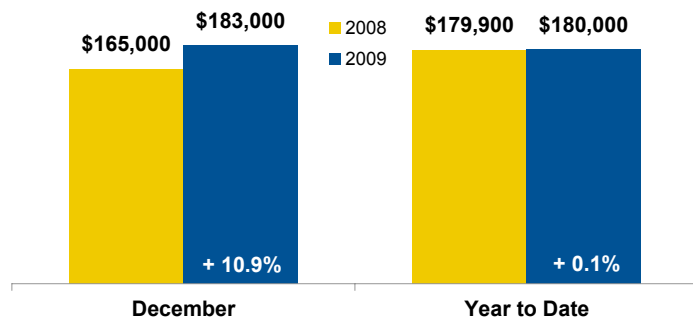
#### Activity—Most Recent Month



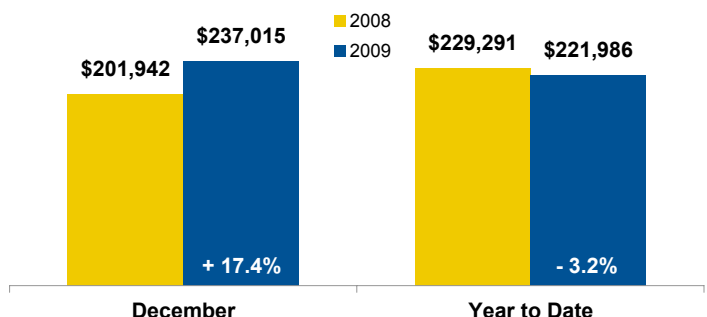
#### Activity—Year to Date



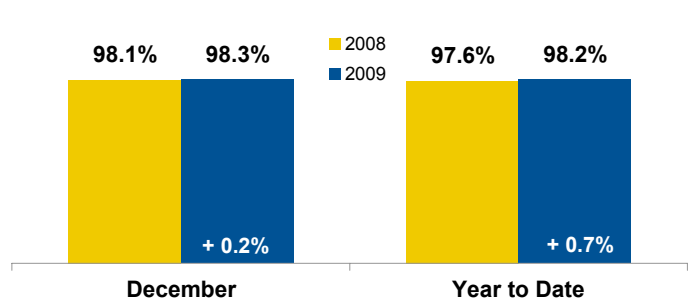
#### Median Sold Price\*



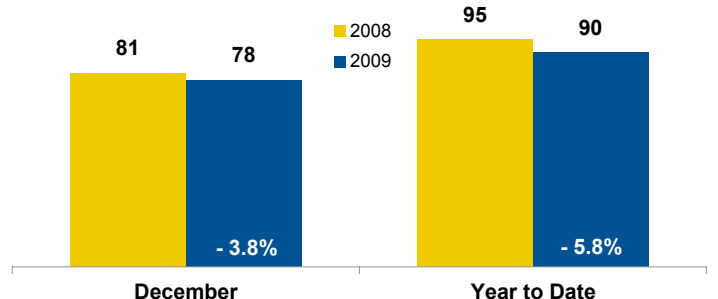
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Boulder County

### December

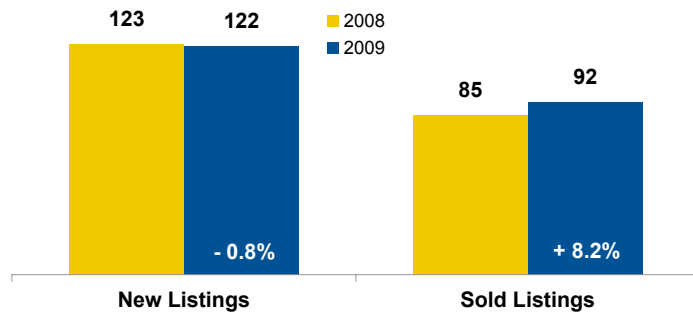
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	123	122	- 0.8%	2,990	2,570	- 14.0%
Sold Listings	85	92	+ 8.2%	1,542	1,348	- 12.6%
Median Sold Price*	\$260,000	\$300,000	+ 15.4%	\$283,500	\$275,000	- 3.0%
Average Sold Price*	\$360,413	\$361,219	+ 0.2%	\$348,255	\$332,864	- 4.4%
Percent of Sold Price to List Price*	97.3%	97.2%	- 0.1%	97.1%	96.9%	- 0.1%
Total Days on Market	77	91	+ 17.7%	100	99	- 1.4%
Active Listings	NA	536	--	--	--	--

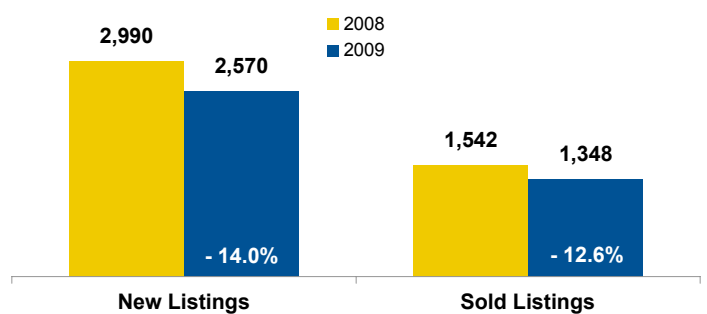
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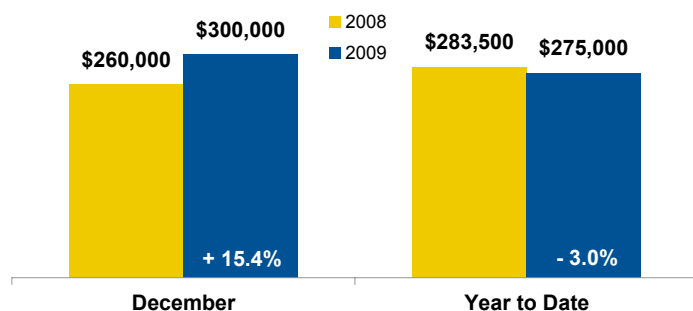
#### Activity—Most Recent Month



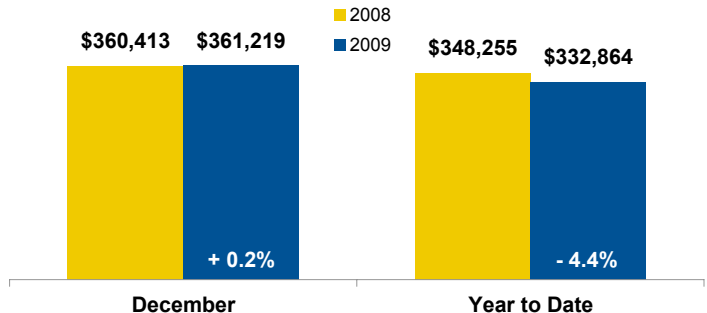
#### Activity—Year to Date



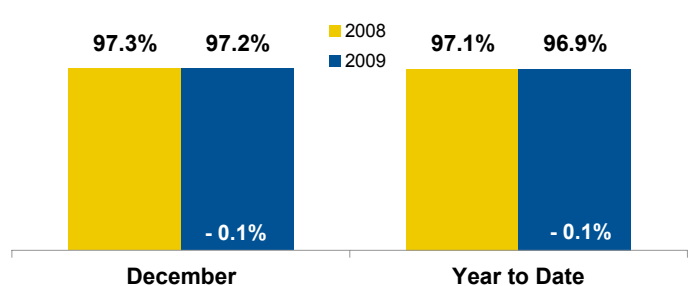
#### Median Sold Price\*



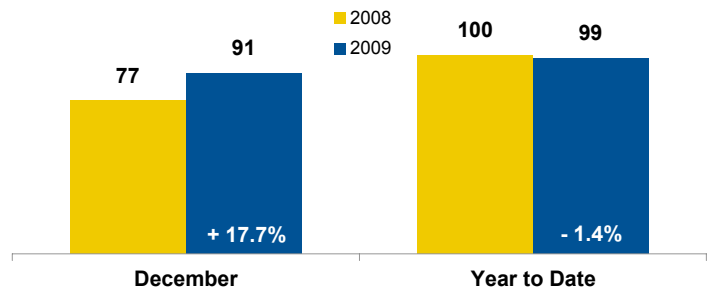
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Broomfield County

### December

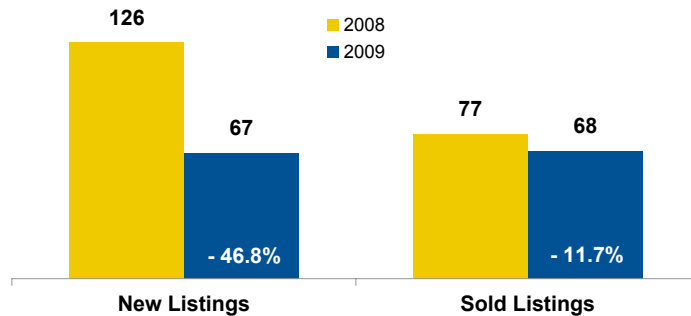
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	126	67	- 46.8%	1,970	1,760	- 10.7%
Sold Listings	77	68	- 11.7%	860	836	- 2.8%
Median Sold Price*	\$266,000	\$240,750	- 9.5%	\$262,000	\$258,033	- 1.5%
Average Sold Price*	\$302,433	\$296,128	- 2.1%	\$316,377	\$298,833	- 5.5%
Percent of Sold Price to List Price*	98.1%	97.4%	- 0.6%	97.5%	97.4%	- 0.1%
Total Days on Market	145	89	- 39.1%	108	98	- 8.9%
Active Listings	NA	253	--	--	--	--

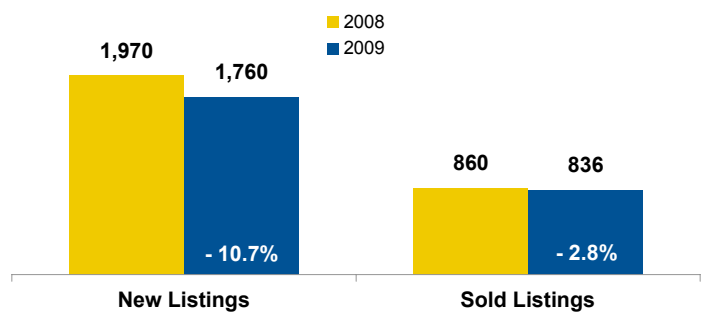
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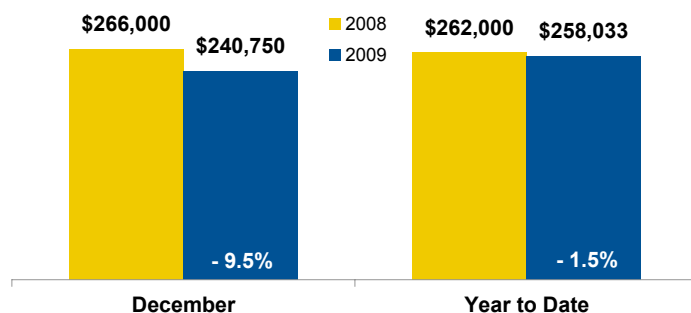
#### Activity—Most Recent Month



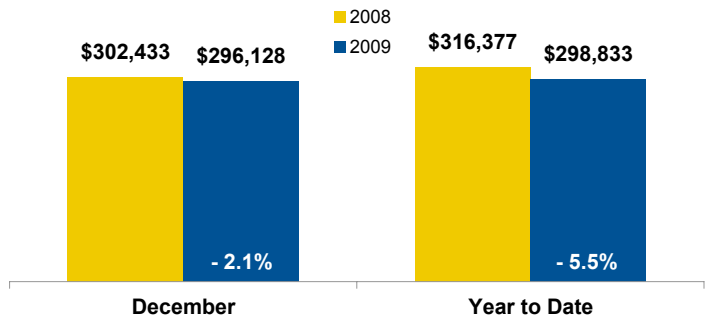
#### Activity—Year to Date



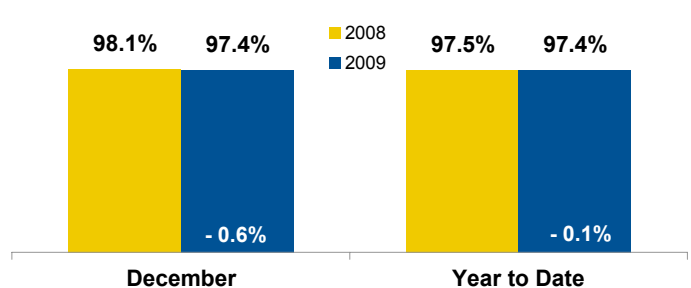
#### Median Sold Price\*



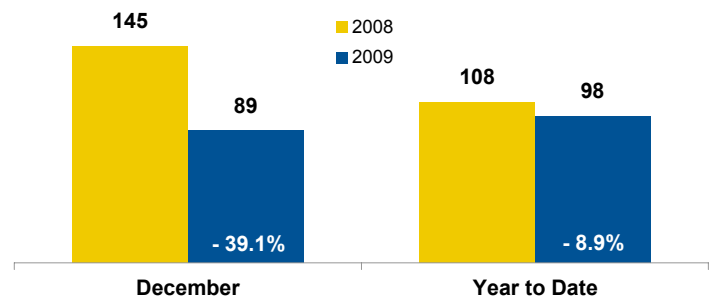
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Clear Creek County

### December

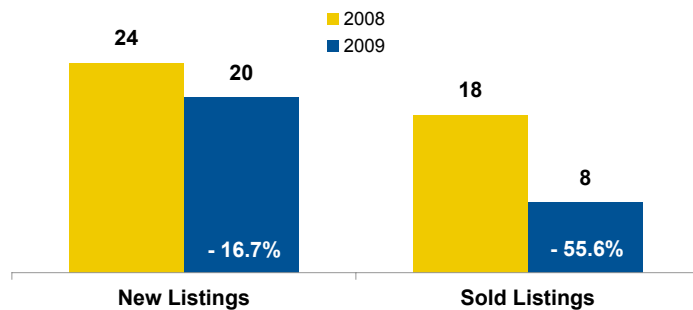
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	24	20	- 16.7%	488	421	- 13.7%
Sold Listings	18	8	- 55.6%	152	148	- 2.6%
Median Sold Price*	\$207,000	\$247,000	+ 19.3%	\$225,000	\$226,500	+ 0.7%
Average Sold Price*	\$285,622	\$267,125	- 6.5%	\$284,328	\$251,588	- 11.5%
Percent of Sold Price to List Price*	95.0%	95.0%	- 0.0%	96.5%	94.8%	- 1.7%
Total Days on Market	88	160	+ 81.3%	127	157	+ 23.8%
Active Listings	NA	140	--	--	--	--

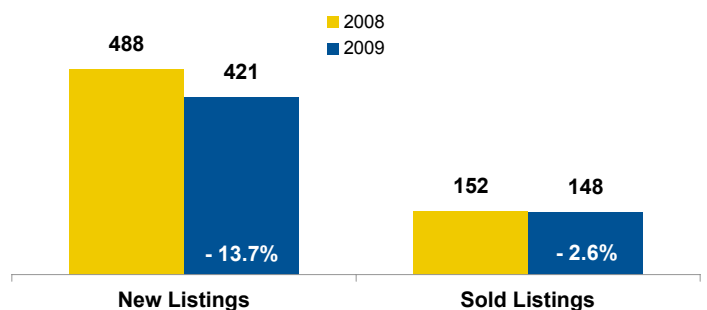
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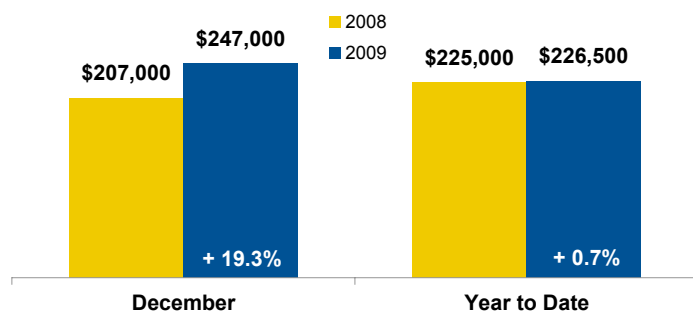
#### Activity—Most Recent Month



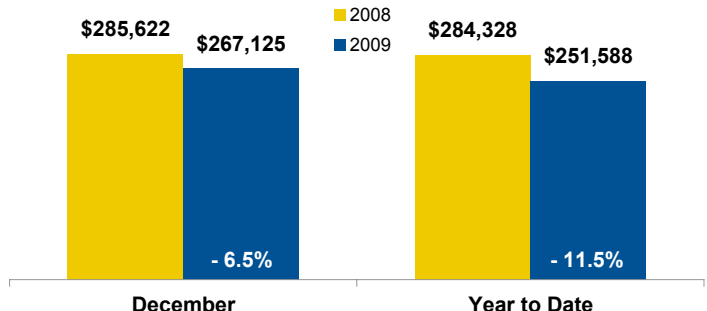
#### Activity—Year to Date



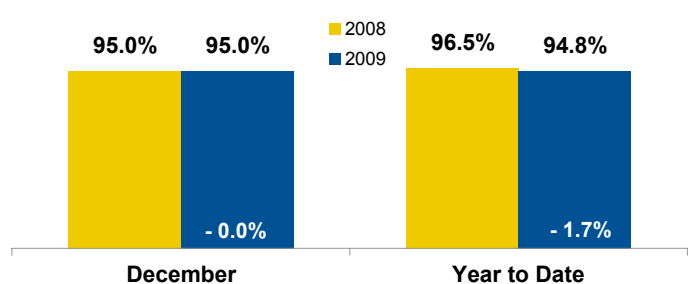
#### Median Sold Price\*



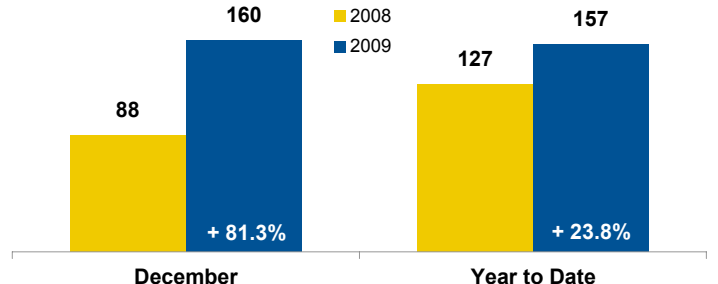
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Denver County

### December

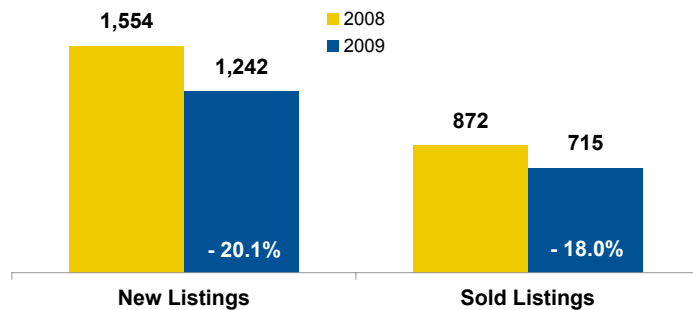
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,554	1,242	- 20.1%	33,677	28,765	- 14.6%
Sold Listings	872	715	- 18.0%	12,147	10,680	- 12.1%
Median Sold Price*	\$140,000	\$186,250	+ 33.0%	\$172,000	\$180,000	+ 4.7%
Average Sold Price*	\$209,160	\$255,178	+ 22.0%	\$247,811	\$243,867	- 1.6%
Percent of Sold Price to List Price*	98.3%	98.1%	- 0.2%	97.6%	98.2%	+ 0.7%
Total Days on Market	104	86	- 17.9%	102	95	- 6.4%
Active Listings	NA	4,463	--	--	--	--

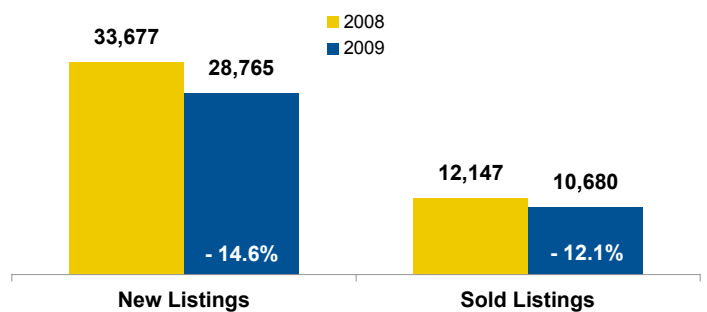
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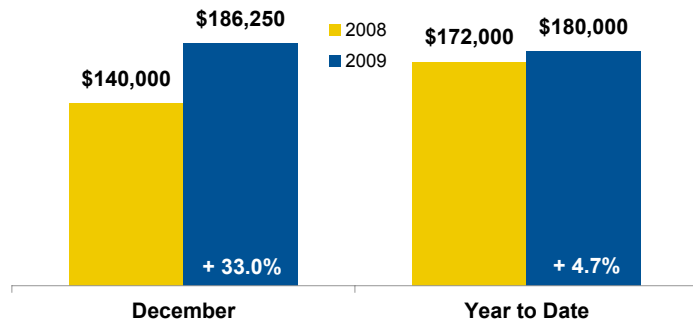
#### Activity—Most Recent Month



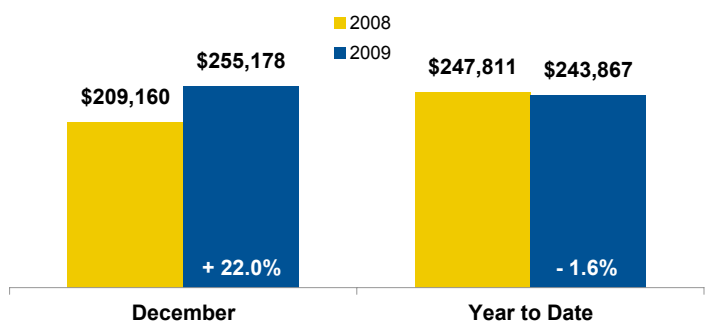
#### Activity—Year to Date



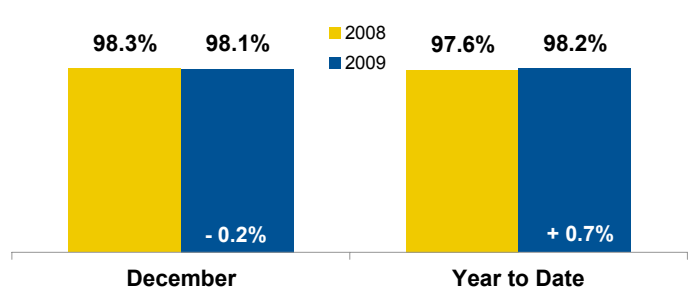
#### Median Sold Price\*



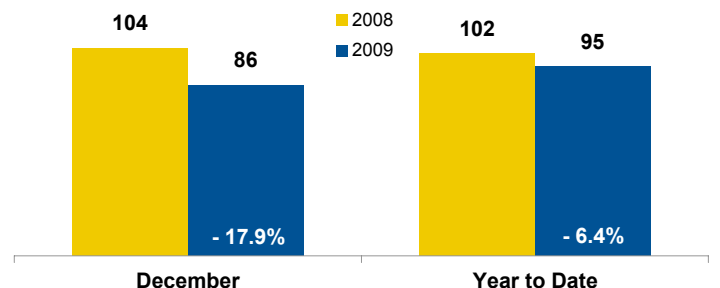
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Douglas County

### December

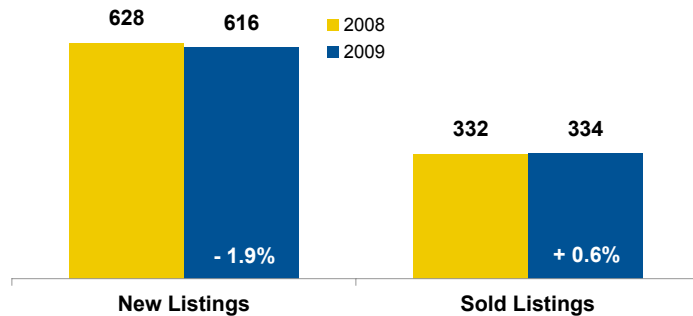
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	628	616	- 1.9%	15,947	13,910	- 12.8%
Sold Listings	332	334	+ 0.6%	5,549	4,891	- 11.9%
Median Sold Price*	\$309,250	\$292,000	- 5.6%	\$293,000	\$285,000	- 2.7%
Average Sold Price*	\$351,200	\$378,560	+ 7.8%	\$355,270	\$340,391	- 4.2%
Percent of Sold Price to List Price*	97.0%	97.2%	+ 0.3%	97.6%	97.4%	- 0.2%
Total Days on Market	103	107	+ 3.8%	98	110	+ 11.9%
Active Listings	NA	2,473	--	--	--	--

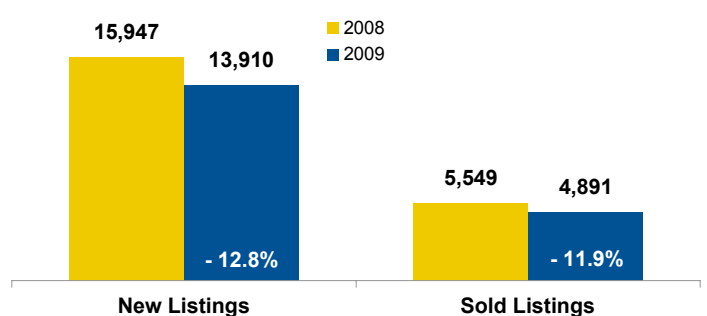
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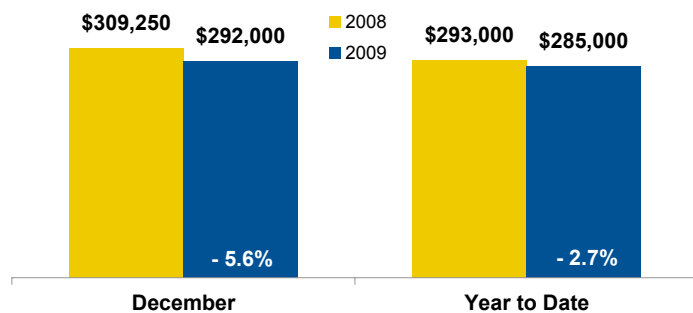
#### Activity—Most Recent Month



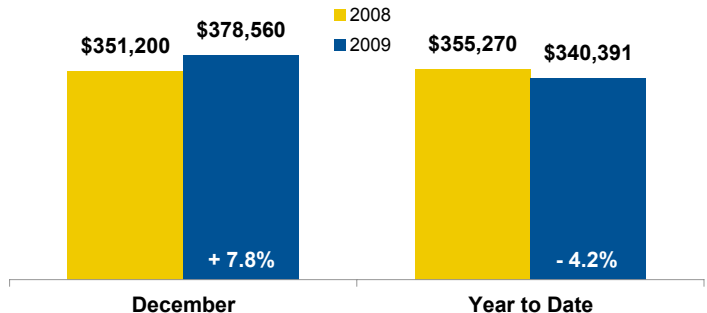
#### Activity—Year to Date



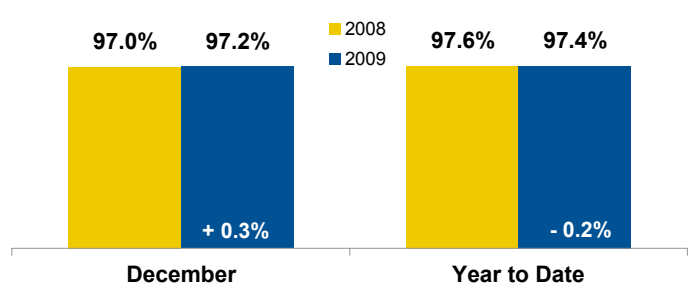
#### Median Sold Price\*



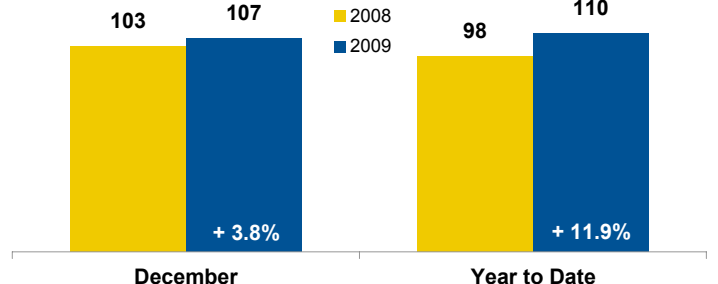
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market





# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Elbert County

### December

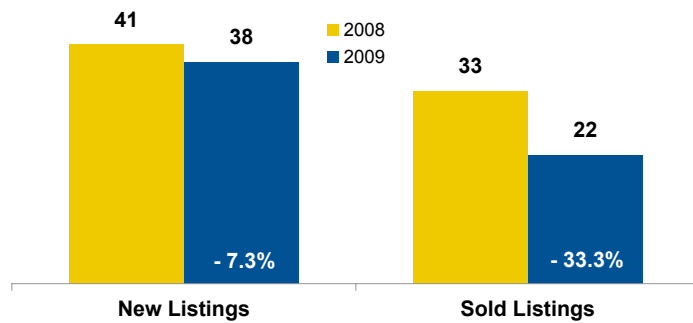
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	41	38	- 7.3%	1,170	864	- 26.2%
Sold Listings	33	22	- 33.3%	369	325	- 11.9%
Median Sold Price*	\$259,900	<b>\$299,450</b>	+ 15.2%	\$275,000	<b>\$275,000</b>	- 0.0%
Average Sold Price*	\$282,537	<b>\$334,005</b>	+ 18.2%	\$297,702	<b>\$287,106</b>	- 3.6%
Percent of Sold Price to List Price*	96.4%	<b>94.0%</b>	- 2.5%	96.7%	<b>96.1%</b>	- 0.6%
Total Days on Market	108	<b>163</b>	+ 50.7%	129	<b>144</b>	+ 11.1%
Active Listings	NA	<b>215</b>	--	--	--	--

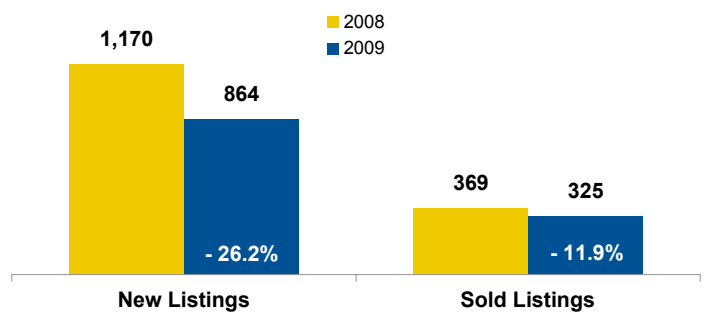
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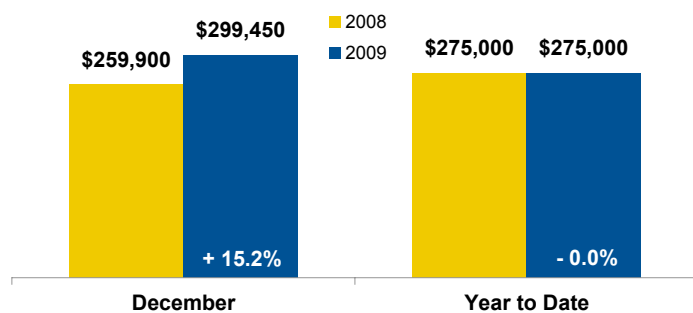
#### Activity—Most Recent Month



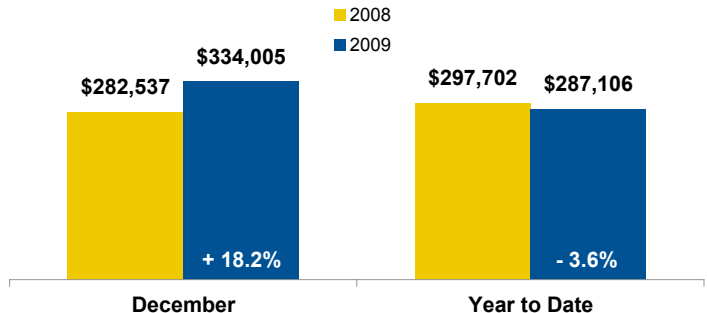
#### Activity—Year to Date



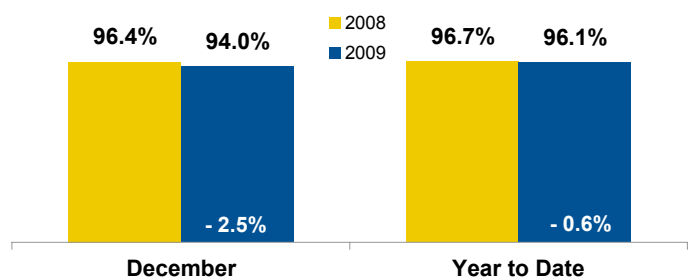
#### Median Sold Price\*



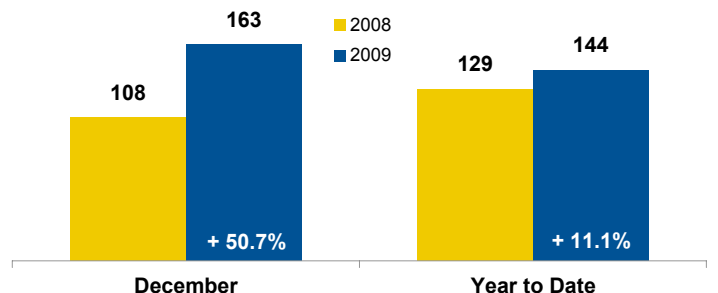
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## El Paso County

### December

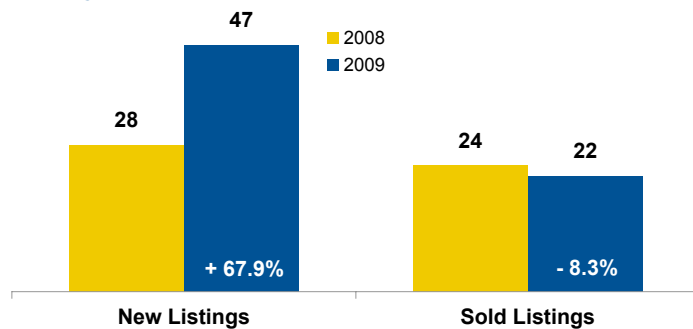
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	28	47	+ 67.9%	790	624	- 21.0%
Sold Listings	24	22	- 8.3%	324	240	- 25.9%
Median Sold Price*	\$232,536	\$247,213	+ 6.3%	\$235,729	\$228,395	- 3.1%
Average Sold Price*	\$253,024	\$268,811	+ 6.2%	\$275,976	\$274,987	- 0.4%
Percent of Sold Price to List Price*	96.6%	98.1%	+ 1.5%	97.5%	96.8%	- 0.7%
Total Days on Market	124	95	- 23.1%	109	104	- 4.6%
Active Listings	NA	216	--	--	--	--

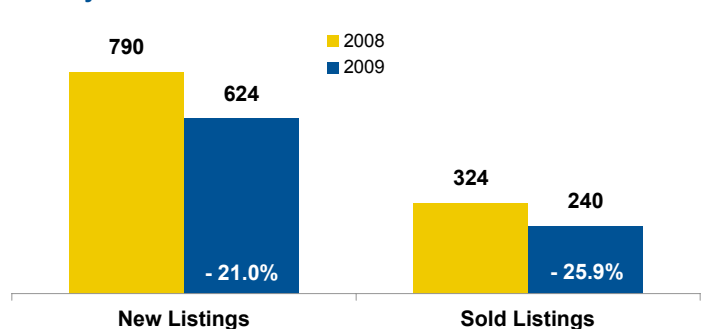
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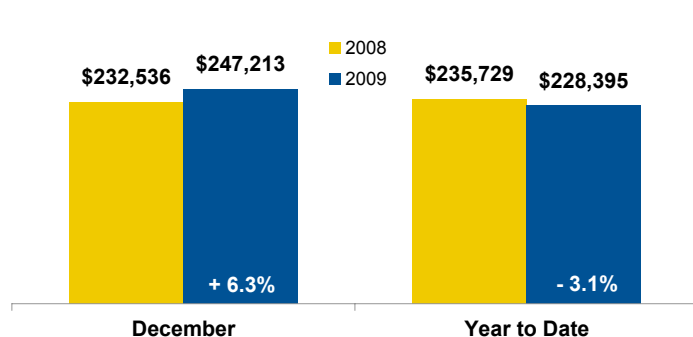
#### Activity—Most Recent Month



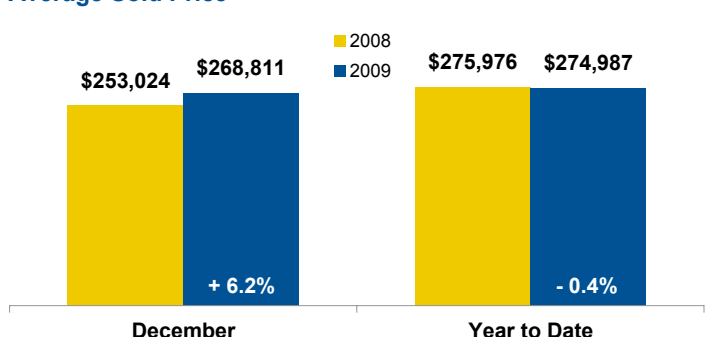
#### Activity—Year to Date



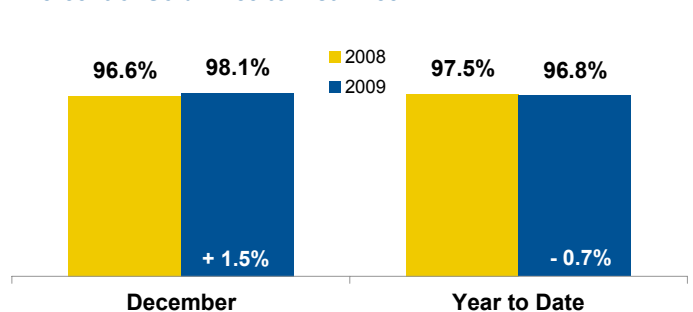
#### Median Sold Price\*



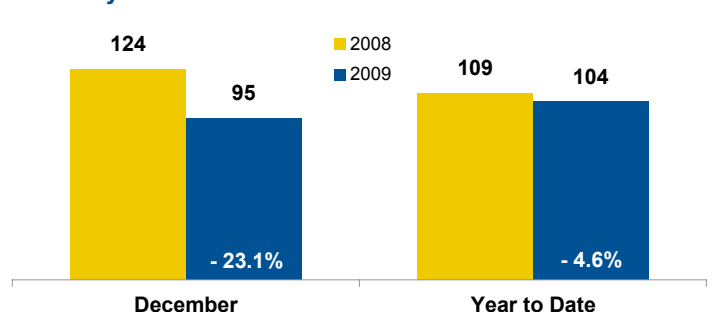
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Gilpin County

### December

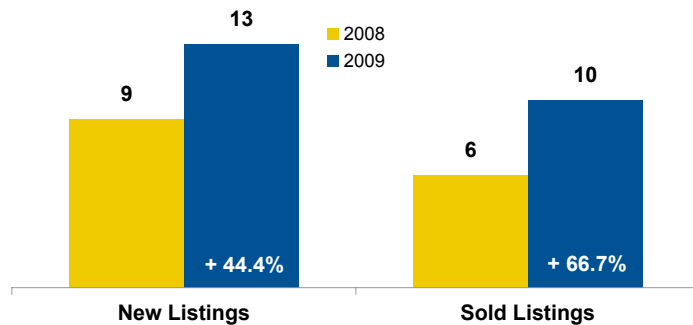
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	9	13	+ 44.4%	278	240	- 13.7%
Sold Listings	6	10	+ 66.7%	89	80	- 10.1%
Median Sold Price*	\$193,750	\$146,075	- 24.6%	\$216,500	\$200,975	- 7.2%
Average Sold Price*	\$196,958	\$198,269	+ 0.7%	\$231,410	\$229,022	- 1.0%
Percent of Sold Price to List Price*	96.7%	96.4%	- 0.3%	95.8%	95.2%	- 0.7%
Total Days on Market	101	86	- 14.8%	156	164	+ 5.3%
Active Listings	NA	88	--	--	--	--

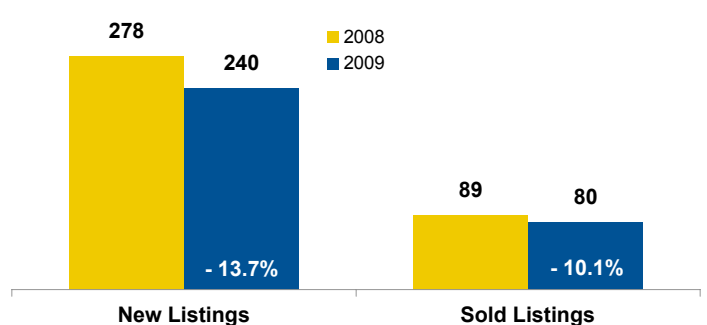
\*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

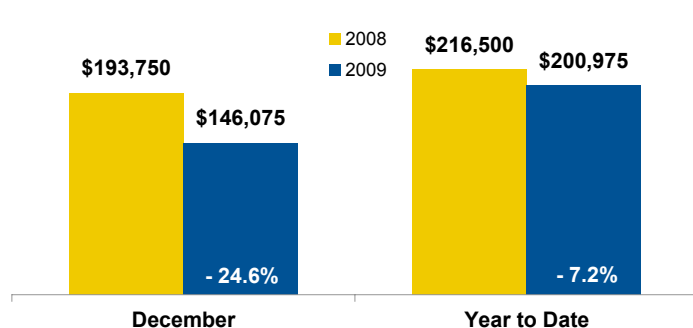
#### Activity—Most Recent Month



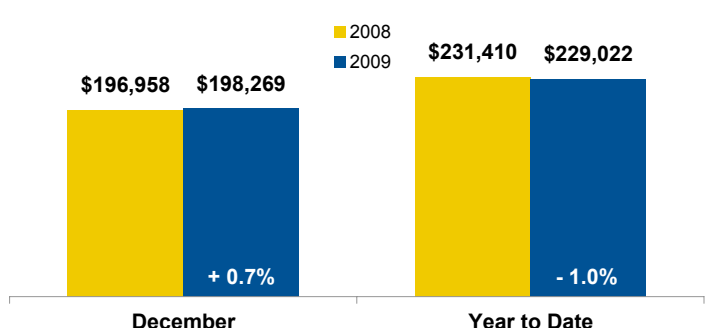
#### Activity—Year to Date



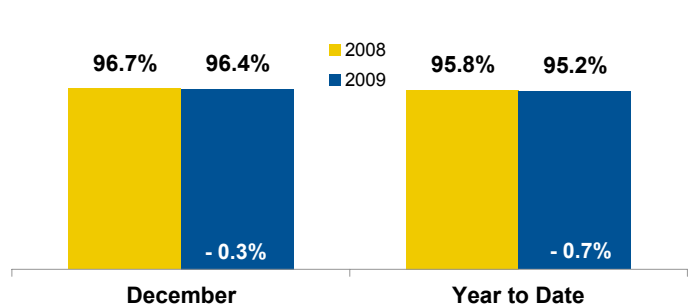
#### Median Sold Price\*



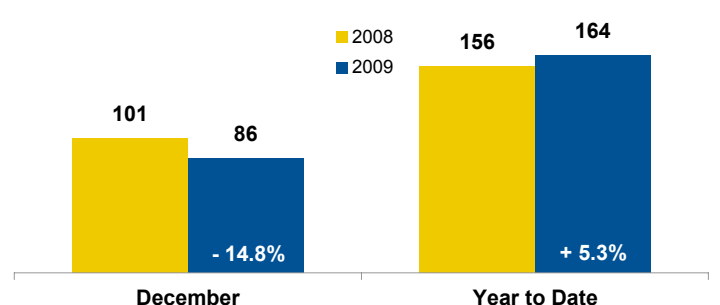
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Jefferson County

### December

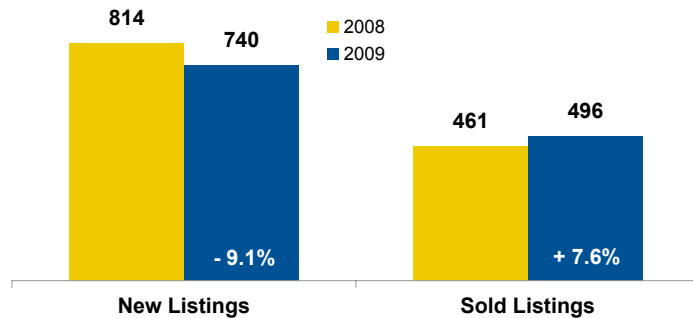
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	814	740	- 9.1%	18,685	16,766	- 10.3%
Sold Listings	461	496	+ 7.6%	7,549	6,921	- 8.3%
Median Sold Price*	\$205,000	\$222,000	+ 8.3%	\$220,000	\$215,000	- 2.3%
Average Sold Price*	\$243,698	\$269,347	+ 10.5%	\$264,550	\$249,963	- 5.5%
Percent of Sold Price to List Price*	97.2%	97.7%	+ 0.5%	97.7%	97.6%	- 0.1%
Total Days on Market	98	90	- 8.3%	97	93	- 4.1%
Active Listings	NA	2,843	--	--	--	--

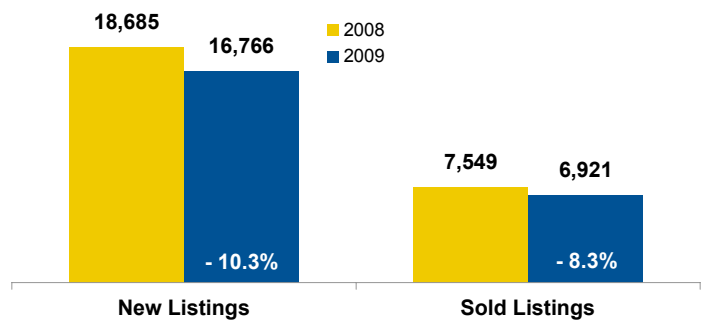
\*Does not account for sale concessions and/or down payment assistance.

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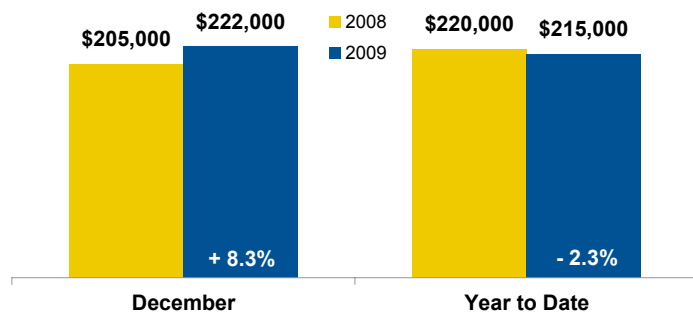
#### Activity—Most Recent Month



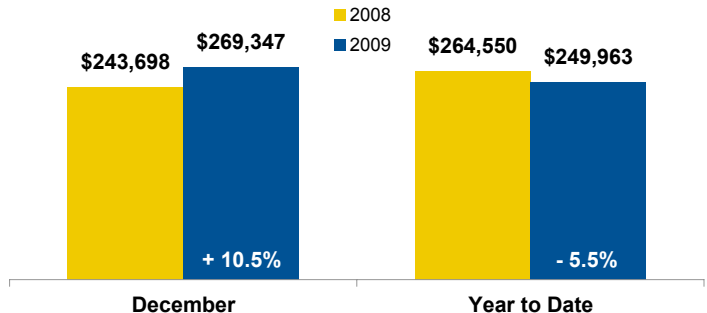
#### Activity—Year to Date



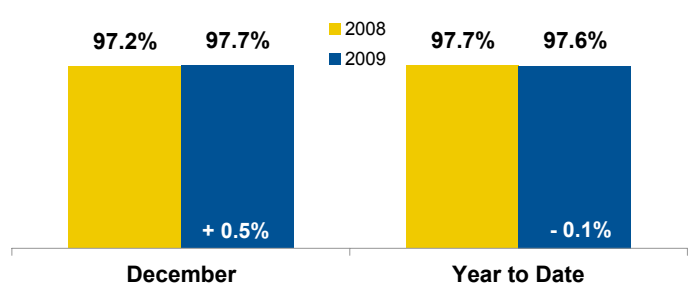
#### Median Sold Price\*



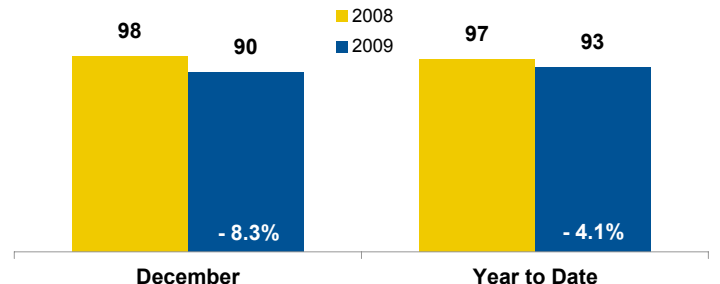
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Larimer County

### December

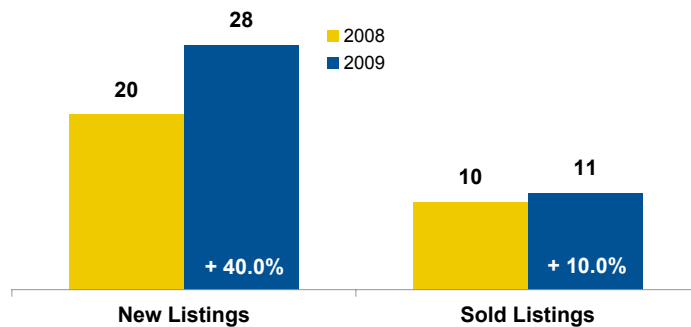
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	20	28	+ 40.0%	501	433	- 13.6%
Sold Listings	10	11	+ 10.0%	195	177	- 9.2%
Median Sold Price*	\$288,475	\$215,000	- 25.5%	\$228,750	\$207,500	- 9.3%
Average Sold Price*	\$358,795	\$330,718	- 7.8%	\$303,364	\$252,378	- 16.8%
Percent of Sold Price to List Price*	92.4%	97.5%	+ 5.6%	95.4%	96.7%	+ 1.4%
Total Days on Market	342	126	- 63.2%	130	102	- 21.8%
Active Listings	NA	157	--	--	--	--

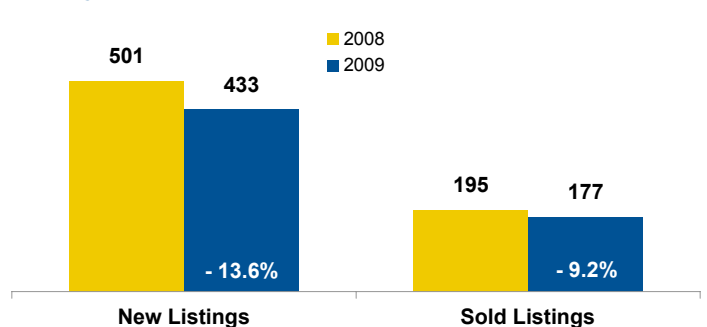
\*Does not account for sale concessions and/or down payment assistance.

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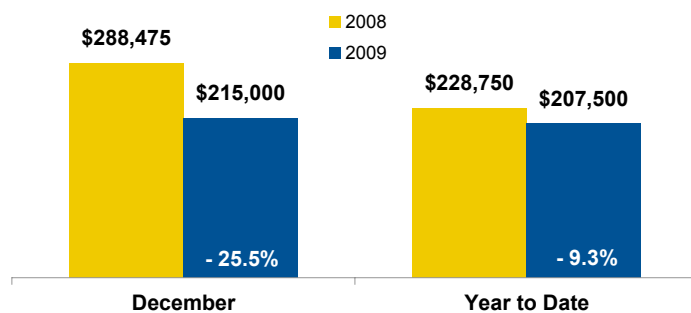
#### Activity—Most Recent Month



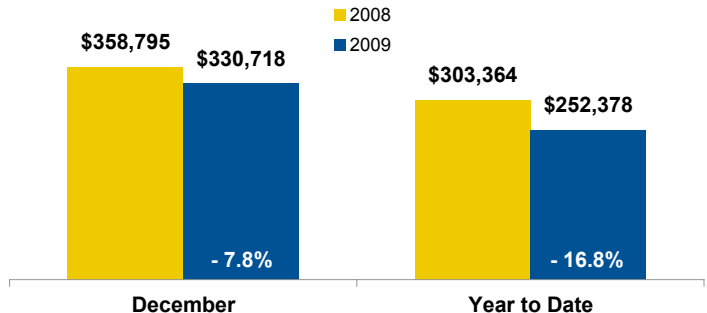
#### Activity—Year to Date



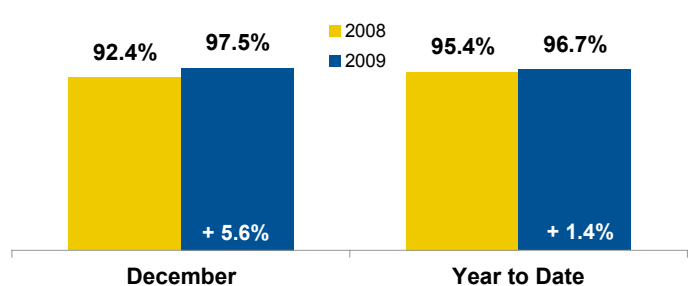
#### Median Sold Price\*



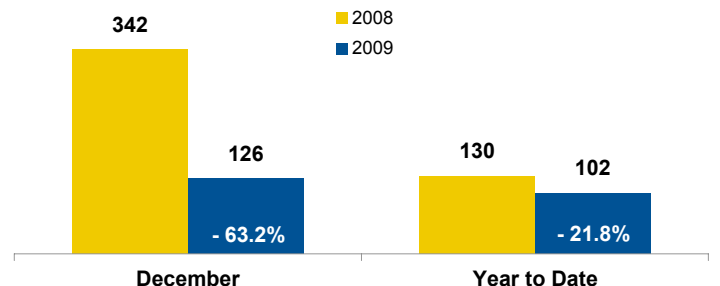
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Morgan County

### December

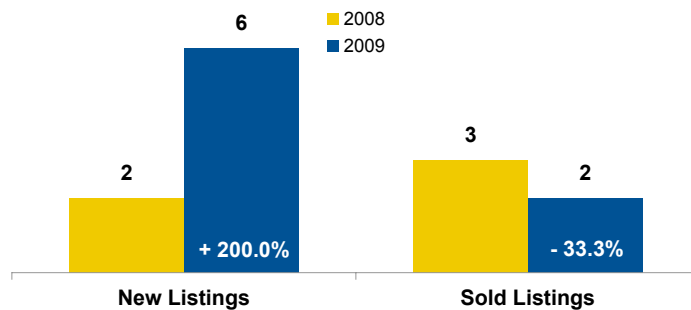
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2	6	+ 200.0%	148	71	- 52.0%
Sold Listings	3	2	- 33.3%	59	27	- 54.2%
Median Sold Price*	\$79,000	\$142,950	+ 80.9%	\$136,900	\$145,000	+ 5.9%
Average Sold Price*	\$74,667	\$142,950	+ 91.5%	\$152,026	\$145,378	- 4.4%
Percent of Sold Price to List Price*	82.0%	96.7%	+ 17.9%	94.4%	93.1%	- 1.4%
Total Days on Market	249	36	- 85.8%	131	178	+ 35.6%
Active Listings	NA	33	--	--	--	--

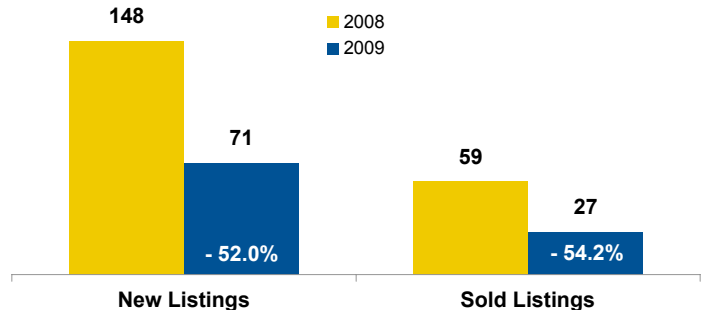
\*Does not account for sale concessions and/or down payment assistance.

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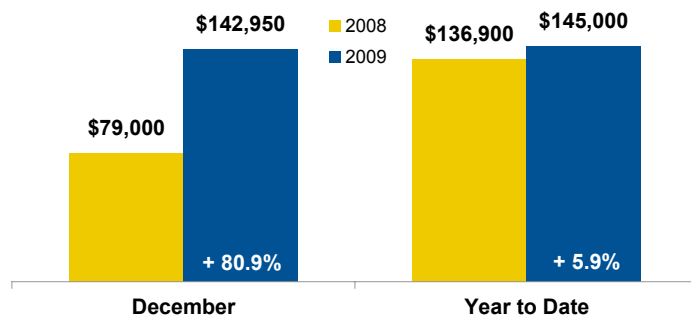
#### Activity—Most Recent Month



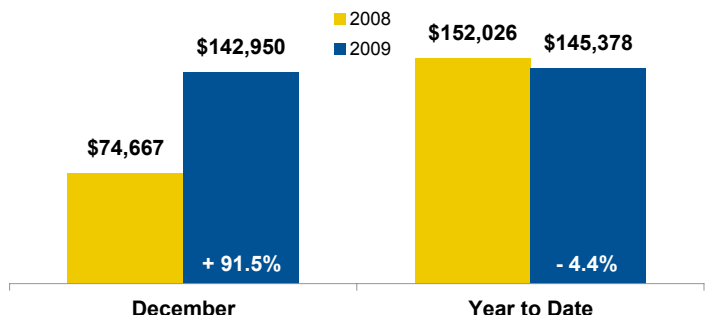
#### Activity—Year to Date



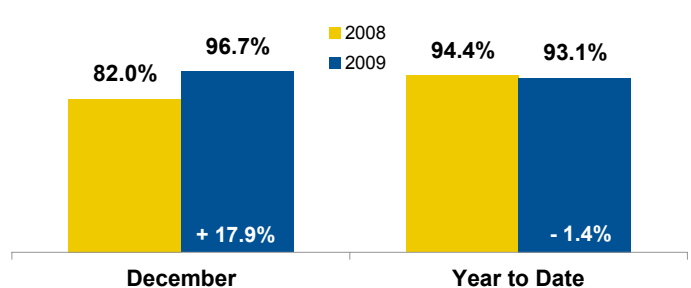
#### Median Sold Price\*



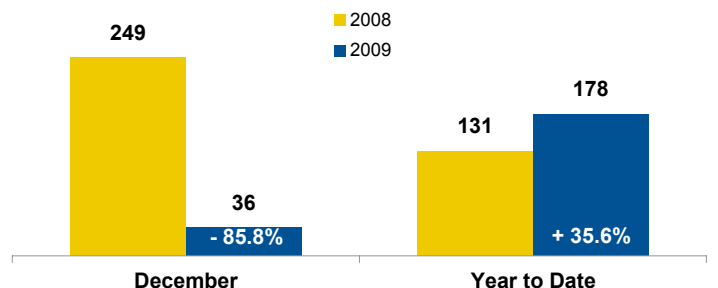
#### Average Sold Price\*



#### 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

### December

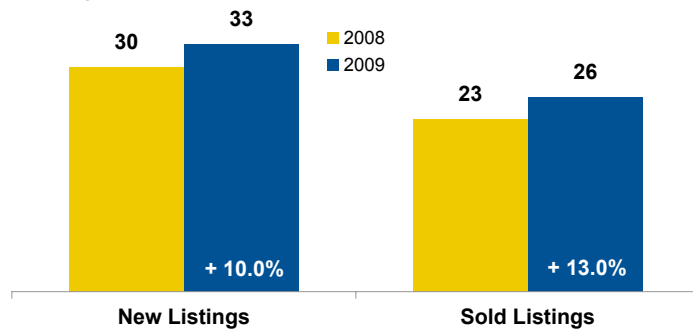
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	30	33	+ 10.0%	877	779	- 11.2%
Sold Listings	23	26	+ 13.0%	295	283	- 4.1%
Median Sold Price*	\$213,210	\$171,950	- 19.4%	\$203,450	\$173,450	- 14.7%
Average Sold Price*	\$264,180	\$192,112	- 27.3%	\$222,662	\$189,211	- 15.0%
Percent of Sold Price to List Price*	94.7%	96.1%	+ 1.4%	95.6%	95.8%	+ 0.2%
Total Days on Market	190	164	- 13.3%	177	169	- 4.4%
Active Listings	NA	311	--	--	--	--

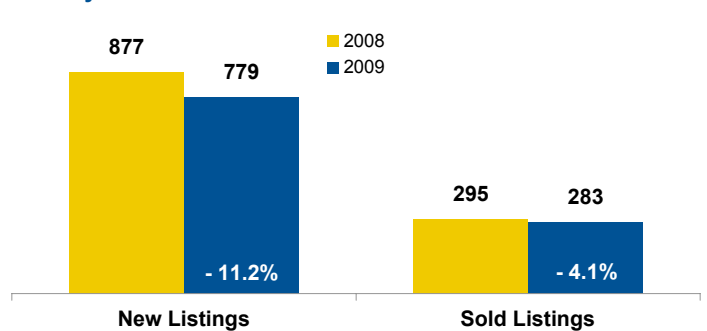
\*Does not account for sale concessions and/or down payment assistance.

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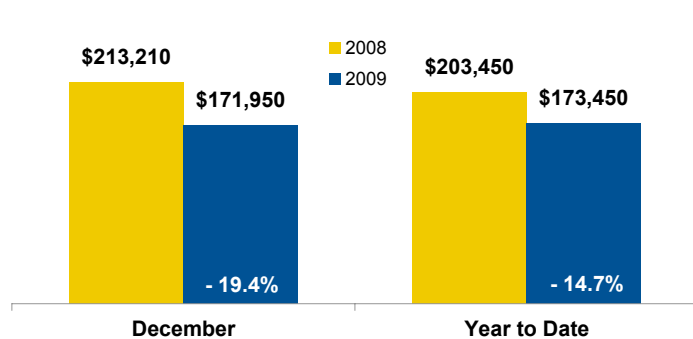
#### Activity—Most Recent Month



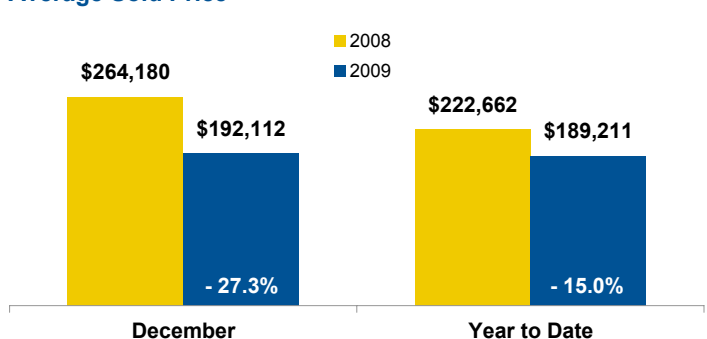
#### Activity—Year to Date



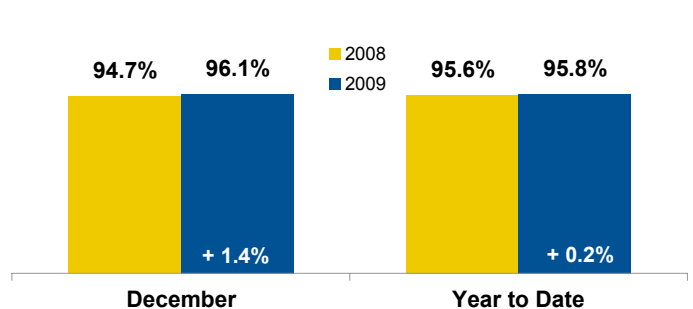
#### Median Sold Price\*



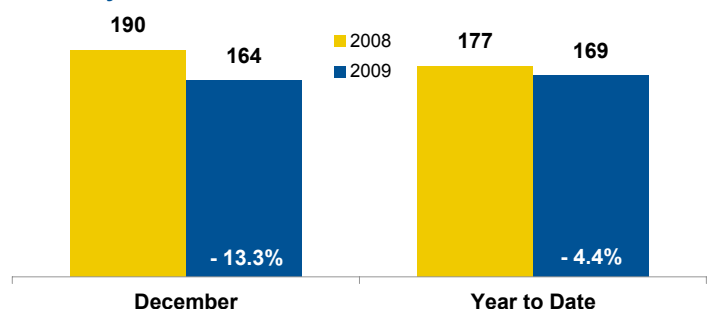
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Summit County

### December

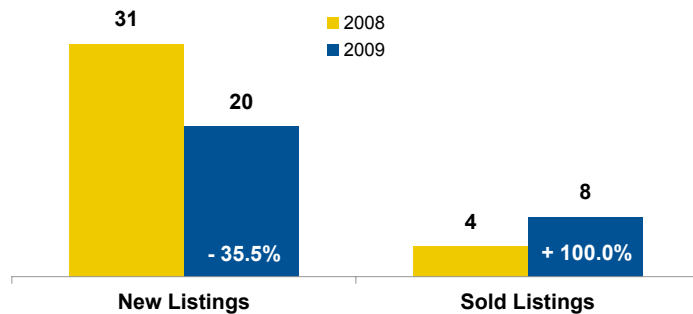
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	31	20	- 35.5%	420	367	- 12.6%
Sold Listings	4	8	+ 100.0%	115	98	- 14.8%
Median Sold Price*	\$295,000	\$436,500	+ 48.0%	\$400,000	\$372,500	- 6.9%
Average Sold Price*	\$522,119	\$525,563	+ 0.7%	\$463,677	\$485,616	+ 4.7%
Percent of Sold Price to List Price*	87.8%	93.1%	+ 6.0%	96.0%	93.9%	- 2.2%
Total Days on Market	174	169	- 2.4%	105	166	+ 58.6%
Active Listings	NA	167	--	--	--	--

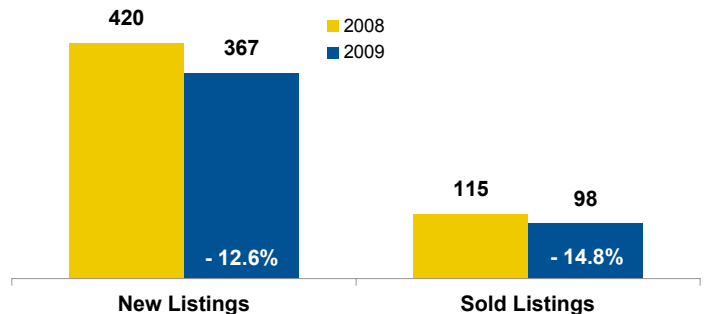
\*Does not account for sale concessions and/or down payment assistance.

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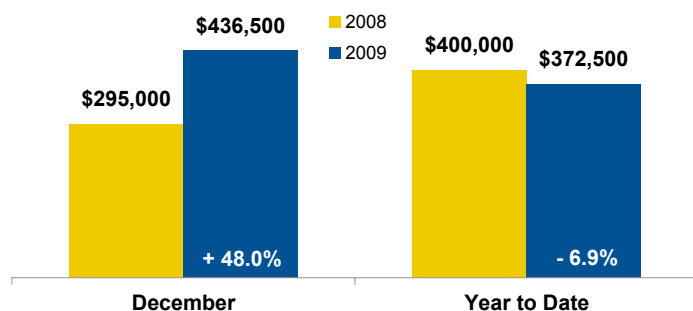
#### Activity—Most Recent Month



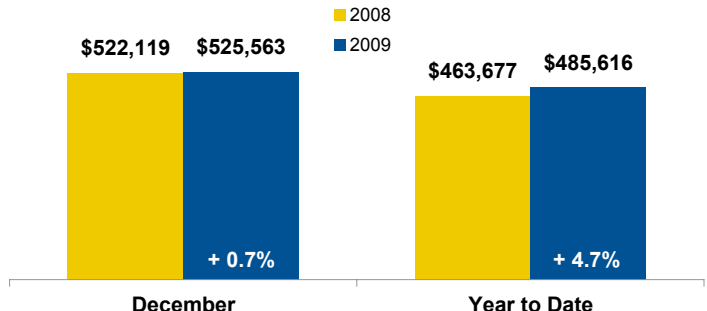
#### Activity—Year to Date



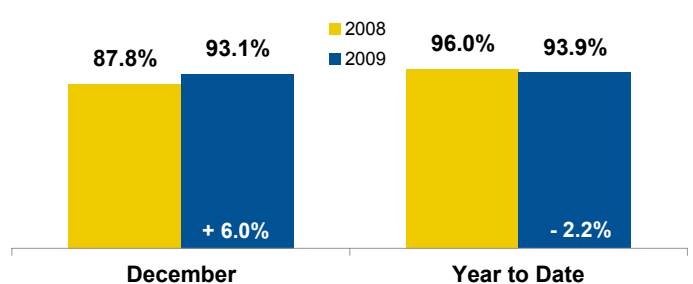
#### Median Sold Price\*



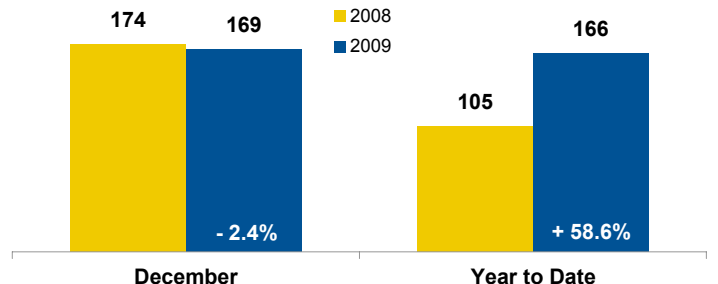
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market





# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Teller County

### December

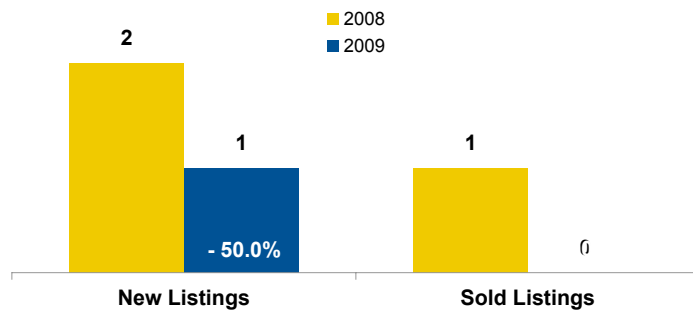
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2	1	- 50.0%	64	34	- 46.9%
Sold Listings	1	0	- 100.0%	13	6	- 53.8%
Median Sold Price*	\$104,200	\$0	- 100.0%	\$245,000	\$180,500	- 26.3%
Average Sold Price*	\$104,200	\$0	- 100.0%	\$300,700	\$203,483	- 32.3%
Percent of Sold Price to List Price*	94.7%	0.0%	- 100.0%	93.4%	94.4%	+ 1.1%
Total Days on Market	60	0	- 100.0%	118	217	+ 83.7%
Active Listings	NA	15	--	--	--	--

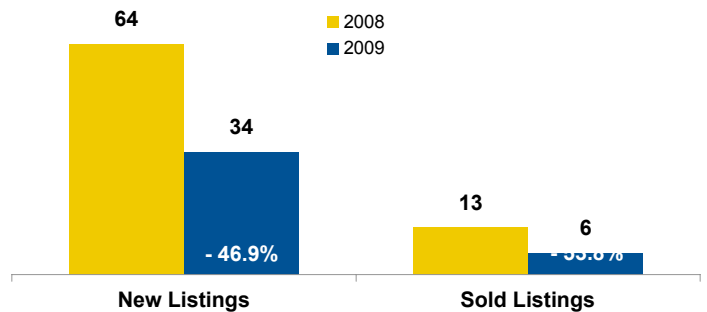
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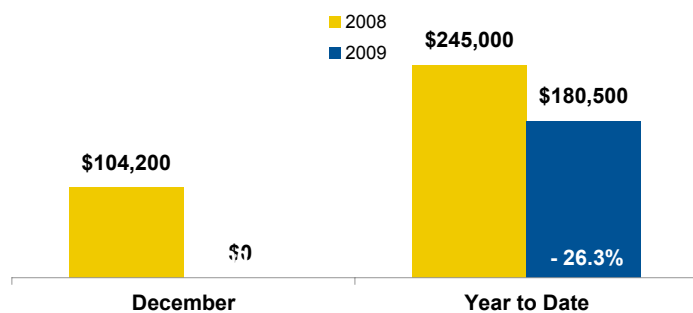
#### Activity—Most Recent Month



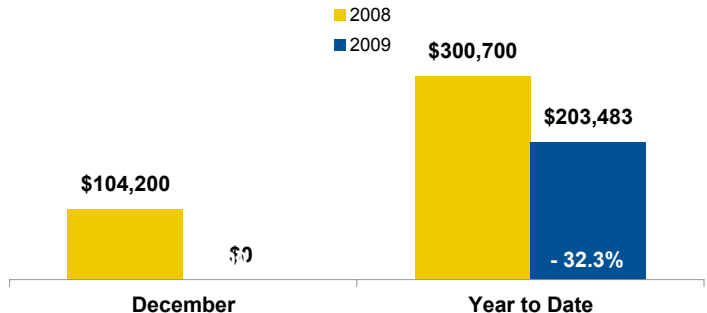
#### Activity—Year to Date



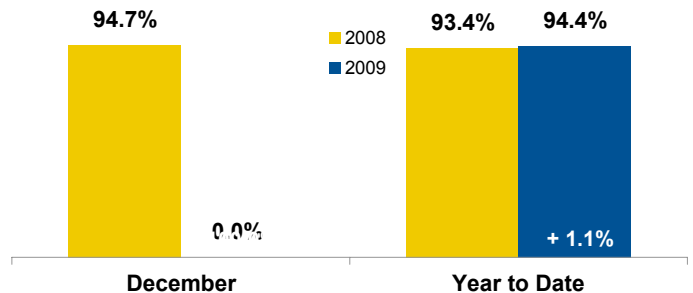
#### Median Sold Price\*



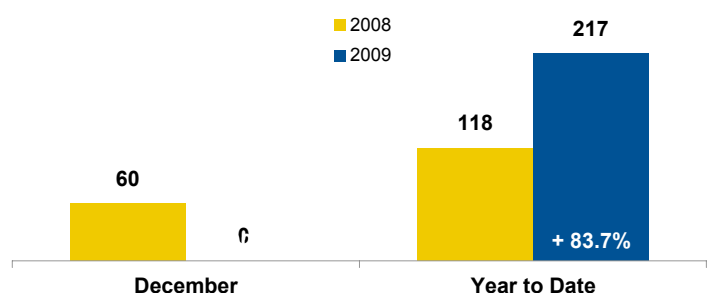
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Weld County

### December

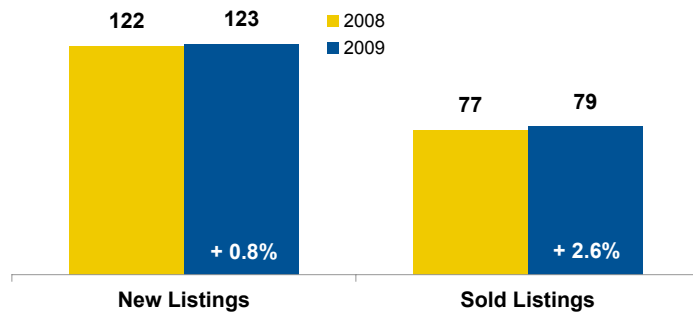
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	122	123	+ 0.8%	2,513	2,001	- 20.4%
Sold Listings	77	79	+ 2.6%	1,170	1,023	- 12.6%
Median Sold Price*	\$155,950	\$176,450	+ 13.1%	\$195,000	\$175,000	- 10.3%
Average Sold Price*	\$189,296	\$212,896	+ 12.5%	\$213,487	\$198,916	- 6.8%
Percent of Sold Price to List Price*	96.9%	98.7%	+ 1.8%	97.2%	98.0%	+ 0.8%
Total Days on Market	97	76	- 22.0%	116	103	- 11.5%
Active Listings	NA	521	--	--	--	--

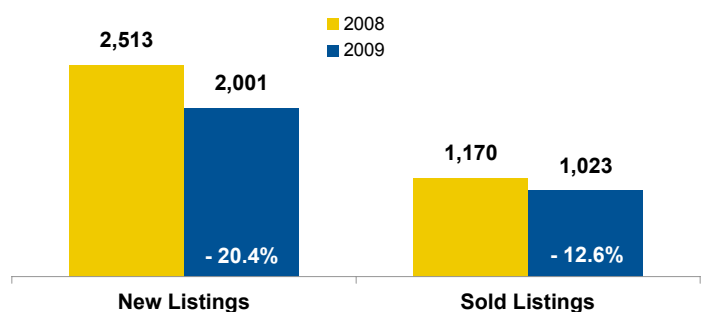
\*Does not account for sale concessions and/or down payment assistance.

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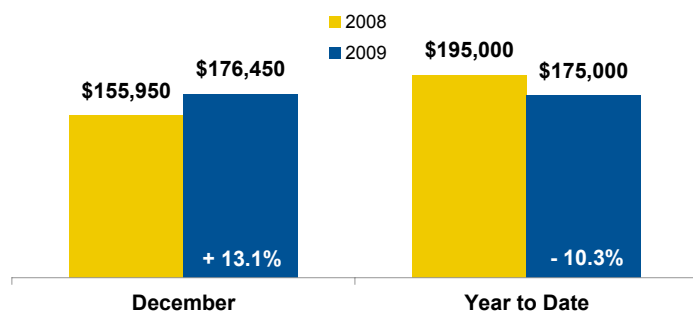
#### Activity—Most Recent Month



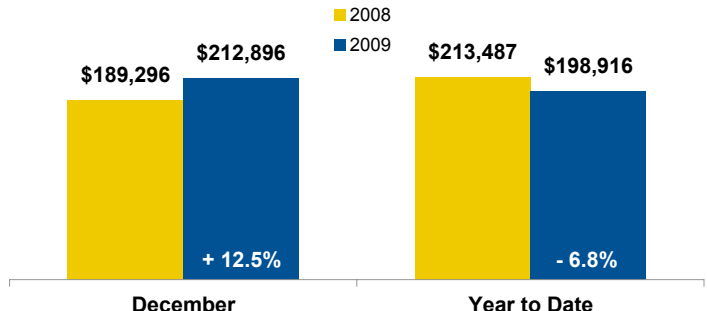
#### Activity—Year to Date



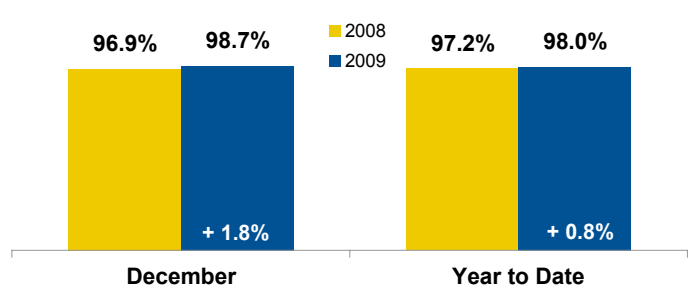
#### Median Sold Price\*



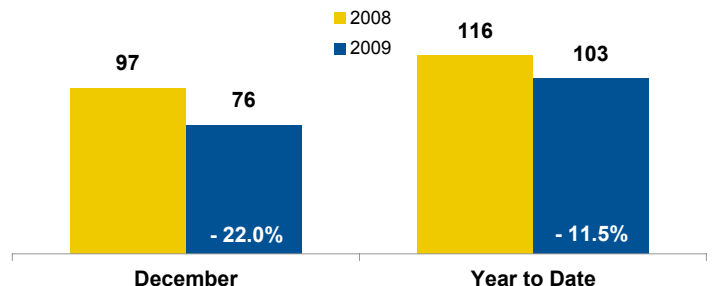
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Denver-Aurora MSA

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

## December

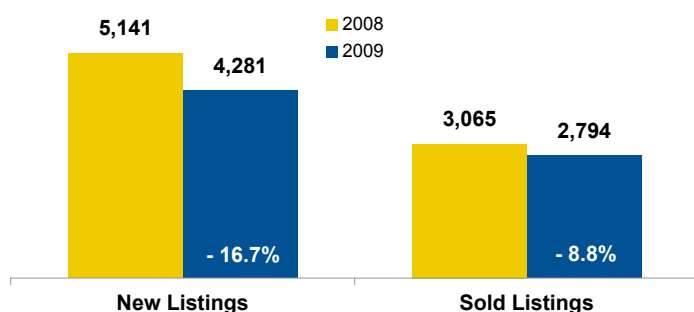
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	5,141	4,281	- 16.7%	111,329	93,973	- 15.6%
<b>Sold Listings</b>	3,065	2,794	- 8.8%	44,923	39,568	- 11.9%
<b>Median Sold Price*</b>	\$177,050	\$200,000	+ 13.0%	\$199,000	\$197,500	- 0.8%
<b>Average Sold Price*</b>	\$222,103	\$254,675	+ 14.7%	\$276,932	\$273,243	- 1.3%
<b>Percent of Sold Price to List Price*</b>	97.9%	98.2%	+ 0.3%	97.7%	96.7%	- 0.9%
<b>Total Days on Market</b>	98	87	- 11.6%	100	95	- 4.5%
<b>Active Listings</b>	NA	15,595	--	--	--	--

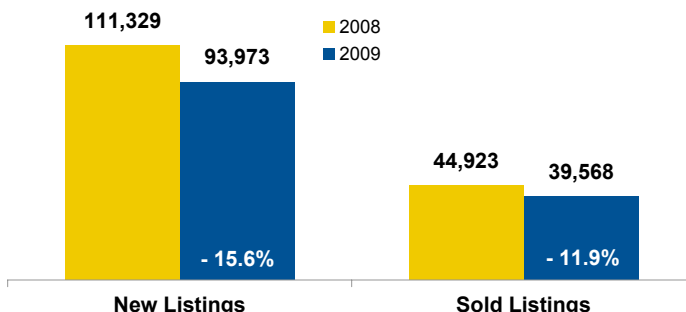
\*Does not account for sale concessions and/or down payment assistance.

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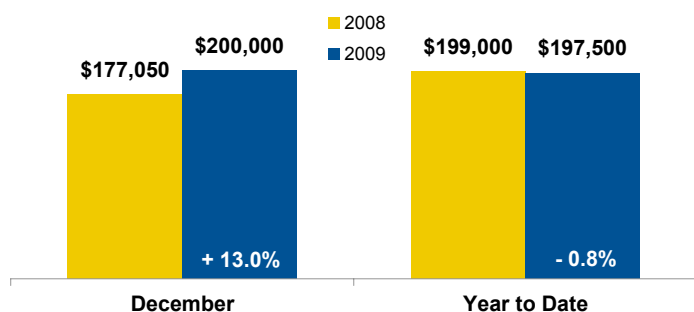
### Activity—Most Recent Month



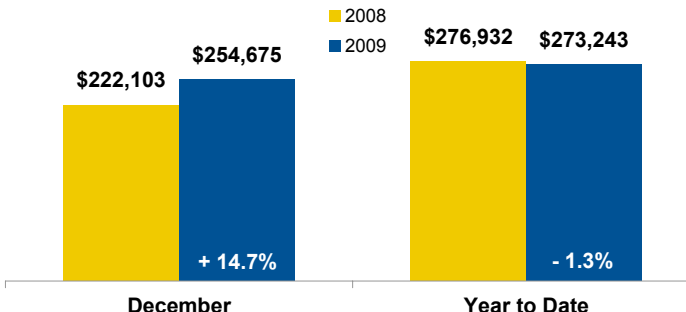
### Activity—Year to Date



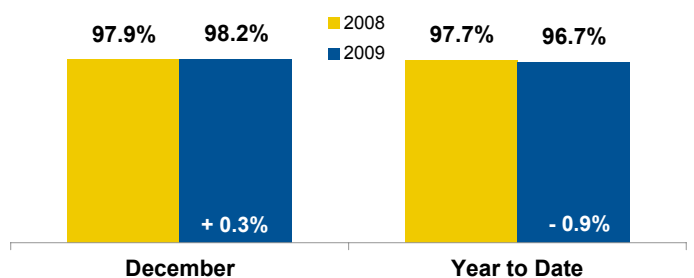
### Median Sold Price\*



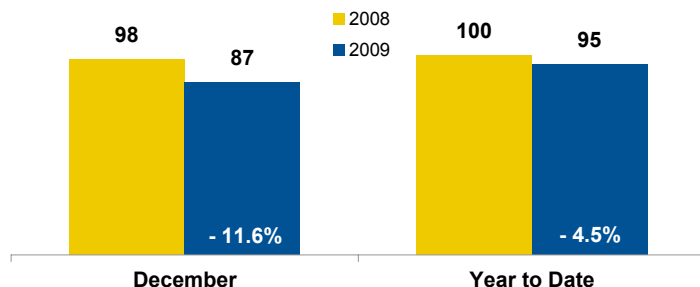
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Colorado Springs MSA

Includes El Paso & Teller counties

## December

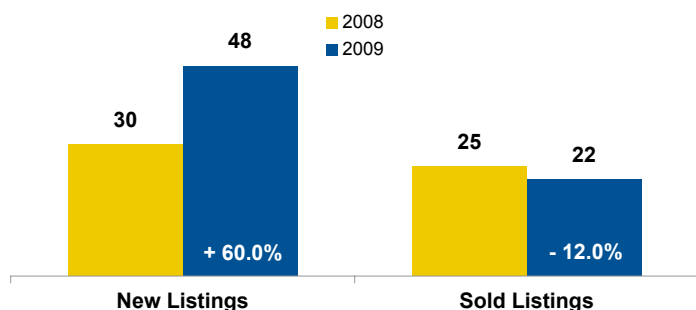
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	30	48	+ 60.0%	854	658	- 23.0%
Sold Listings	25	22	- 12.0%	337	246	- 27.0%
Median Sold Price*	\$231,690	\$247,213	+ 6.7%	\$236,097	\$227,210	- 3.8%
Average Sold Price*	\$247,071	\$268,811	+ 8.8%	\$276,932	\$273,243	- 1.3%
Percent of Sold Price to List Price*	96.5%	98.1%	+ 1.6%	97.3%	96.7%	- 0.6%
Total Days on Market	121	95	- 21.5%	110	107	- 2.4%
Active Listings	NA	231	--	--	--	--

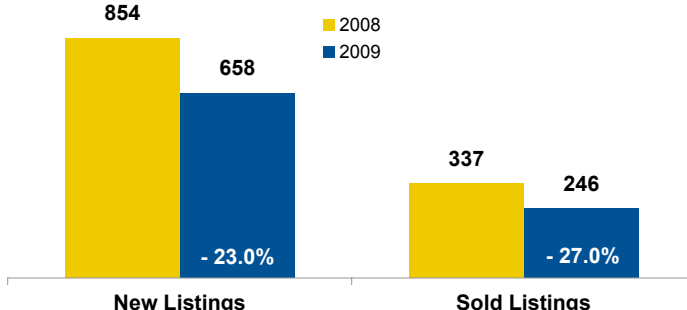
\*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

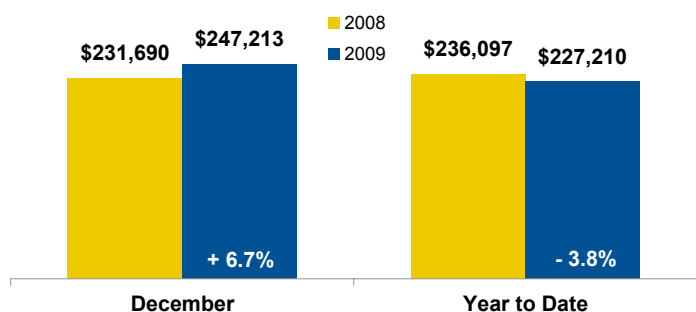
### Activity—Most Recent Month



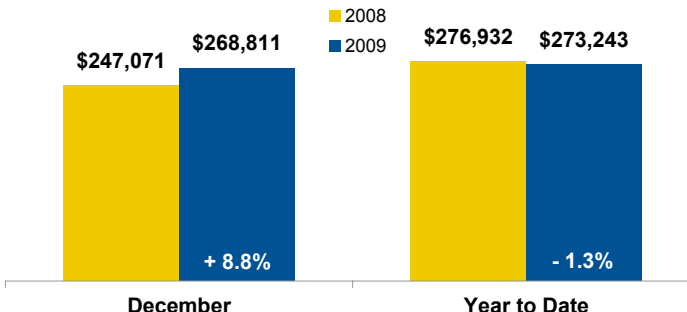
### Activity—Year to Date



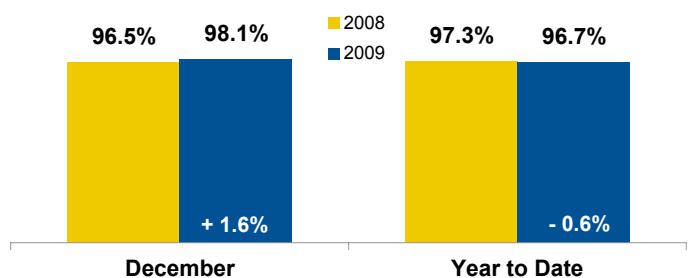
### Median Sold Price\*



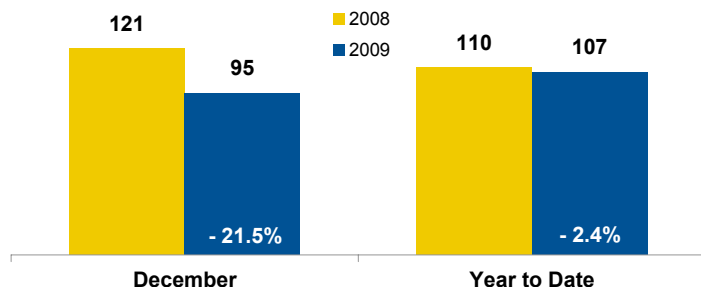
### Average Sold Price\*



### 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

## December

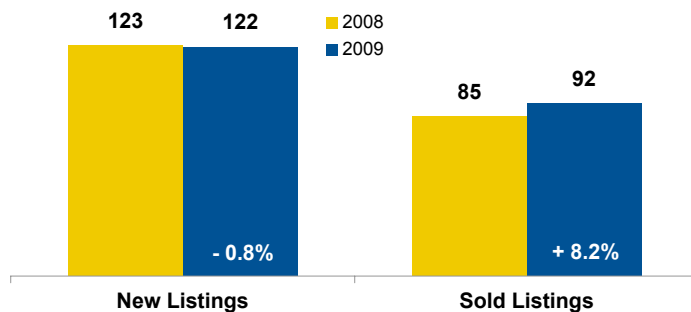
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	123	122	- 0.8%	2,990	2,570	- 14.0%
<b>Sold Listings</b>	85	92	+ 8.2%	1,542	1,348	- 12.6%
<b>Median Sold Price*</b>	\$260,000	<b>\$300,000</b>	+ 15.4%	\$283,500	<b>\$275,000</b>	- 3.0%
<b>Average Sold Price*</b>	\$360,413	<b>\$361,219</b>	+ 0.2%	\$348,255	<b>\$332,864</b>	- 4.4%
<b>Percent of Sold Price to List Price*</b>	97.3%	<b>97.2%</b>	- 0.1%	97.1%	<b>96.9%</b>	- 0.1%
<b>Total Days on Market</b>	77	<b>91</b>	+ 17.7%	100	<b>99</b>	- 1.4%
<b>Active Listings</b>	NA	<b>536</b>	--	--	--	--

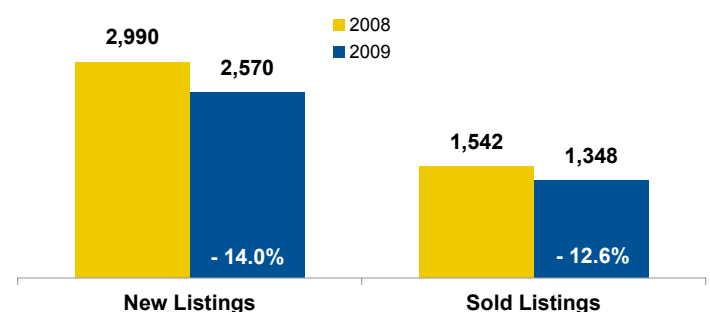
\*Does not account for sale concessions and/or down payment assistance.

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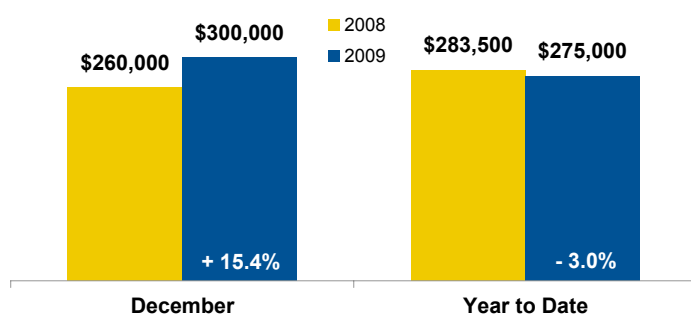
### Activity—Most Recent Month



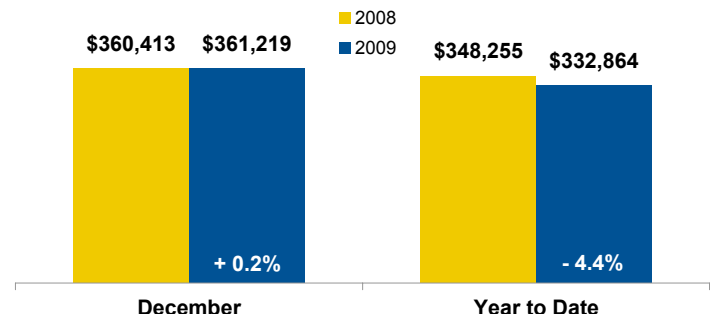
### Activity—Year to Date



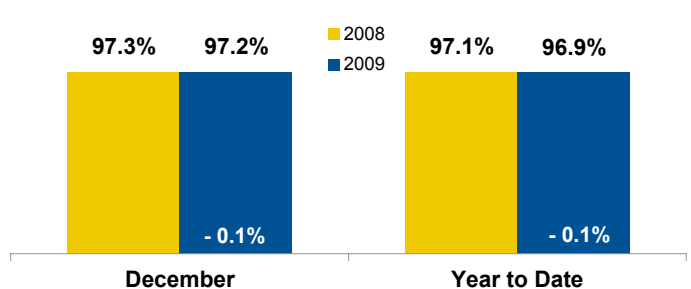
### Median Sold Price\*



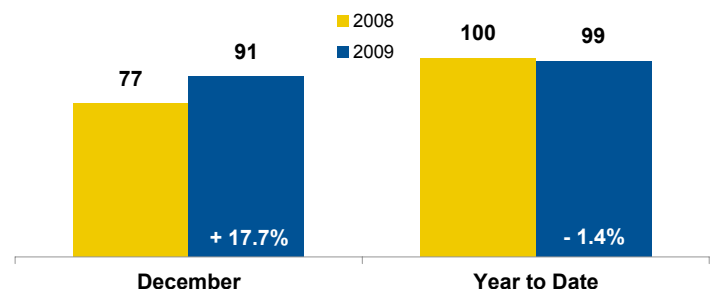
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Fort Collins-Loveland MSA

Includes Larimer County

## December

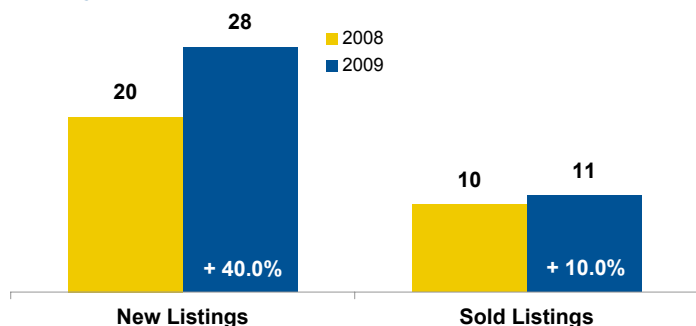
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	20	28	+ 40.0%	501	433	- 13.6%
Sold Listings	10	11	+ 10.0%	195	177	- 9.2%
Median Sold Price*	\$288,475	\$215,000	- 25.5%	\$228,750	\$207,500	- 9.3%
Average Sold Price*	\$358,795	\$330,718	- 7.8%	\$303,364	\$252,378	- 16.8%
Percent of Sold Price to List Price*	92.4%	97.5%	+ 5.6%	95.4%	96.7%	+ 1.4%
Total Days on Market	342	126	- 63.2%	130	102	- 21.8%
Active Listings	NA	157	--	--	--	--

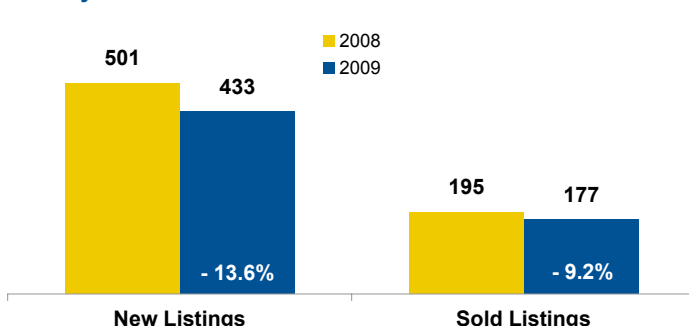
\*Does not account for sale concessions and/or down payment assistance.

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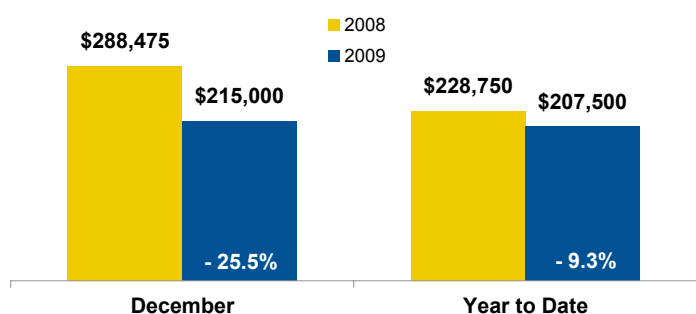
### Activity—Most Recent Month



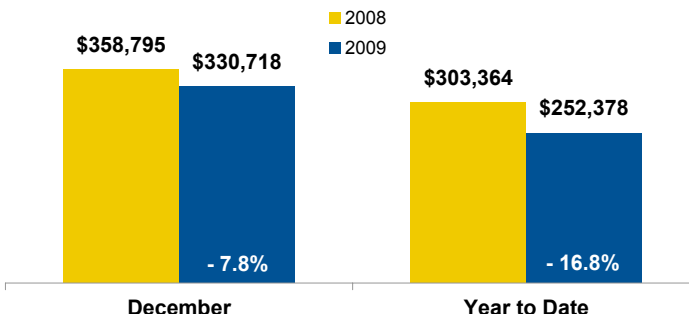
### Activity—Year to Date



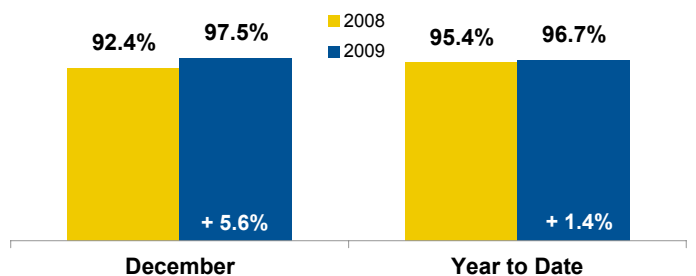
### Median Sold Price\*



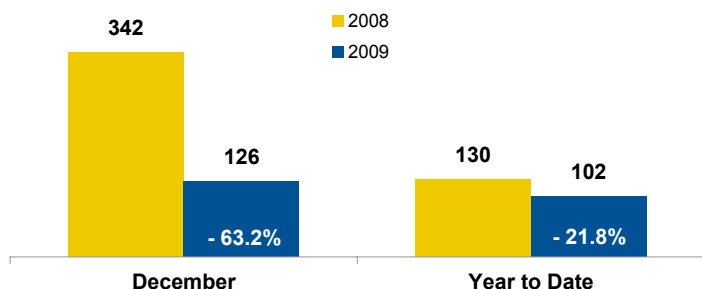
### Average Sold Price\*



### 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

## December

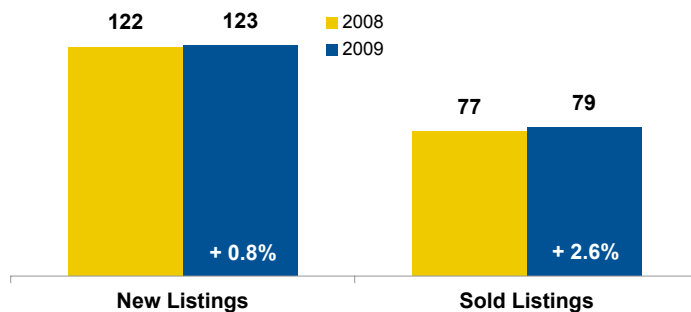
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	122	123	+ 0.8%	2,513	2,001	- 20.4%
<b>Sold Listings</b>	77	79	+ 2.6%	1,170	1,023	- 12.6%
<b>Median Sold Price*</b>	\$155,950	\$176,450	+ 13.1%	\$195,000	\$175,000	- 10.3%
<b>Average Sold Price*</b>	\$189,296	\$212,896	+ 12.5%	\$213,487	\$198,916	- 6.8%
<b>Percent of Sold Price to List Price*</b>	96.9%	98.7%	+ 1.8%	97.2%	98.0%	+ 0.8%
<b>Total Days on Market</b>	97	76	- 22.0%	116	103	- 11.5%
<b>Active Listings</b>	NA	521	--	--	--	--

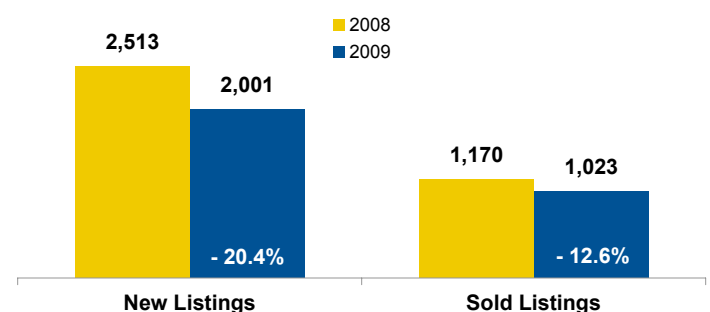
\*Does not account for sale concessions and/or down payment assistance.

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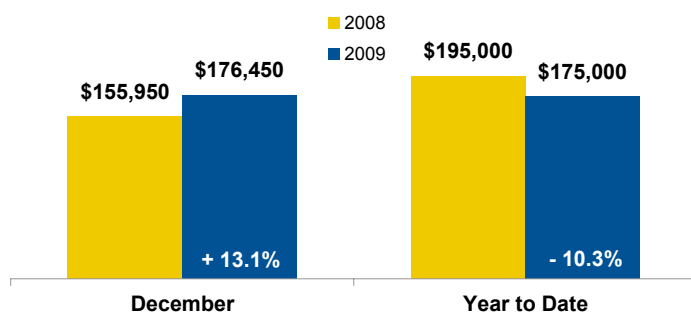
### Activity—Most Recent Month



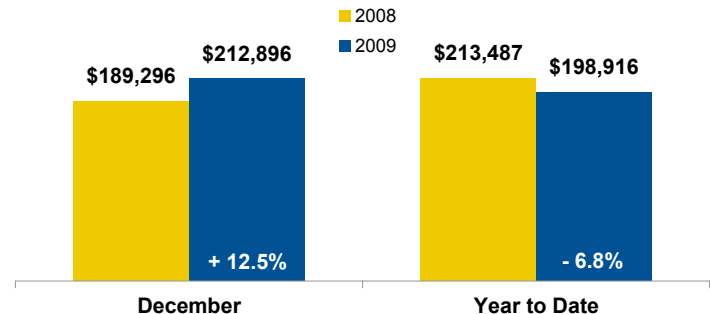
### Activity—Year to Date



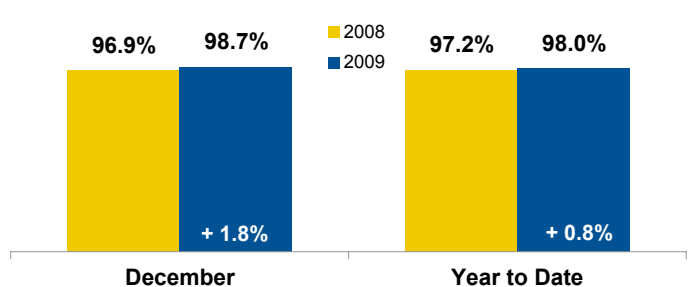
### Median Sold Price\*



### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market

