



**METROLIST®**

# Local Market Updates

**December 2010**

## 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



METROLIST®

## Adams County

### December

### Year to Date

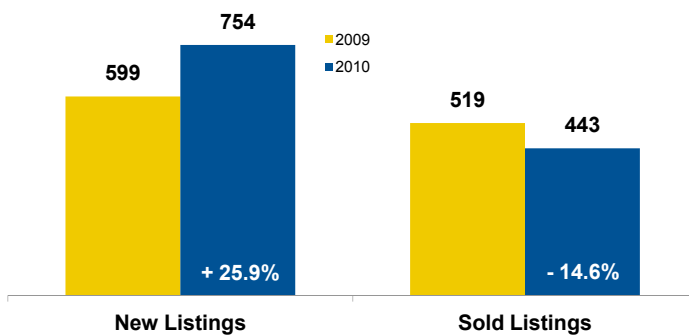
	2009	2010	Change	2009	2010	Change
New Listings	599	754	+ 25.9%	11,552	13,026	+ 12.8%
Sold Listings	519	443	- 14.6%	6,694	5,680	- 15.1%
Median Sold Price*	\$155,000	\$156,000	+ 0.6%	\$150,000	\$159,650	+ 6.4%
Average Sold Price*	\$175,356	\$180,944	+ 3.2%	\$168,628	\$177,192	+ 5.1%
Percent of Sold Price to List Price*	99.7%	97.3%	- 2.4%	99.2%	98.6%	- 0.6%
Total Days on Market	73	106	+ 46.2%	88	78	- 10.9%
Active Listings	2,104	2,539	+ 20.7%	--	--	--
Pending Sales**	NA	100	--	--	--	--

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

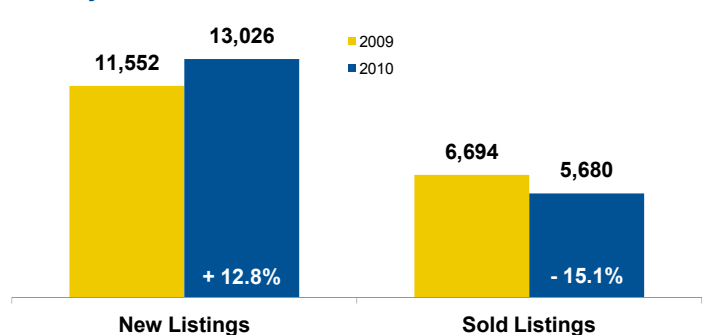
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

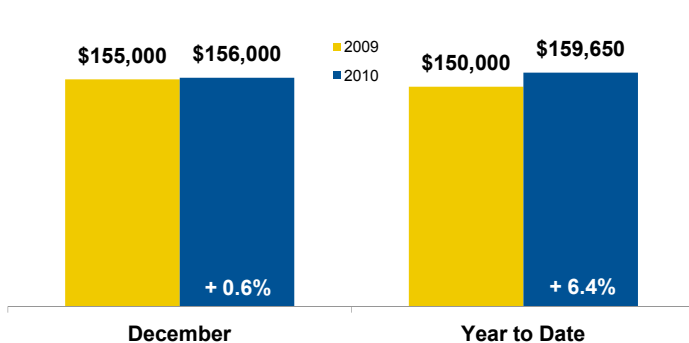
#### Activity—Most Recent Month



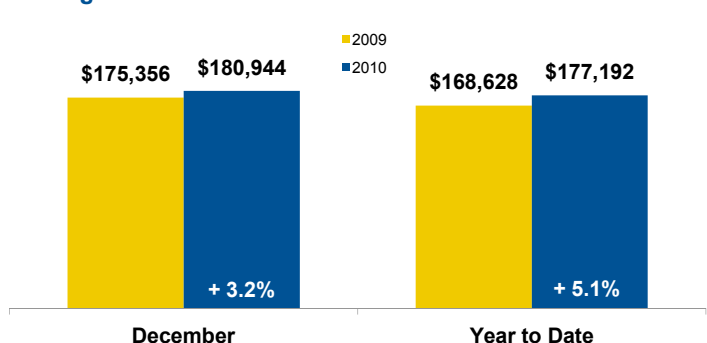
#### Activity—Year to Date



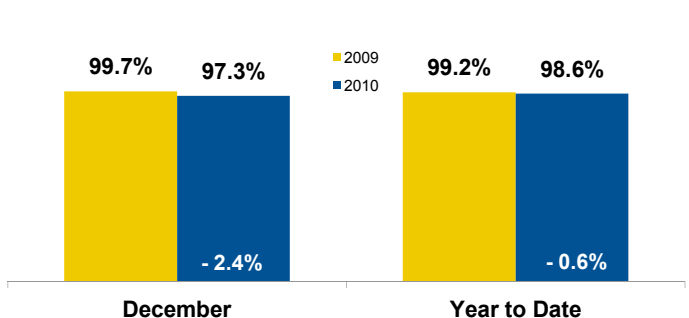
#### Median Sold Price\*



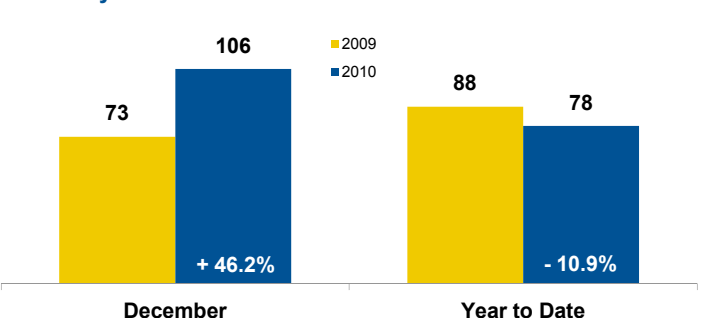
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



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## Arapahoe County

### December

### Year to Date

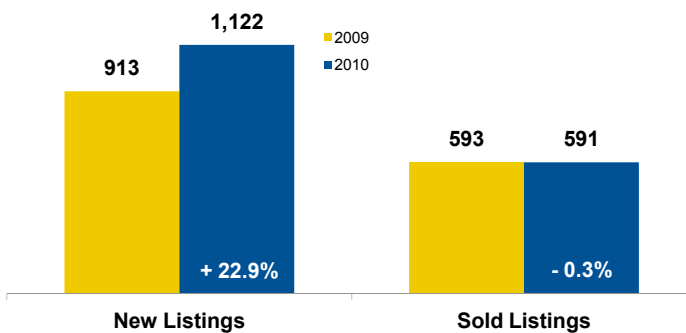
	2009	2010	Change	2009	2010	Change
New Listings	913	1,122	+ 22.9%	18,914	21,927	+ 15.9%
Sold Listings	593	591	- 0.3%	8,704	8,083	- 7.1%
Median Sold Price*	\$182,900	\$176,000	- 3.8%	\$180,000	\$187,000	+ 3.9%
Average Sold Price*	\$236,810	\$221,673	- 6.4%	\$221,954	\$233,893	+ 5.4%
Percent of Sold Price to List Price*	98.3%	96.3%	- 2.0%	98.2%	97.4%	- 0.8%
Total Days on Market	78	100	+ 27.8%	90	83	- 7.6%
Active Listings	3,329	3,862	+ 16.0%	--	--	--
Pending Sales**	NA	117	--	--	--	--

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

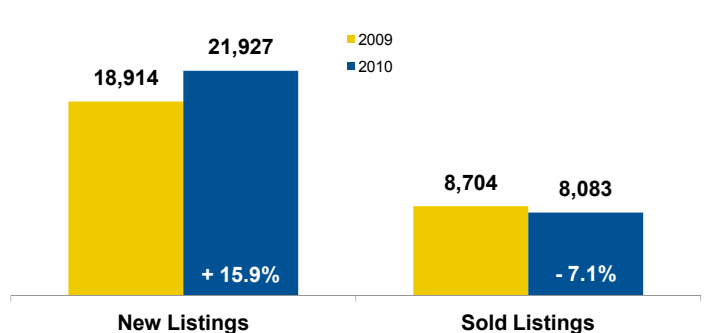
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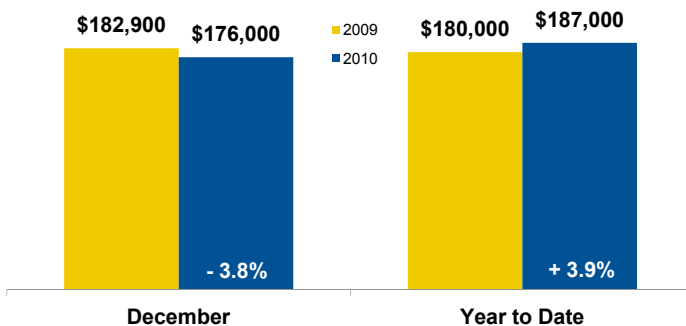
#### Activity—Most Recent Month



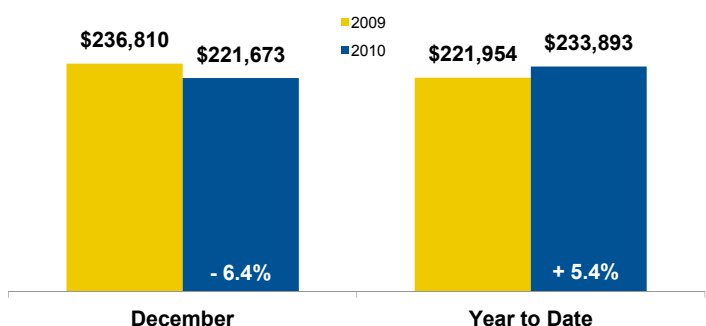
#### Activity—Year to Date



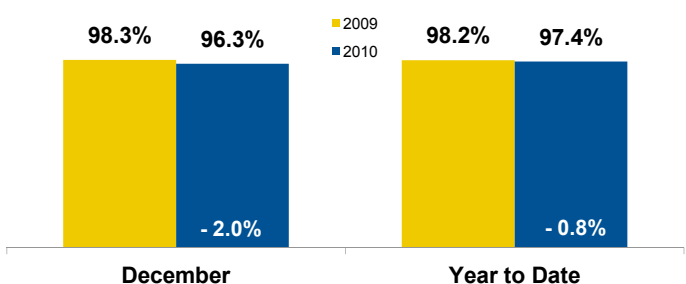
#### Median Sold Price\*



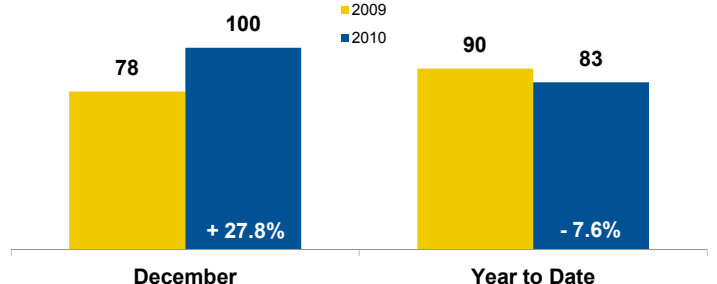
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Boulder County

### December

### Year to Date

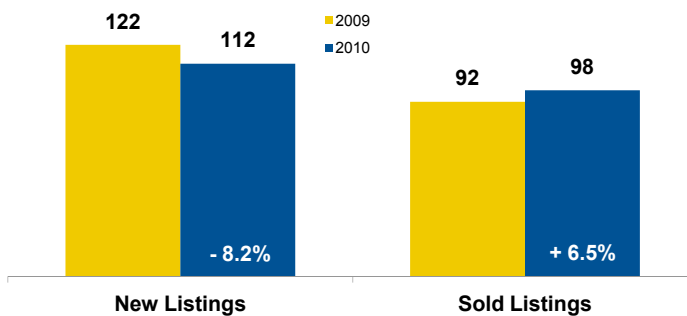
	2009	2010	Change	2009	2010	Change
New Listings	122	112	- 8.2%	2,570	3,045	+ 18.5%
Sold Listings	92	98	+ 6.5%	1,348	1,387	+ 2.9%
Median Sold Price*	\$300,000	\$285,000	- 5.0%	\$275,000	\$291,250	+ 5.9%
Average Sold Price*	\$361,224	\$351,041	- 2.8%	\$332,865	\$357,716	+ 7.5%
Percent of Sold Price to List Price*	97.2%	96.3%	- 0.9%	96.9%	97.1%	+ 0.1%
Total Days on Market	91	87	- 4.0%	99	85	- 13.9%
Active Listings	611	634	+ 3.8%	--	--	--
Pending Sales**	NA	17	--	--	--	--

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

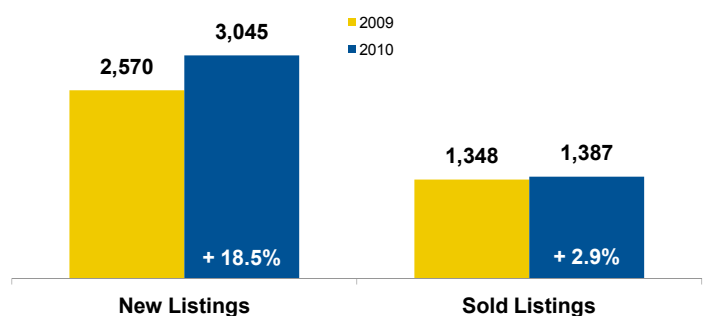
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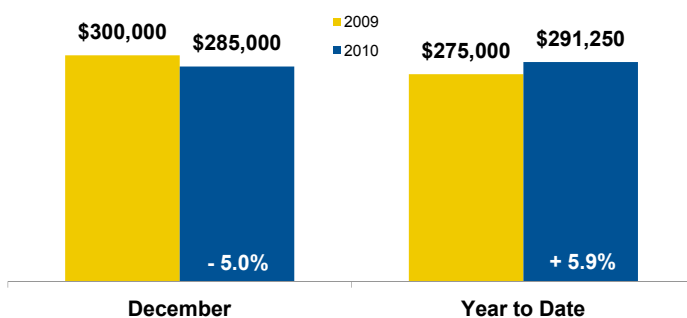
#### Activity—Most Recent Month



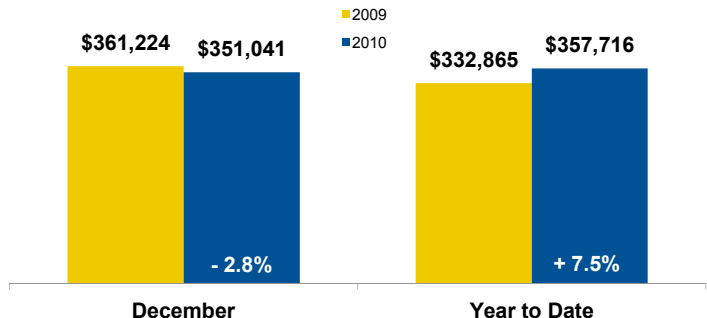
#### Activity—Year to Date



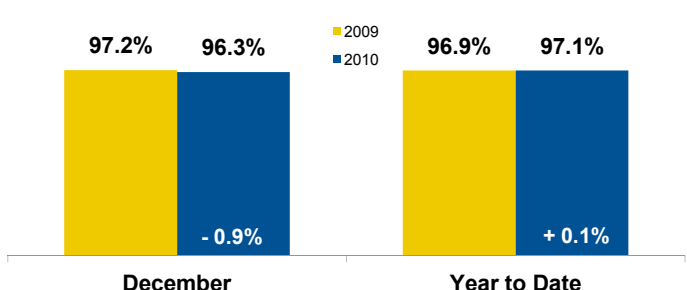
#### Median Sold Price\*



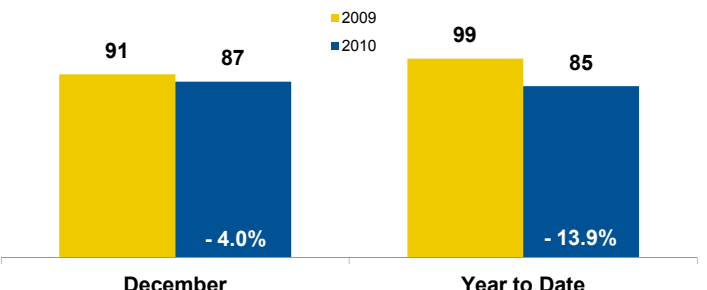
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



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## Broomfield County

### December

### Year to Date

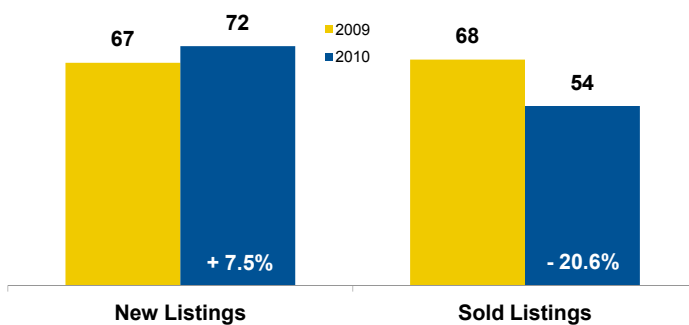
	2009	2010	Change	2009	2010	Change
New Listings	67	72	+ 7.5%	1,760	1,832	+ 4.1%
Sold Listings	68	54	- 20.6%	836	751	- 10.2%
Median Sold Price*	\$240,750	\$277,738	+ 15.4%	\$258,033	\$270,000	+ 4.6%
Average Sold Price*	\$296,128	\$330,501	+ 11.6%	\$298,815	\$316,053	+ 5.8%
Percent of Sold Price to List Price*	97.4%	96.9%	- 0.5%	97.3%	97.4%	+ 0.0%
Total Days on Market	89	115	+ 29.2%	98	90	- 8.0%
Active Listings	280	355	+ 26.8%	--	--	--
Pending Sales**	NA	7	--	--	--	--

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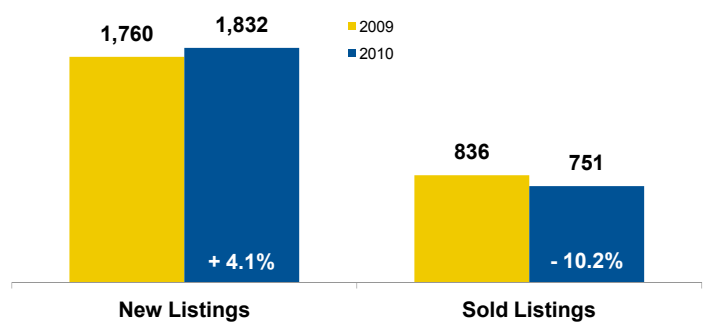
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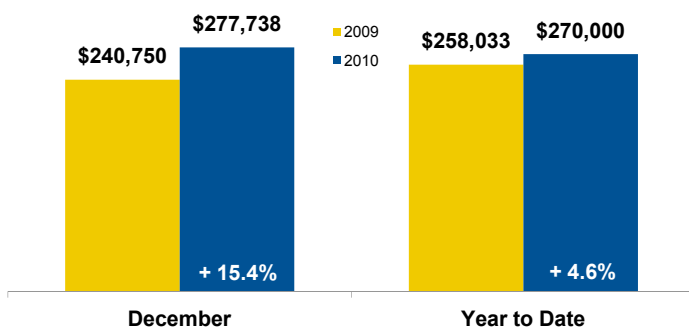
#### Activity—Most Recent Month



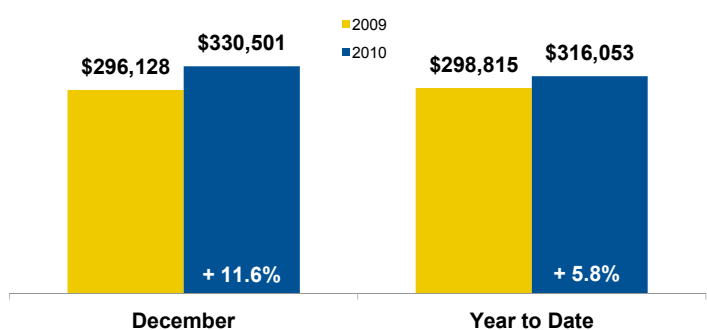
#### Activity—Year to Date



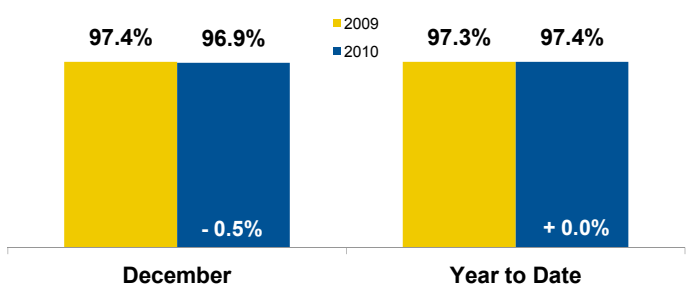
#### Median Sold Price\*



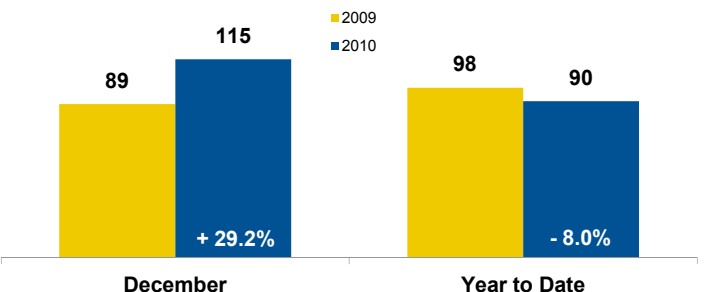
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



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## Clear Creek County

### December

### Year to Date

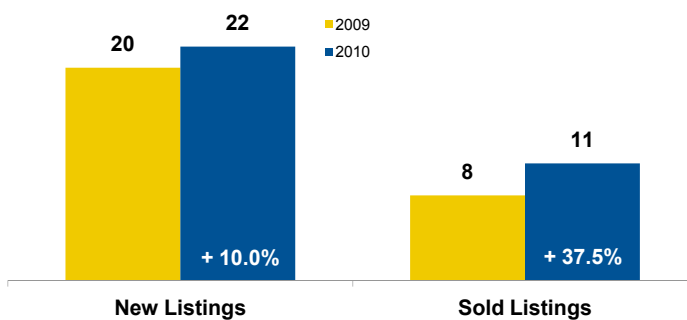
	2009	2010	Change	2009	2010	Change
New Listings	20	22	+ 10.0%	421	424	+ 0.7%
Sold Listings	8	11	+ 37.5%	148	137	- 7.4%
Median Sold Price*	\$247,000	\$244,650	- 1.0%	\$226,500	\$216,050	- 4.6%
Average Sold Price*	\$267,125	\$273,420	+ 2.4%	\$251,588	\$272,785	+ 8.4%
Percent of Sold Price to List Price*	95.0%	93.1%	- 2.0%	94.8%	95.1%	+ 0.3%
Total Days on Market	160	150	- 6.1%	157	147	- 6.1%
Active Listings	154	152	- 1.3%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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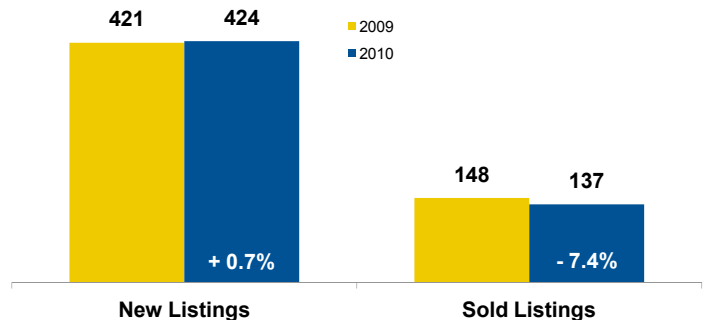
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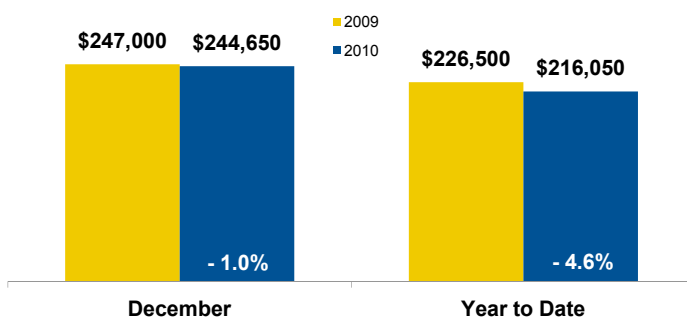
#### Activity—Most Recent Month



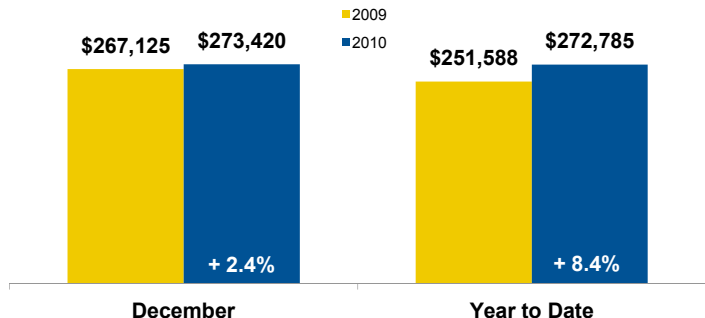
#### Activity—Year to Date



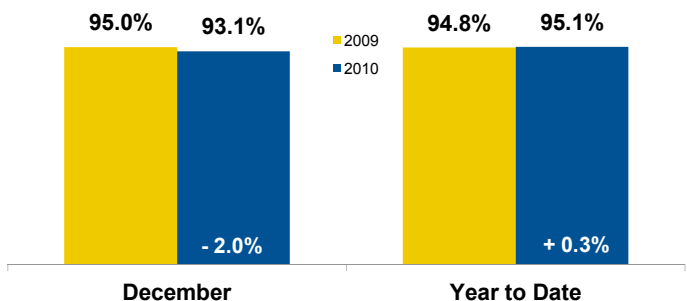
#### Median Sold Price\*



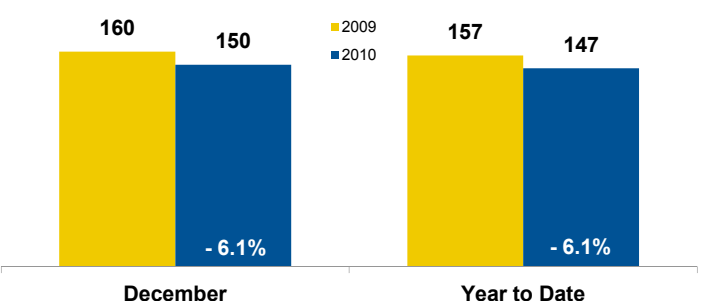
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Denver County

### December

### Year to Date

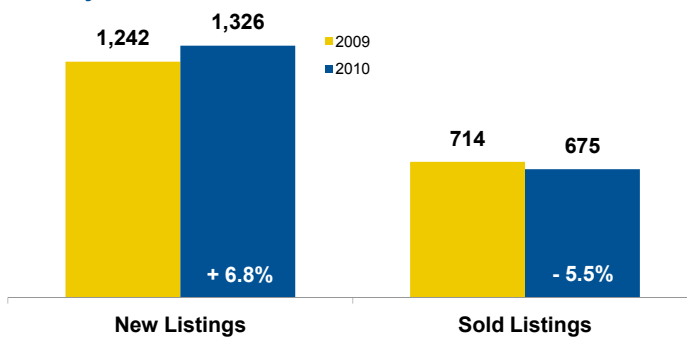
	2009	2010	Change	2009	2010	Change
New Listings	1,242	1,326	+ 6.8%	28,768	30,957	+ 7.6%
Sold Listings	714	675	- 5.5%	10,674	9,234	- 13.5%
Median Sold Price*	\$186,500	\$209,900	+ 12.5%	\$180,000	\$200,815	+ 11.6%
Average Sold Price*	\$255,492	\$263,849	+ 3.3%	\$243,859	\$262,714	+ 7.7%
Percent of Sold Price to List Price*	98.1%	96.3%	- 1.8%	98.2%	97.5%	- 0.8%
Total Days on Market	86	113	+ 32.3%	95	93	- 2.6%
Active Listings	4,963	4,871	- 1.9%	--	--	--
Pending Sales**	NA	117	--	--	--	--

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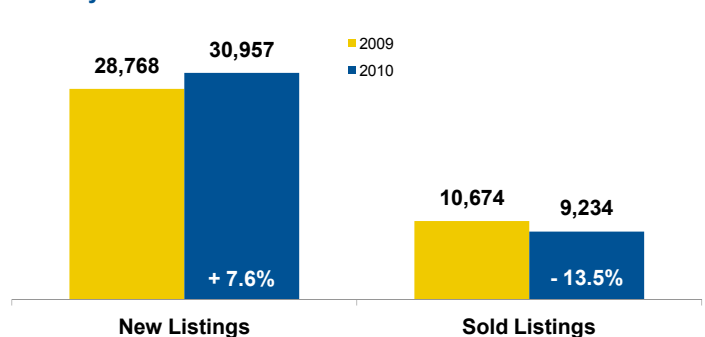
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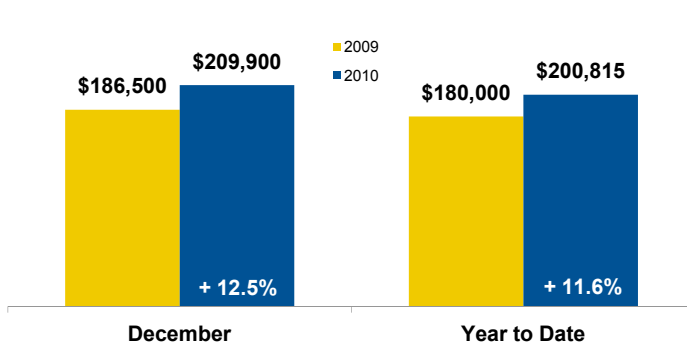
#### Activity—Most Recent Month



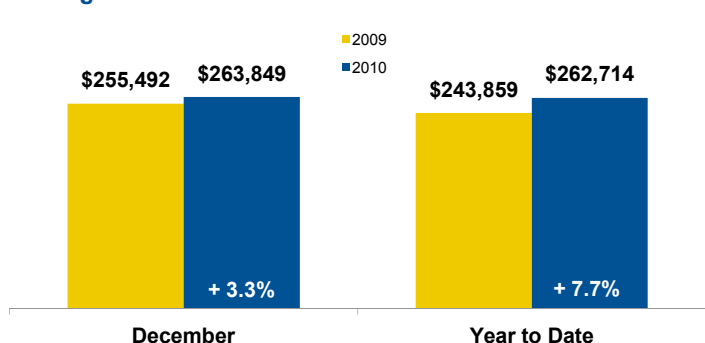
#### Activity—Year to Date



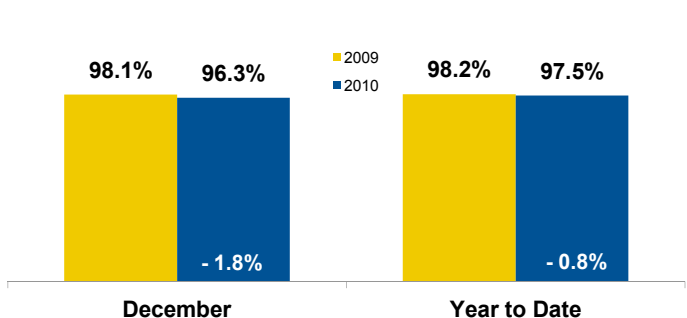
#### Median Sold Price\*



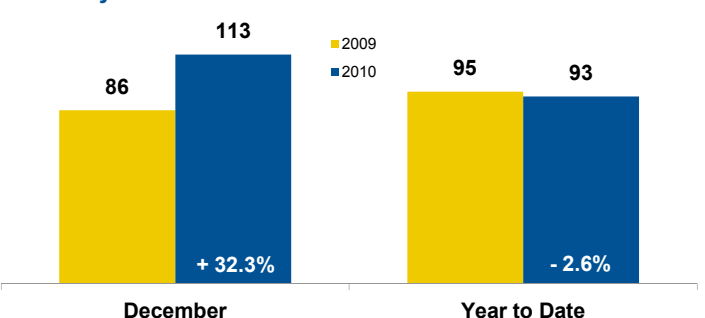
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Douglas County

### December

### Year to Date

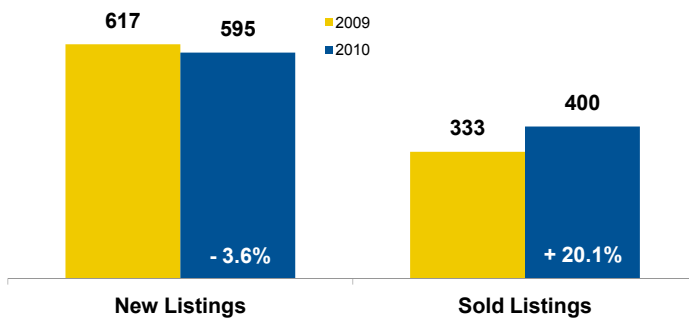
	2009	2010	Change	2009	2010	Change
New Listings	617	595	- 3.6%	13,912	14,872	+ 6.9%
Sold Listings	333	400	+ 20.1%	4,888	4,858	- 0.6%
Median Sold Price*	\$293,500	\$279,000	- 4.9%	\$285,000	\$291,000	+ 2.1%
Average Sold Price*	\$379,142	\$340,877	- 10.1%	\$340,387	\$345,235	+ 1.4%
Percent of Sold Price to List Price*	97.2%	96.8%	- 0.5%	97.4%	97.3%	- 0.2%
Total Days on Market	108	131	+ 21.5%	110	102	- 6.9%
Active Listings	2,663	2,612	- 1.9%	--	--	--
Pending Sales**	NA	47	--	--	--	--

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

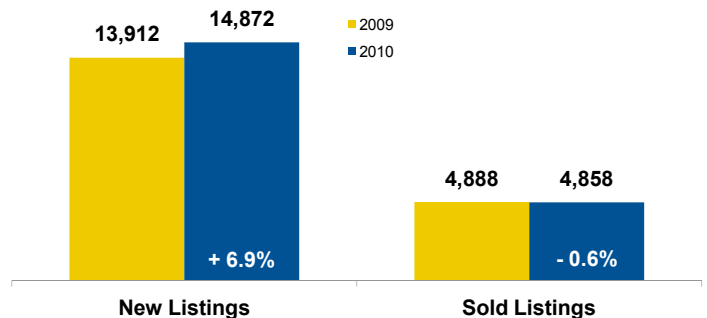
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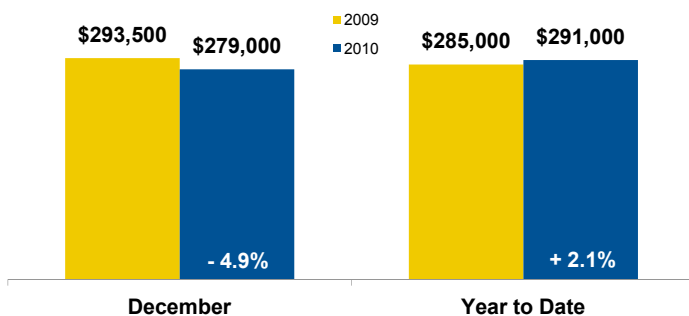
#### Activity—Most Recent Month



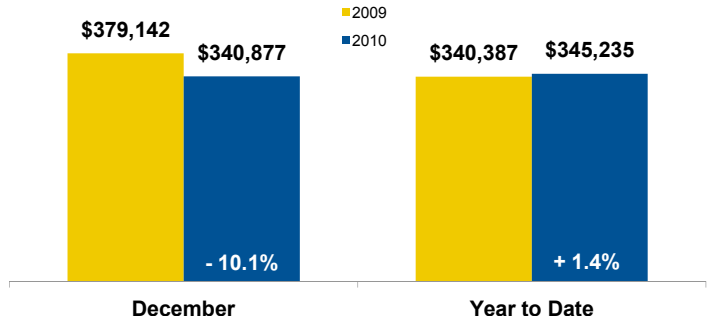
#### Activity—Year to Date



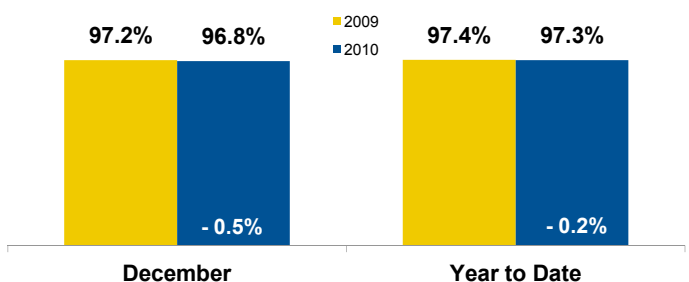
#### Median Sold Price\*



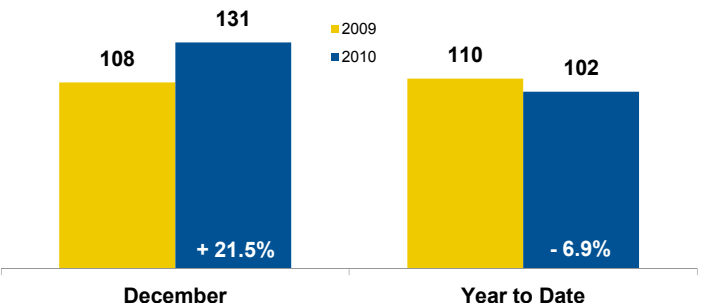
#### Average Sold Price\*



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



#### Total Days on Market





# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Elbert County

### December

### Year to Date

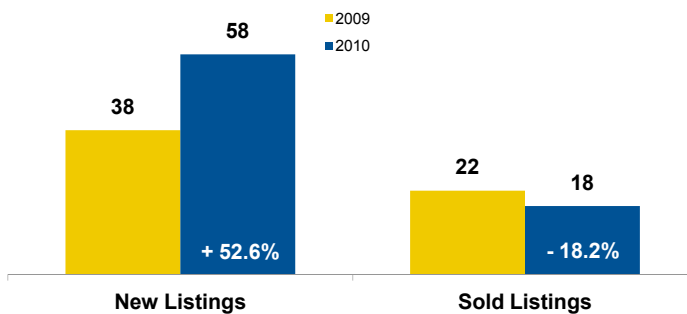
	2009	2010	Change	2009	2010	Change
New Listings	38	58	+ 52.6%	864	1,009	+ 16.8%
Sold Listings	22	18	- 18.2%	325	329	+ 1.2%
Median Sold Price*	\$299,450	\$294,500	- 1.7%	\$275,000	\$269,950	- 1.8%
Average Sold Price*	\$334,005	\$295,005	- 11.7%	\$287,106	\$287,450	+ 0.1%
Percent of Sold Price to List Price*	94.0%	97.3%	+ 3.6%	96.1%	96.3%	+ 0.2%
Total Days on Market	163	133	- 18.5%	144	119	- 17.0%
Active Listings	233	247	+ 6.0%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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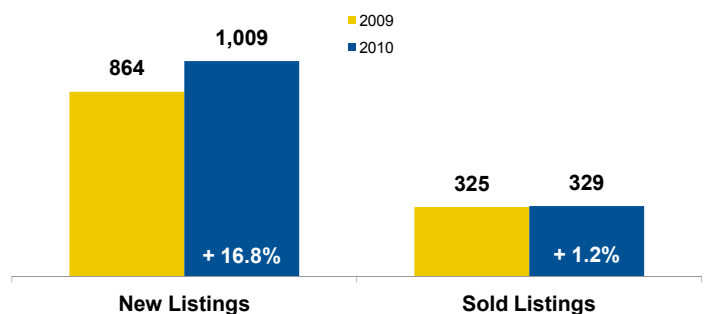
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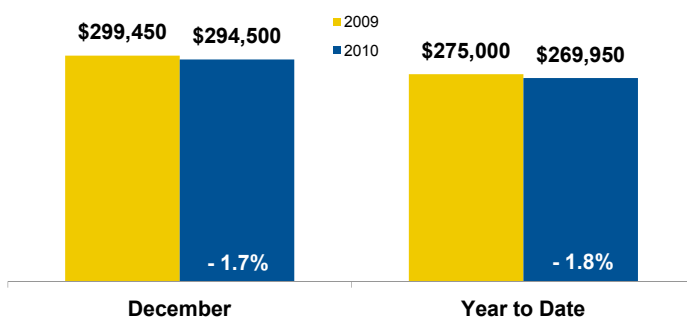
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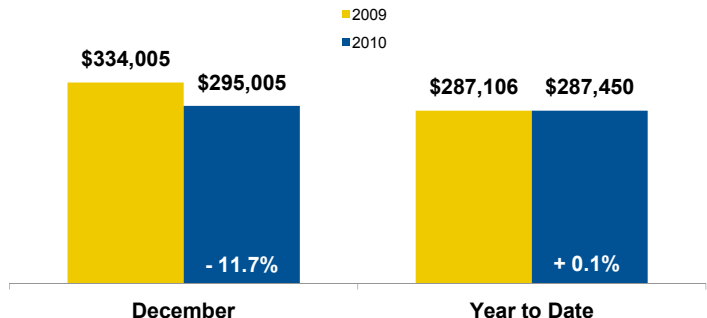
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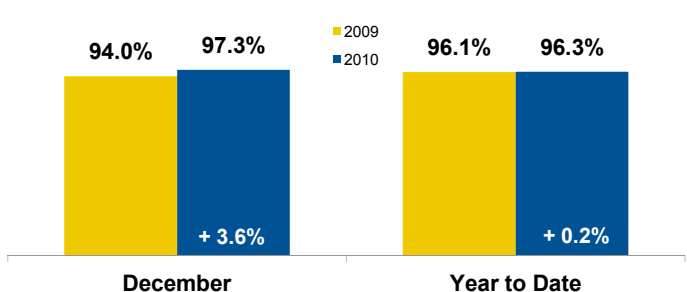
#### Median Sold Price\*



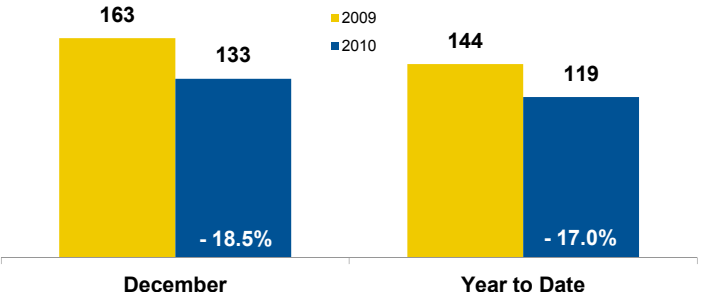
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## El Paso County

### December

### Year to Date

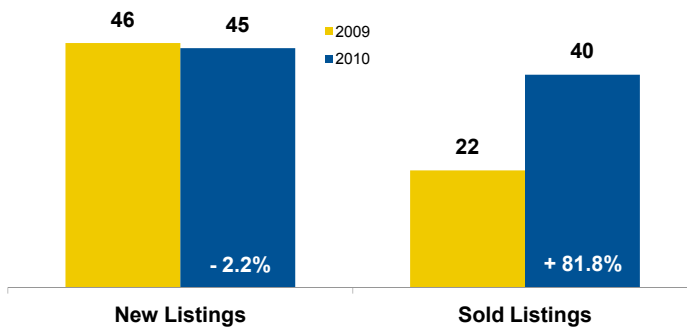
	2009	2010	Change	2009	2010	Change
New Listings	46	45	- 2.2%	623	874	+ 40.3%
Sold Listings	22	40	+ 81.8%	240	341	+ 42.1%
Median Sold Price*	\$247,213	\$240,048	- 2.9%	\$228,395	\$226,420	- 0.9%
Average Sold Price*	\$268,811	\$276,998	+ 3.0%	\$274,987	\$266,583	- 3.1%
Percent of Sold Price to List Price*	98.1%	97.0%	- 1.1%	96.8%	97.7%	+ 1.0%
Total Days on Market	95	113	+ 18.6%	104	92	- 12.3%
Active Listings	228	243	+ 6.6%	--	--	--
Pending Sales**	NA	12	--	--	--	--

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

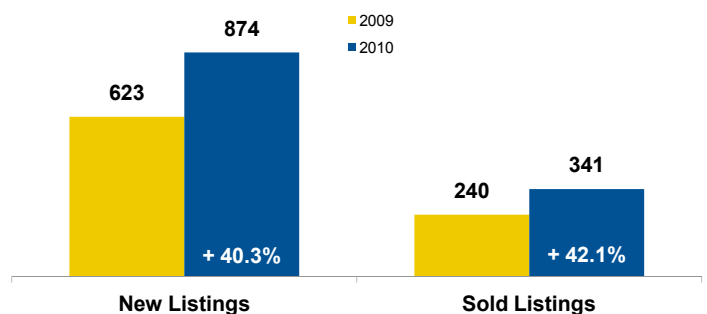
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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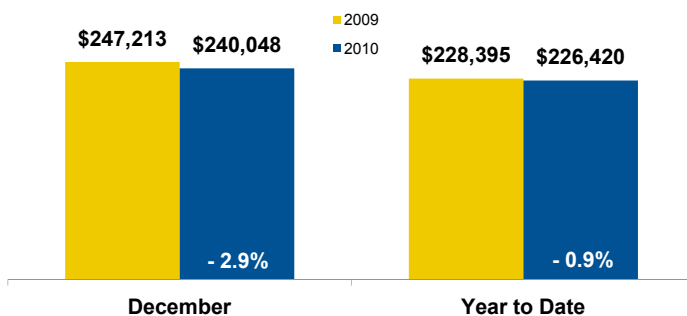
#### Activity—Most Recent Month



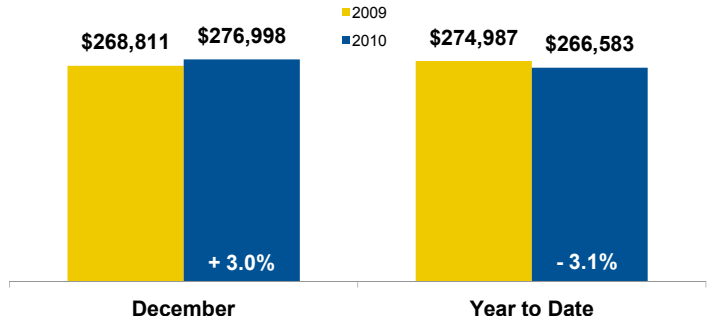
#### Activity—Year to Date



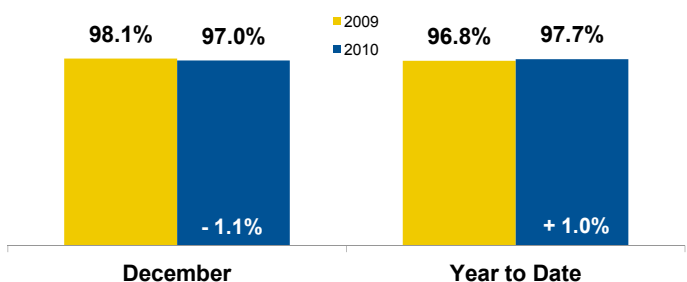
#### Median Sold Price\*



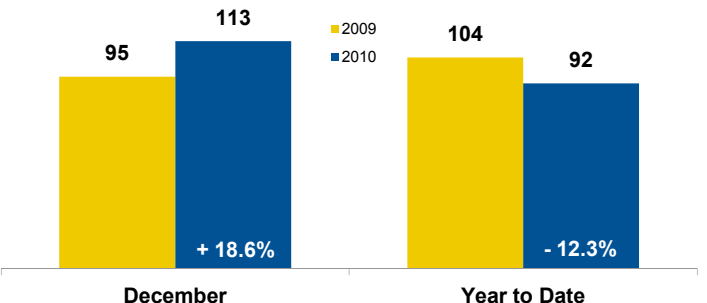
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Gilpin County

### December

### Year to Date

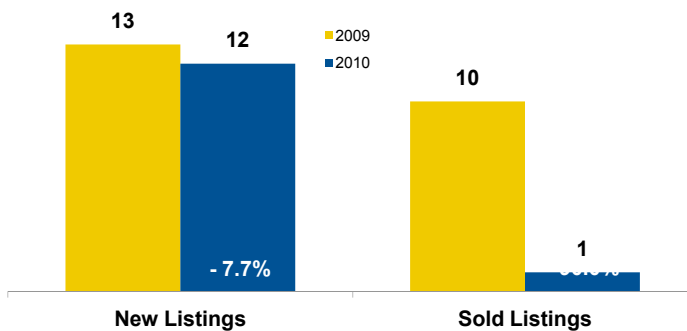
	2009	2010	Change	2009	2010	Change
New Listings	13	12	- 7.7%	240	261	+ 8.7%
Sold Listings	10	1	- 90.0%	80	70	- 12.5%
Median Sold Price*	\$146,075	\$139,000	- 4.8%	\$200,975	\$180,000	- 10.4%
Average Sold Price*	\$198,269	\$139,000	- 29.9%	\$229,022	\$211,414	- 7.7%
Percent of Sold Price to List Price*	96.4%	99.4%	+ 3.1%	95.2%	95.1%	- 0.1%
Total Days on Market	86	48	- 44.3%	164	134	- 18.2%
Active Listings	97	96	- 1.0%	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

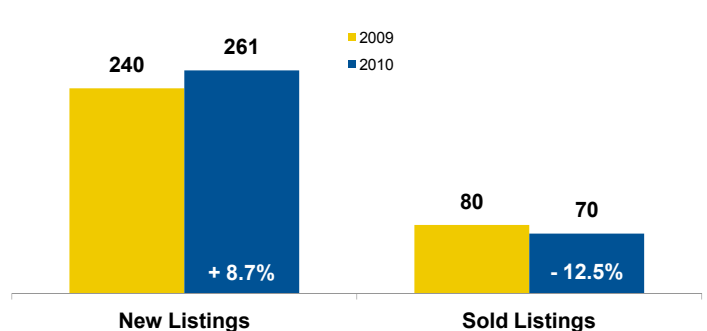
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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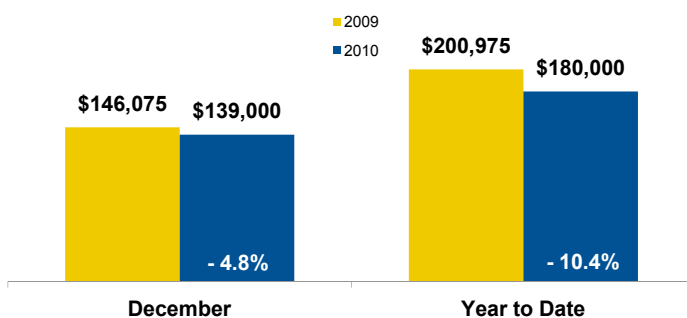
#### Activity—Most Recent Month



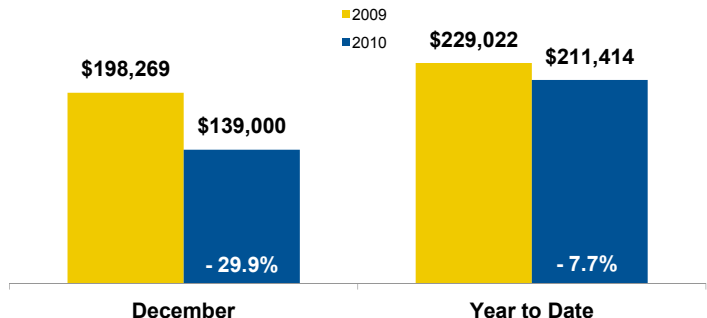
#### Activity—Year to Date



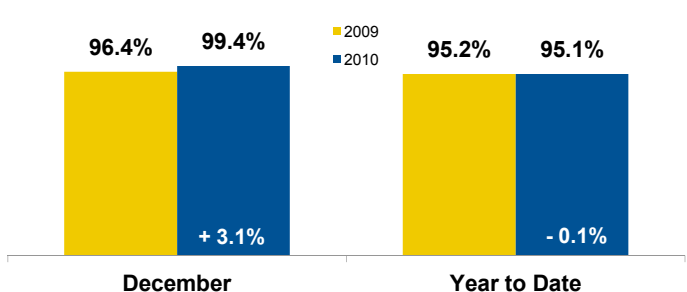
#### Median Sold Price\*



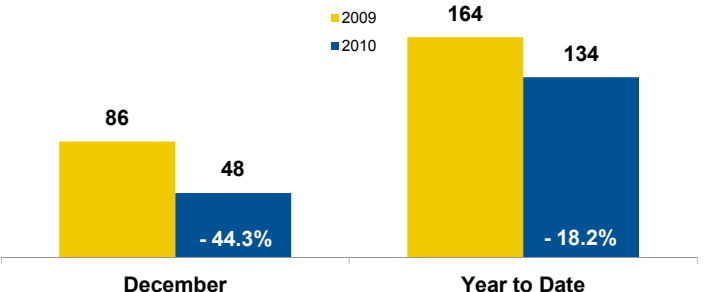
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Jefferson County

### December

### Year to Date

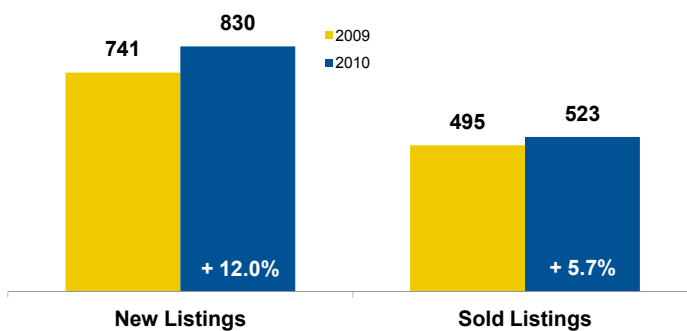
	2009	2010	Change	2009	2010	Change
New Listings	741	830	+ 12.0%	16,767	19,314	+ 15.2%
Sold Listings	495	523	+ 5.7%	6,917	6,776	- 2.0%
Median Sold Price*	\$222,090	\$210,000	- 5.4%	\$215,000	\$224,500	+ 4.4%
Average Sold Price*	\$269,660	\$255,075	- 5.4%	\$249,998	\$261,399	+ 4.6%
Percent of Sold Price to List Price*	97.7%	96.6%	- 1.1%	97.6%	97.3%	- 0.4%
Total Days on Market	90	116	+ 28.6%	93	89	- 3.9%
Active Listings	3,145	3,393	+ 7.9%	--	--	--
Pending Sales**	NA	62	--	--	--	--

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

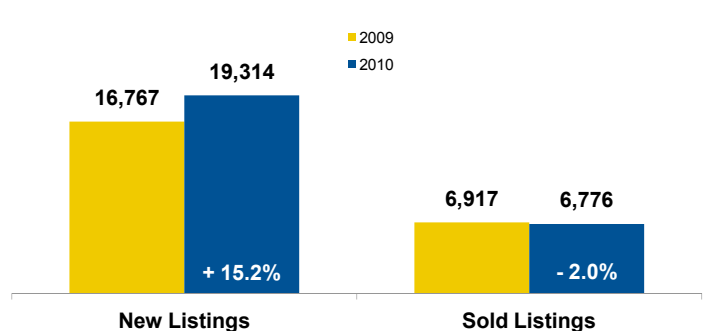
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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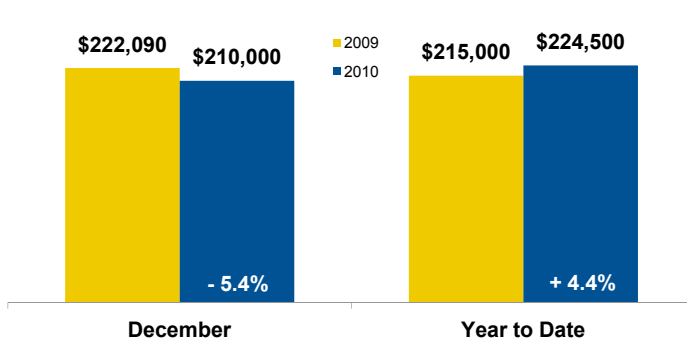
#### Activity—Most Recent Month



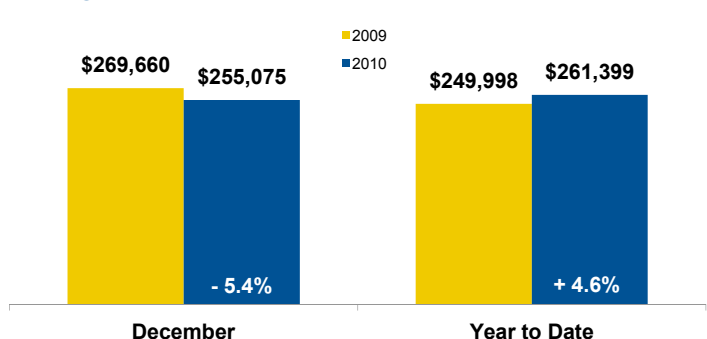
#### Activity—Year to Date



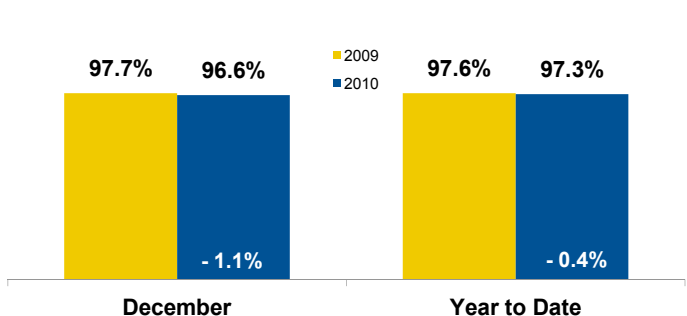
#### Median Sold Price\*



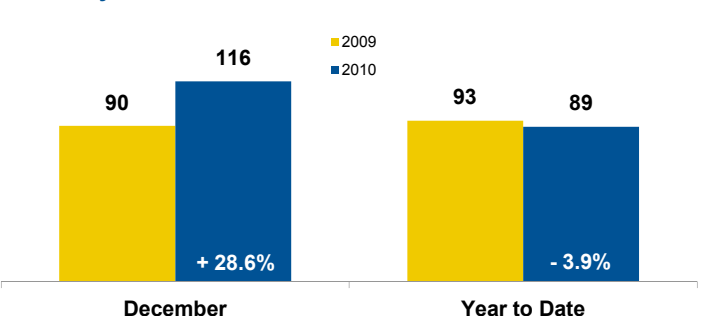
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Larimer County

### December

### Year to Date

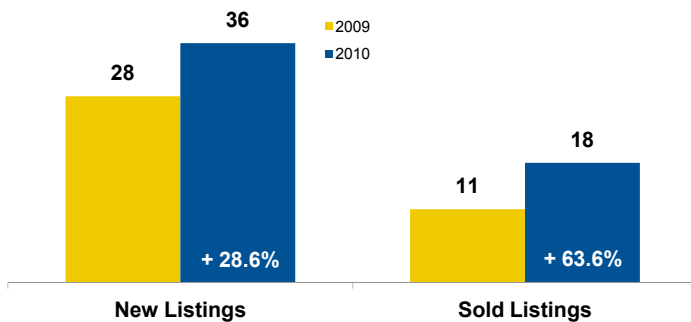
	2009	2010	Change	2009	2010	Change
New Listings	28	36	+ 28.6%	433	509	+ 17.6%
Sold Listings	11	18	+ 63.6%	177	182	+ 2.8%
Median Sold Price*	\$215,000	\$276,500	+ 28.6%	\$207,500	\$204,500	- 1.4%
Average Sold Price*	\$330,718	\$423,230	+ 28.0%	\$252,378	\$278,583	+ 10.4%
Percent of Sold Price to List Price*	97.5%	97.3%	- 0.2%	96.7%	97.4%	+ 0.6%
Total Days on Market	126	119	- 5.5%	102	107	+ 4.8%
Active Listings	168	173	+ 3.0%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

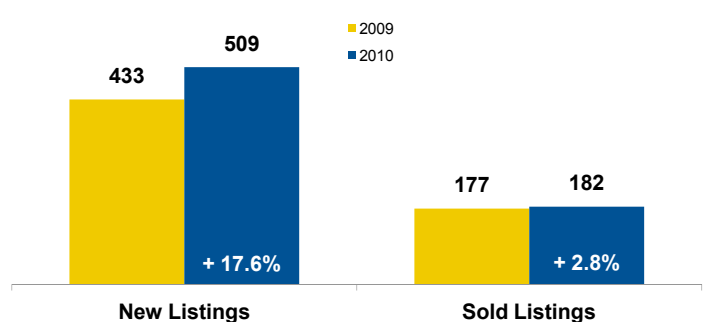
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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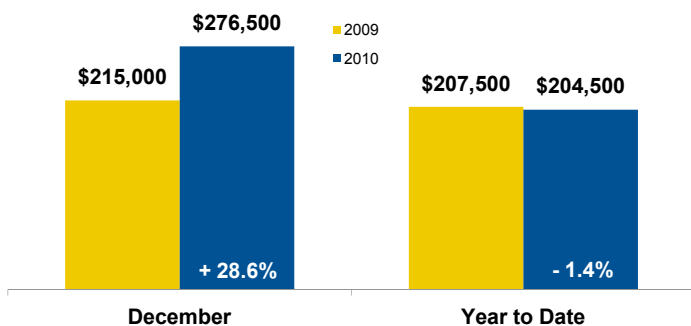
#### Activity—Most Recent Month



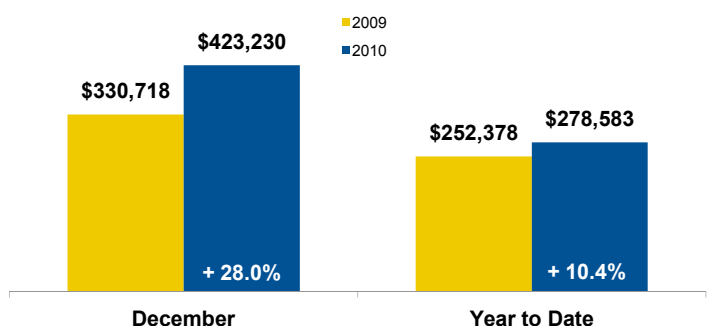
#### Activity—Year to Date



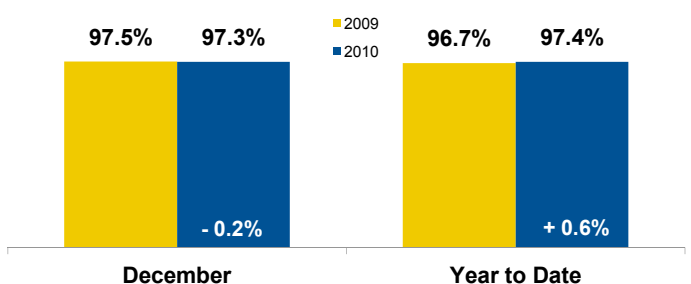
#### Median Sold Price\*



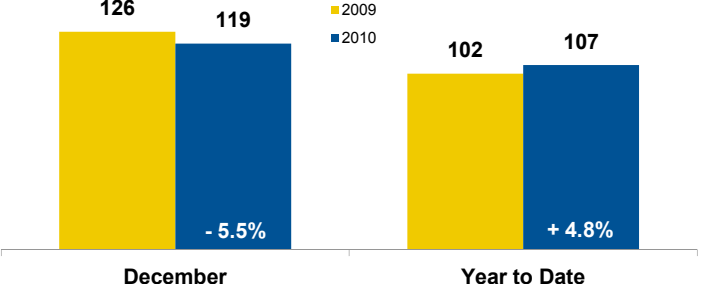
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Morgan County

### December

### Year to Date

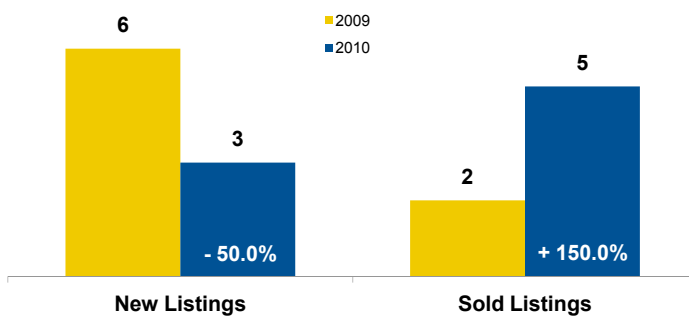
	2009	2010	Change	2009	2010	Change
New Listings	6	3	- 50.0%	71	56	- 21.1%
Sold Listings	2	5	+ 150.0%	27	29	+ 7.4%
Median Sold Price*	\$142,950	<b>\$95,000</b>	- 33.5%	\$145,000	<b>\$133,750</b>	- 7.8%
Average Sold Price*	\$142,950	<b>\$163,100</b>	+ 14.1%	\$145,378	<b>\$137,824</b>	- 5.2%
Percent of Sold Price to List Price*	96.7%	<b>94.5%</b>	- 2.3%	93.1%	<b>93.0%</b>	- 0.1%
Total Days on Market	36	<b>150</b>	+ 323.7%	178	<b>171</b>	- 4.1%
Active Listings	39	<b>21</b>	- 46.2%	--	--	--
Pending Sales**	NA	<b>2</b>	--	--	--	--

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

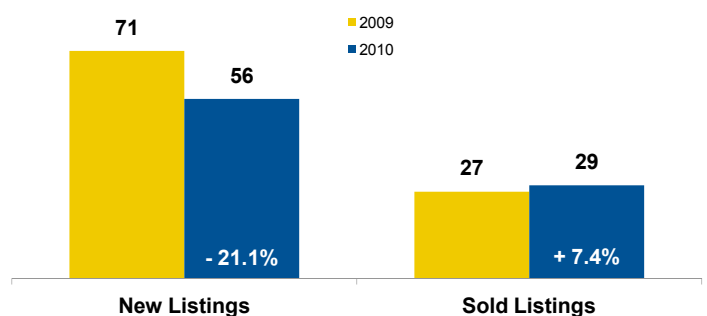
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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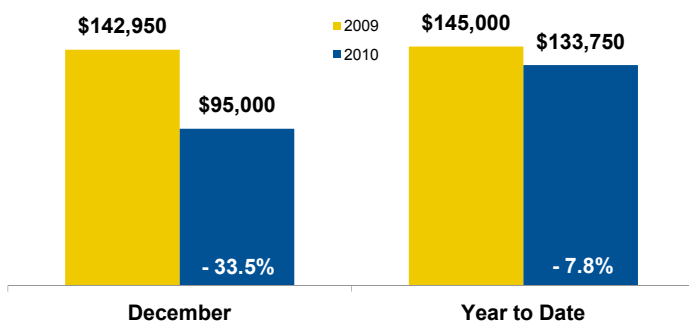
#### Activity—Most Recent Month



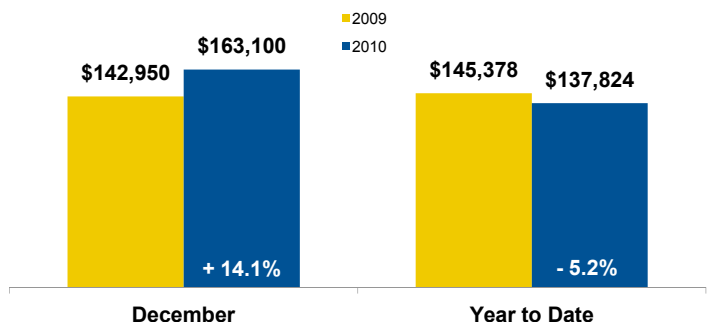
#### Activity—Year to Date



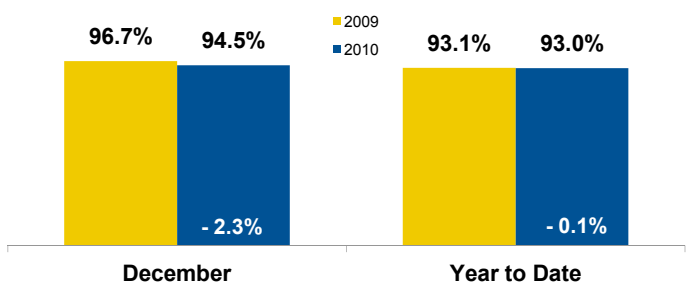
#### Median Sold Price\*



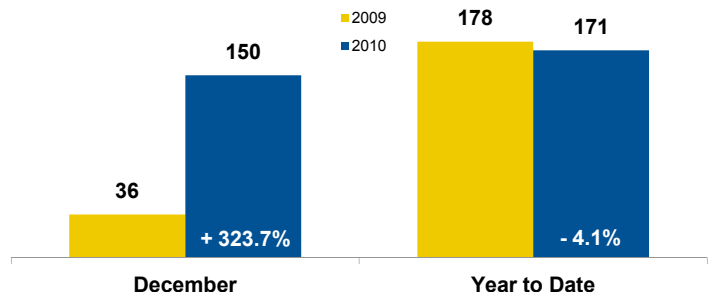
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Park County

### December

### Year to Date

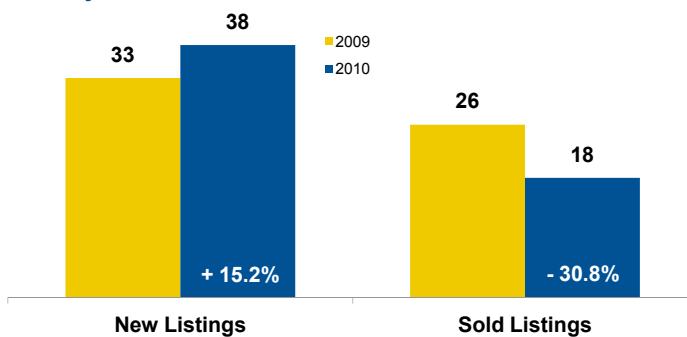
	2009	2010	Change	2009	2010	Change
New Listings	33	38	+ 15.2%	779	829	+ 6.4%
Sold Listings	26	18	- 30.8%	283	279	- 1.4%
Median Sold Price*	\$171,950	\$192,500	+ 12.0%	\$173,450	\$187,100	+ 7.9%
Average Sold Price*	\$192,112	\$209,257	+ 8.9%	\$189,211	\$205,732	+ 8.7%
Percent of Sold Price to List Price*	96.1%	95.0%	- 1.1%	95.8%	95.0%	- 0.8%
Total Days on Market	164	140	- 14.7%	169	152	- 10.2%
Active Listings	331	337	+ 1.8%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

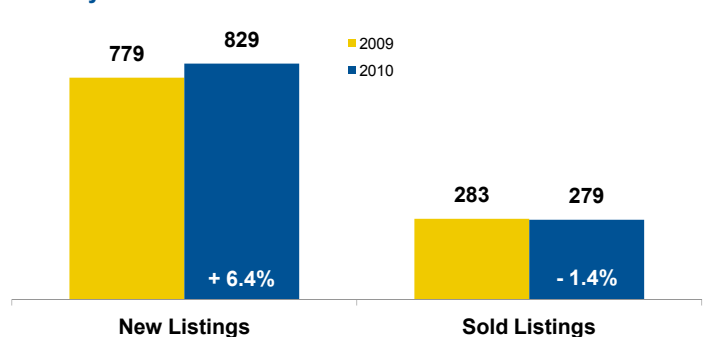
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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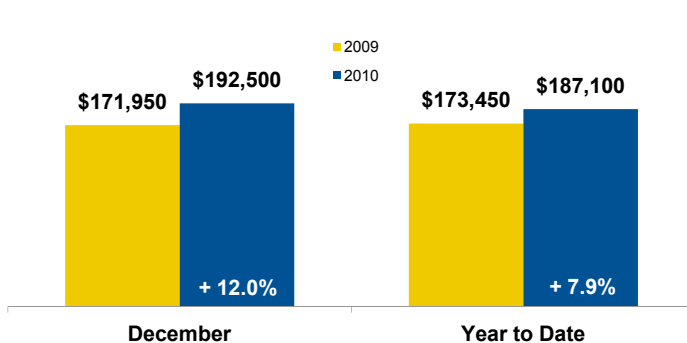
#### Activity—Most Recent Month



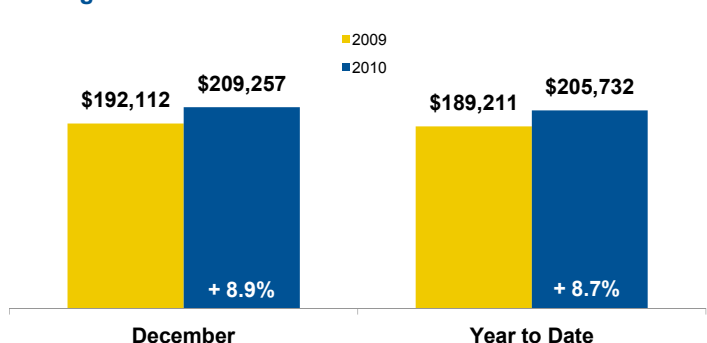
#### Activity—Year to Date



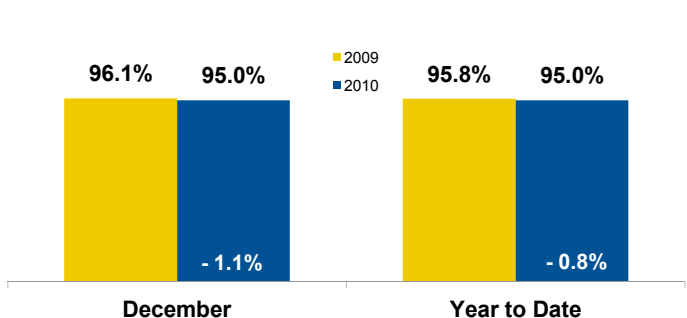
#### Median Sold Price\*



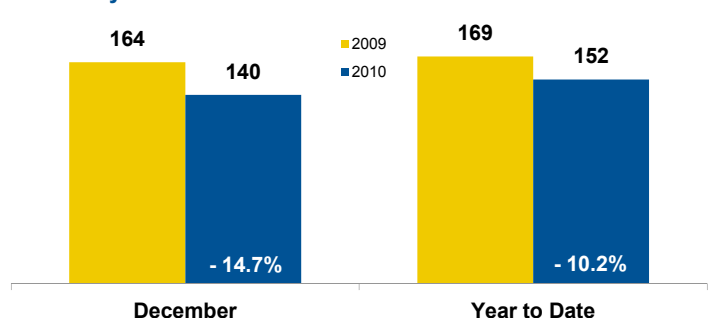
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Summit County

### December

### Year to Date

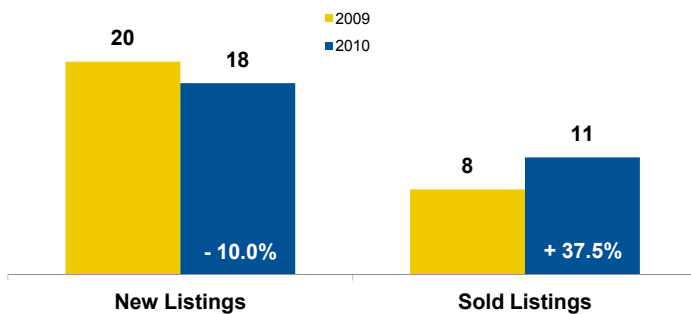
	2009	2010	Change	2009	2010	Change
New Listings	20	18	- 10.0%	367	495	+ 34.9%
Sold Listings	8	11	+ 37.5%	98	94	- 4.1%
Median Sold Price*	\$436,500	\$263,000	- 39.7%	\$372,500	\$369,999	- 0.7%
Average Sold Price*	\$525,563	\$263,340	- 49.9%	\$485,616	\$527,757	+ 8.7%
Percent of Sold Price to List Price*	93.1%	95.2%	+ 2.3%	93.9%	93.4%	- 0.5%
Total Days on Market	169	97	- 42.7%	166	155	- 7.0%
Active Listings	195	206	+ 5.6%	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

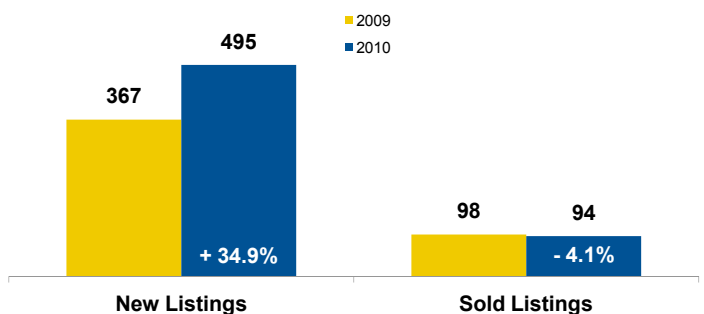
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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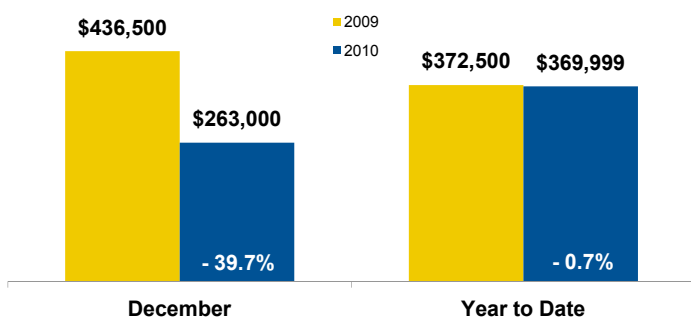
#### Activity—Most Recent Month



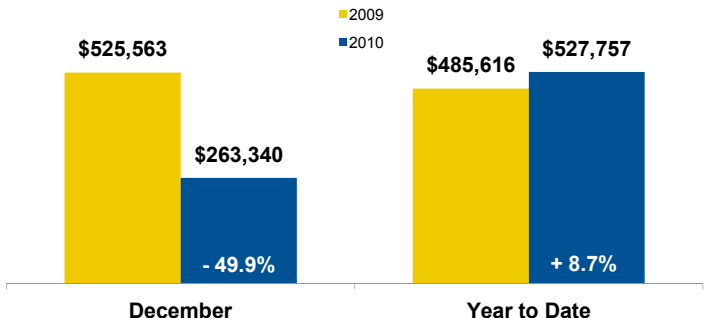
#### Activity—Year to Date



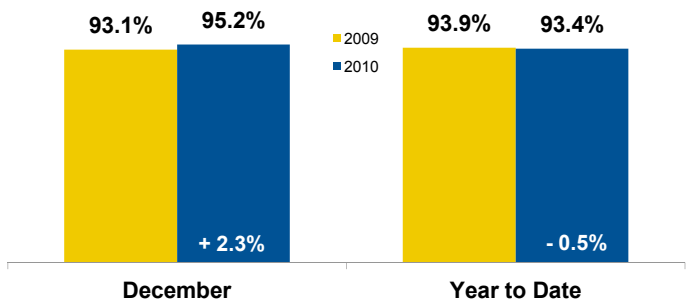
#### Median Sold Price\*



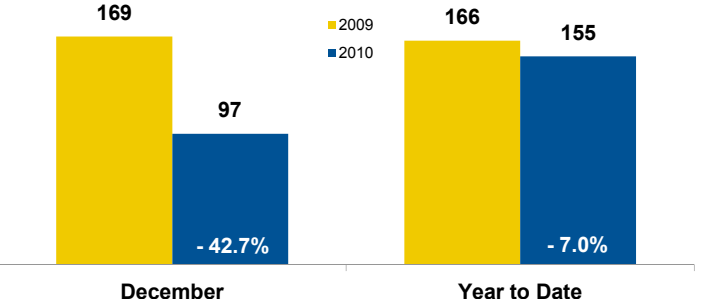
#### Average Sold Price\*



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



#### Total Days on Market





# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Teller County

### December

### Year to Date

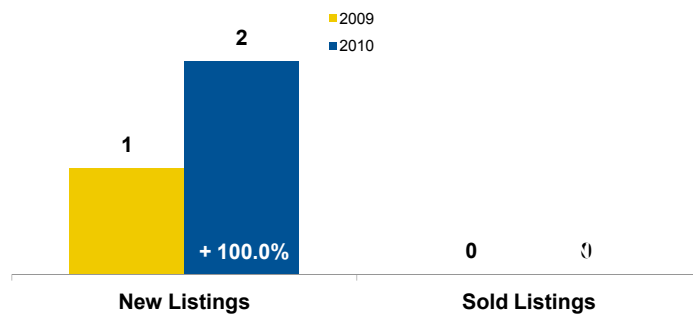
	2009	2010	Change	2009	2010	Change
New Listings	1	2	+ 100.0%	34	73	+ 114.7%
Sold Listings	0	0	NA	6	11	+ 83.3%
Median Sold Price*	\$0	\$0	NA	\$180,500	\$169,000	- 6.4%
Average Sold Price*	\$0	\$0	NA	\$203,483	\$183,582	- 9.8%
Percent of Sold Price to List Price*	0.0%	0.0%	NA	94.4%	95.6%	+ 1.3%
Total Days on Market	0	0	NA	217	139	- 35.8%
Active Listings	22	48	+ 118.2%	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

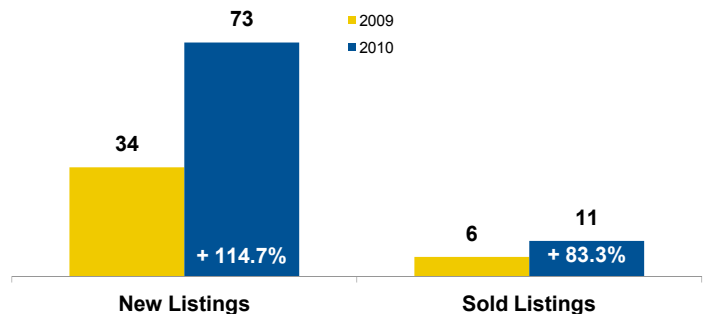
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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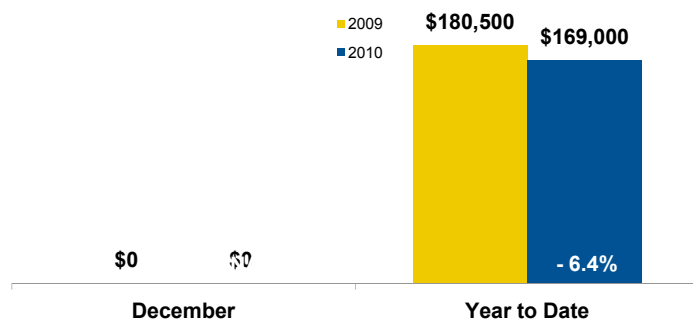
#### Activity—Most Recent Month



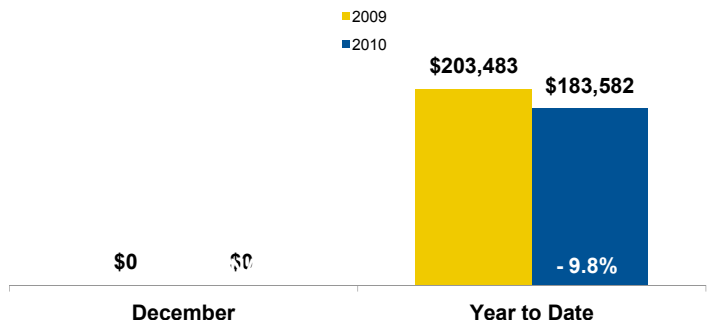
#### Activity—Year to Date



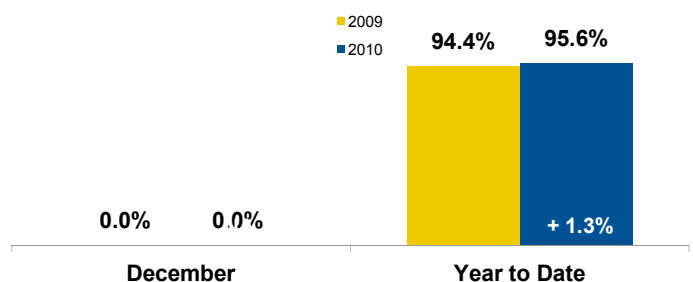
#### Median Sold Price\*



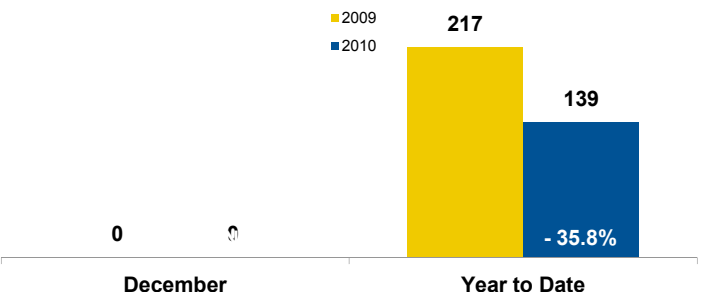
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Weld County

### December

### Year to Date

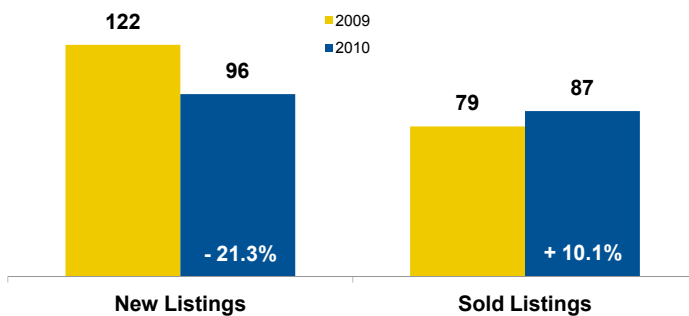
	2009	2010	Change	2009	2010	Change
New Listings	122	96	- 21.3%	2,000	2,078	+ 3.9%
Sold Listings	79	87	+ 10.1%	1,023	1,041	+ 1.8%
Median Sold Price*	\$176,450	\$162,450	- 7.9%	\$175,000	\$189,900	+ 8.5%
Average Sold Price*	\$212,896	\$178,325	- 16.2%	\$198,916	\$207,590	+ 4.4%
Percent of Sold Price to List Price*	98.7%	96.8%	- 1.9%	98.0%	97.9%	- 0.1%
Total Days on Market	76	121	+ 59.6%	103	97	- 5.2%
Active Listings	575	512	- 11.0%	--	--	--
Pending Sales**	NA	23	--	--	--	--

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

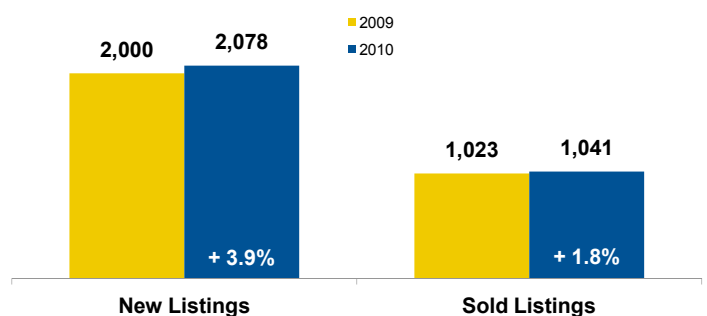
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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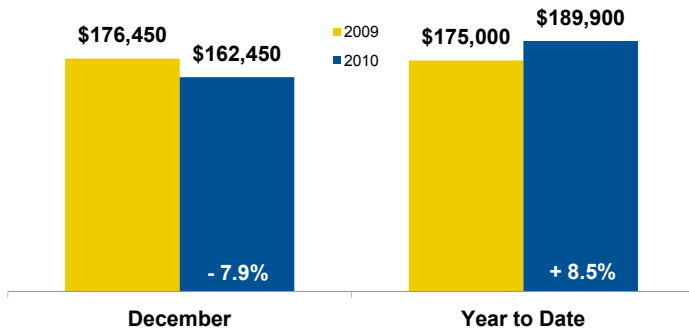
#### Activity—Most Recent Month



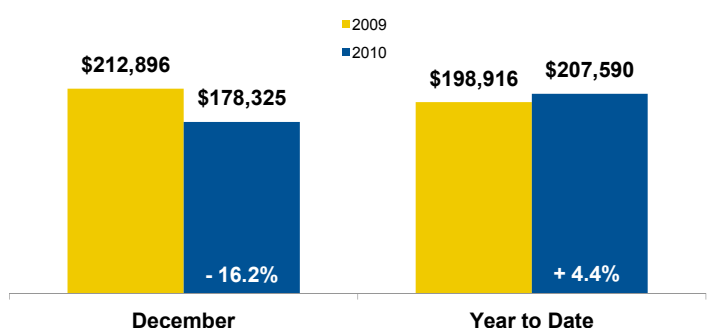
#### Activity—Year to Date



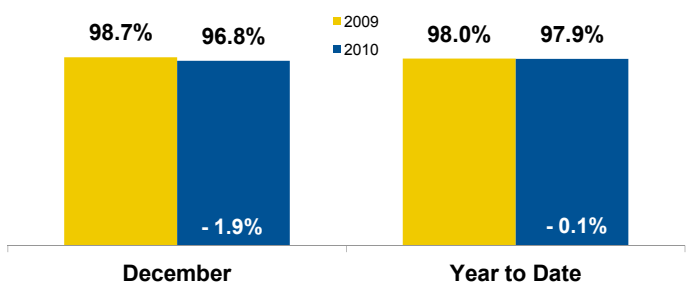
#### Median Sold Price\*



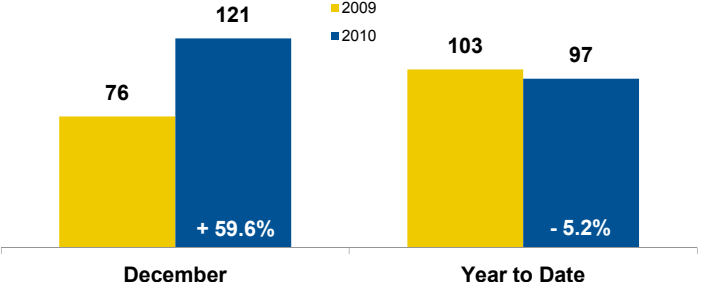
#### Average Sold Price\*



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



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Denver-Aurora MSA

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

## December

## Year to Date

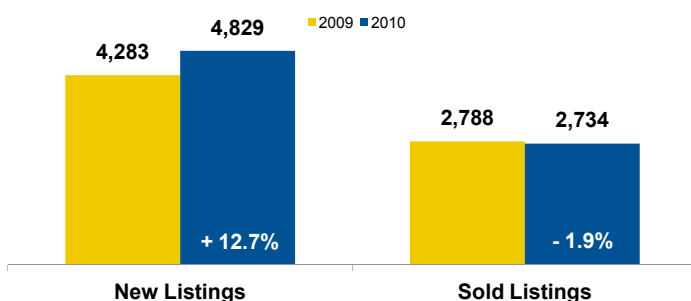
	2009	2010	Change	2009	2010	Change
New Listings	4,283	4,829	+ 12.7%	93,977	104,451	+ 11.1%
Sold Listings	2,788	2,734	- 1.9%	39,549	36,197	- 8.5%
Median Sold Price*	\$200,000	\$204,900	+ 2.5%	\$197,500	\$210,000	+ 6.3%
Average Sold Price*	\$254,837	\$251,993	- 1.1%	\$273,243	\$263,990	- 3.4%
Percent of Sold Price to List Price*	98.2%	96.6%	- 1.6%	98.1%	97.7%	- 0.5%
Total Days on Market	87	113	+ 30.1%	95	90	- 6.0%
Active Listings	17,299	18,464	+ 6.7%	--	--	--
Pending Sales	NA	460	--	--	--	--

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

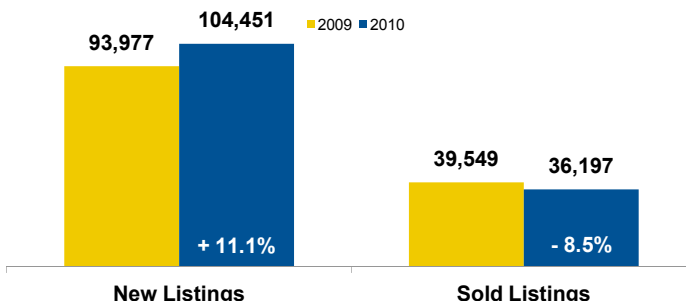
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

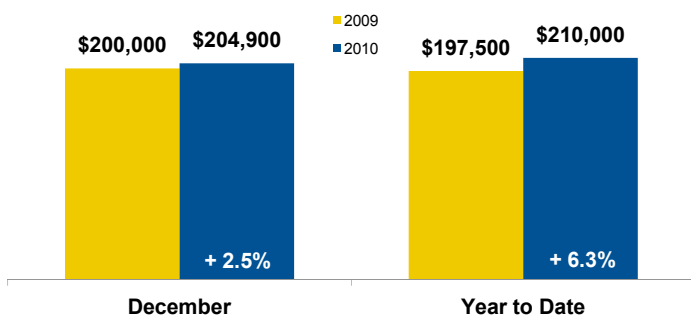
### Activity—Most Recent Month



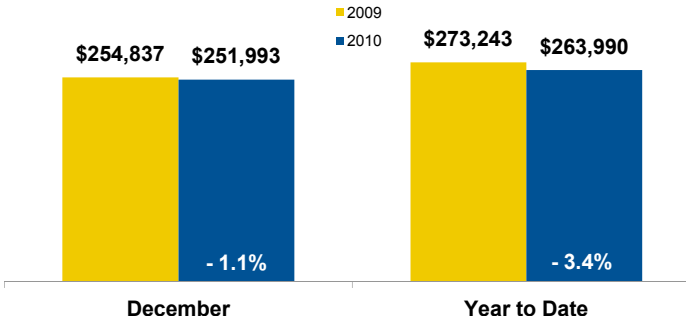
### Activity—Year to Date



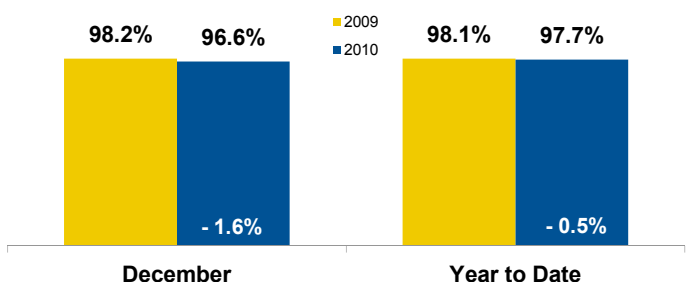
### Median Sold Price\*



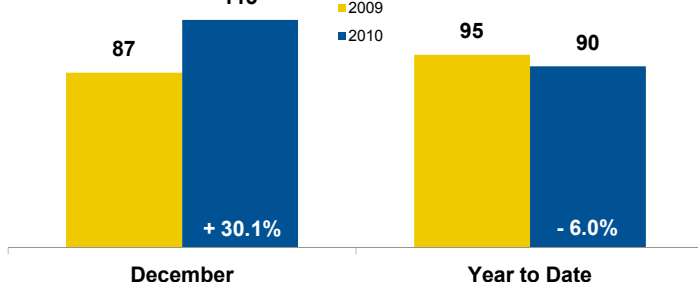
### Average Sold Price\*



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



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Colorado Springs MSA

Includes El Paso & Teller counties

## December

## Year to Date

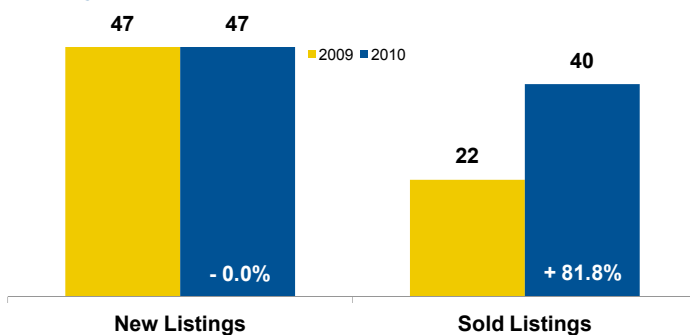
	2009	2010	Change	2009	2010	Change
New Listings	47	47	- 0.0%	657	947	+ 44.1%
Sold Listings	22	40	+ 81.8%	246	352	+ 43.1%
Median Sold Price*	\$247,213	\$240,048	- 2.9%	\$227,210	\$225,894	- 0.6%
Average Sold Price*	\$268,811	\$276,998	+ 3.0%	\$273,243	\$263,990	- 3.4%
Percent of Sold Price to List Price*	98.1%	97.0%	- 1.1%	96.7%	97.7%	+ 1.0%
Total Days on Market	95	113	+ 18.6%	107	93	- 13.1%
Active Listings	250	291	+ 16.4%	--	--	--
Pending Sales	NA	12	--	--	--	--

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

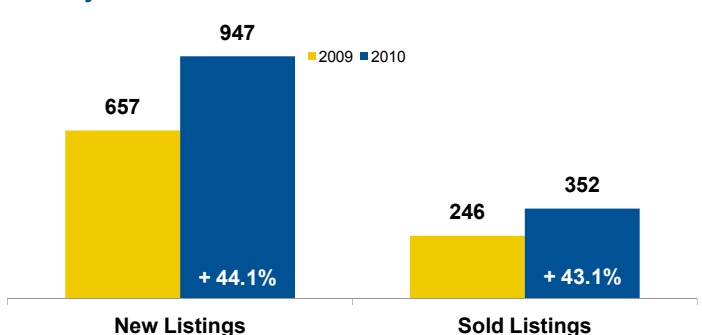
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

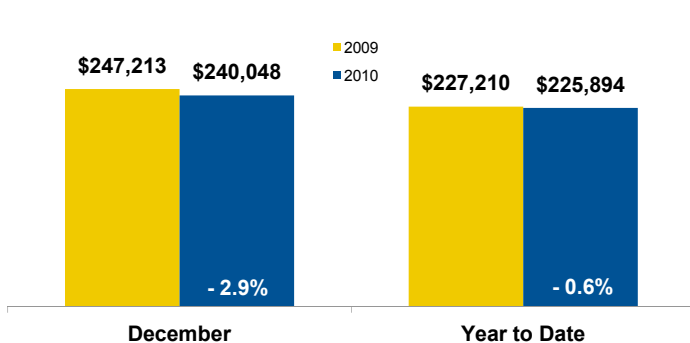
### Activity—Most Recent Month



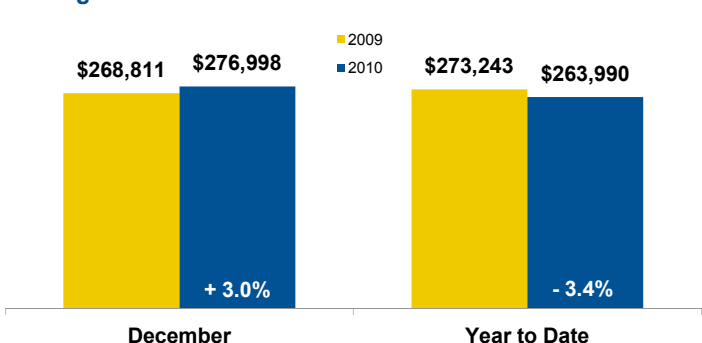
### Activity—Year to Date



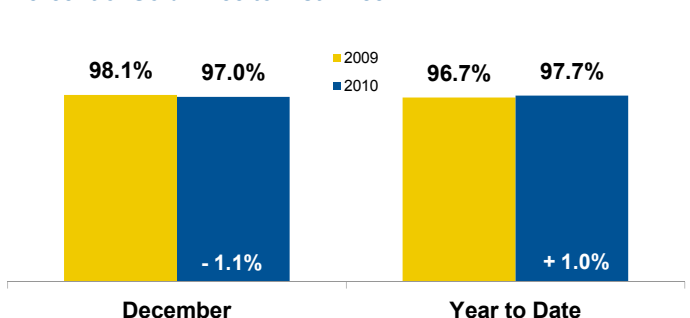
### Median Sold Price\*



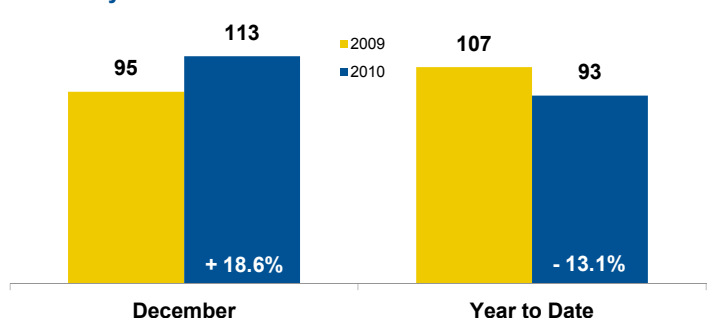
### Average Sold Price\*



### 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

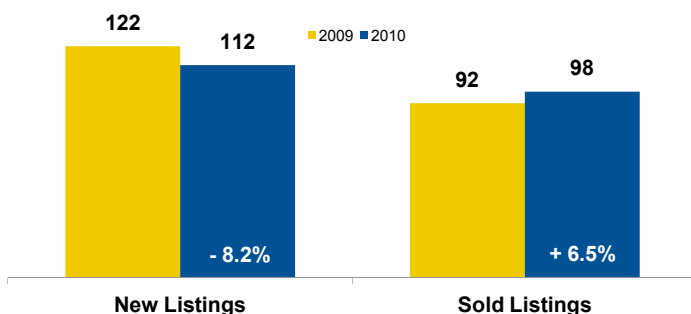
	2009	2010	Change	2009	2010	Change
New Listings	122	112	- 8.2%	2,570	3,045	+ 18.5%
Sold Listings	92	98	+ 6.5%	1,348	1,387	+ 2.9%
Median Sold Price*	\$300,000	\$285,000	- 5.0%	\$275,000	\$291,250	+ 5.9%
Average Sold Price*	\$361,224	\$351,041	- 2.8%	\$332,865	\$357,716	+ 7.5%
Percent of Sold Price to List Price*	97.2%	96.3%	- 0.9%	96.9%	97.1%	+ 0.1%
Total Days on Market	91	87	- 4.0%	99	85	- 13.9%
Active Listings	611	634	+ 3.8%	--	--	--
Pending Sales	NA	17	--	--	--	--

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

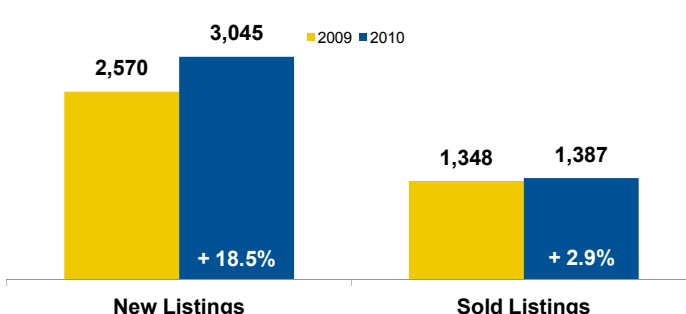
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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.

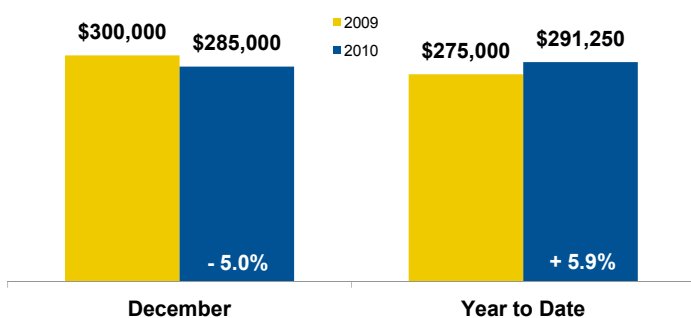
### Activity—Most Recent Month



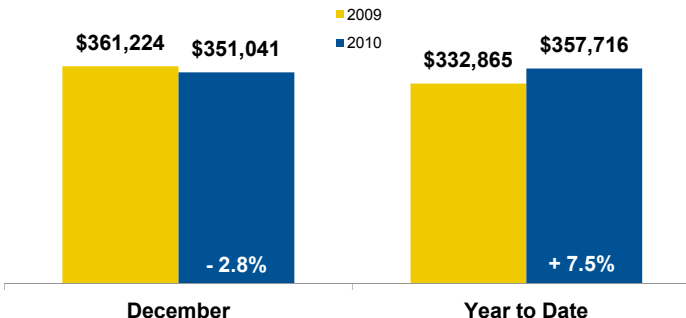
### Activity—Year to Date



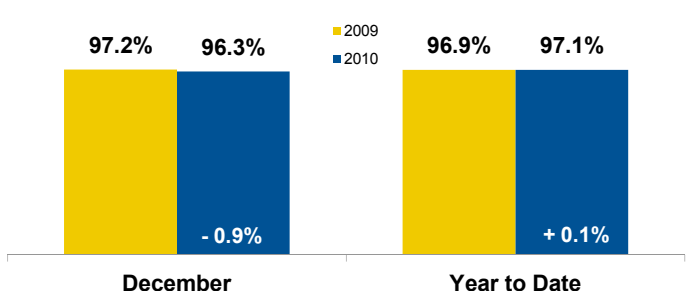
### Median Sold Price\*



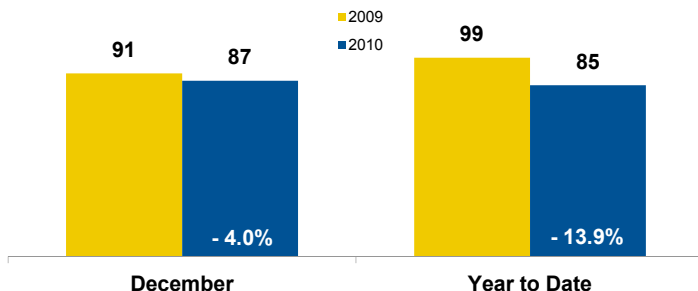
### Average Sold Price\*



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



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Fort Collins-Loveland MSA

Includes Larimer County

## December

## Year to Date

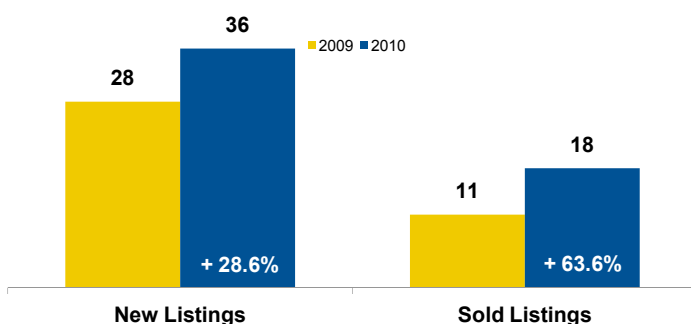
	2009	2010	Change	2009	2010	Change
New Listings	28	36	+ 28.6%	433	509	+ 17.6%
Sold Listings	11	18	+ 63.6%	177	182	+ 2.8%
Median Sold Price*	\$215,000	\$276,500	+ 28.6%	\$207,500	\$204,500	- 1.4%
Average Sold Price*	\$330,718	\$423,230	+ 28.0%	\$252,378	\$278,583	+ 10.4%
Percent of Sold Price to List Price*	97.5%	97.3%	- 0.2%	96.7%	97.4%	+ 0.6%
Total Days on Market	126	119	- 5.5%	102	107	+ 4.8%
Active Listings	168	173	+ 3.0%	--	--	--
Pending Sales	NA	3	--	--	--	--

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

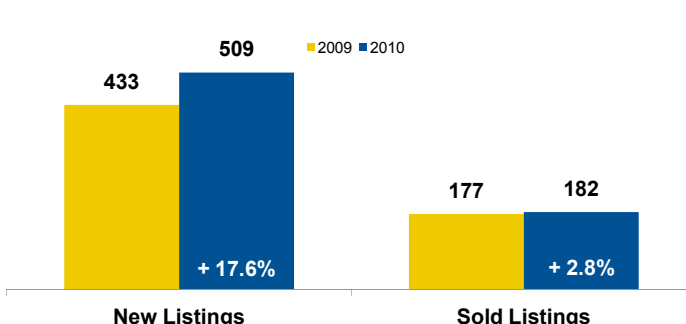
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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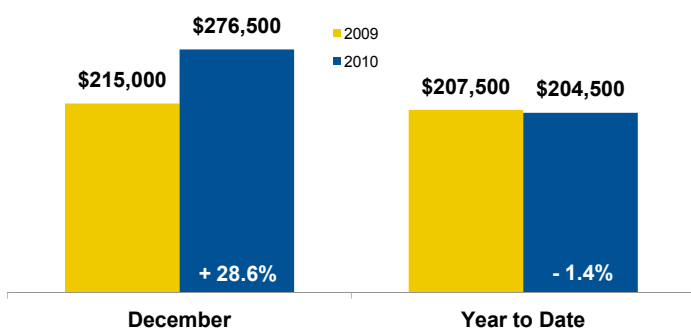
### Activity—Most Recent Month



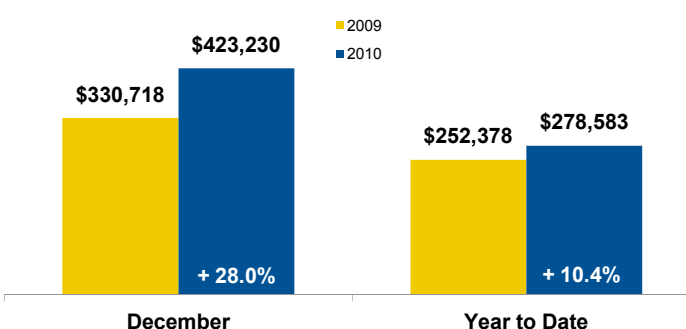
### Activity—Year to Date



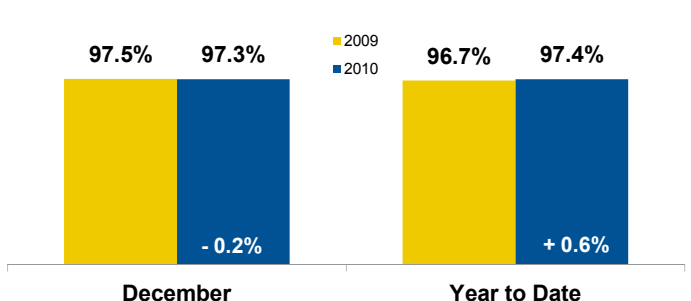
### Median Sold Price\*



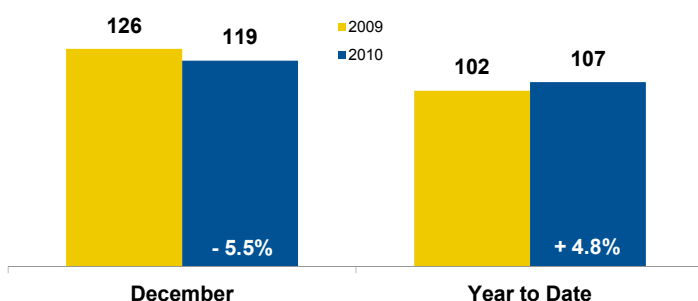
### Average Sold Price\*



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



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

## Greeley MSA

Includes Weld County

## December

## Year to Date

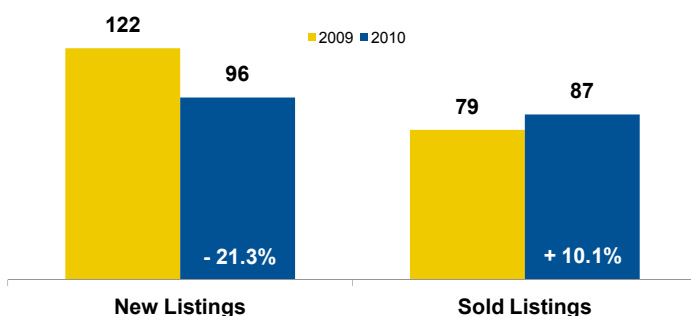
	2009	2010	Change	2009	2010	Change
New Listings	122	96	- 21.3%	2,000	2,078	+ 3.9%
Sold Listings	79	87	+ 10.1%	1,023	1,041	+ 1.8%
Median Sold Price*	\$176,450	\$162,450	- 7.9%	\$175,000	\$189,900	+ 8.5%
Average Sold Price*	\$212,896	\$178,325	- 16.2%	\$198,916	\$207,590	+ 4.4%
Percent of Sold Price to List Price*	98.7%	96.8%	- 1.9%	98.0%	97.9%	- 0.1%
Total Days on Market	76	121	+ 59.6%	103	97	- 5.2%
Active Listings	575	512	- 11.0%	--	--	--
Pending Sales	NA	23	--	--	--	--

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

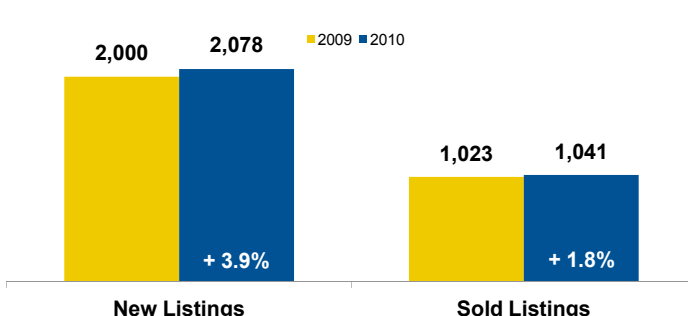
\*\*Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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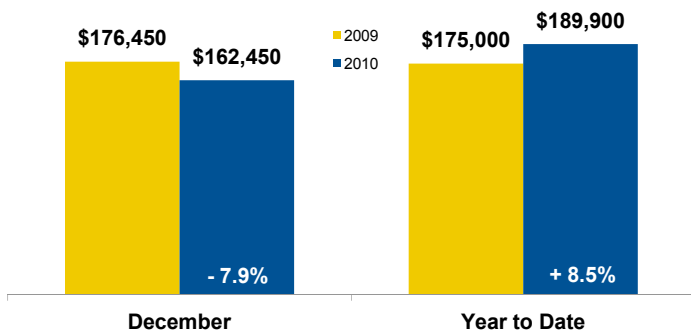
### Activity—Most Recent Month



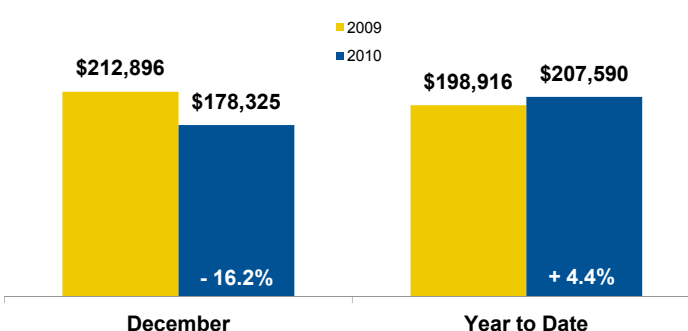
### Activity—Year to Date



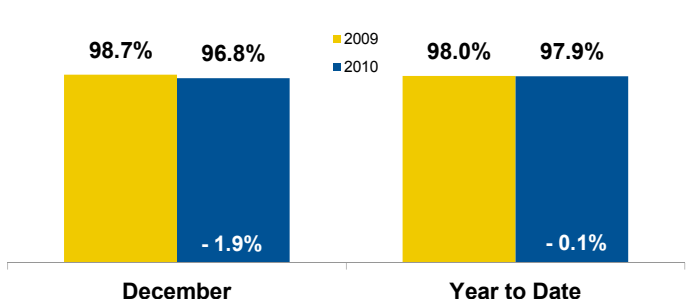
### Median Sold Price\*



### Average Sold Price\*



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



### Total Days on Market

