

Local Market Updates

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



METROLIST®

County

December 2012

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Local Market Update – December 2012

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METROLIST®

- 3.2%

Change in
New Listings

- 1.8%

Change in
Sold Listings

+ 18.2%

Change in
Median Sold Price**

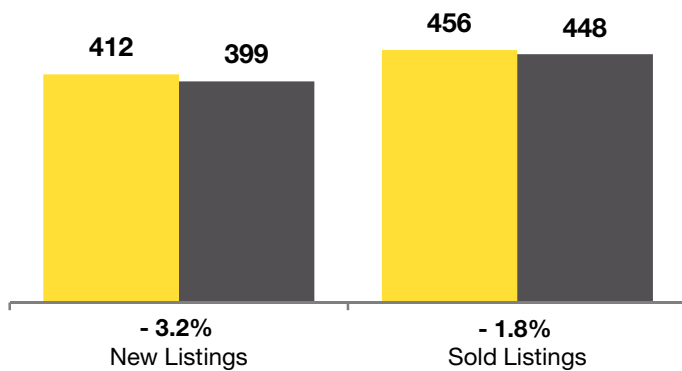
Adams County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	1,226	958	- 21.9%	--	--	--
Pending Listings*	316	266	- 15.8%	--	--	--
Under Contract Listings	396	435	+ 9.8%	6,674	7,230	+ 8.3%
New Listings	412	399	- 3.2%	7,779	7,653	- 1.6%
Sold Listings	456	448	- 1.8%	5,442	5,986	+ 10.0%
Total Days on Market	100	65	- 34.5%	98	71	- 26.8%
Median Sold Price**	\$154,950	\$183,213	+ 18.2%	\$154,000	\$175,000	+ 13.6%
Average Sold Price**	\$172,584	\$199,953	+ 15.9%	\$172,363	\$192,880	+ 11.9%
Percent of Sold Price to List Price**	98.2%	99.2%	+ 1.0%	97.7%	99.2%	+ 1.6%

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

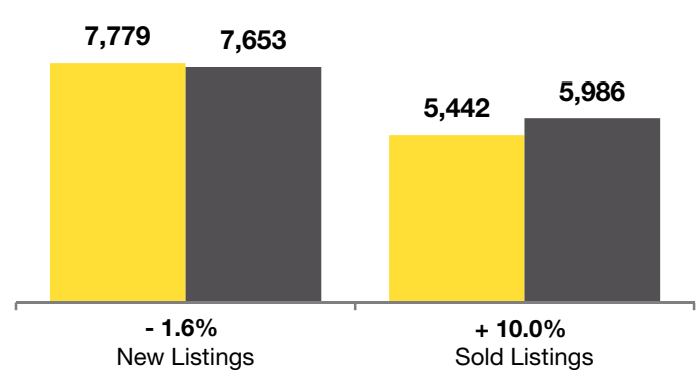
December

■ 2011 ■ 2012

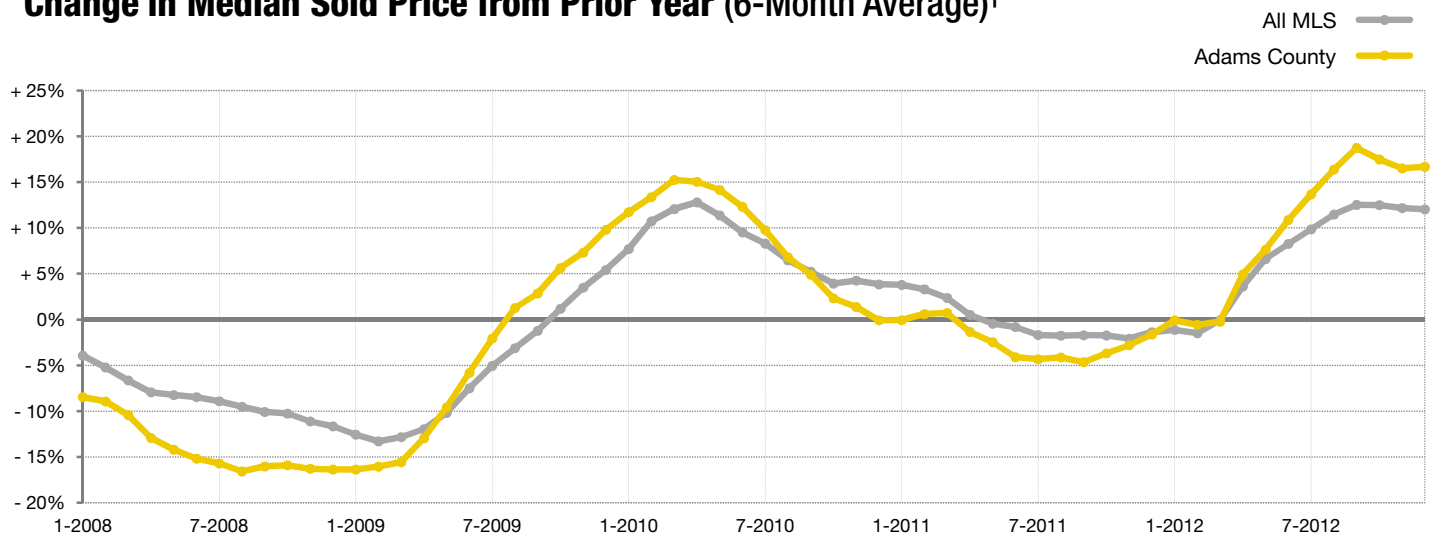


Year to Date (YTD)

■ 2011 ■ 2012



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



† Each dot represents the change in median sold 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®.

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Arapahoe County

+ 1.3%

Change in
New Listings

+ 3.5%

Change in
Sold Listings

+ 15.9%

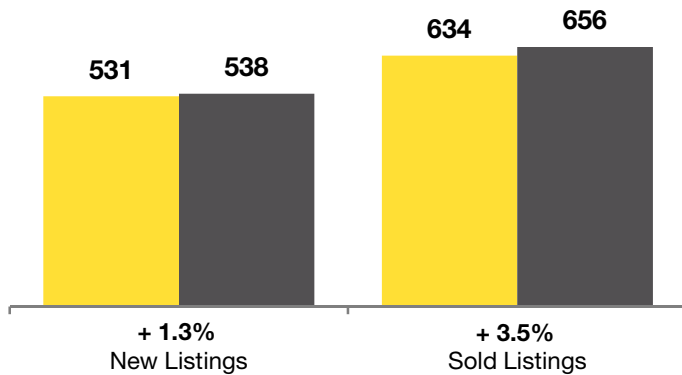
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	1,782	1,202	- 32.5%	--	--	--
Pending Listings*	394	376	- 4.6%	--	--	--
Under Contract Listings	582	657	+ 12.9%	10,157	11,392	+ 12.2%
New Listings	531	538	+ 1.3%	11,695	12,004	+ 2.6%
Sold Listings	634	656	+ 3.5%	8,245	9,365	+ 13.6%
Total Days on Market	100	62	- 38.6%	102	67	- 34.0%
Median Sold Price**	\$177,000	\$205,149	+ 15.9%	\$178,000	\$205,000	+ 15.2%
Average Sold Price**	\$215,882	\$268,988	+ 24.6%	\$229,137	\$259,595	+ 13.3%
Percent of Sold Price to List Price**	97.2%	98.7%	+ 1.6%	97.2%	98.7%	+ 1.5%

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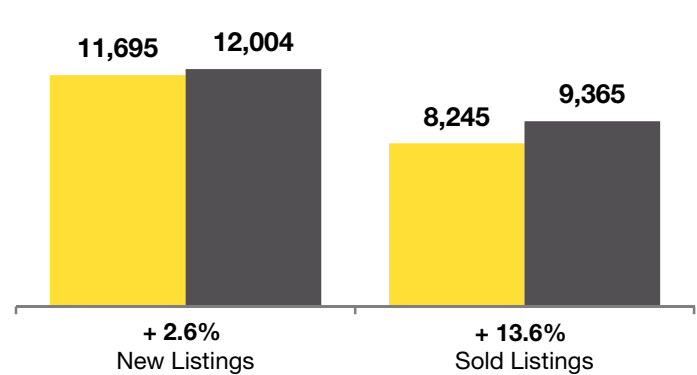
December

■ 2011 ■ 2012



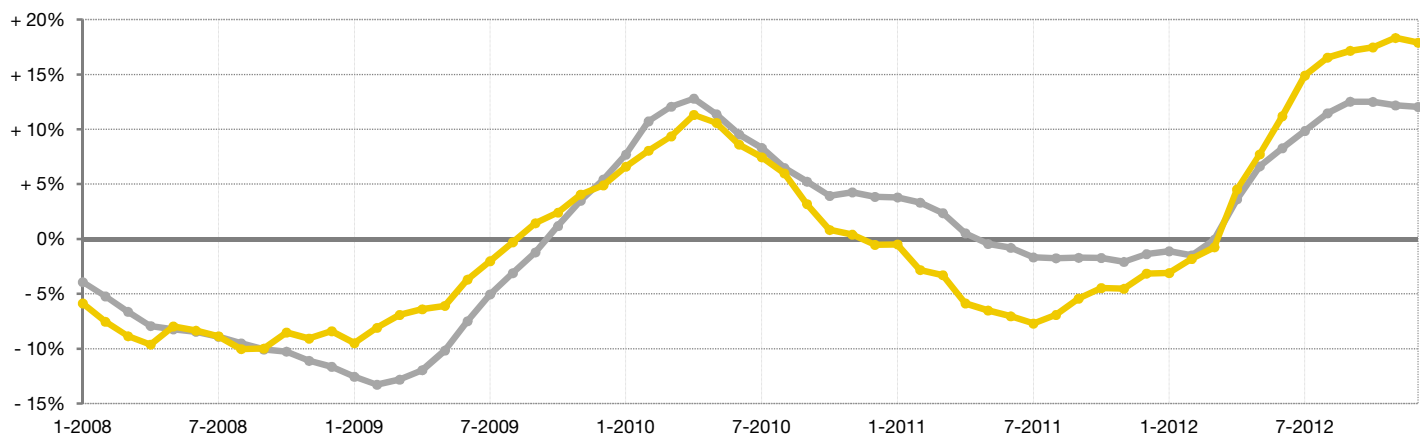
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Arapahoe County —



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METROLIST®

- 33.7%

Change in
New Listings

- 9.3%

Change in
Sold Listings

+ 18.9%

Change in
Median Sold Price**

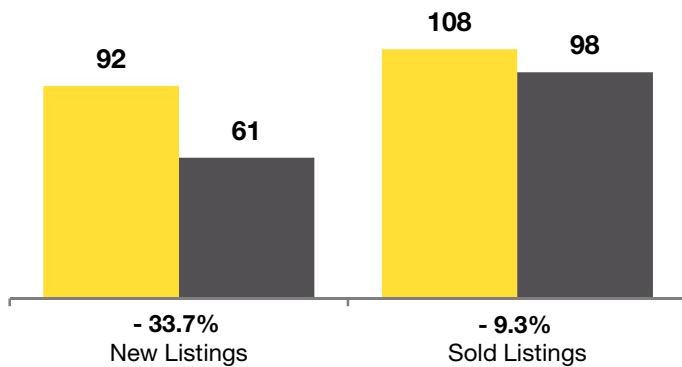
Boulder County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	499	275	- 44.9%	--	--	--
Pending Listings*	36	23	- 36.1%	--	--	--
Under Contract Listings	86	92	+ 7.0%	1,582	1,797	+ 13.6%
New Listings	92	61	- 33.7%	2,395	2,073	- 13.4%
Sold Listings	108	98	- 9.3%	1,390	1,577	+ 13.5%
Total Days on Market	127	71	- 44.0%	101	78	- 22.4%
Median Sold Price**	\$265,000	\$315,000	+ 18.9%	\$289,000	\$305,900	+ 5.8%
Average Sold Price**	\$366,142	\$412,916	+ 12.8%	\$364,762	\$371,816	+ 1.9%
Percent of Sold Price to List Price**	96.8%	98.5%	+ 1.8%	96.9%	97.6%	+ 0.8%

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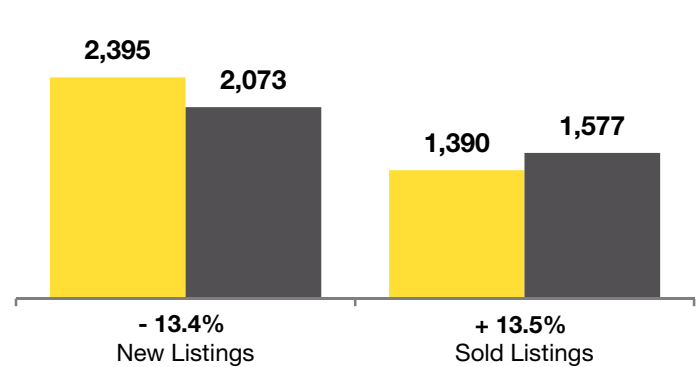
December

■ 2011 ■ 2012



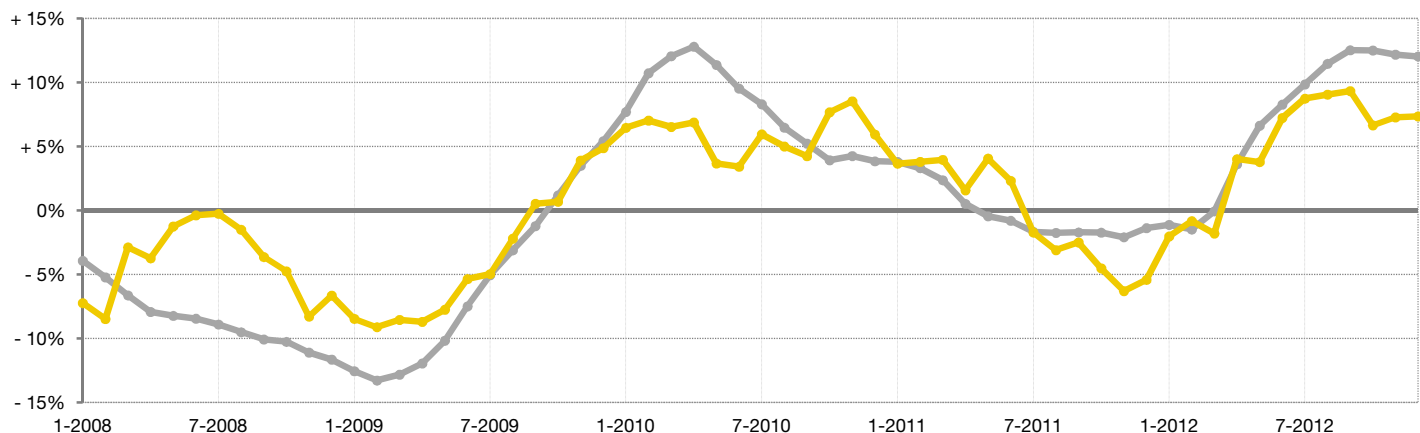
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Boulder County —



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Broomfield County

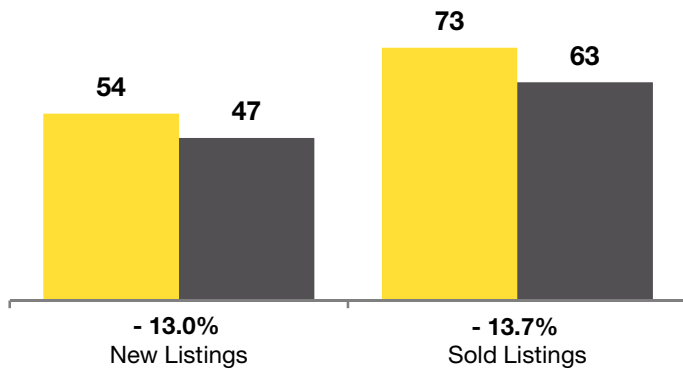
- 13.0% **- 13.7%** **+ 1.5%**
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	253	150	- 40.7%	--	--	--
Pending Listings*	19	22	+ 15.8%	--	--	--
Under Contract Listings	47	55	+ 17.0%	881	1,074	+ 21.9%
New Listings	54	47	- 13.0%	1,206	1,154	- 4.3%
Sold Listings	73	63	- 13.7%	755	915	+ 21.2%
Total Days on Market	109	71	- 35.0%	102	76	- 25.7%
Median Sold Price**	\$260,000	\$264,000	+ 1.5%	\$280,000	\$270,000	- 3.6%
Average Sold Price**	\$308,897	\$333,750	+ 8.0%	\$307,291	\$307,486	+ 0.1%
Percent of Sold Price to List Price**	97.3%	97.9%	+ 0.6%	97.6%	98.1%	+ 0.4%

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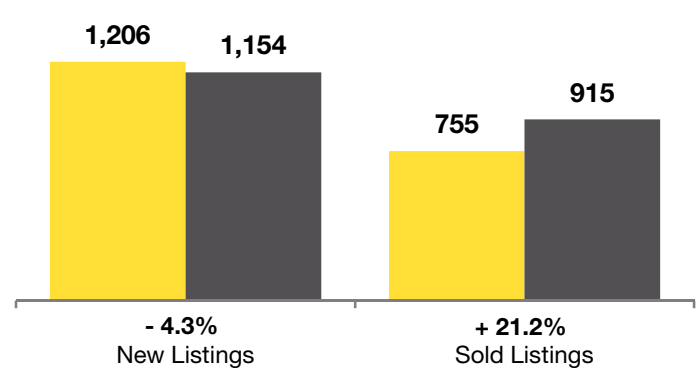
December

■ 2011 ■ 2012



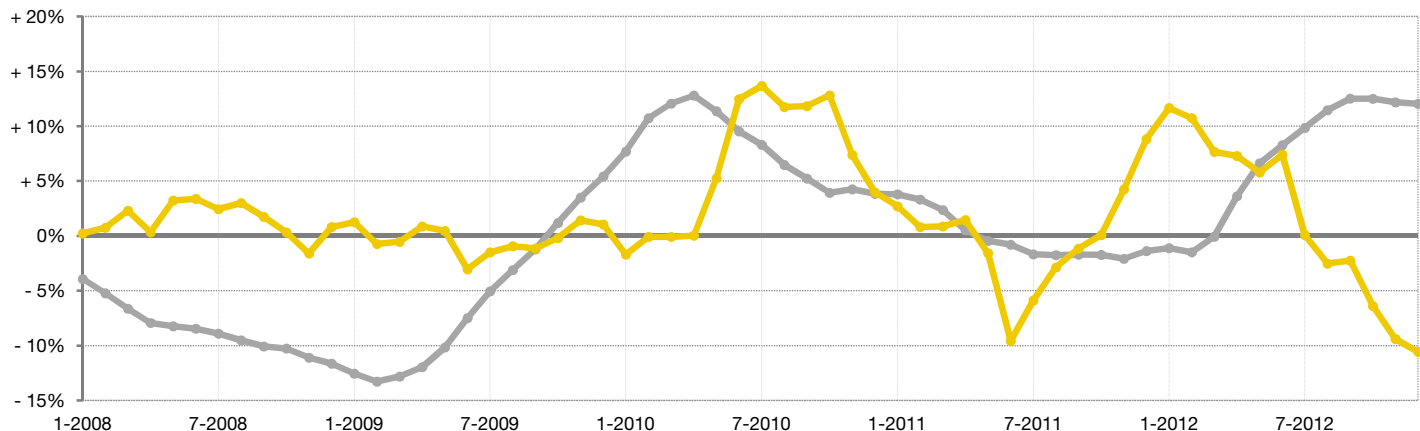
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Broomfield County —



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Clear Creek County

+ 25.0% **+ 40.0%** **- 18.0%**

Change in
New Listings

Change in
Sold Listings

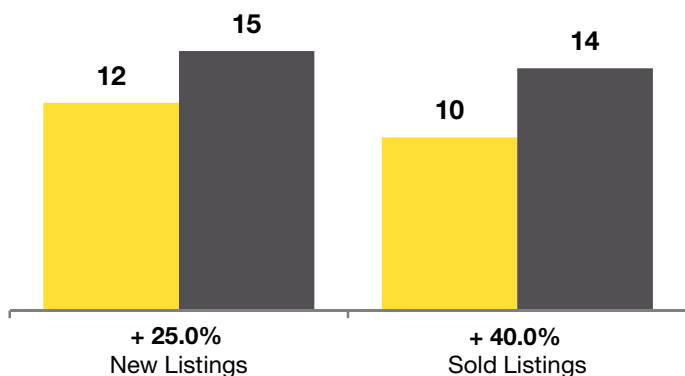
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	113	100	- 11.5%	--	--	--
Pending Listings*	4	9	+ 125.0%	--	--	--
Under Contract Listings	13	10	- 23.1%	172	217	+ 26.2%
New Listings	12	15	+ 25.0%	327	313	- 4.3%
Sold Listings	10	14	+ 40.0%	165	170	+ 3.0%
Total Days on Market	289	192	- 33.6%	151	131	- 13.3%
Median Sold Price**	\$195,000	\$159,950	- 18.0%	\$205,000	\$214,000	+ 4.4%
Average Sold Price**	\$255,578	\$202,200	- 20.9%	\$239,924	\$253,431	+ 5.6%
Percent of Sold Price to List Price**	92.1%	95.5%	+ 3.6%	94.8%	95.9%	+ 1.2%

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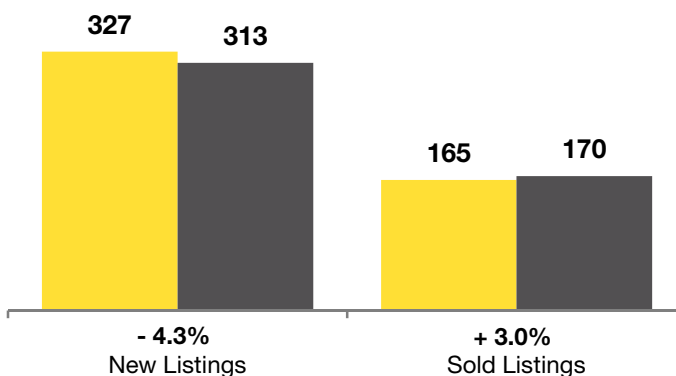
December

■ 2011 ■ 2012



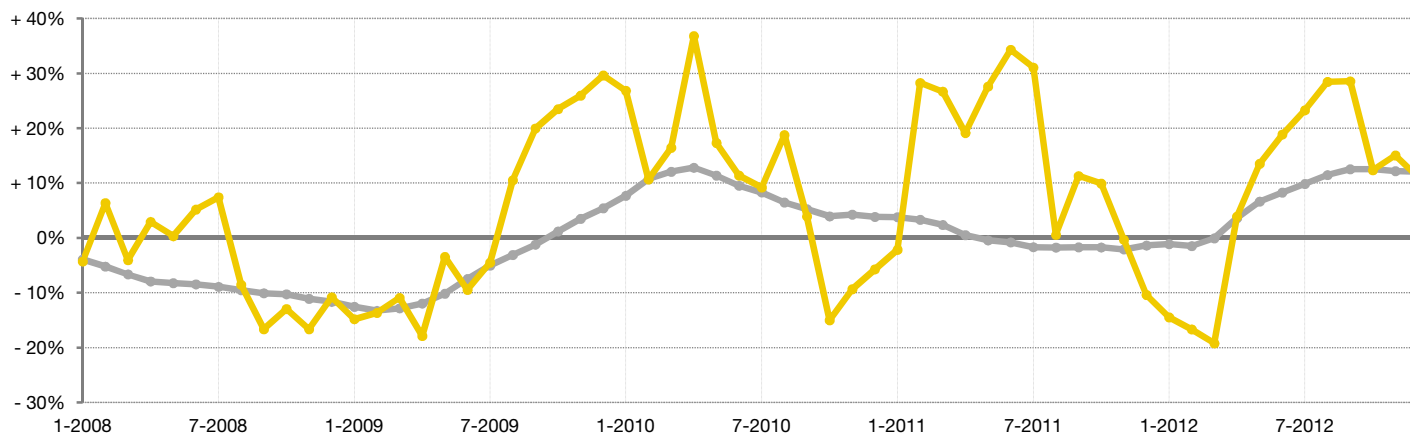
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Clear Creek County —



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METROLIST®

- 3.2%

Change in
New Listings

+ 18.1%

Change in
Sold Listings

+ 14.4%

Change in
Median Sold Price**

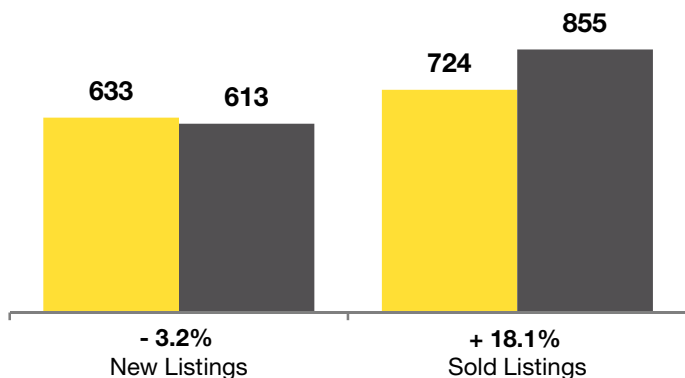
Denver County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	2,569	1,589	- 38.1%	--	--	--
Pending Listings*	298	254	- 14.8%	--	--	--
Under Contract Listings	696	681	- 2.2%	11,667	13,410	+ 14.9%
New Listings	633	613	- 3.2%	14,750	14,365	- 2.6%
Sold Listings	724	855	+ 18.1%	9,486	11,161	+ 17.7%
Total Days on Market	92	72	- 22.4%	105	71	- 31.8%
Median Sold Price**	\$212,000	\$242,500	+ 14.4%	\$210,500	\$245,000	+ 16.4%
Average Sold Price**	\$268,089	\$314,310	+ 17.2%	\$269,102	\$301,201	+ 11.9%
Percent of Sold Price to List Price**	97.4%	98.3%	+ 0.9%	96.8%	98.3%	+ 1.5%

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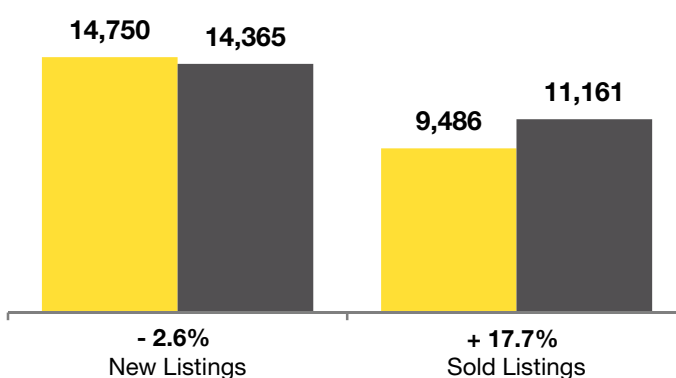
December

■ 2011 ■ 2012



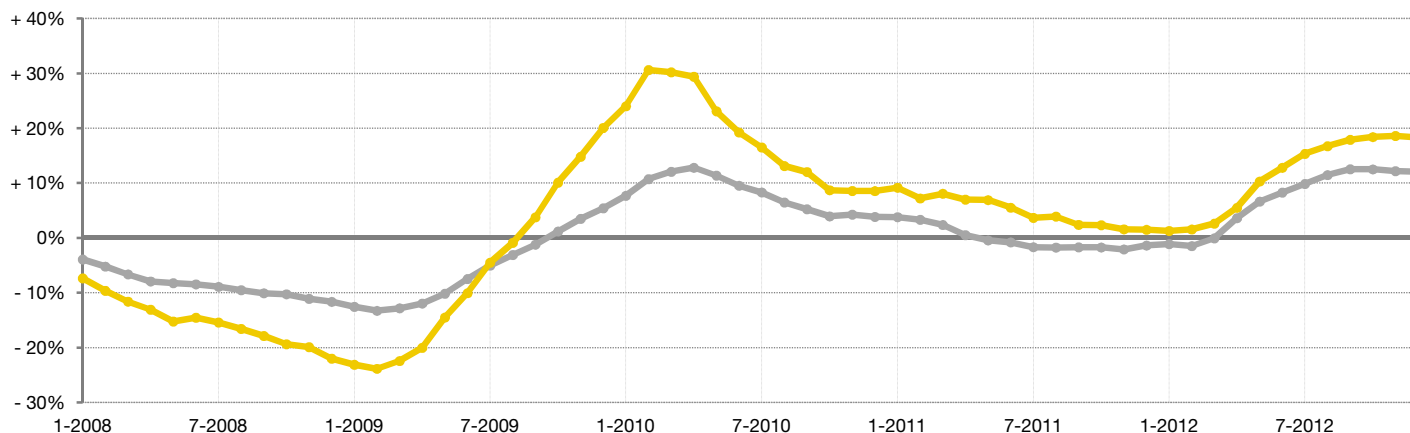
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Denver County —



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METROLIST®

Douglas County

+ 10.2% **+ 10.6%** **+ 7.1%**

Change in
New Listings

Change in
Sold Listings

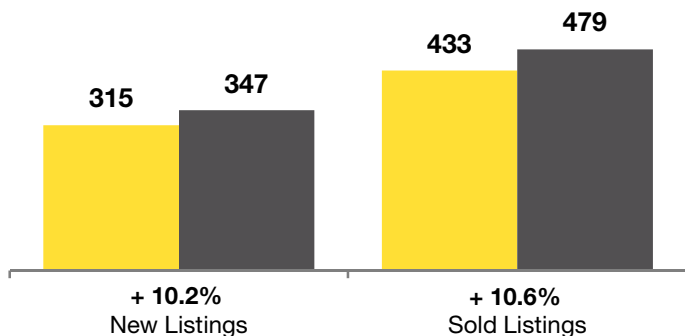
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	1,622	1,184	- 27.0%	--	--	--
Pending Listings*	182	160	- 12.1%	--	--	--
Under Contract Listings	325	402	+ 23.7%	5,867	7,494	+ 27.7%
New Listings	315	347	+ 10.2%	8,082	8,444	+ 4.5%
Sold Listings	433	479	+ 10.6%	5,128	6,438	+ 25.5%
Total Days on Market	110	74	- 32.6%	112	78	- 29.9%
Median Sold Price**	\$292,250	\$312,900	+ 7.1%	\$289,000	\$300,000	+ 3.8%
Average Sold Price**	\$337,472	\$360,166	+ 6.7%	\$338,140	\$347,899	+ 2.9%
Percent of Sold Price to List Price**	97.5%	98.4%	+ 0.9%	97.3%	98.2%	+ 0.9%

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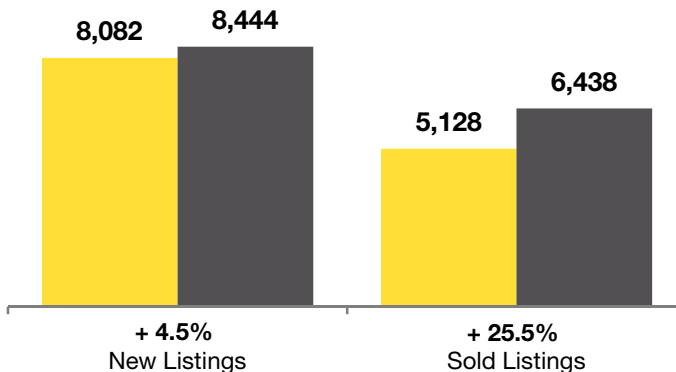
December

■ 2011 ■ 2012



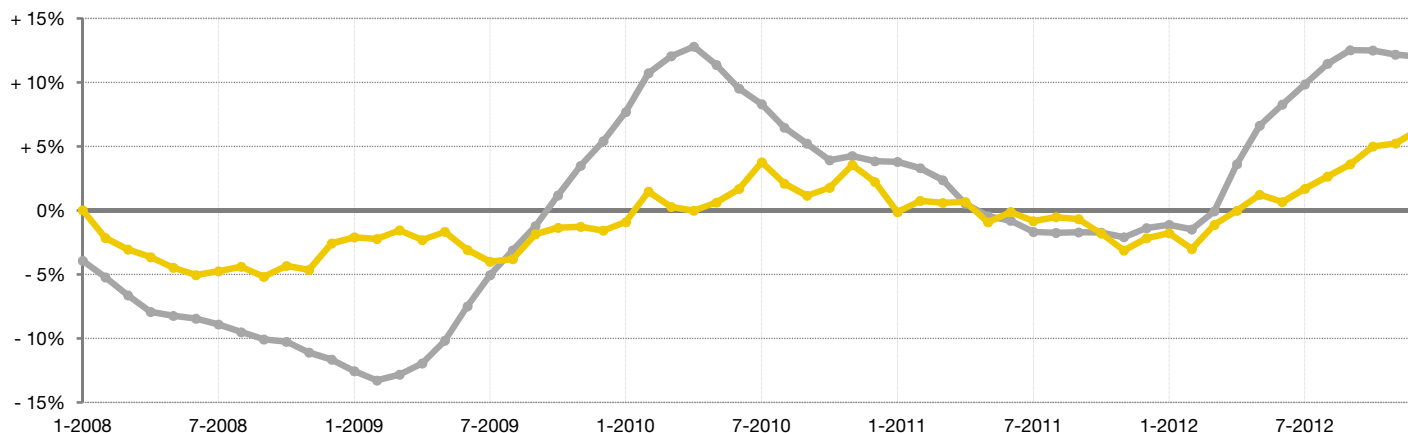
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Douglas County —



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METROLIST®

- 7.4%

Change in
New Listings

- 15.8%

Change in
Sold Listings

+ 20.3%

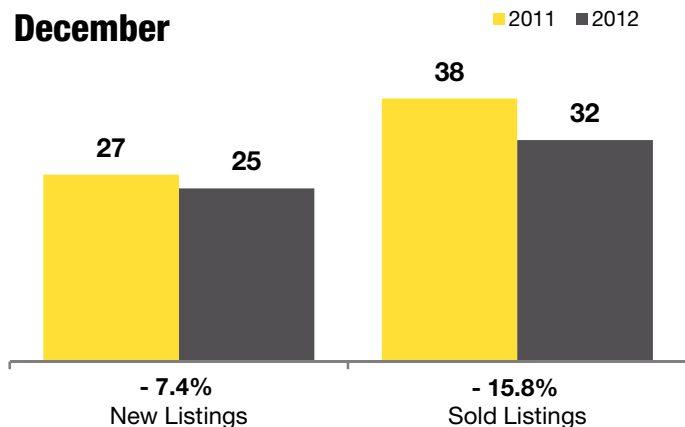
Change in
Median Sold Price**

Elbert County

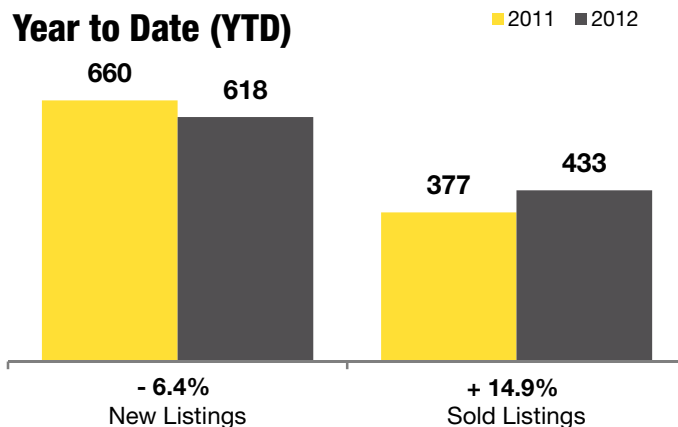
	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	187	131	- 29.9%	--	--	--
Pending Listings*	17	13	- 23.5%	--	--	--
Under Contract Listings	31	28	- 9.7%	457	500	+ 9.4%
New Listings	27	25	- 7.4%	660	618	- 6.4%
Sold Listings	38	32	- 15.8%	377	433	+ 14.9%
Total Days on Market	137	116	- 15.5%	121	104	- 14.2%
Median Sold Price**	\$295,000	\$355,000	+ 20.3%	\$295,000	\$295,000	0.0%
Average Sold Price**	\$296,113	\$390,819	+ 32.0%	\$298,841	\$314,440	+ 5.2%
Percent of Sold Price to List Price**	97.3%	96.7%	- 0.6%	96.5%	97.5%	+ 1.1%

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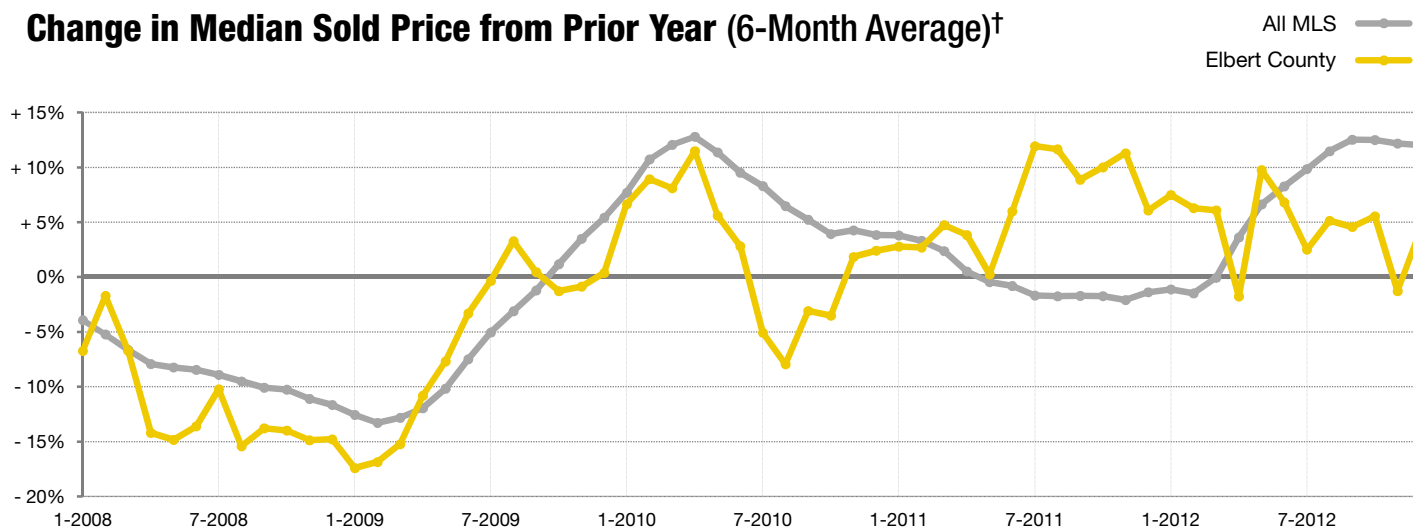
December



Year to Date (YTD)



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



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METROLIST®

- 14.5% **- 32.7%** **- 9.7%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

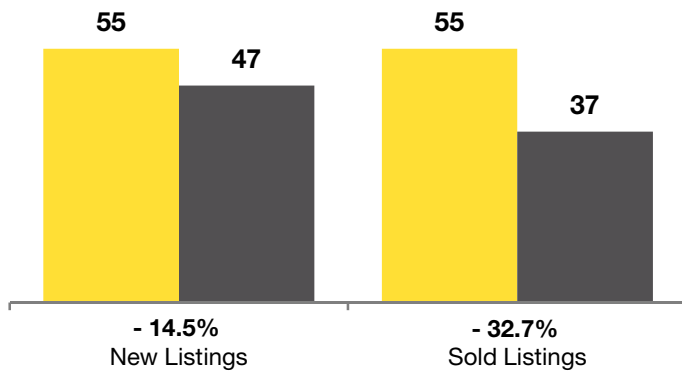
El Paso County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	198	260	+ 31.3%	--	--	--
Pending Listings*	10	15	+ 50.0%	--	--	--
Under Contract Listings	49	39	- 20.4%	591	555	- 6.1%
New Listings	55	47	- 14.5%	981	957	- 2.4%
Sold Listings	55	37	- 32.7%	532	493	- 7.3%
Total Days on Market	72	86	+ 19.7%	87	73	- 15.6%
Median Sold Price**	\$213,765	\$193,011	- 9.7%	\$215,553	\$212,080	- 1.6%
Average Sold Price**	\$235,909	\$198,166	- 16.0%	\$243,673	\$247,439	+ 1.5%
Percent of Sold Price to List Price**	99.0%	98.4%	- 0.7%	97.3%	97.8%	+ 0.5%

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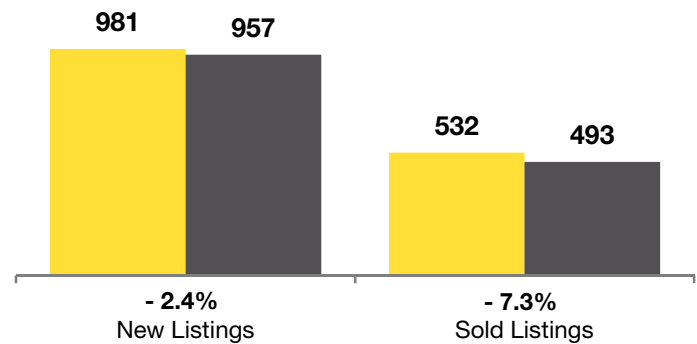
December

■ 2011 ■ 2012



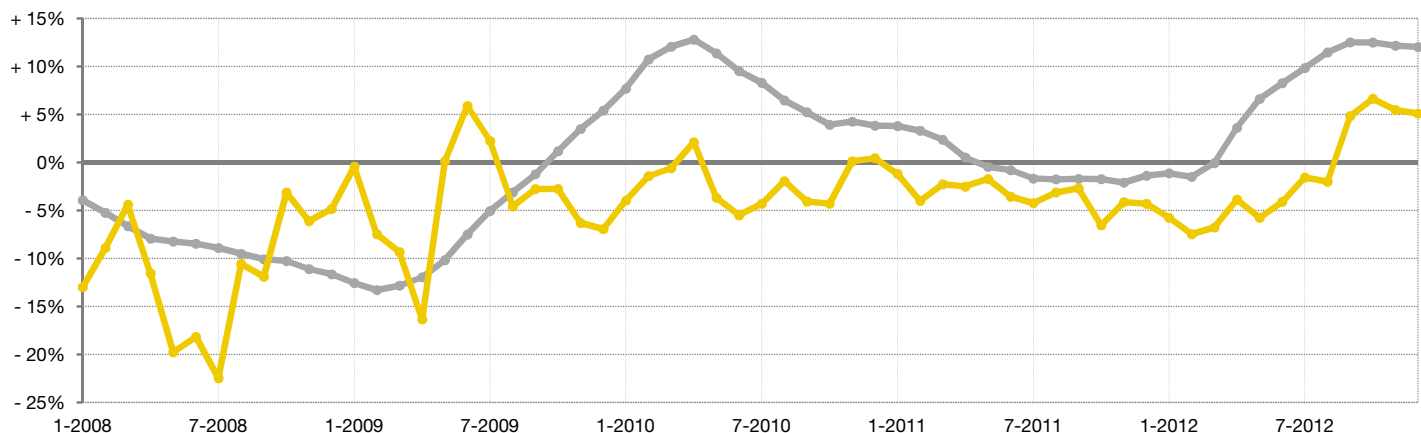
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
El Paso County —



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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

0.0%

Change in
New Listings

+ 14.3%

Change in
Sold Listings

+ 21.1%

Change in
Median Sold Price**

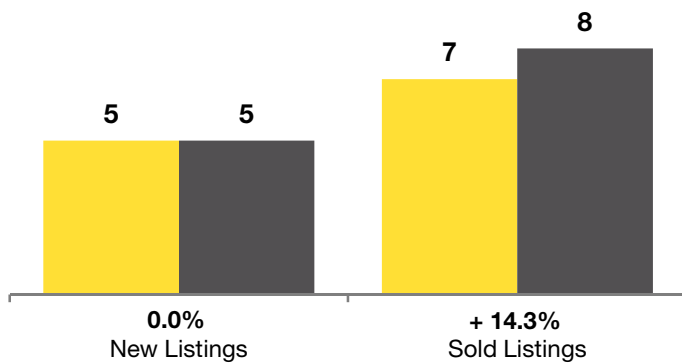
Gilpin County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	84	54	- 35.7%	--	--	--
Pending Listings*	3	3	0.0%	--	--	--
Under Contract Listings	5	6	+ 20.0%	102	122	+ 19.6%
New Listings	5	5	0.0%	208	178	- 14.4%
Sold Listings	7	8	+ 14.3%	92	92	0.0%
Total Days on Market	147	101	- 31.8%	138	122	- 11.6%
Median Sold Price**	\$227,875	\$276,000	+ 21.1%	\$185,725	\$214,950	+ 15.7%
Average Sold Price**	\$397,518	\$535,875	+ 34.8%	\$218,915	\$245,169	+ 12.0%
Percent of Sold Price to List Price**	94.8%	94.9%	+ 0.2%	94.8%	96.3%	+ 1.6%

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

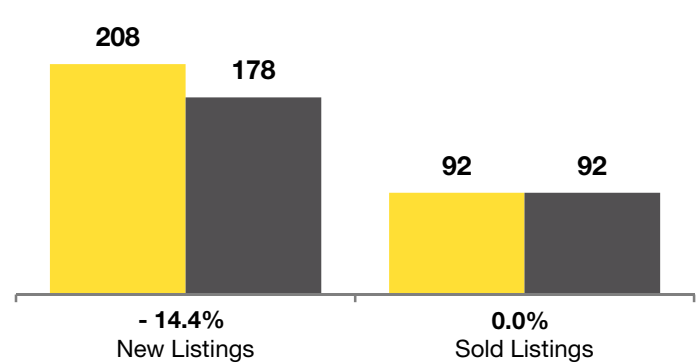
December

■ 2011 ■ 2012



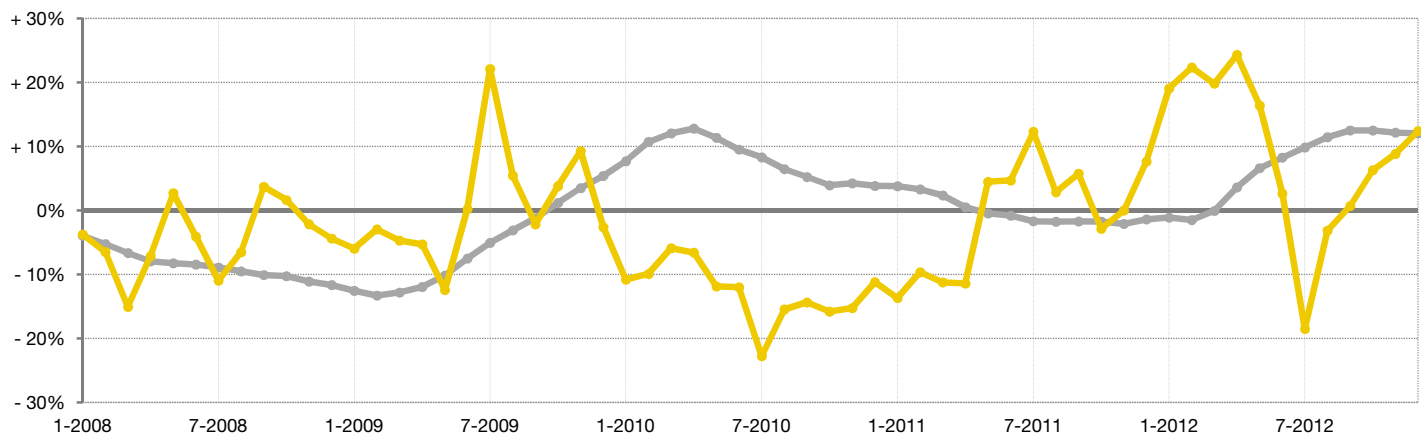
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Gilpin County —



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

Local Market Update – December 2012

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



METROLIST®

Jefferson County

+ 12.3% **+ 18.5%** **+ 2.5%**

Change in
New Listings

Change in
Sold Listings

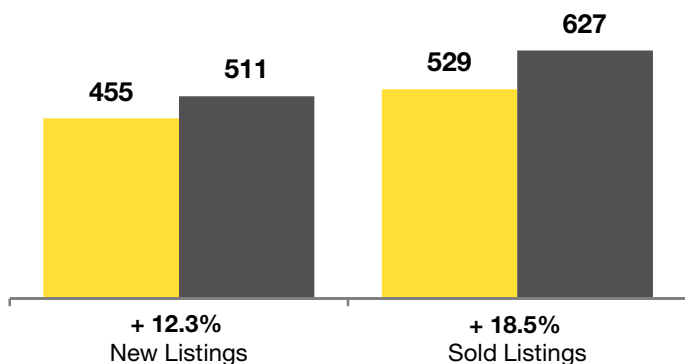
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	2,148	1,469	- 31.6%	--	--	--
Pending Listings*	269	239	- 11.2%	--	--	--
Under Contract Listings	445	559	+ 25.6%	8,255	10,410	+ 26.1%
New Listings	455	511	+ 12.3%	10,675	11,081	+ 3.8%
Sold Listings	529	627	+ 18.5%	6,784	8,616	+ 27.0%
Total Days on Market	109	71	- 34.5%	106	77	- 27.2%
Median Sold Price**	\$219,450	\$225,000	+ 2.5%	\$217,950	\$234,000	+ 7.4%
Average Sold Price**	\$260,124	\$269,922	+ 3.8%	\$254,114	\$271,825	+ 7.0%
Percent of Sold Price to List Price**	97.3%	97.8%	+ 0.5%	97.0%	97.9%	+ 0.9%

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

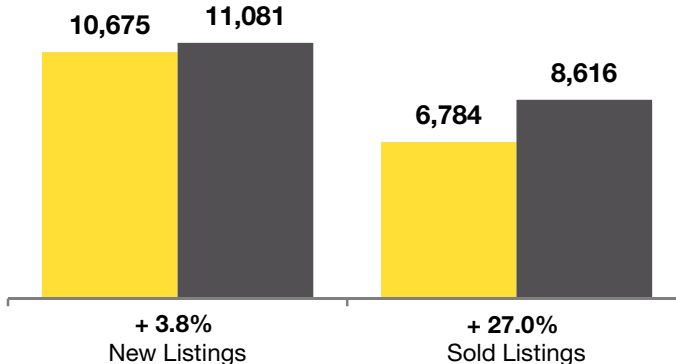
December

■ 2011 ■ 2012



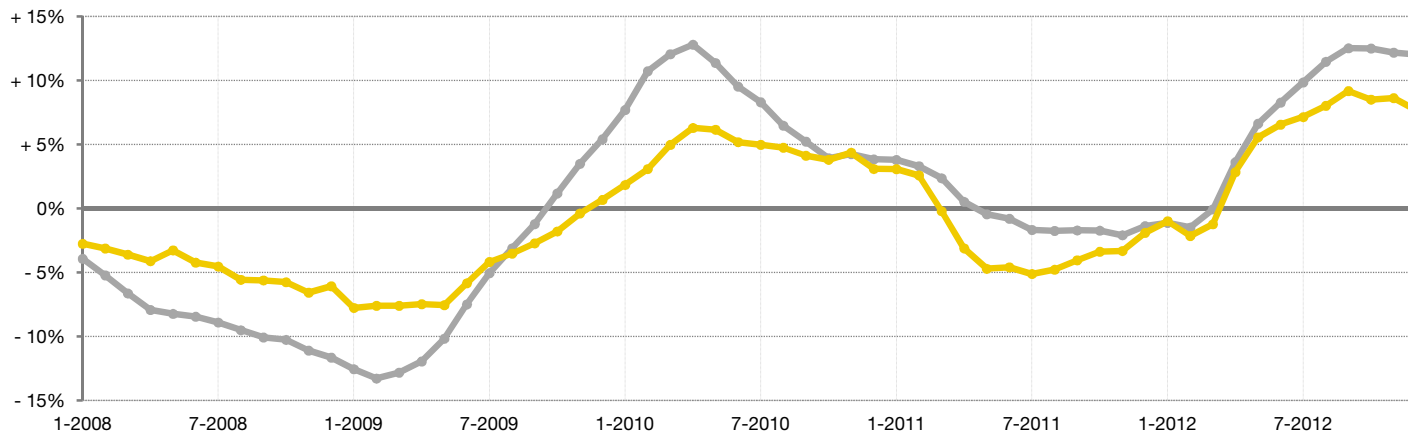
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Jefferson County —



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 13.3% **+ 5.6%** **+ 20.2%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

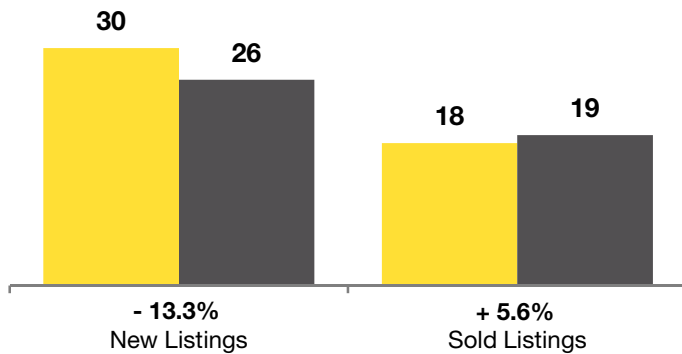
Larimer County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	145	146	+ 0.7%	--	--	--
Pending Listings*	3	8	+ 166.7%	--	--	--
Under Contract Listings	31	25	- 19.4%	347	387	+ 11.5%
New Listings	30	26	- 13.3%	511	478	- 6.5%
Sold Listings	18	19	+ 5.6%	239	291	+ 21.8%
Total Days on Market	126	80	- 36.4%	113	99	- 13.1%
Median Sold Price**	\$241,915	\$290,700	+ 20.2%	\$225,500	\$231,978	+ 2.9%
Average Sold Price**	\$298,325	\$280,672	- 5.9%	\$252,446	\$268,418	+ 6.3%
Percent of Sold Price to List Price**	97.1%	97.9%	+ 0.9%	96.8%	98.0%	+ 1.2%

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

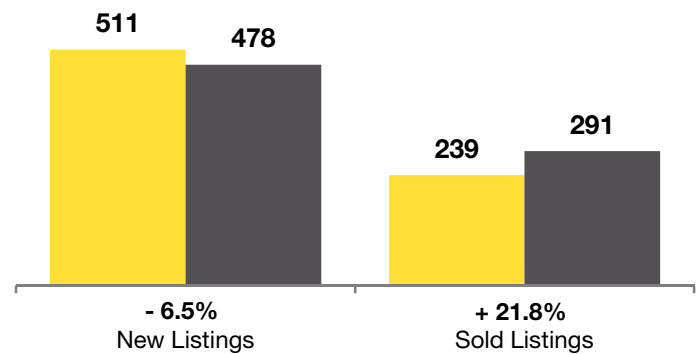
December

■ 2011 ■ 2012



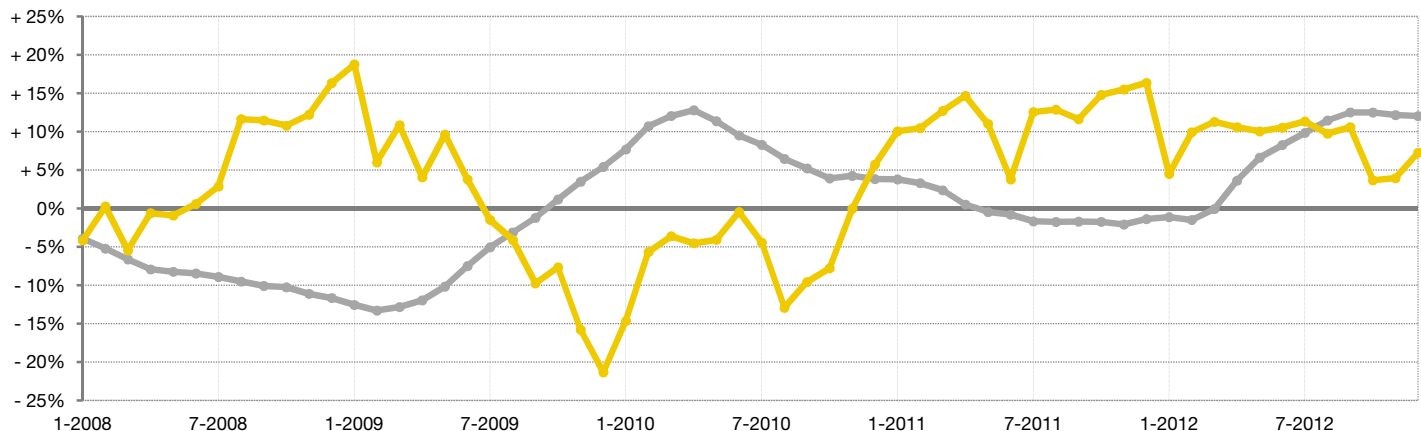
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Larimer County —



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

+ 33.3% **- 100.0%** **- 100.0%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

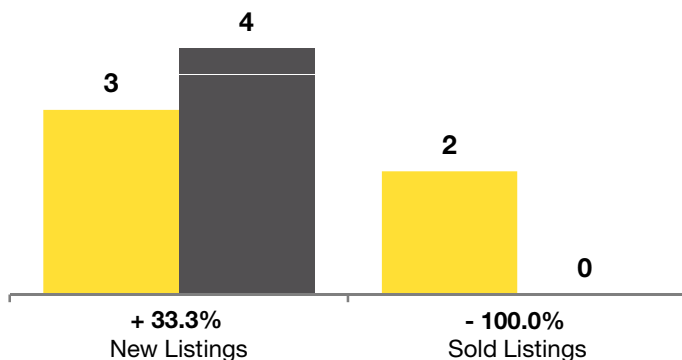
Morgan County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	12	22	+ 83.3%	--	--	--
Pending Listings*	1	1	0.0%	--	--	--
Under Contract Listings	0	1	--	25	17	- 32.0%
New Listings	3	4	+ 33.3%	36	54	+ 50.0%
Sold Listings	2	0	- 100.0%	23	20	- 13.0%
Total Days on Market	11	0	- 100.0%	117	89	- 23.9%
Median Sold Price**	\$77,949	\$0	- 100.0%	\$60,199	\$123,000	+ 104.3%
Average Sold Price**	\$77,949	\$0	- 100.0%	\$79,732	\$157,047	+ 97.0%
Percent of Sold Price to List Price**	97.9%	0.0%	- 100.0%	95.0%	94.0%	- 1.1%

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

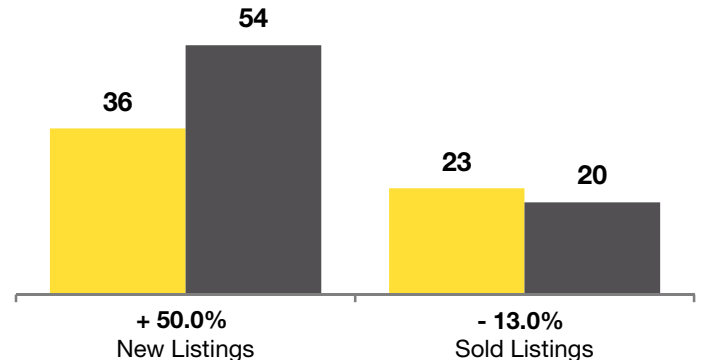
December

■ 2011 ■ 2012



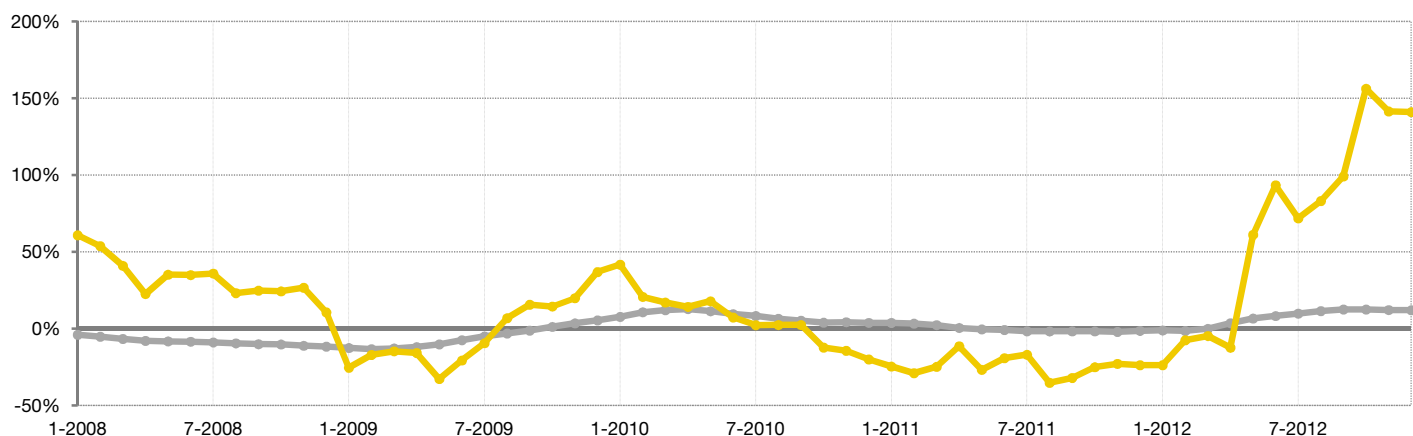
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Morgan County —



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Park County

- 10.7%

Change in
New Listings

- 7.4%

Change in
Sold Listings

- 11.0%

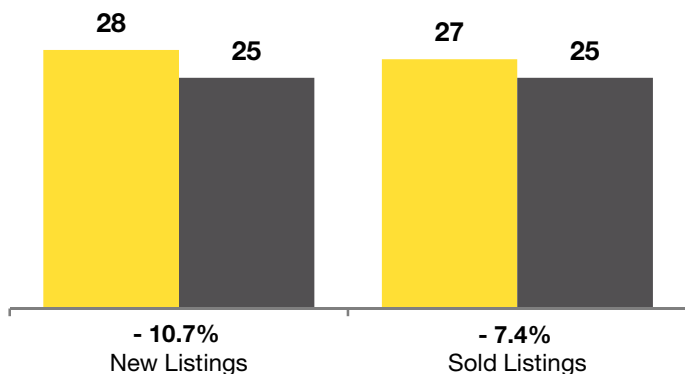
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	342	289	- 15.5%	--	--	--
Pending Listings*	11	9	- 18.2%	--	--	--
Under Contract Listings	13	30	+ 130.8%	296	409	+ 38.2%
New Listings	28	25	- 10.7%	797	736	- 7.7%
Sold Listings	27	25	- 7.4%	283	345	+ 21.9%
Total Days on Market	153	166	+ 8.1%	168	168	- 0.2%
Median Sold Price**	\$182,500	\$162,500	- 11.0%	\$179,900	\$192,750	+ 7.1%
Average Sold Price**	\$185,862	\$287,344	+ 54.6%	\$197,367	\$216,681	+ 9.8%
Percent of Sold Price to List Price**	95.5%	96.2%	+ 0.8%	95.2%	95.1%	- 0.2%

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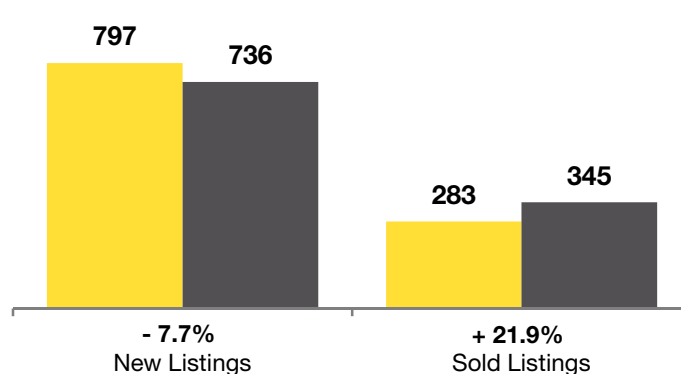
December

■ 2011 ■ 2012



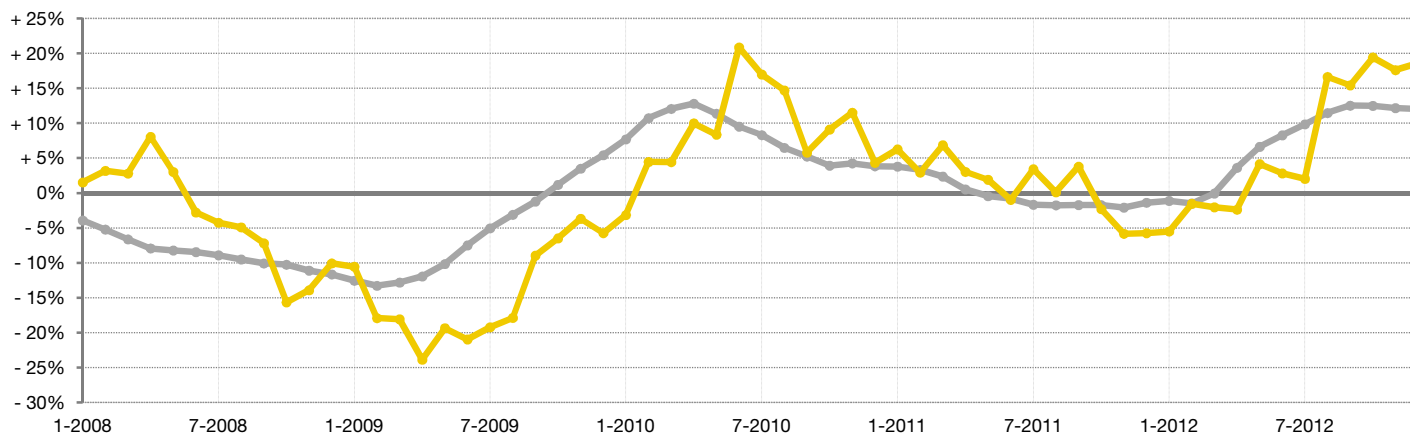
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Park County —



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Local Market Update – December 2012

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



METROLIST®

- 43.3% **- 50.0%** **+ 122.7%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

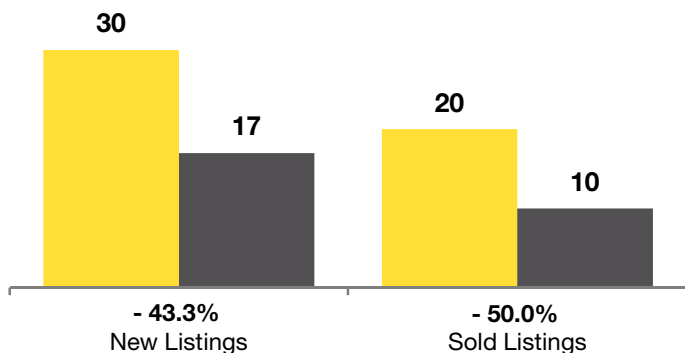
Summit County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	213	225	+ 5.6%	--	--	--
Pending Listings*	5	12	+ 140.0%	--	--	--
Under Contract Listings	6	5	- 16.7%	62	93	+ 50.0%
New Listings	30	17	- 43.3%	488	517	+ 5.9%
Sold Listings	20	10	- 50.0%	110	157	+ 42.7%
Total Days on Market	124	152	+ 23.2%	150	143	- 4.8%
Median Sold Price**	\$284,000	\$632,500	+ 122.7%	\$300,500	\$348,000	+ 15.8%
Average Sold Price**	\$358,873	\$617,130	+ 72.0%	\$395,619	\$400,576	+ 1.3%
Percent of Sold Price to List Price**	93.9%	95.2%	+ 1.3%	93.3%	94.8%	+ 1.6%

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

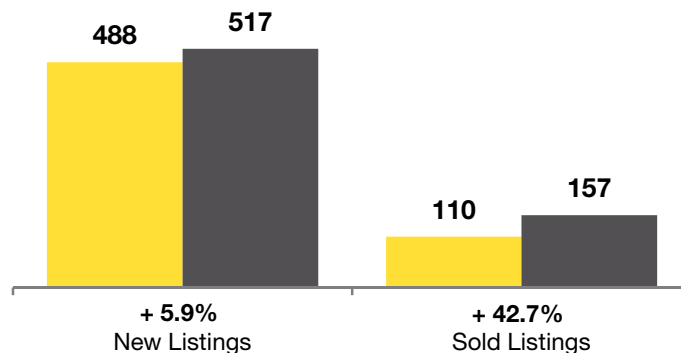
December

■ 2011 ■ 2012



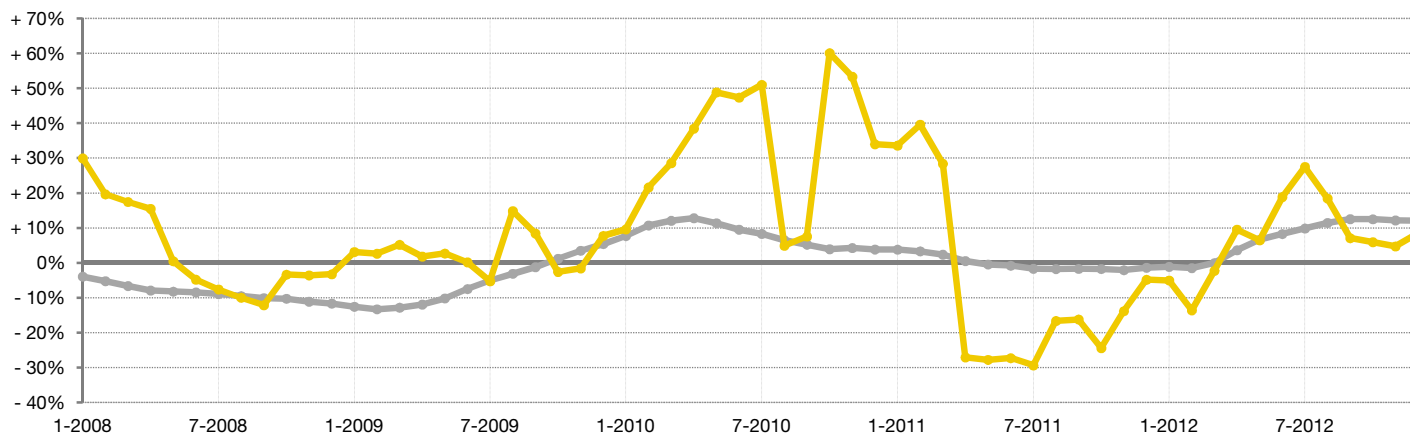
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Summit County —



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

Local Market Update – December 2012

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



METROLIST®

- 50.0% **+ 200.0%** **+ 749.5%**

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

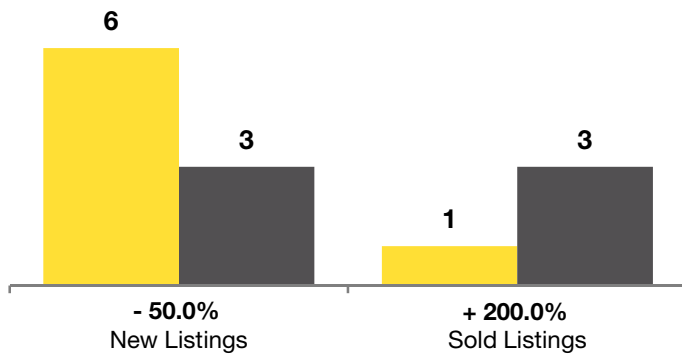
Teller County

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	39	25	- 35.9%	--	--	--
Pending Listings*	0	1	--	--	--	--
Under Contract Listings	3	0	- 100.0%	29	29	0.0%
New Listings	6	3	- 50.0%	95	57	- 40.0%
Sold Listings	1	3	+ 200.0%	19	23	+ 21.1%
Total Days on Market	251	53	- 78.9%	251	117	- 53.6%
Median Sold Price**	\$52,500	\$446,000	+ 749.5%	\$172,500	\$222,500	+ 29.0%
Average Sold Price**	\$52,500	\$423,667	+ 707.0%	\$355,917	\$245,980	- 30.9%
Percent of Sold Price to List Price**	76.1%	98.0%	+ 28.8%	91.9%	94.5%	+ 2.8%

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

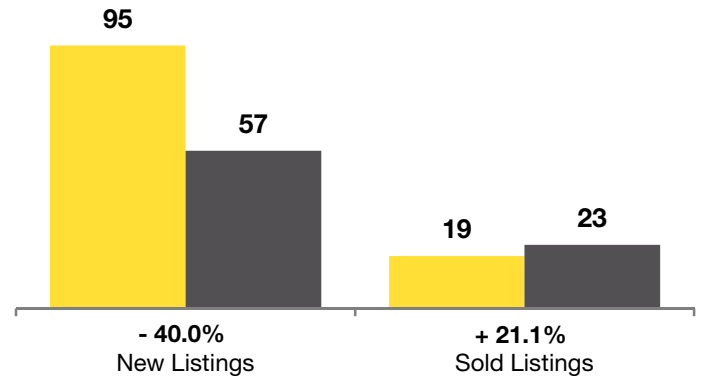
December

■ 2011 ■ 2012



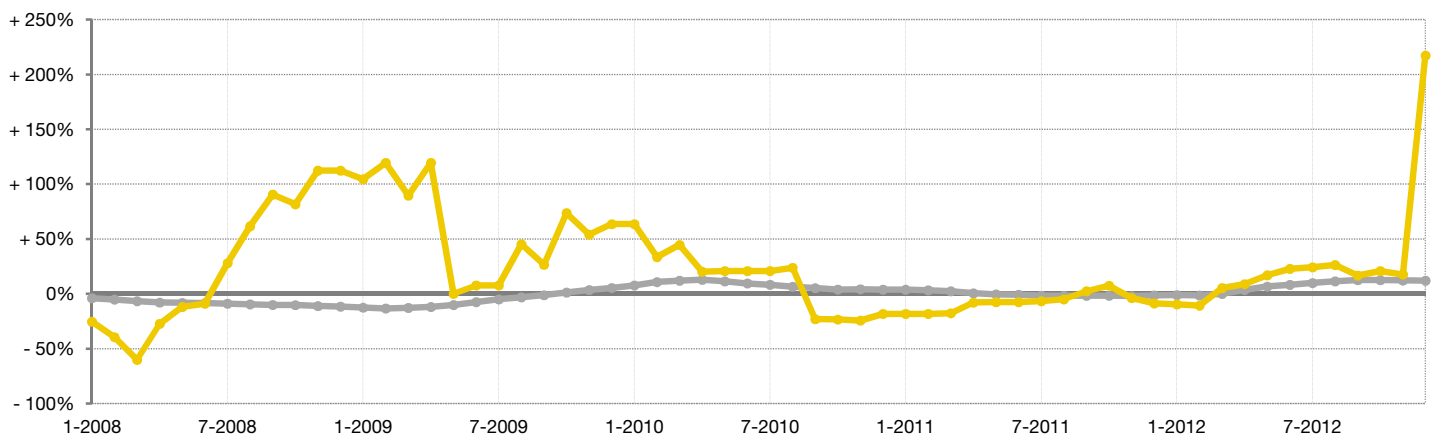
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — All MLS
Teller County — Teller County



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Local Market Update – December 2012

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



METROLIST®

Weld County

- 11.3%

Change in
New Listings

- 4.6%

Change in
Sold Listings

- 0.2%

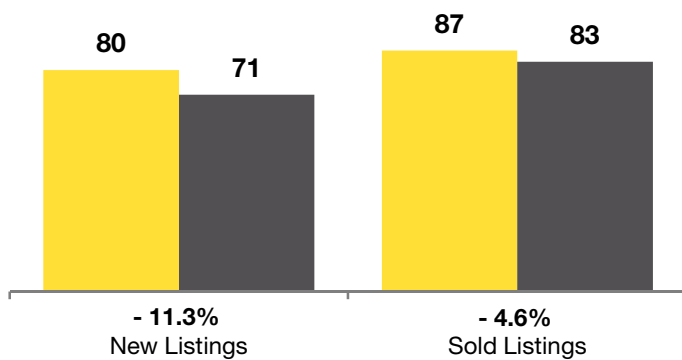
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	297	255	- 14.1%	--	--	--
Pending Listings*	37	36	- 2.7%	--	--	--
Under Contract Listings	55	63	+ 14.5%	1,103	1,102	- 0.1%
New Listings	80	71	- 11.3%	1,444	1,359	- 5.9%
Sold Listings	87	83	- 4.6%	990	986	- 0.4%
Total Days on Market	87	57	- 34.7%	100	77	- 22.3%
Median Sold Price**	\$208,000	\$207,500	- 0.2%	\$185,000	\$210,000	+ 13.5%
Average Sold Price**	\$201,008	\$235,157	+ 17.0%	\$203,324	\$232,677	+ 14.4%
Percent of Sold Price to List Price**	97.3%	98.6%	+ 1.3%	97.1%	98.7%	+ 1.6%

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

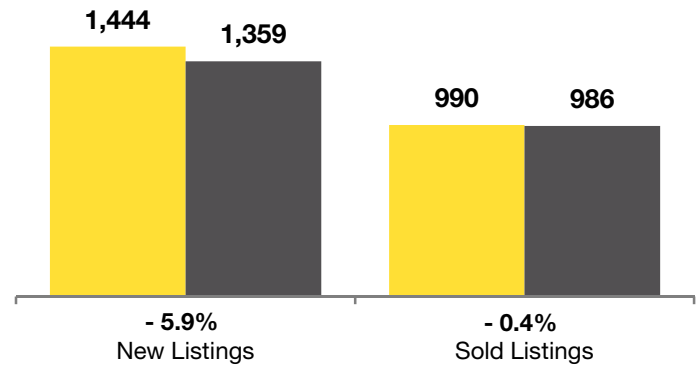
December

■ 2011 ■ 2012



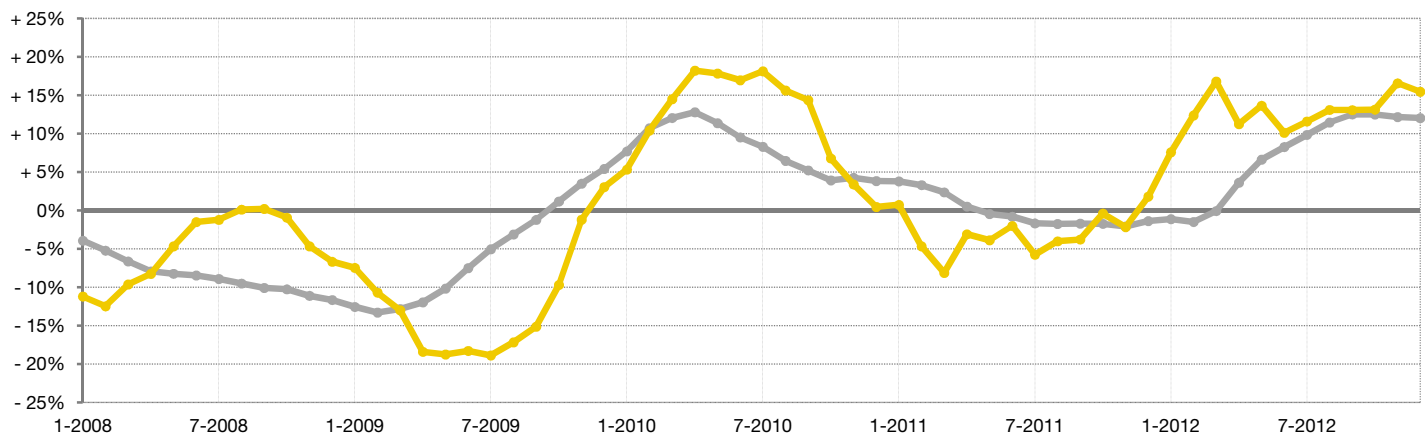
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Weld County



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Denver-Aurora MSA

+ 2.1%

Change in
New Listings

+ 9.4%

Change in
Sold Listings

+ 11.3%

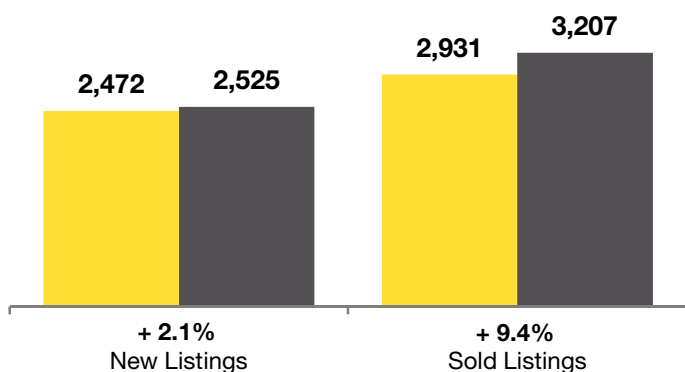
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	10,326	7,126	- 31.0%	--	--	--
Pending Listings*	1,513	1,351	- 10.7%	--	--	--
Under Contract Listings	2,553	2,863	+ 12.1%	44,528	52,258	+ 17.4%
New Listings	2,472	2,525	+ 2.1%	56,179	56,546	+ 0.7%
Sold Listings	2,931	3,207	+ 9.4%	36,757	43,521	+ 18.4%
Total Days on Market	103	71	- 31.4%	105	74	- 29.4%
Median Sold Price**	\$210,000	\$233,775	+ 11.3%	\$207,000	\$230,000	+ 11.1%
Average Sold Price**	\$251,647	\$288,235	+ 14.5%	\$252,964	\$277,748	+ 9.8%
Percent of Sold Price to List Price**	97.4%	98.4%	+ 0.9%	97.1%	98.4%	+ 1.3%

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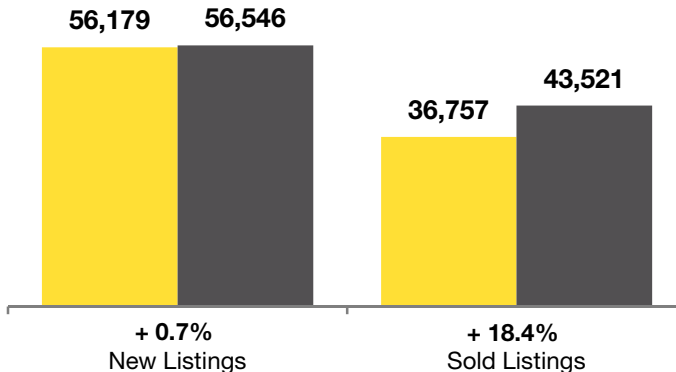
December

■ 2011 ■ 2012



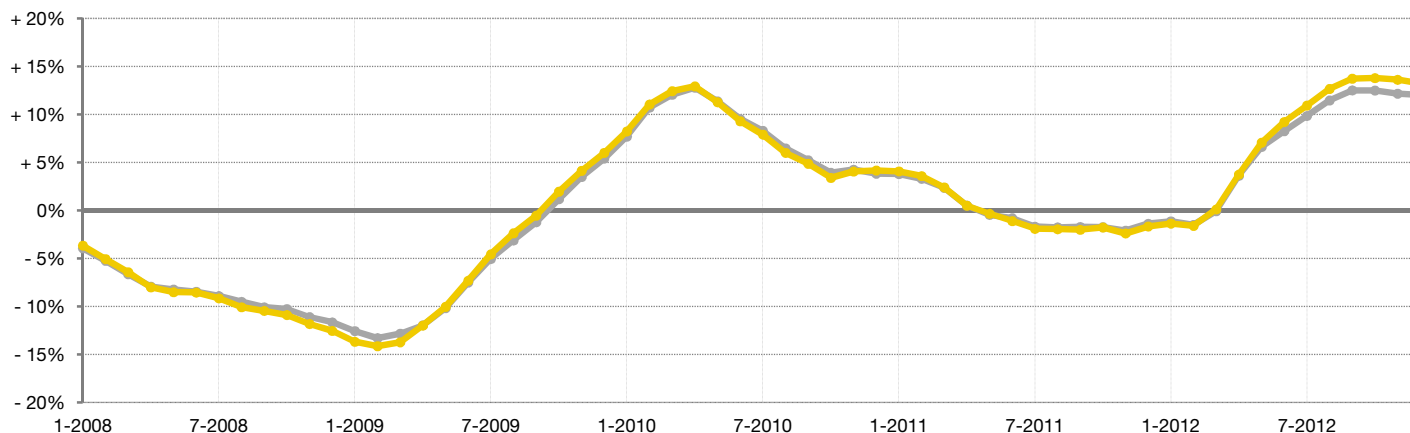
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Denver-Aurora MSA —



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Colorado Springs MSA

- 18.0% **- 28.6%** **- 3.5%**

Change in
New Listings

Change in
Sold Listings

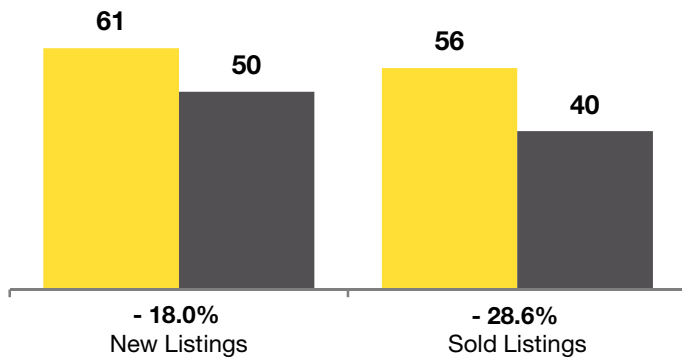
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	237	285	+ 20.3%	--	--	--
Pending Listings*	10	16	+ 60.0%	--	--	--
Under Contract Listings	52	39	- 25.0%	620	584	- 5.8%
New Listings	61	50	- 18.0%	1,076	1,014	- 5.8%
Sold Listings	56	40	- 28.6%	551	516	- 6.4%
Total Days on Market	75	84	+ 11.3%	92	75	- 18.7%
Median Sold Price**	\$213,235	\$205,730	- 3.5%	\$215,376	\$213,183	- 1.0%
Average Sold Price**	\$232,633	\$215,512	- 7.4%	\$247,387	\$247,373	- 0.0%
Percent of Sold Price to List Price**	98.6%	98.4%	- 0.3%	97.2%	97.7%	+ 0.5%

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

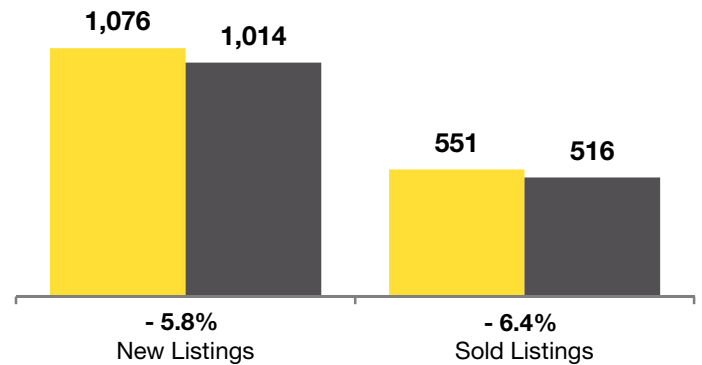
December

■ 2011 ■ 2012



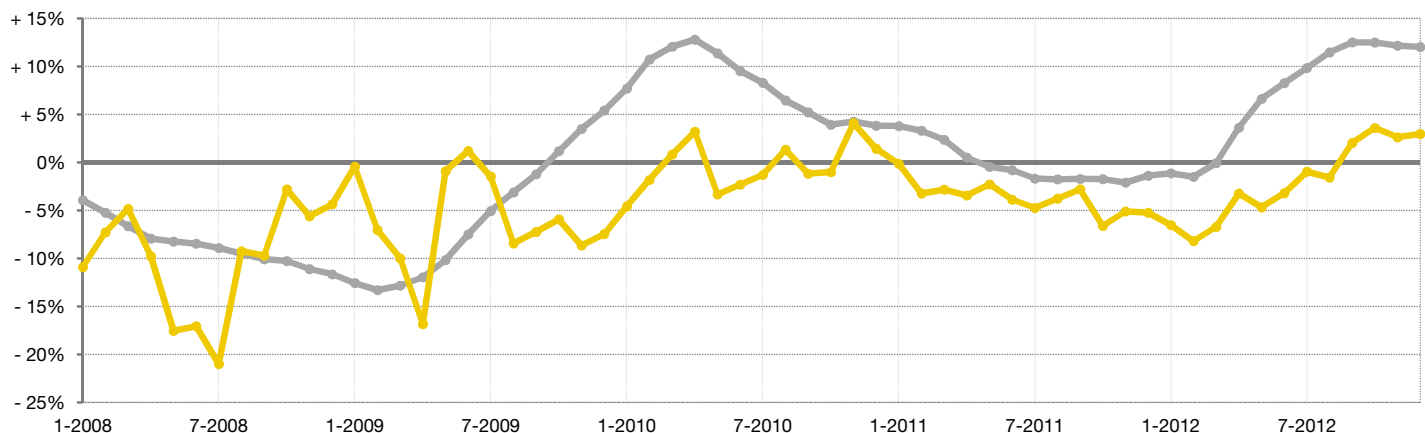
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Colorado Springs MSA —



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

Local Market Update – December 2012

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



METROLIST®

Boulder MSA

- 33.7%

Change in
New Listings

- 9.3%

Change in
Sold Listings

+ 18.9%

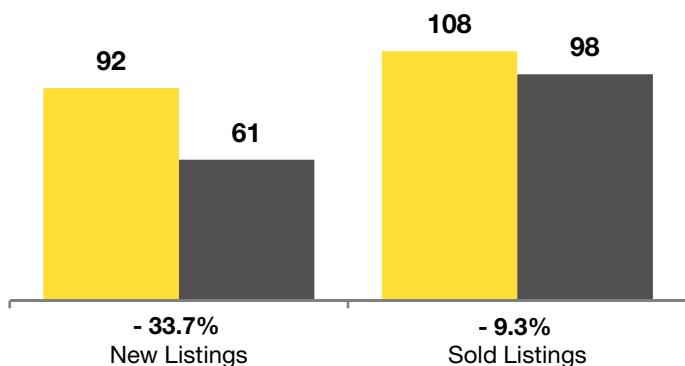
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	499	275	- 44.9%	--	--	--
Pending Listings*	36	23	- 36.1%	--	--	--
Under Contract Listings	86	92	+ 7.0%	1,582	1,797	+ 13.6%
New Listings	92	61	- 33.7%	2,395	2,073	- 13.4%
Sold Listings	108	98	- 9.3%	1,390	1,577	+ 13.5%
Total Days on Market	127	71	- 44.0%	101	78	- 22.4%
Median Sold Price**	\$265,000	\$315,000	+ 18.9%	\$289,000	\$305,900	+ 5.8%
Average Sold Price**	\$366,142	\$412,916	+ 12.8%	\$364,762	\$371,816	+ 1.9%
Percent of Sold Price to List Price**	96.8%	98.5%	+ 1.8%	96.9%	97.6%	+ 0.8%

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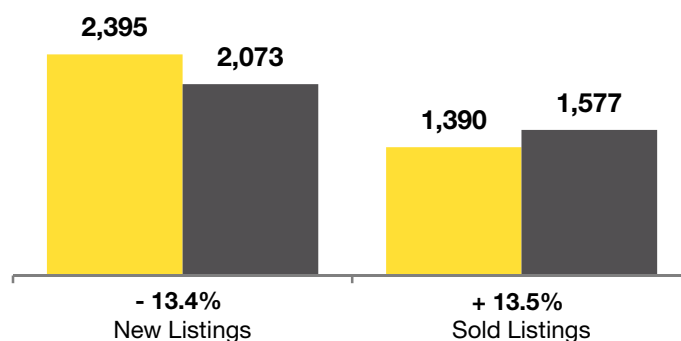
December

■ 2011 ■ 2012



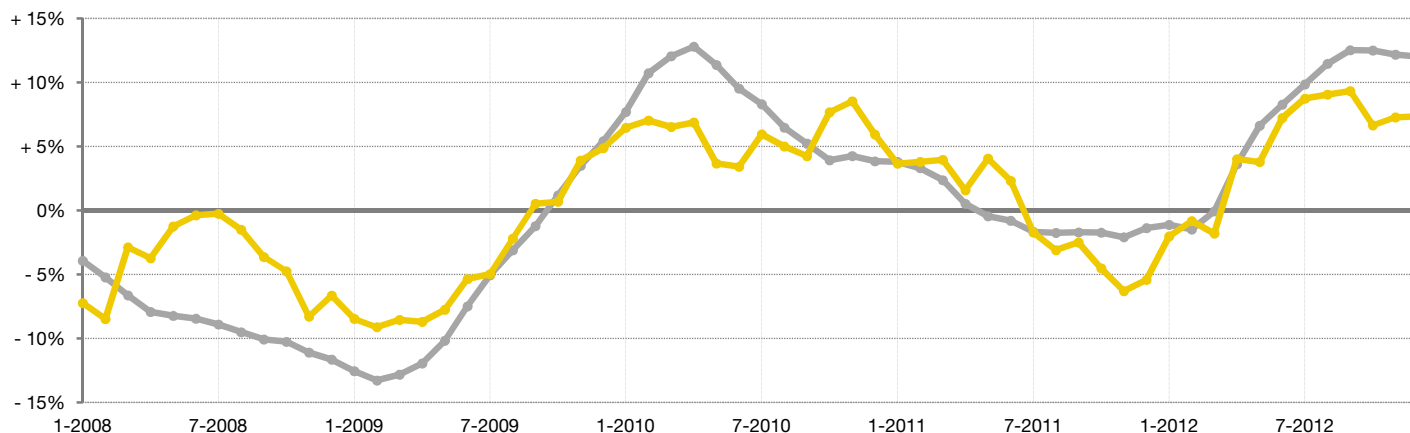
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS — Boulder MSA



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Fort Collins-Loveland MSA

- 13.3% **+ 5.6%** **+ 20.2%**

Change in
New Listings

Change in
Sold Listings

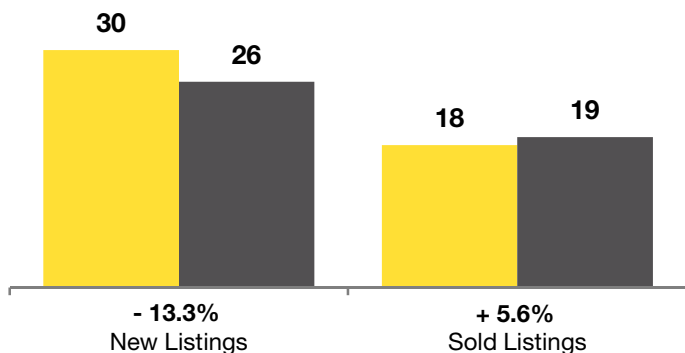
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	145	146	+ 0.7%	--	--	--
Pending Listings*	3	8	+ 166.7%	--	--	--
Under Contract Listings	31	25	- 19.4%	347	387	+ 11.5%
New Listings	30	26	- 13.3%	511	478	- 6.5%
Sold Listings	18	19	+ 5.6%	239	291	+ 21.8%
Total Days on Market	126	80	- 36.4%	113	99	- 13.1%
Median Sold Price**	\$241,915	\$290,700	+ 20.2%	\$225,500	\$231,978	+ 2.9%
Average Sold Price**	\$298,325	\$280,672	- 5.9%	\$252,446	\$268,418	+ 6.3%
Percent of Sold Price to List Price**	97.1%	97.9%	+ 0.9%	96.8%	98.0%	+ 1.2%

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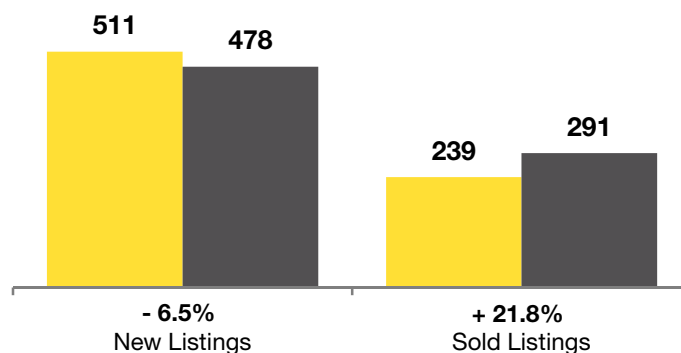
December

■ 2011 ■ 2012



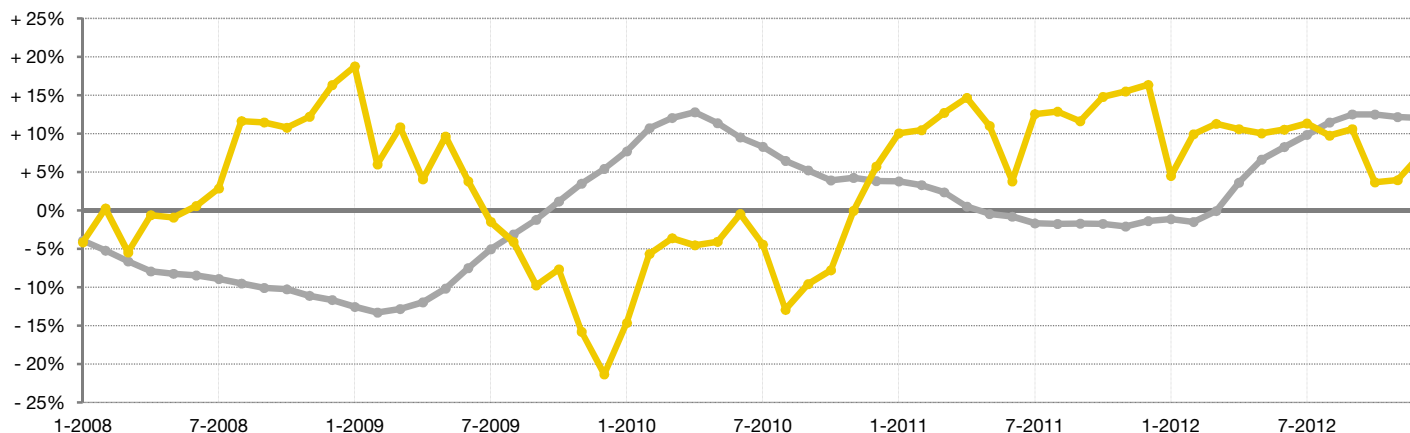
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Fort Collins-Loveland MSA —



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Local Market Update – December 2012

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Greeley MSA

- 11.3%

Change in
New Listings

- 4.6%

Change in
Sold Listings

- 0.2%

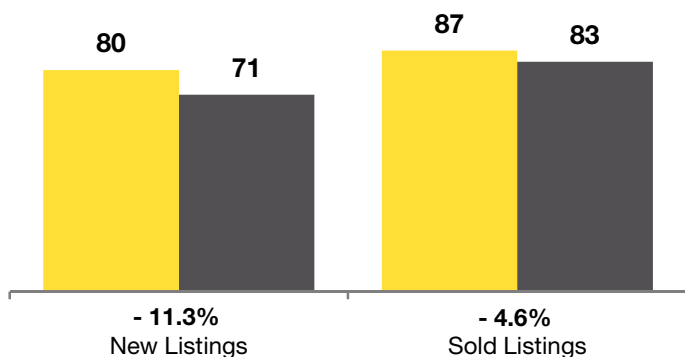
Change in
Median Sold Price**

	December			Year to Date (YTD)		
	2011	2012	+ / -	2011	2012	+ / -
Active Listings	297	255	- 14.1%	--	--	--
Pending Listings*	37	36	- 2.7%	--	--	--
Under Contract Listings	55	63	+ 14.5%	1,103	1,102	- 0.1%
New Listings	80	71	- 11.3%	1,444	1,359	- 5.9%
Sold Listings	87	83	- 4.6%	990	986	- 0.4%
Total Days on Market	87	57	- 34.7%	100	77	- 22.3%
Median Sold Price**	\$208,000	\$207,500	- 0.2%	\$185,000	\$210,000	+ 13.5%
Average Sold Price**	\$201,008	\$235,157	+ 17.0%	\$203,324	\$232,677	+ 14.4%
Percent of Sold Price to List Price**	97.3%	98.6%	+ 1.3%	97.1%	98.7%	+ 1.6%

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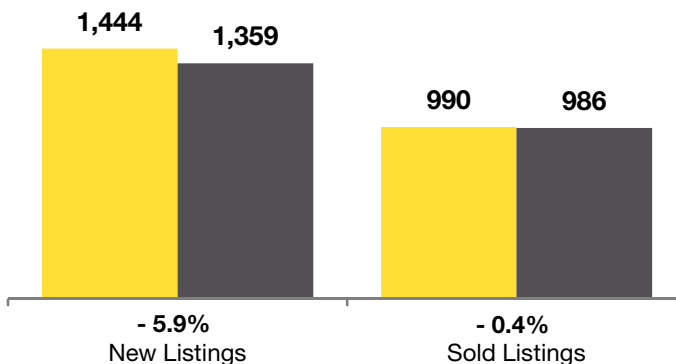
December

■ 2011 ■ 2012



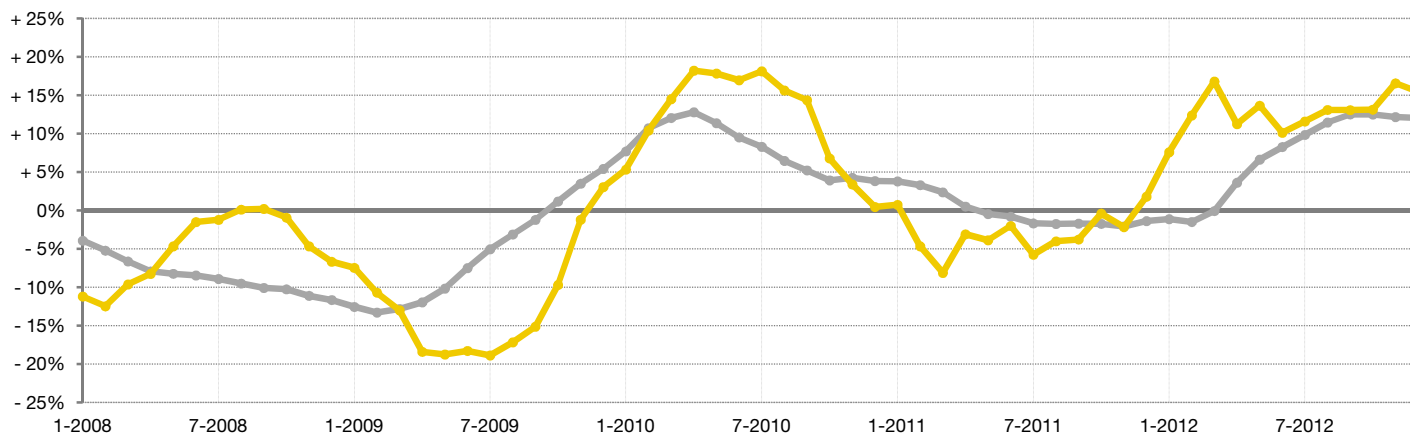
Year to Date (YTD)

■ 2011 ■ 2012



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

All MLS —
Greeley MSA —



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