

Local Market Updates

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

October 2016

RE  COLORADO®

Organized by County

Adams
Arapahoe
Boulder
Broomfield
Clear Creek
Denver
Douglas
Elbert
El Paso
Gilpin
Jefferson
Larimer
Morgan
Park
Summit
Teller
Weld

Organized by Metropolitan Statistical Area (MSA)

Denver-Aurora
Colorado Springs
Boulder
Fort Collins-Loveland
Greeley

Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Adams County

- 3.5%

Change in
New Listings

- 15.2%

Change in
Sold Listings

+ 16.3%

Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	739	736	-0.4%	--	--	--
Under Contract Listings	932	898	-3.6%	9,115	8,740	-4.1%
New Listings	778	751	-3.5%	8,353	8,098	-3.1%
Sold Listings	729	618	-15.2%	6,859	6,701	-2.3%
Total Days on Market	21	19	-9.5%	17	18	+ 5.9%
Median Sold Price*	\$256,776	\$298,650	+ 16.3%	\$259,000	\$290,500	+ 12.2%
Average Sold Price*	\$282,606	\$313,595	+ 11.0%	\$278,630	\$309,628	+ 11.1%
Percent of Sold Price to List Price*	99.9%	100.3%	+ 0.4%	101.1%	101.1%	0.0%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

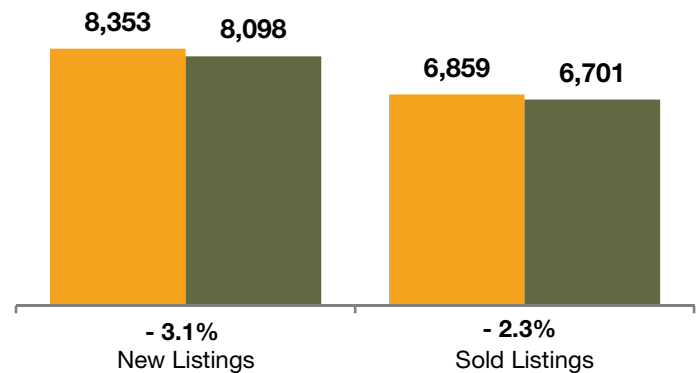
October

■ 2015 ■ 2016



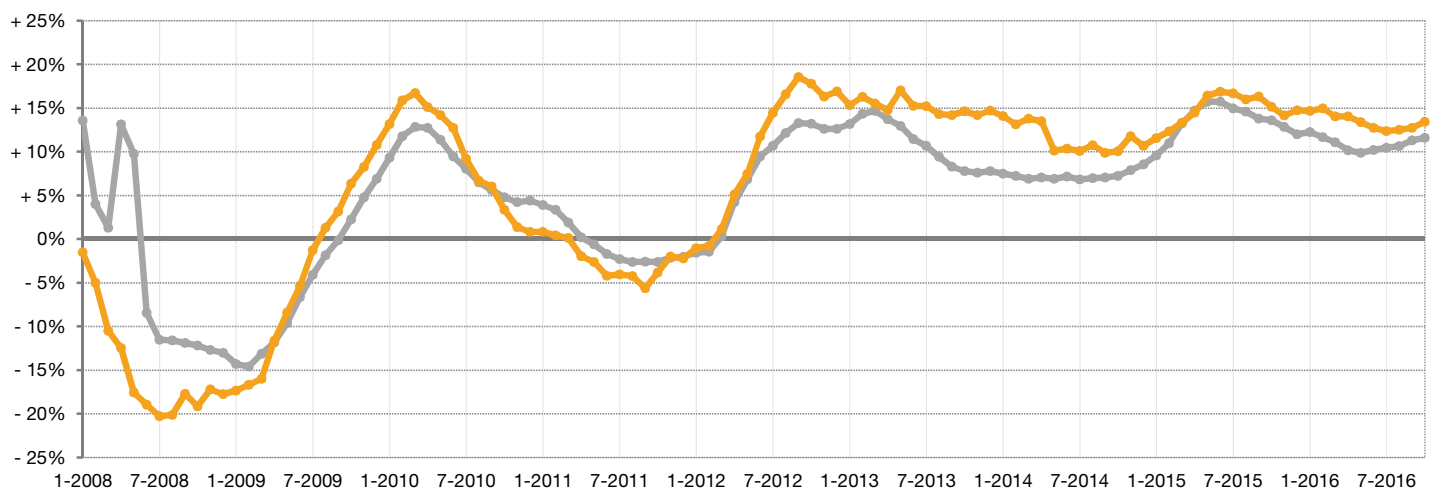
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Adams 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 REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

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Arapahoe County

- 3.9%

Change in
New Listings

- 15.9%

Change in
Sold Listings

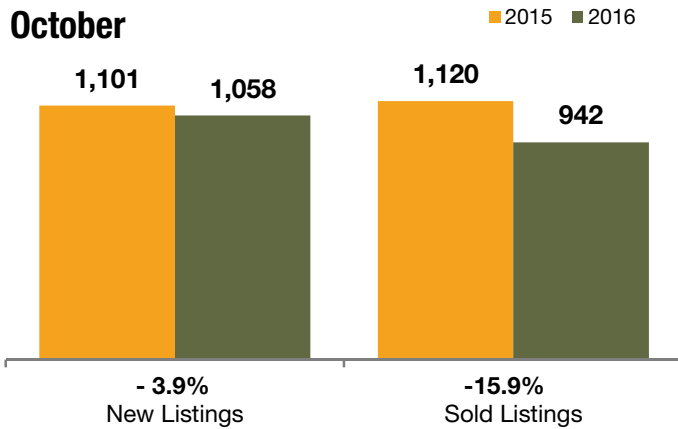
+ 12.2%

Change in
Median Sold Price**

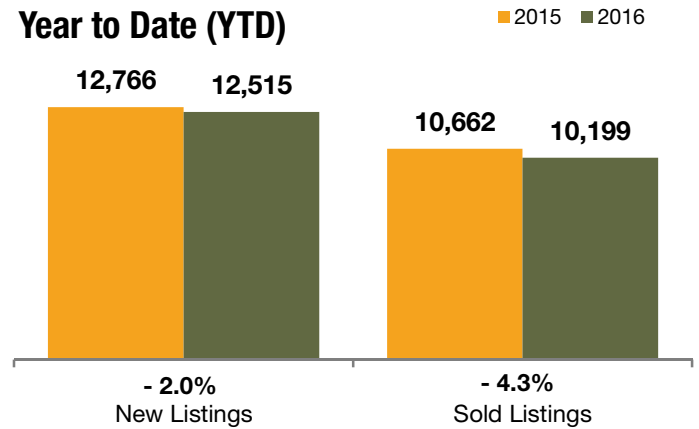
	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	1,219	1,259	+ 3.3%	--	--	--
Under Contract Listings	1,289	1,334	+ 3.5%	13,728	13,110	-4.5%
New Listings	1,101	1,058	-3.9%	12,766	12,515	-2.0%
Sold Listings	1,120	942	-15.9%	10,662	10,199	-4.3%
Total Days on Market	23	22	-4.3%	20	20	0.0%
Median Sold Price*	\$277,000	\$310,664	+ 12.2%	\$275,000	\$310,000	+ 12.7%
Average Sold Price*	\$331,327	\$355,785	+ 7.4%	\$327,617	\$358,442	+ 9.4%
Percent of Sold Price to List Price*	99.6%	99.6%	0.0%	100.7%	100.6%	-0.1%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

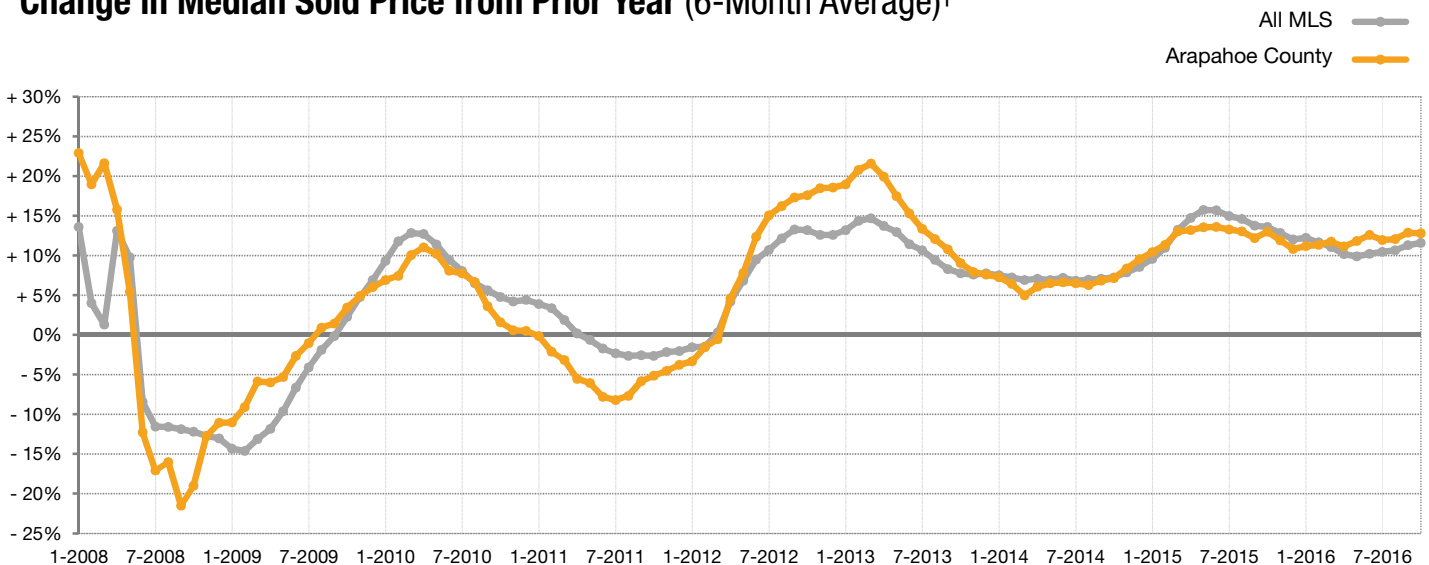
October



Year to Date (YTD)



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



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Boulder County

+ 3.1%

Change in
New Listings

- 11.6%

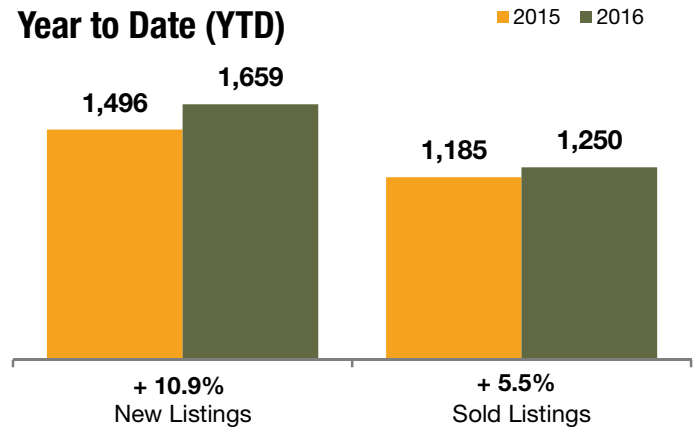
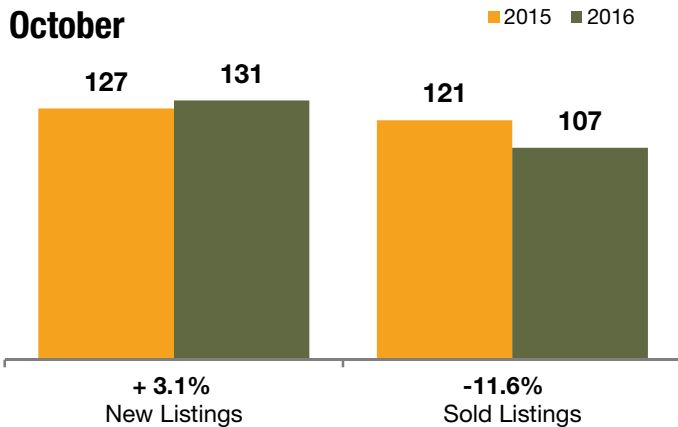
Change in
Sold Listings

- 1.2%

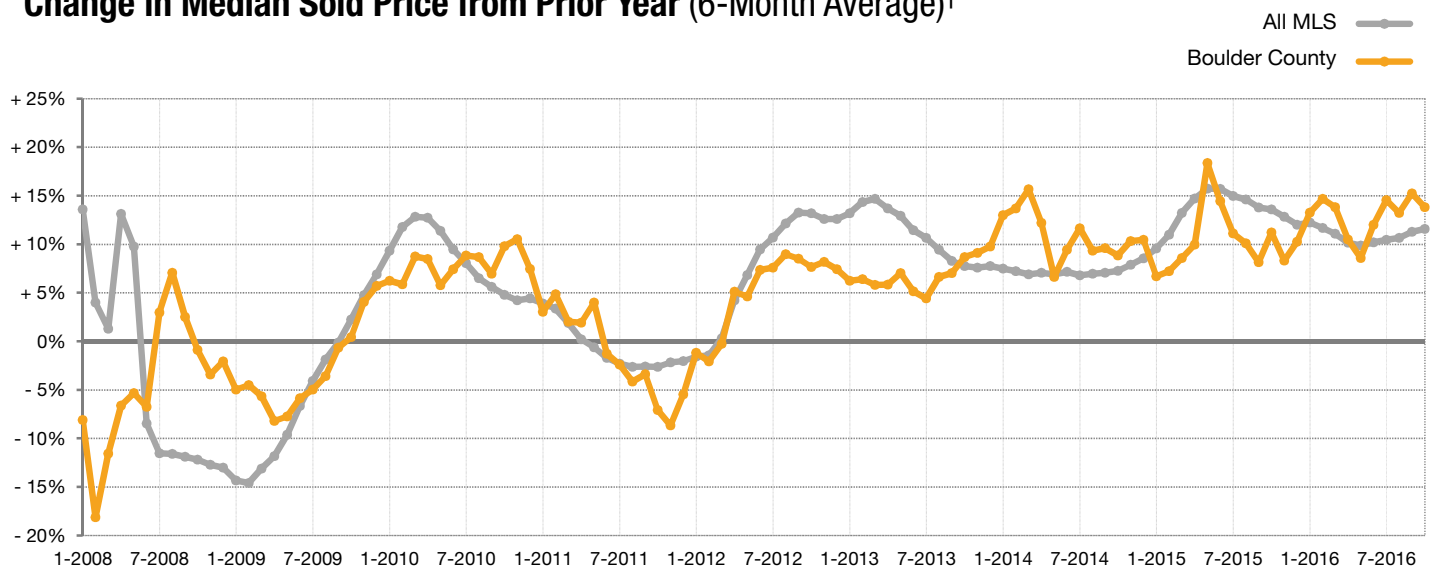
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	218	235	+ 7.8%	--	--	--
Under Contract Listings	127	129	+ 1.6%	1,445	1,566	+ 8.4%
New Listings	127	131	+ 3.1%	1,496	1,659	+ 10.9%
Sold Listings	121	107	-11.6%	1,185	1,250	+ 5.5%
Total Days on Market	36	24	-33.3%	30	31	+ 3.3%
Median Sold Price*	\$425,000	\$420,000	-1.2%	\$400,000	\$447,250	+ 11.8%
Average Sold Price*	\$529,153	\$469,234	-11.3%	\$463,938	\$532,263	+ 14.7%
Percent of Sold Price to List Price*	98.5%	99.2%	+ 0.7%	100.3%	100.4%	+ 0.1%

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



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- 7.2%

Change in
New Listings

- 29.3%

Change in
Sold Listings

+ 5.8%

Change in
Median Sold Price**

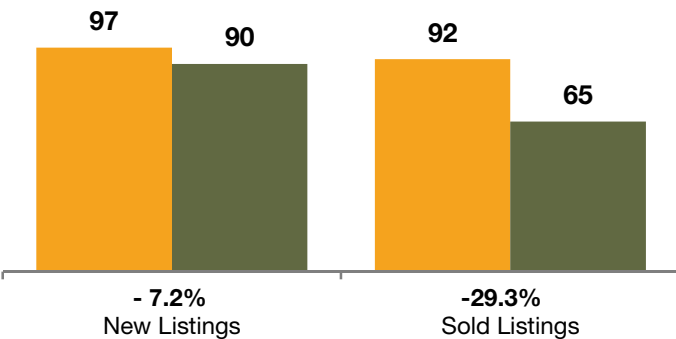
Broomfield County

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	105	120	+ 14.3%	--	--	--
Under Contract Listings	102	88	-13.7%	1,118	1,052	-5.9%
New Listings	97	90	-7.2%	1,066	1,069	+ 0.3%
Sold Listings	92	65	-29.3%	904	838	-7.3%
Total Days on Market	24	27	+ 12.5%	26	22	-15.4%
Median Sold Price*	\$361,000	\$382,000	+ 5.8%	\$346,175	\$392,265	+ 13.3%
Average Sold Price*	\$385,689	\$438,755	+ 13.8%	\$390,449	\$440,917	+ 12.9%
Percent of Sold Price to List Price*	99.4%	99.7%	+ 0.3%	100.4%	100.8%	+ 0.4%

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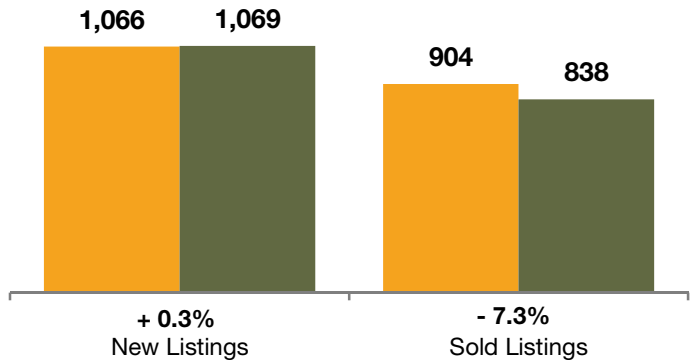
October

■ 2015 ■ 2016



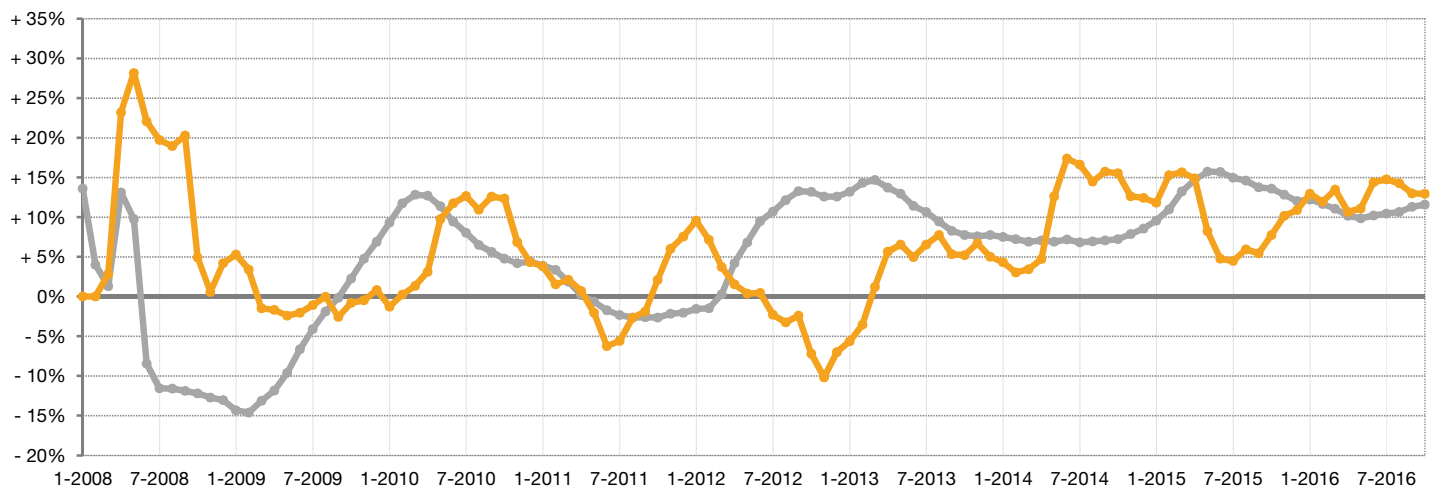
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Broomfield County —



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+ 61.1%

Change in
New Listings

- 13.8%

Change in
Sold Listings

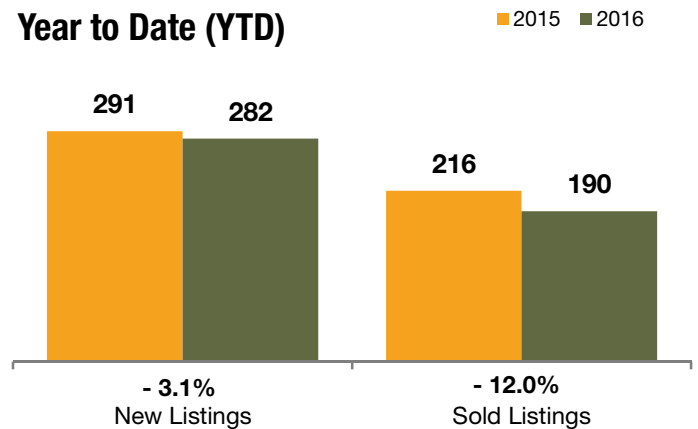
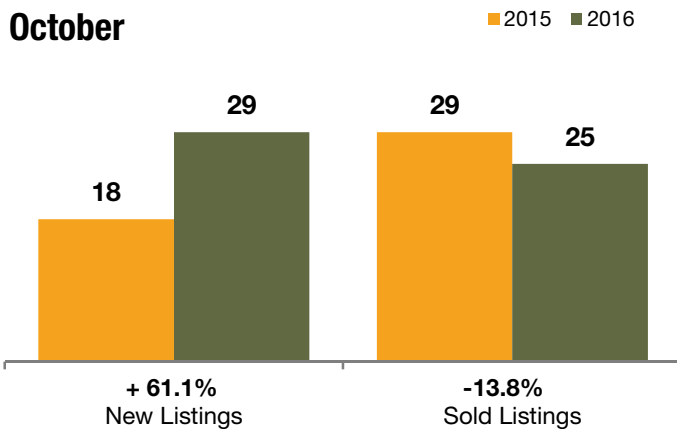
- 12.6%

Change in
Median Sold Price**

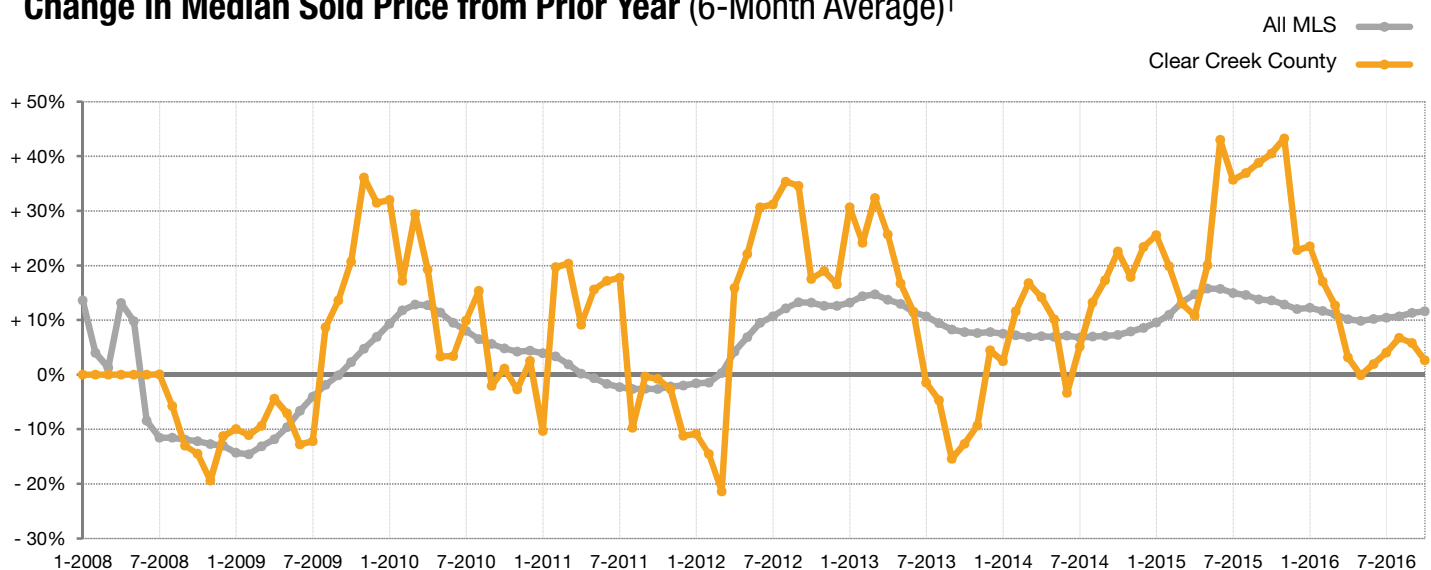
Clear Creek County

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	66	62	-6.1%	--	--	--
Under Contract Listings	22	26	+ 18.2%	310	269	-13.2%
New Listings	18	29	+ 61.1%	291	282	-3.1%
Sold Listings	29	25	-13.8%	216	190	-12.0%
Total Days on Market	72	35	-51.4%	73	44	-39.7%
Median Sold Price*	\$360,000	\$314,724	-12.6%	\$300,750	\$310,000	+ 3.1%
Average Sold Price*	\$394,407	\$340,949	-13.6%	\$339,402	\$357,900	+ 5.5%
Percent of Sold Price to List Price*	97.0%	98.3%	+ 1.3%	97.8%	97.7%	-0.1%

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



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Denver County

- 16.2%

Change in
New Listings

- 9.9%

Change in
Sold Listings

+ 15.8%

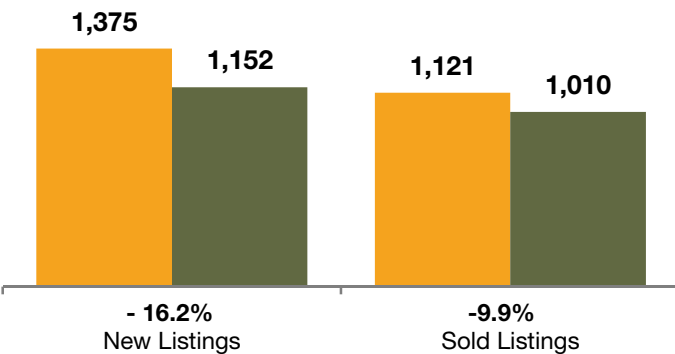
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	1,747	1,632	-6.6%	--	--	--
Under Contract Listings	1,458	1,296	-11.1%	14,269	13,832	-3.1%
New Listings	1,375	1,152	-16.2%	14,238	13,977	-1.8%
Sold Listings	1,121	1,010	-9.9%	11,205	11,076	-1.2%
Total Days on Market	24	24	0.0%	22	24	+ 9.1%
Median Sold Price*	\$325,000	\$376,250	+ 15.8%	\$335,000	\$365,000	+ 9.0%
Average Sold Price*	\$401,604	\$439,532	+ 9.4%	\$398,487	\$434,508	+ 9.0%
Percent of Sold Price to List Price*	99.4%	99.4%	0.0%	100.5%	100.2%	-0.3%

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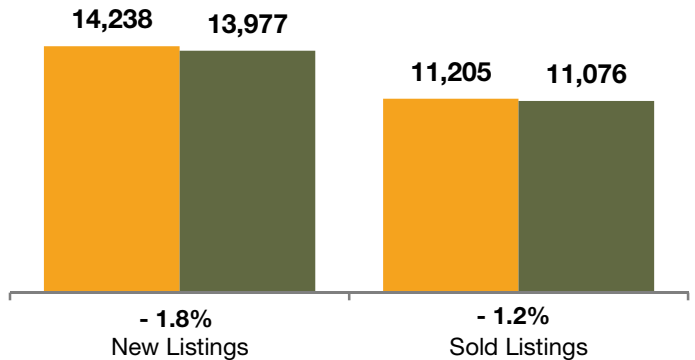
October

■ 2015 ■ 2016



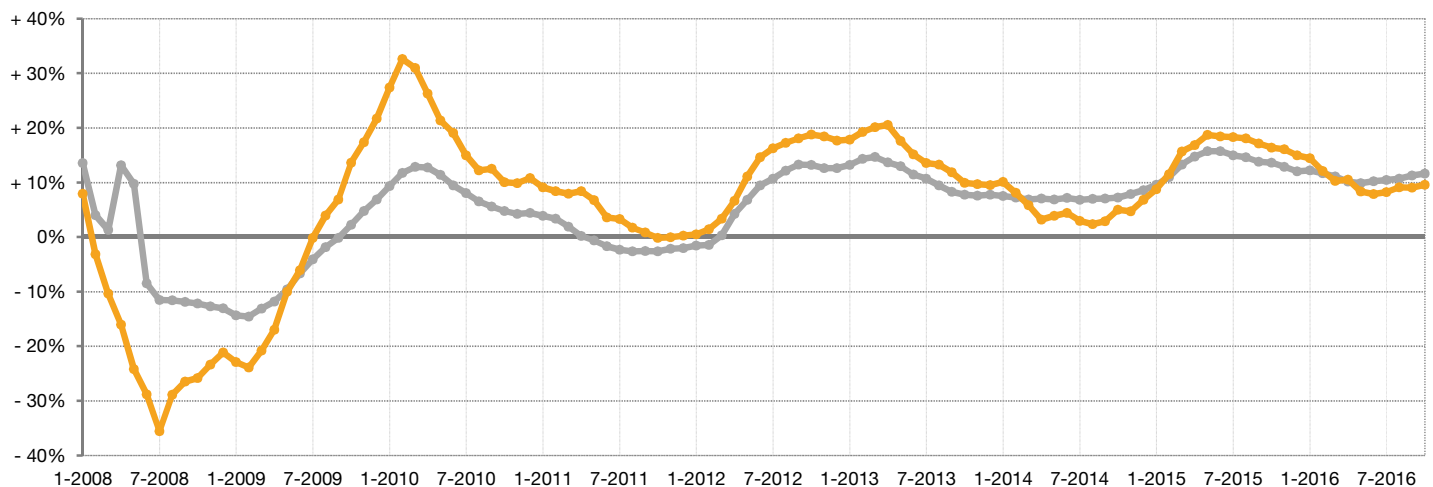
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Denver County —



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Douglas County

- 18.5%

Change in
New Listings

- 10.1%

Change in
Sold Listings

+ 7.2%

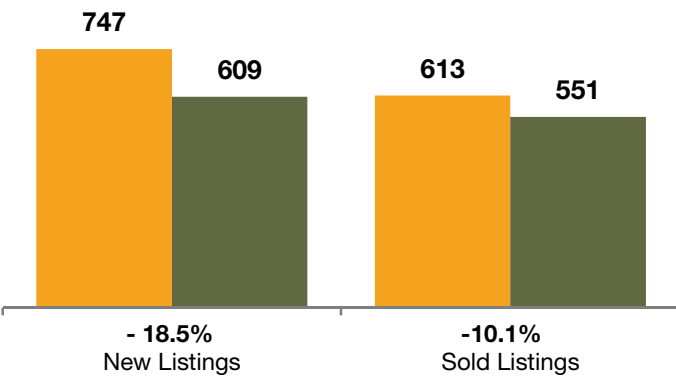
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	1,291	1,200	-7.0%	--	--	--
Under Contract Listings	723	736	+ 1.8%	8,334	7,888	-5.4%
New Listings	747	609	-18.5%	8,569	8,255	-3.7%
Sold Listings	613	551	-10.1%	6,738	6,371	-5.4%
Total Days on Market	31	34	+ 9.7%	29	32	+ 10.3%
Median Sold Price*	\$390,000	\$418,000	+ 7.2%	\$389,000	\$423,094	+ 8.8%
Average Sold Price*	\$435,137	\$472,270	+ 8.5%	\$434,750	\$471,523	+ 8.5%
Percent of Sold Price to List Price*	99.0%	99.2%	+ 0.2%	99.8%	99.7%	-0.1%

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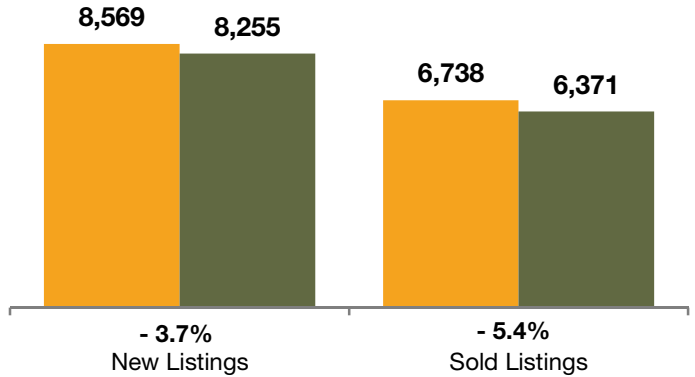
October

■ 2015 ■ 2016

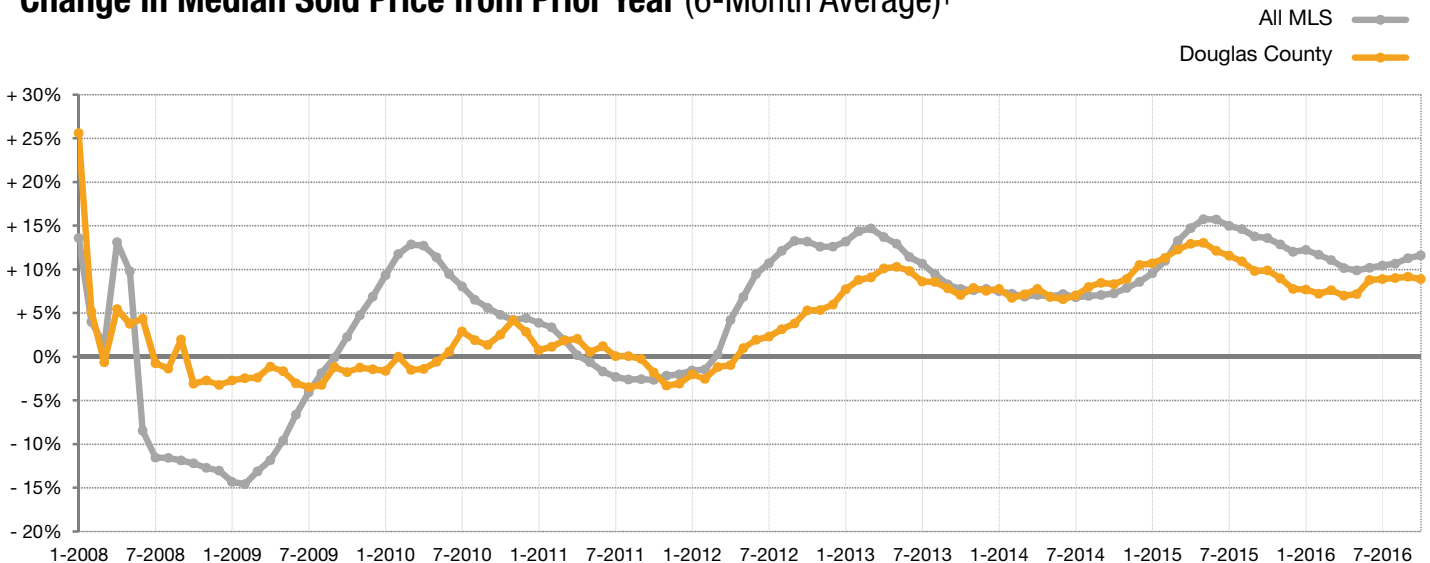


Year to Date (YTD)

■ 2015 ■ 2016



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Elbert County

+ 16.3%

Change in
New Listings

+ 10.0%

Change in
Sold Listings

+ 14.6%

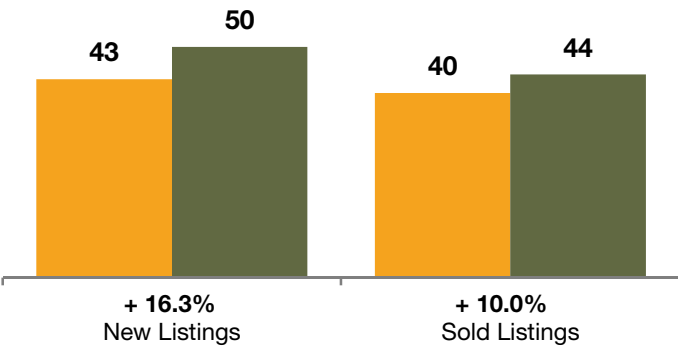
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	125	127	+ 1.6%	--	--	--
Under Contract Listings	42	61	+ 45.2%	536	566	+ 5.6%
New Listings	43	50	+ 16.3%	570	615	+ 7.9%
Sold Listings	40	44	+ 10.0%	414	427	+ 3.1%
Total Days on Market	31	53	+ 71.0%	47	40	-14.9%
Median Sold Price*	\$414,500	\$474,950	+ 14.6%	\$392,755	\$449,900	+ 14.5%
Average Sold Price*	\$456,992	\$559,935	+ 22.5%	\$408,059	\$473,343	+ 16.0%
Percent of Sold Price to List Price*	99.2%	98.3%	-0.9%	98.5%	99.1%	+ 0.6%

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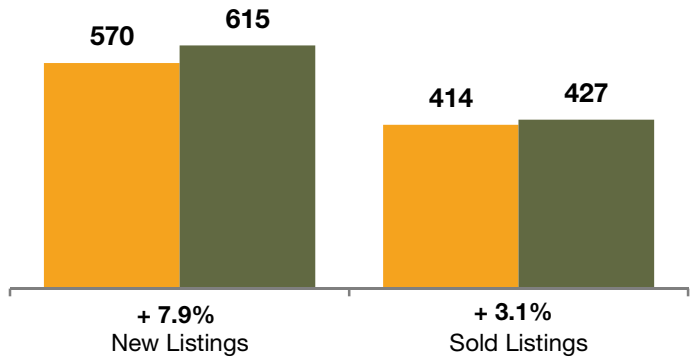
October

■ 2015 ■ 2016



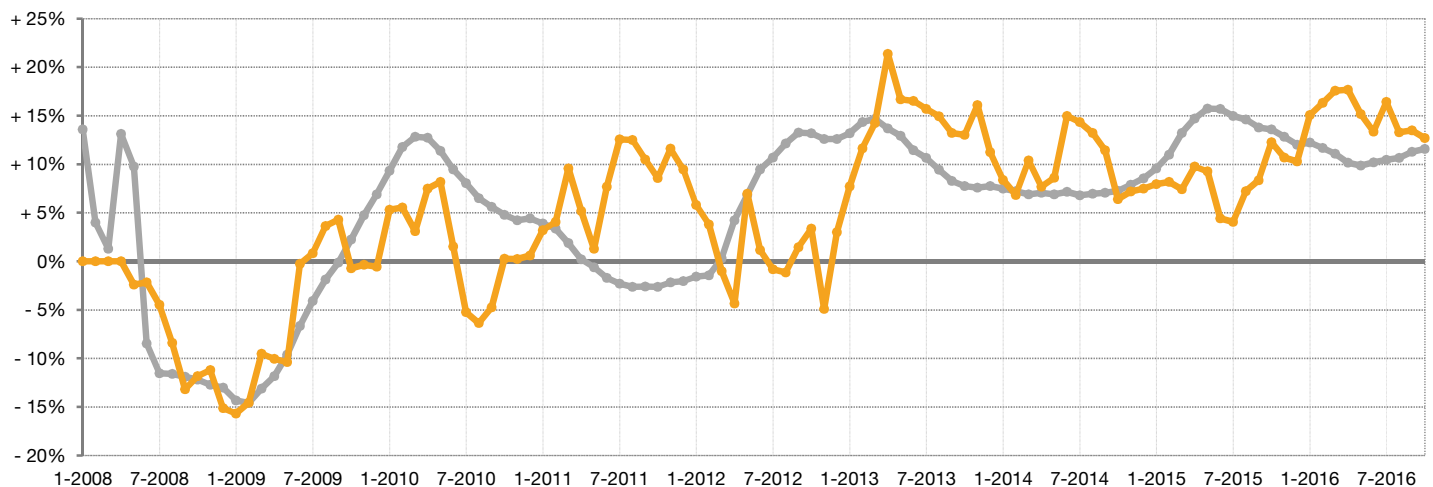
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Elbert County —



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El Paso County

+ 38.8%

Change in
New Listings

+ 39.3%

Change in
Sold Listings

+ 6.9%

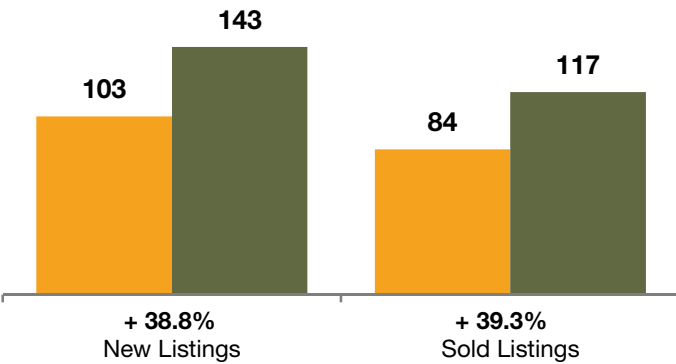
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	313	339	+ 8.3%	--	--	--
Under Contract Listings	112	157	+ 40.2%	940	1,436	+ 52.8%
New Listings	103	143	+ 38.8%	1,248	1,681	+ 34.7%
Sold Listings	84	117	+ 39.3%	717	1,043	+ 45.5%
Total Days on Market	47	33	-29.8%	53	40	-24.5%
Median Sold Price*	\$268,450	\$287,000	+ 6.9%	\$283,156	\$289,900	+ 2.4%
Average Sold Price*	\$321,089	\$343,033	+ 6.8%	\$331,839	\$341,882	+ 3.0%
Percent of Sold Price to List Price*	98.3%	98.6%	+ 0.3%	98.5%	99.0%	+ 0.5%

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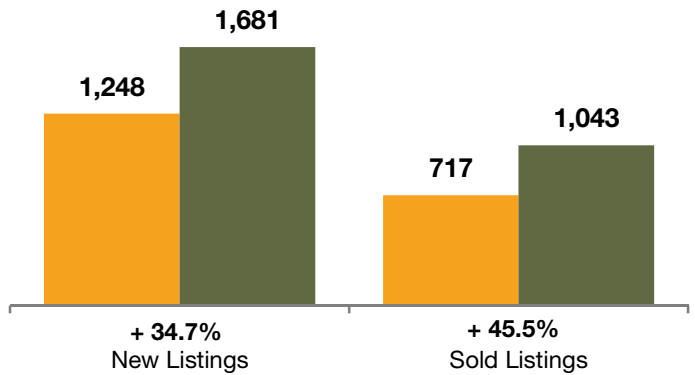
October

■ 2015 ■ 2016

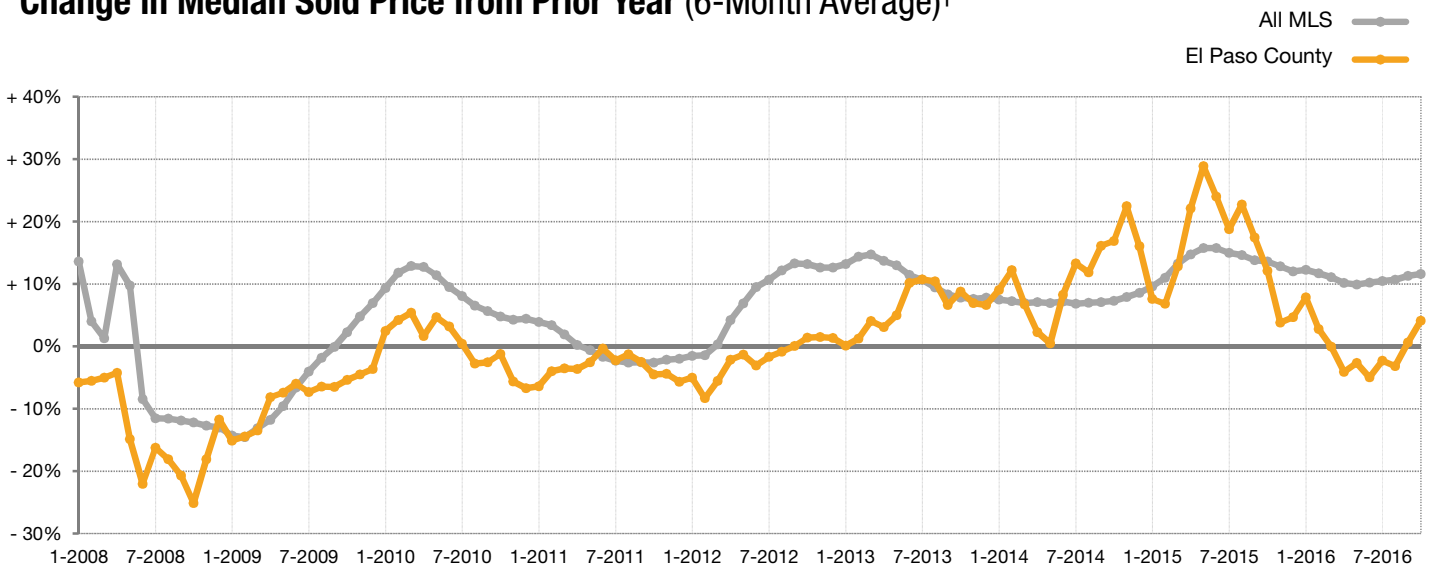


Year to Date (YTD)

■ 2015 ■ 2016



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



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Gilpin County

+ 100.0%

Change in
New Listings

- 14.3%

Change in
Sold Listings

- 4.1%

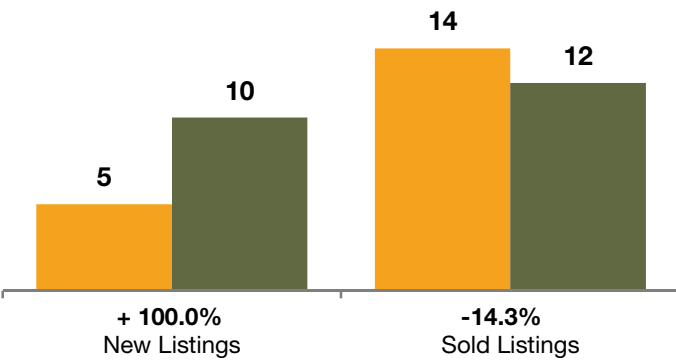
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	36	28	-22.2%	--	--	--
Under Contract Listings	11	11	0.0%	157	148	-5.7%
New Listings	5	10	+ 100.0%	146	149	+ 2.1%
Sold Listings	14	12	-14.3%	110	108	-1.8%
Total Days on Market	30	86	+ 186.7%	65	46	-29.2%
Median Sold Price*	\$307,500	\$295,000	-4.1%	\$295,000	\$313,500	+ 6.3%
Average Sold Price*	\$322,054	\$314,958	-2.2%	\$305,729	\$336,366	+ 10.0%
Percent of Sold Price to List Price*	100.1%	98.2%	-1.9%	98.8%	99.2%	+ 0.4%

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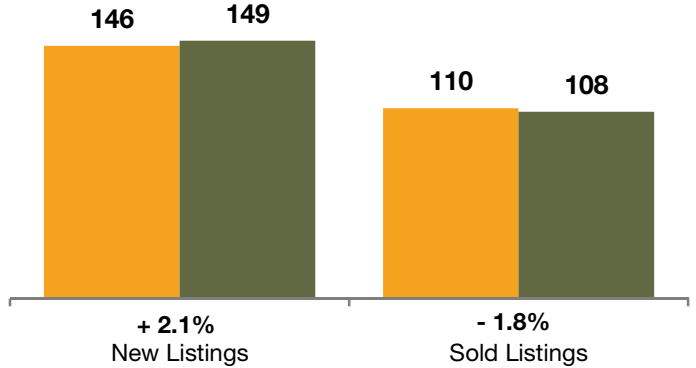
October

■ 2015 ■ 2016



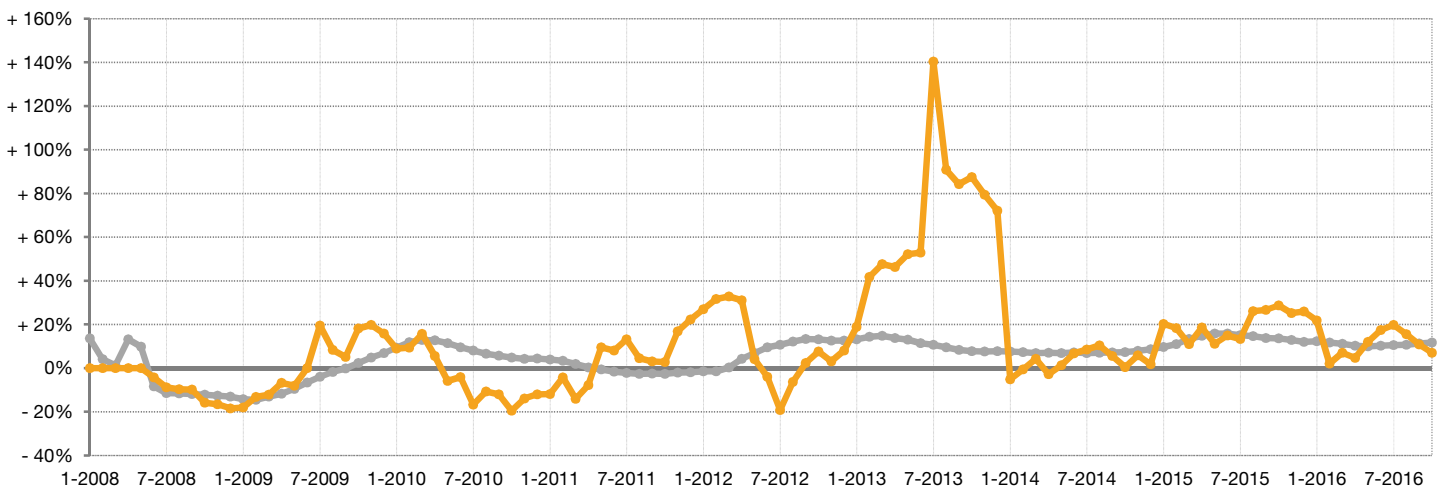
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Gilpin County —



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- 11.2%

Change in
New Listings

- 6.7%

Change in
Sold Listings

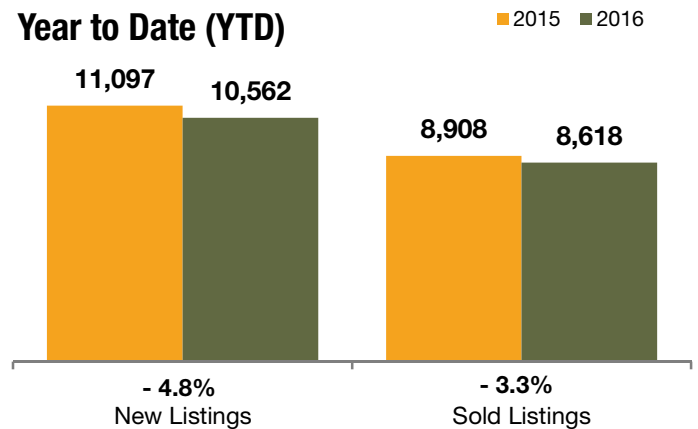
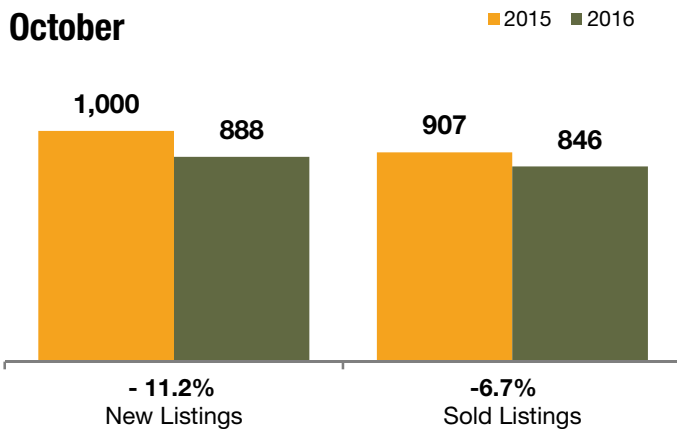
+ 15.9%

Change in
Median Sold Price**

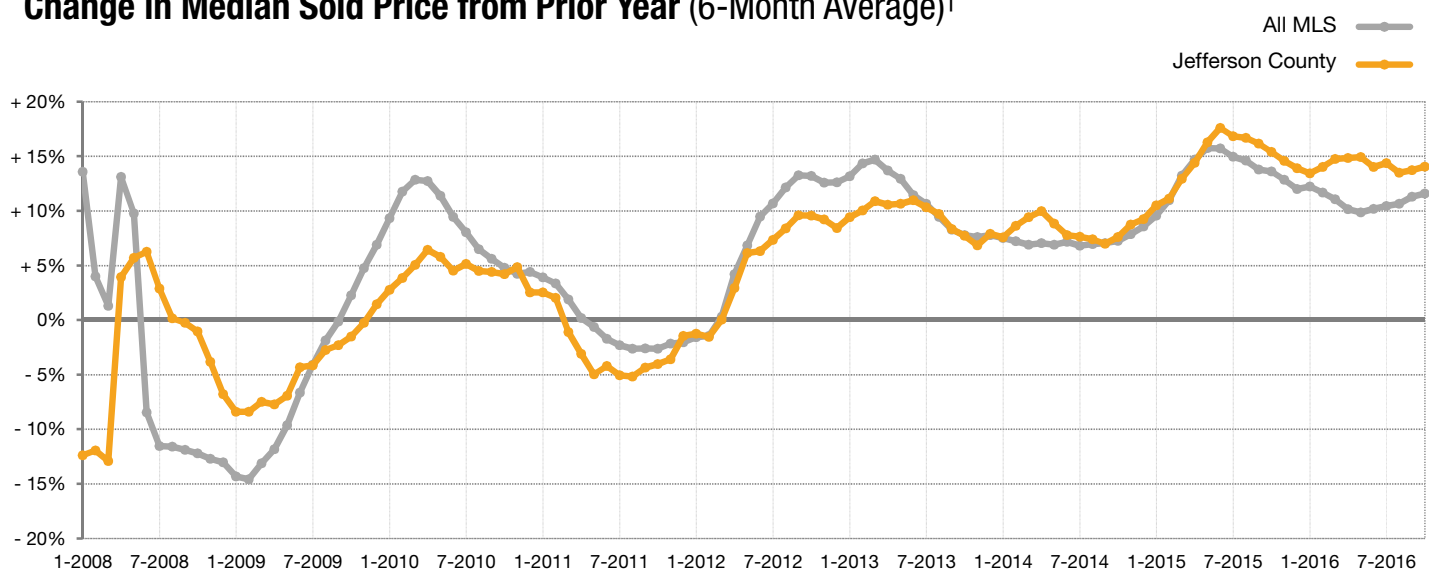
Jefferson County

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	1,340	1,118	-16.6%	--	--	--
Under Contract Listings	1,105	1,104	-0.1%	11,340	11,005	-3.0%
New Listings	1,000	888	-11.2%	11,097	10,562	-4.8%
Sold Listings	907	846	-6.7%	8,908	8,618	-3.3%
Total Days on Market	24	24	0.0%	22	24	+ 9.1%
Median Sold Price*	\$315,000	\$365,000	+ 15.9%	\$317,725	\$362,500	+ 14.1%
Average Sold Price*	\$343,025	\$401,969	+ 17.2%	\$353,460	\$400,404	+ 13.3%
Percent of Sold Price to List Price*	99.7%	99.6%	-0.1%	100.6%	100.5%	-0.1%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.



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



† Each dot represents the change in median 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 REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

Local Market Update – October 2016

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



Larimer County

- 7.8%

Change in
New Listings

+ 8.0%

Change in
Sold Listings

+ 18.2%

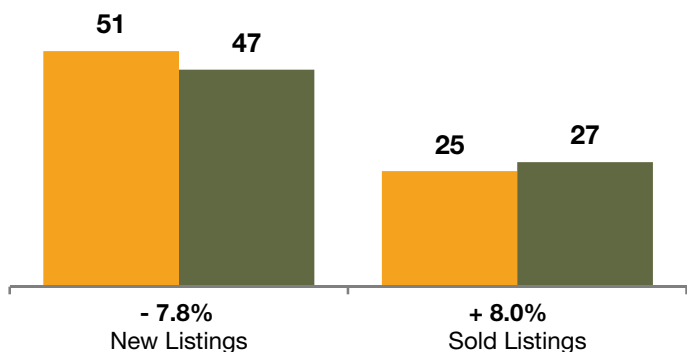
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	106	84	-20.8%	--	--	--
Under Contract Listings	33	43	+ 30.3%	344	388	+ 12.8%
New Listings	51	47	-7.8%	390	437	+ 12.1%
Sold Listings	25	27	+ 8.0%	259	320	+ 23.6%
Total Days on Market	35	46	+ 31.4%	58	38	-34.5%
Median Sold Price*	\$285,000	\$337,000	+ 18.2%	\$322,500	\$327,500	+ 1.6%
Average Sold Price*	\$311,965	\$358,021	+ 14.8%	\$334,617	\$389,659	+ 16.4%
Percent of Sold Price to List Price*	100.5%	99.4%	-1.1%	100.1%	99.4%	-0.7%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

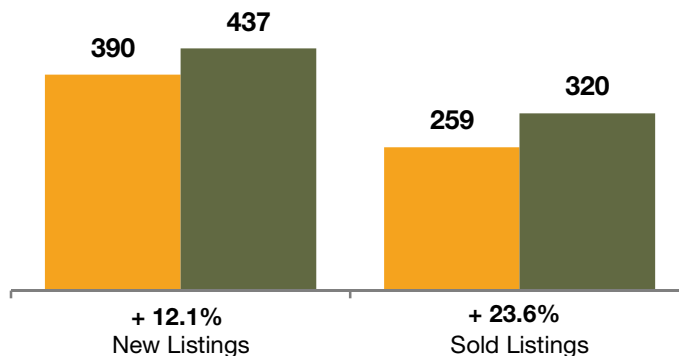
October

■ 2015 ■ 2016



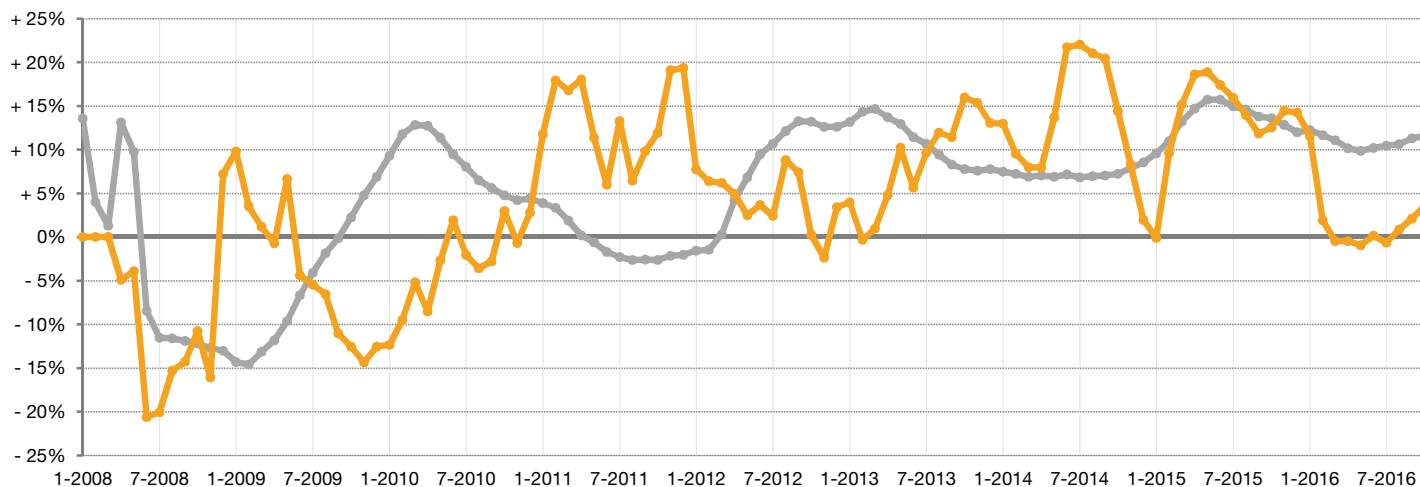
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Larimer 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 REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

Local Market Update – October 2016

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Morgan County

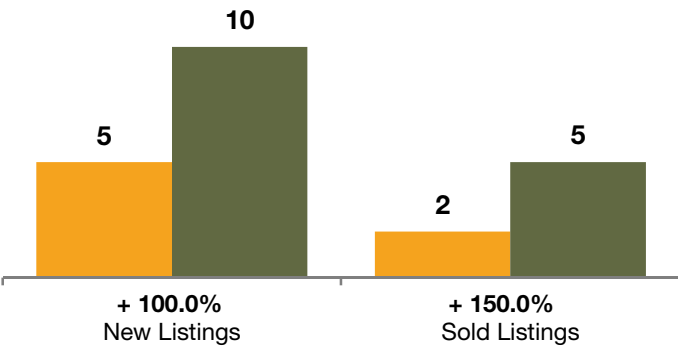
+ 100.0%	+ 150.0%	- 47.7%
Change in New Listings	Change in Sold Listings	Change in Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	15	18	+ 20.0%	--	--	--
Under Contract Listings	7	6	-14.3%	45	62	+ 37.8%
New Listings	5	10	+ 100.0%	51	72	+ 41.2%
Sold Listings	2	5	+ 150.0%	24	41	+ 70.8%
Total Days on Market	50	51	+ 2.0%	70	45	-35.7%
Median Sold Price*	\$382,450	\$199,900	-47.7%	\$222,450	\$197,500	-11.2%
Average Sold Price*	\$382,450	\$175,810	-54.0%	\$211,945	\$205,979	-2.8%
Percent of Sold Price to List Price*	100.0%	98.4%	-1.6%	96.9%	96.5%	-0.4%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

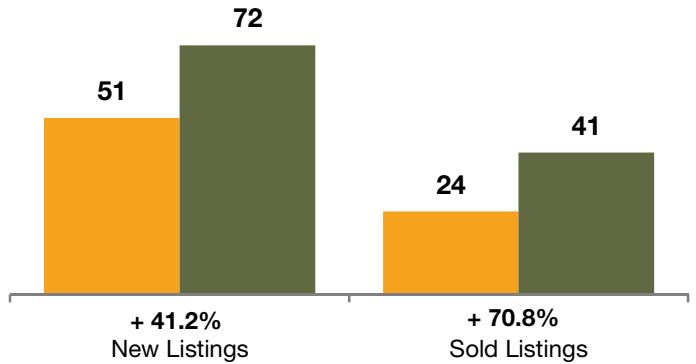
October

■ 2015 ■ 2016



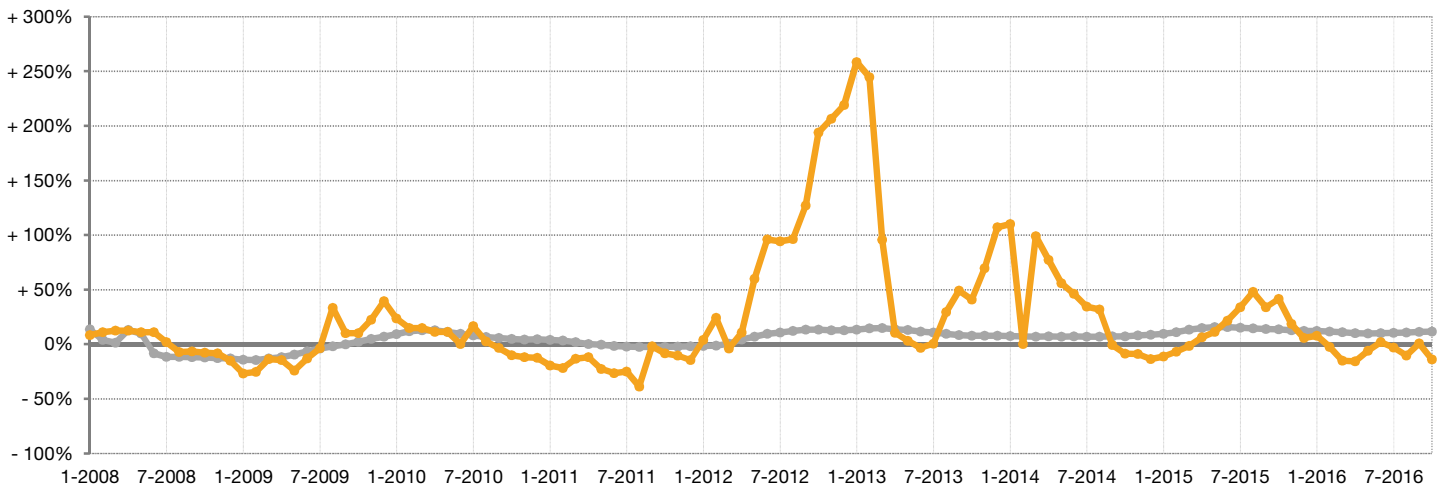
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Morgan County —



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Park County

+ 11.9%

Change in
New Listings

+ 15.1%

Change in
Sold Listings

+ 2.8%

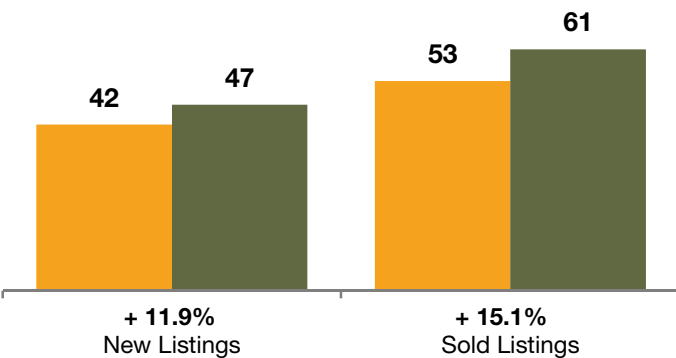
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	227	170	-25.1%	--	--	--
Under Contract Listings	59	65	+ 10.2%	599	612	+ 2.2%
New Listings	42	47	+ 11.9%	705	663	-6.0%
Sold Listings	53	61	+ 15.1%	464	463	-0.2%
Total Days on Market	58	57	-1.7%	76	69	-9.2%
Median Sold Price*	\$285,000	\$293,000	+ 2.8%	\$260,000	\$282,500	+ 8.7%
Average Sold Price*	\$293,172	\$289,298	-1.3%	\$278,406	\$299,004	+ 7.4%
Percent of Sold Price to List Price*	98.4%	98.1%	-0.3%	97.4%	97.6%	+ 0.2%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

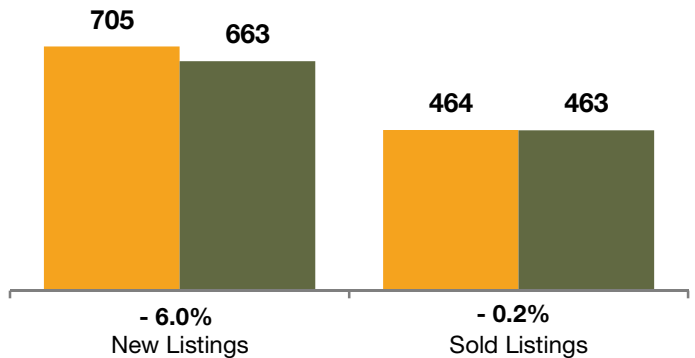
October

■ 2015 ■ 2016

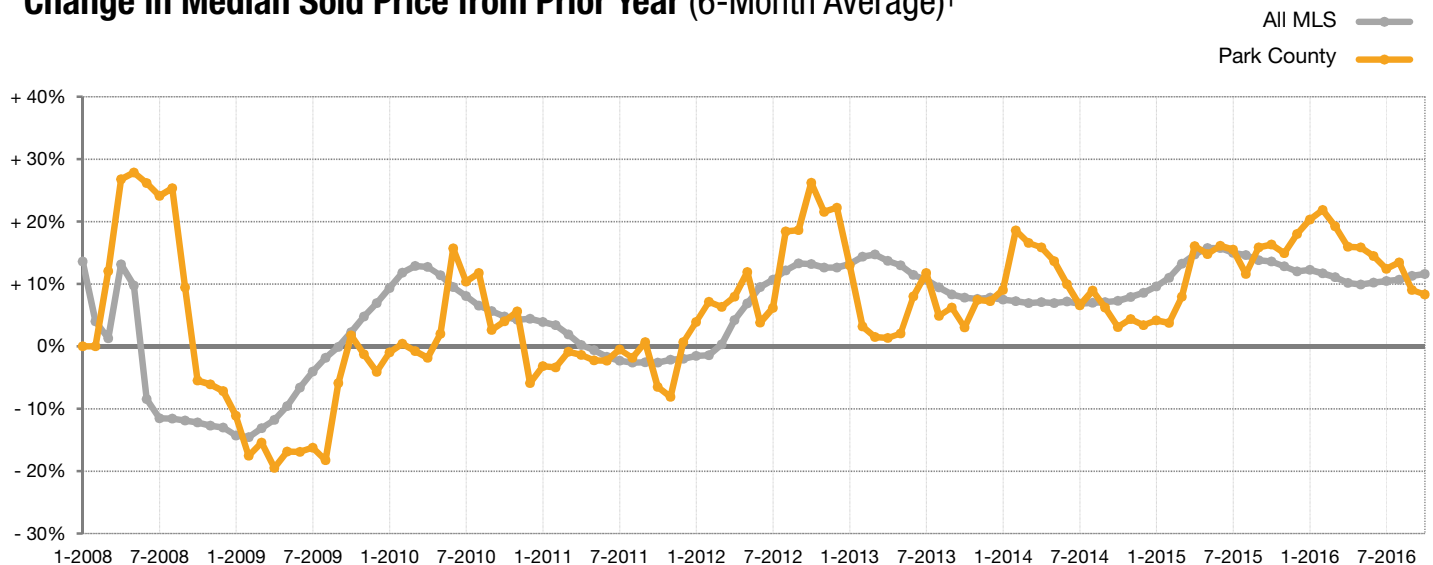


Year to Date (YTD)

■ 2015 ■ 2016



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



+ 37.5%

Change in
New Listings

+ 6.1%

Change in
Sold Listings

- 21.5%

Change in
Median Sold Price**

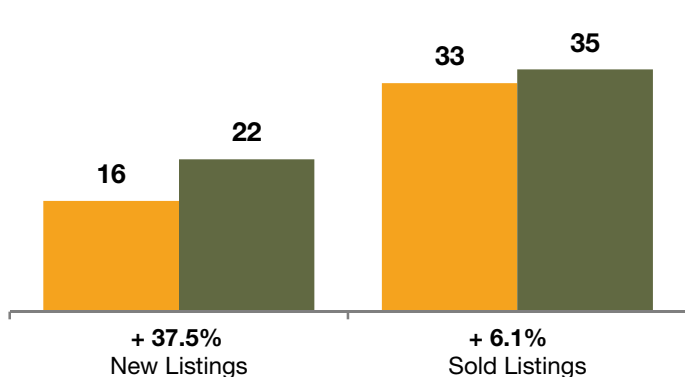
Summit County

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	122	87	-28.7%	--	--	--
Under Contract Listings	36	23	-36.1%	289	321	+ 11.1%
New Listings	16	22	+ 37.5%	380	361	-5.0%
Sold Listings	33	35	+ 6.1%	235	265	+ 12.8%
Total Days on Market	92	58	-37.0%	96	82	-14.6%
Median Sold Price*	\$605,000	\$475,000	-21.5%	\$380,000	\$383,000	+ 0.8%
Average Sold Price*	\$662,879	\$483,358	-27.1%	\$460,254	\$510,699	+ 11.0%
Percent of Sold Price to List Price*	95.9%	97.0%	+ 1.1%	96.1%	96.8%	+ 0.7%

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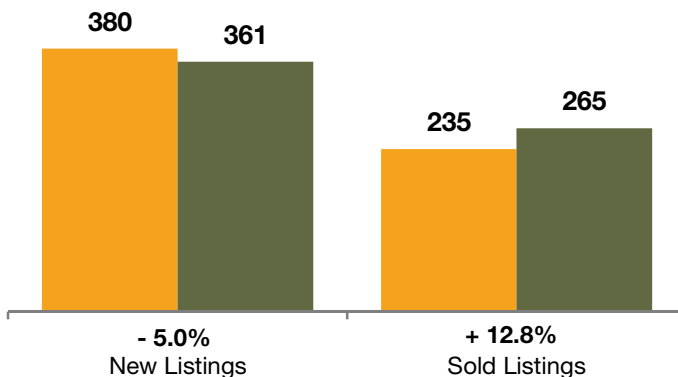
October

■ 2015 ■ 2016

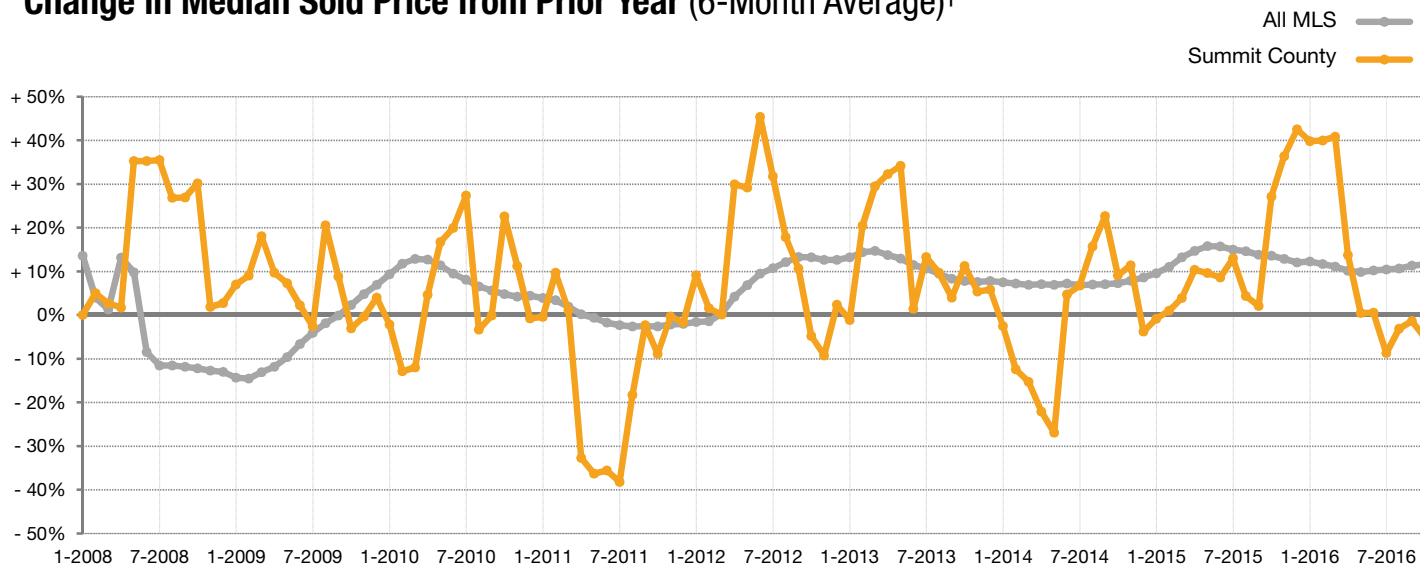


Year to Date (YTD)

■ 2015 ■ 2016



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Teller County

+ 9.1%

Change in
New Listings

+ 266.7%

Change in
Sold Listings

+ 68.6%

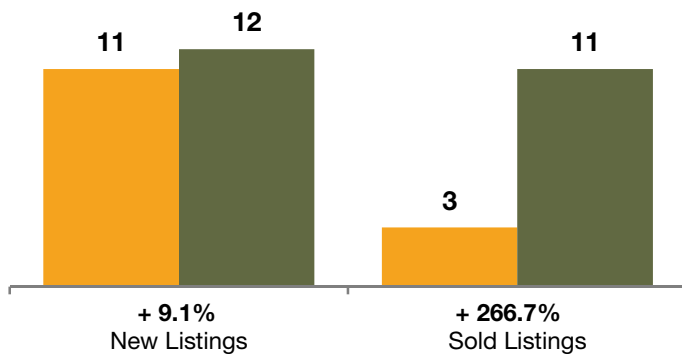
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	33	54	+ 63.6%	--	--	--
Under Contract Listings	4	9	+ 125.0%	43	79	+ 83.7%
New Listings	11	12	+ 9.1%	67	118	+ 76.1%
Sold Listings	3	11	+ 266.7%	30	51	+ 70.0%
Total Days on Market	15	31	+ 106.7%	62	58	-6.5%
Median Sold Price*	\$145,000	\$244,400	+ 68.6%	\$227,450	\$267,500	+ 17.6%
Average Sold Price*	\$203,333	\$243,837	+ 19.9%	\$303,081	\$358,638	+ 18.3%
Percent of Sold Price to List Price*	95.6%	97.7%	+ 2.2%	96.8%	97.3%	+ 0.5%

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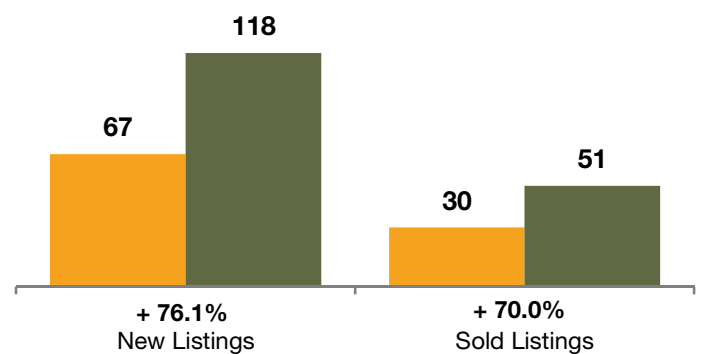
October

■ 2015 ■ 2016

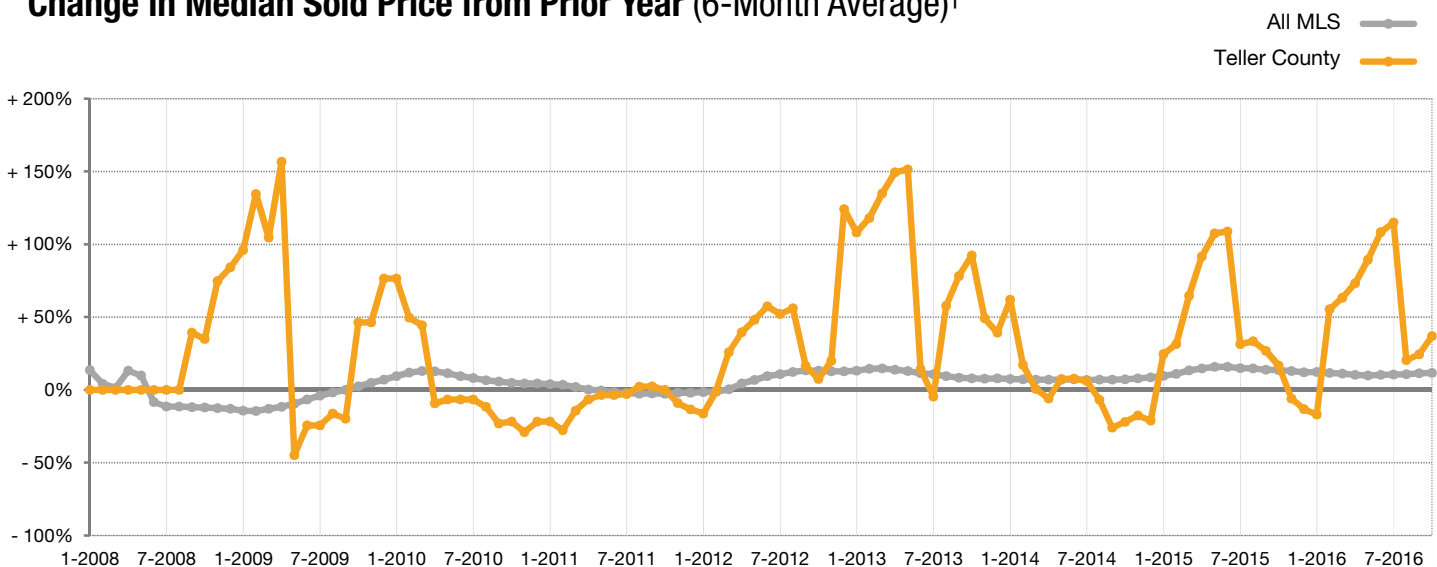


Year to Date (YTD)

■ 2015 ■ 2016



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Weld County

- 23.7%

Change in
New Listings

- 19.7%

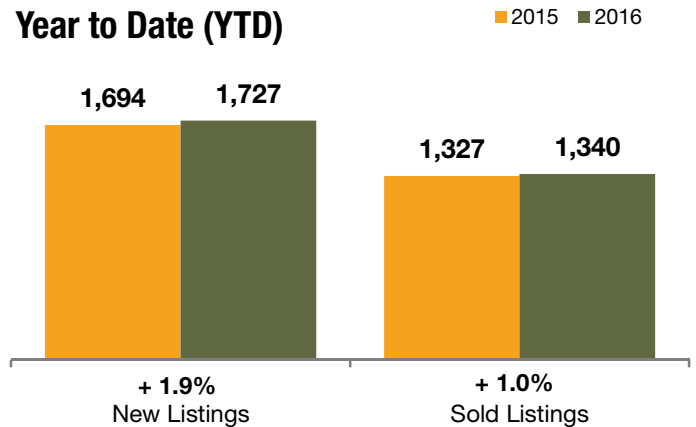
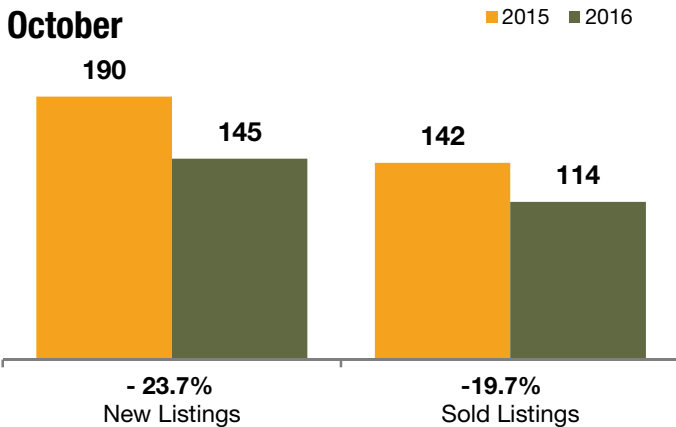
Change in
Sold Listings

+ 9.4%

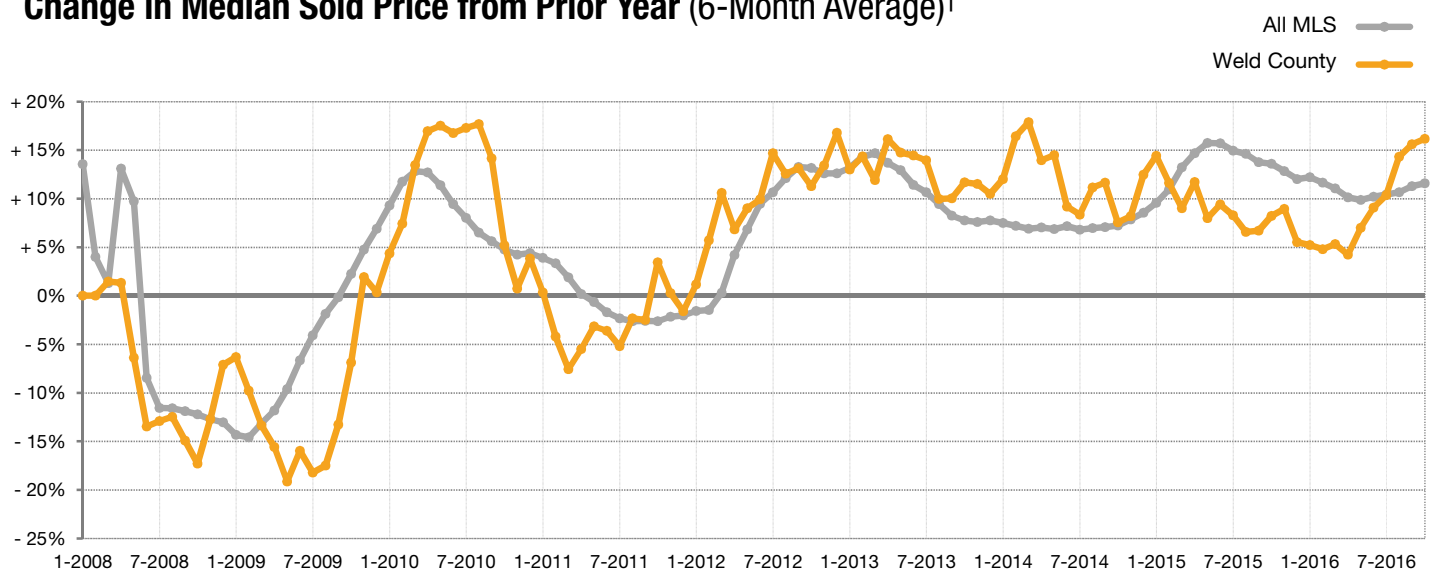
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	234	247	+ 5.6%	--	--	--
Under Contract Listings	197	211	+ 7.1%	1,763	1,842	+ 4.5%
New Listings	190	145	-23.7%	1,694	1,727	+ 1.9%
Sold Listings	142	114	-19.7%	1,327	1,340	+ 1.0%
Total Days on Market	28	17	-39.3%	30	27	-10.0%
Median Sold Price*	\$270,500	\$295,947	+ 9.4%	\$273,500	\$301,551	+ 10.3%
Average Sold Price*	\$296,409	\$310,445	+ 4.7%	\$295,915	\$329,146	+ 11.2%
Percent of Sold Price to List Price*	99.7%	100.1%	+ 0.4%	99.8%	100.0%	+ 0.2%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



- 10.0%	- 11.5%	+ 13.0%
Change in New Listings	Change in Sold Listings	Change in Median Sold Price**

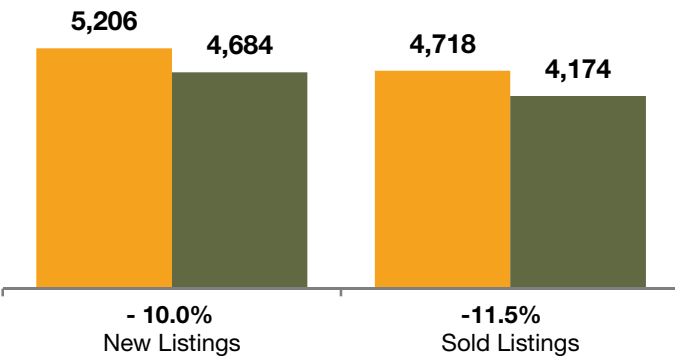
Denver-Aurora MSA

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	6,896	6,453	-6.4%	--	--	--
Under Contract Listings	5,743	5,619	-2.2%	59,506	57,222	-3.8%
New Listings	5,206	4,684	-10.0%	57,802	56,185	-2.8%
Sold Listings	4,718	4,174	-11.5%	46,480	44,991	-3.2%
Total Days on Market	25	25	0.0%	23	24	+ 4.3%
Median Sold Price*	\$309,700	\$349,900	+ 13.0%	\$310,505	\$346,500	+ 11.6%
Average Sold Price*	\$358,304	\$396,817	+ 10.7%	\$359,411	\$395,906	+ 10.2%
Percent of Sold Price to List Price*	99.5%	99.5%	0.0%	100.5%	100.4%	-0.1%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

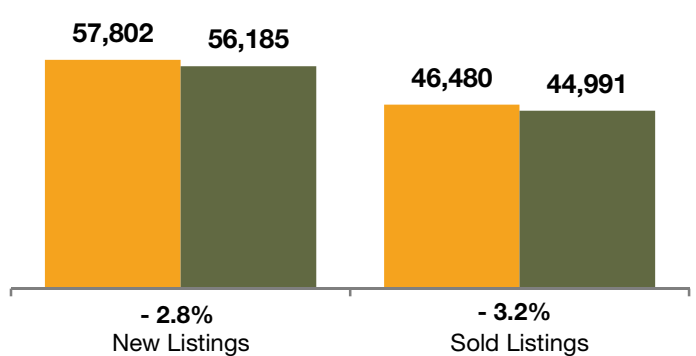
October

■ 2015 ■ 2016



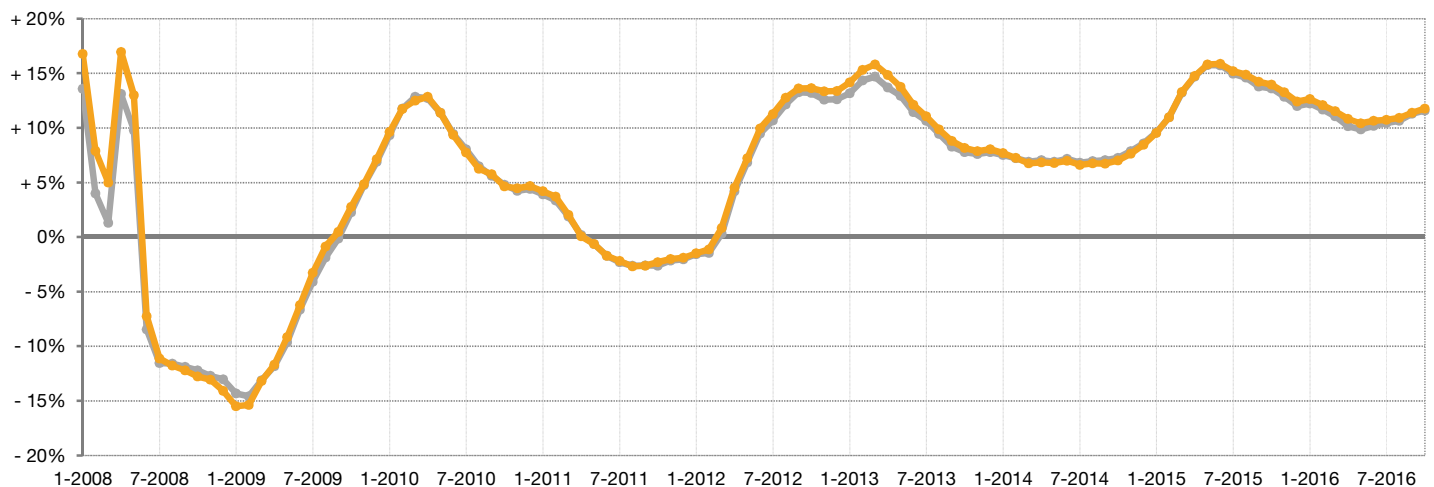
Year to Date (YTD)

■ 2015 ■ 2016



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

All MLS —
Denver-Aurora MSA —



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Colorado Springs MSA

+ 36.0%

Change in
New Listings

+ 47.1%

Change in
Sold Listings

+ 1.4%

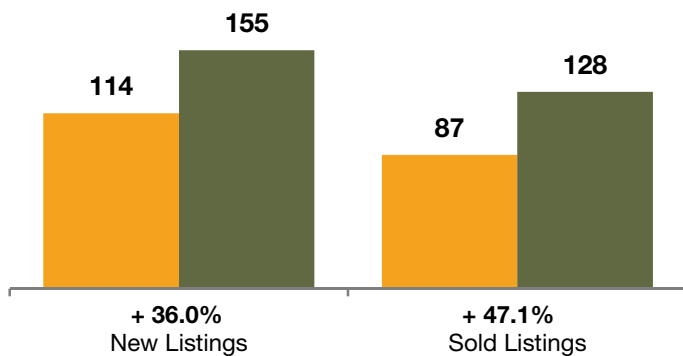
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	346	393	+ 13.6%	--	--	--
Under Contract Listings	116	166	+ 43.1%	983	1,515	+ 54.1%
New Listings	114	155	+ 36.0%	1,315	1,799	+ 36.8%
Sold Listings	87	128	+ 47.1%	747	1,094	+ 46.5%
Total Days on Market	46	33	-28.3%	53	41	-22.6%
Median Sold Price*	\$267,000	\$270,730	+ 1.4%	\$280,350	\$287,250	+ 2.5%
Average Sold Price*	\$317,028	\$334,508	+ 5.5%	\$330,683	\$342,649	+ 3.6%
Percent of Sold Price to List Price*	98.2%	98.5%	+ 0.3%	98.4%	98.9%	+ 0.5%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

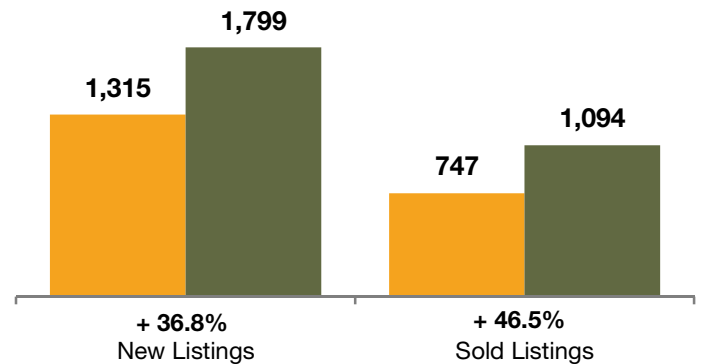
October

■ 2015 ■ 2016

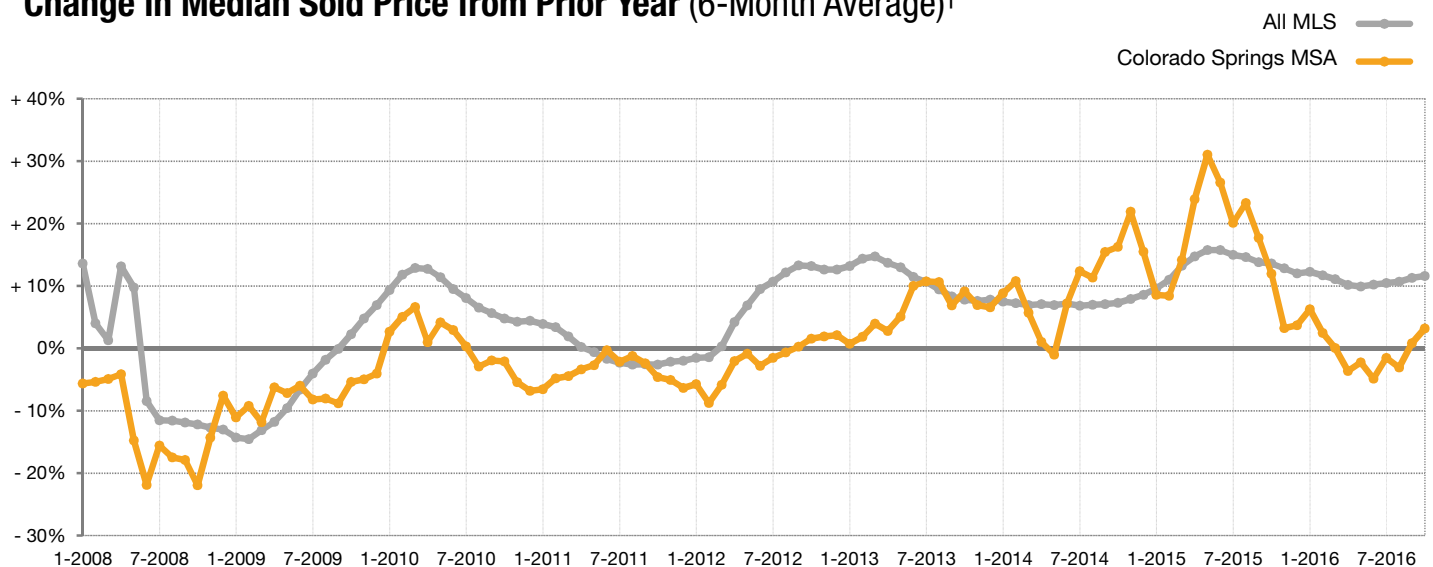


Year to Date (YTD)

■ 2015 ■ 2016



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Boulder MSA

- 7.2%

Change in
New Listings

- 29.3%

Change in
Sold Listings

+ 5.8%

Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	105	120	+ 14.3%	--	--	--
Under Contract Listings	102	88	-13.7%	1,118	1,052	-5.9%
New Listings	97	90	-7.2%	1,066	1,069	+ 0.3%
Sold Listings	92	65	-29.3%	904	838	-7.3%
Total Days on Market	24	27	+ 12.5%	26	22	-15.4%
Median Sold Price*	\$361,000	\$382,000	+ 5.8%	\$346,175	\$392,265	+ 13.3%
Average Sold Price*	\$385,689	\$438,755	+ 13.8%	\$390,449	\$440,917	+ 12.9%
Percent of Sold Price to List Price*	99.4%	99.7%	+ 0.3%	100.4%	100.8%	+ 0.4%

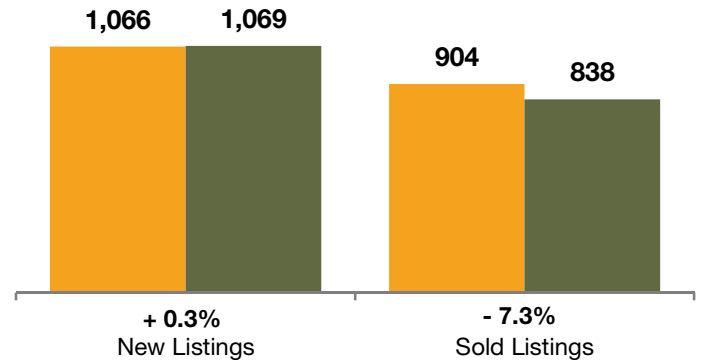
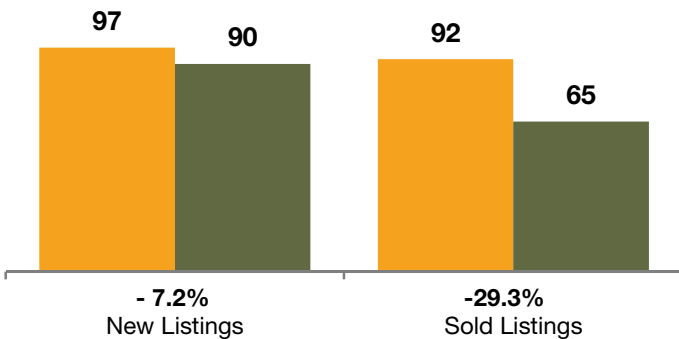
* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

October

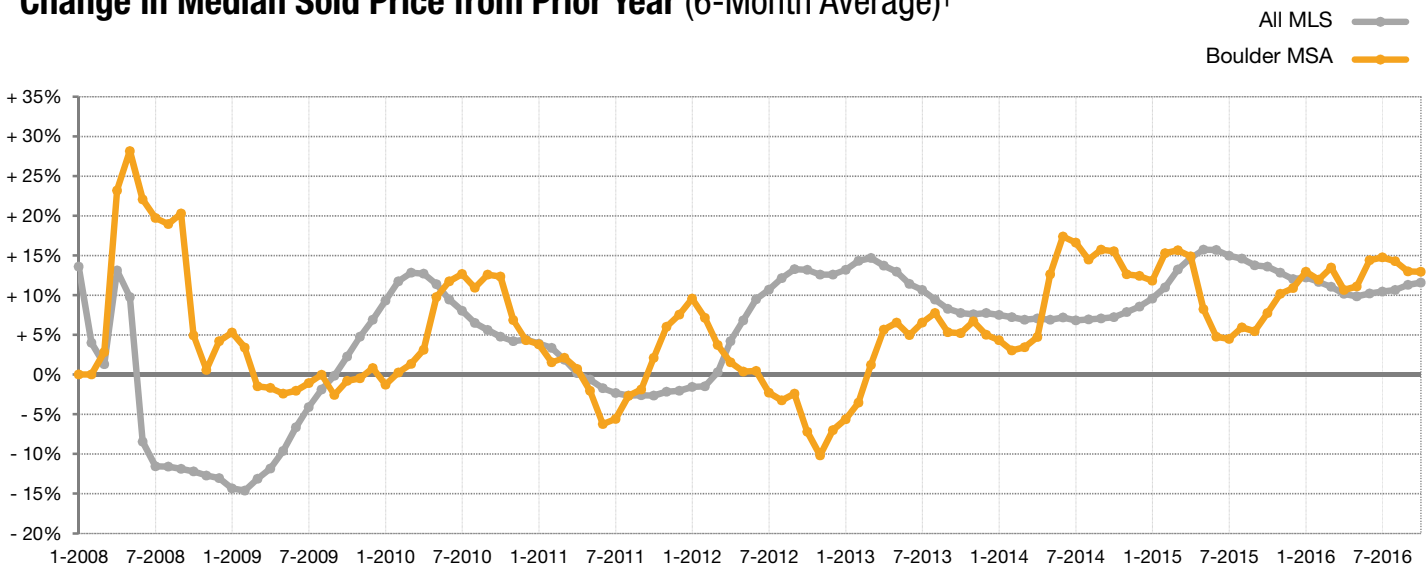
■ 2015 ■ 2016

Year to Date (YTD)

■ 2015 ■ 2016



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



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Local Market Update – October 2016

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Fort Collins- Loveland MSA

- 7.8%

Change in
New Listings

+ 8.0%

Change in
Sold Listings

+ 18.2%

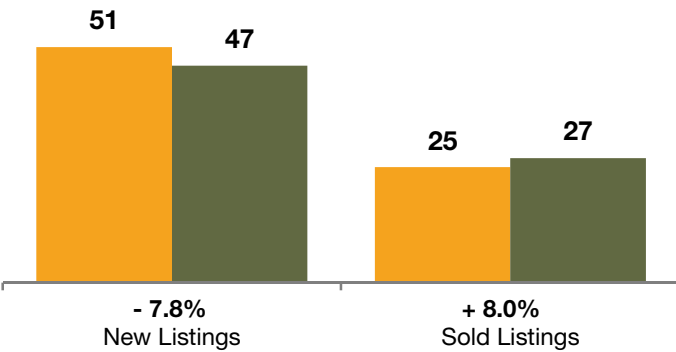
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	106	84	-20.8%	--	--	--
Under Contract Listings	33	43	+ 30.3%	344	388	+ 12.8%
New Listings	51	47	-7.8%	390	437	+ 12.1%
Sold Listings	25	27	+ 8.0%	259	320	+ 23.6%
Total Days on Market	35	46	+ 31.4%	58	38	-34.5%
Median Sold Price*	\$285,000	\$337,000	+ 18.2%	\$322,500	\$327,500	+ 1.6%
Average Sold Price*	\$311,965	\$358,021	+ 14.8%	\$334,617	\$389,659	+ 16.4%
Percent of Sold Price to List Price*	100.5%	99.4%	-1.1%	100.1%	99.4%	-0.7%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.

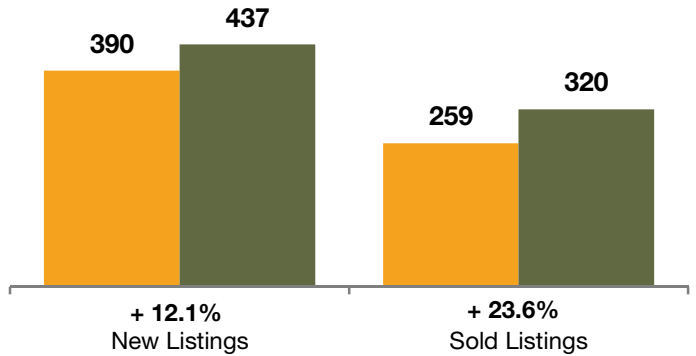
October

■ 2015 ■ 2016

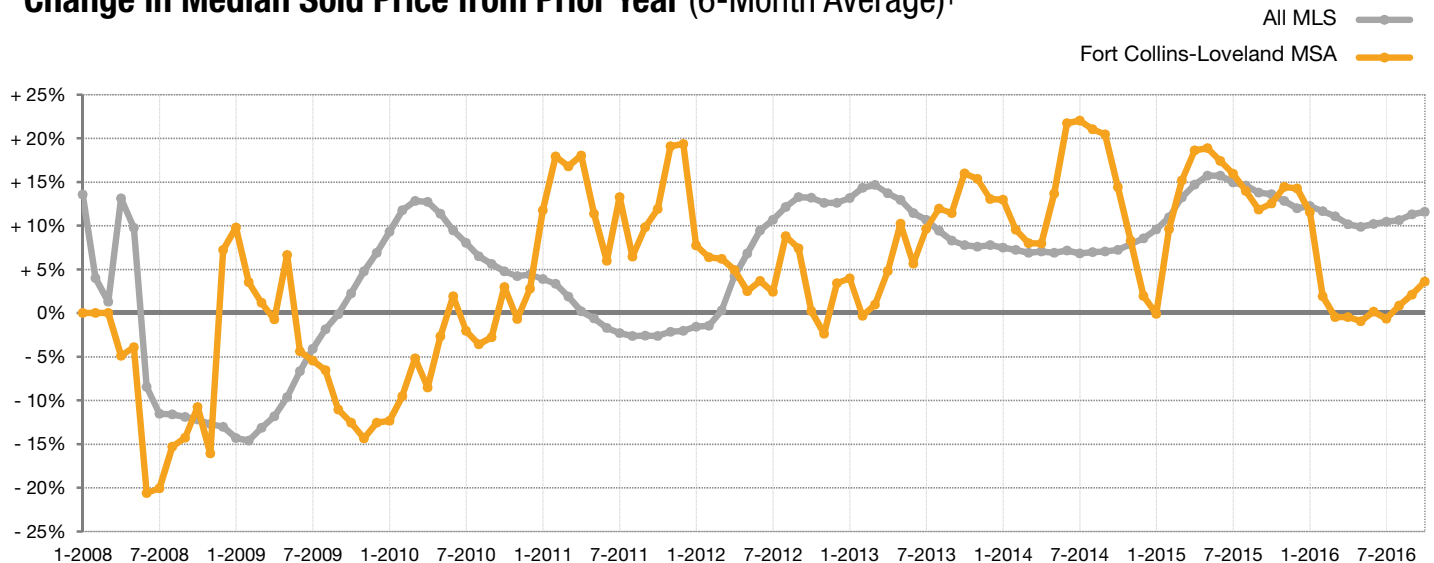


Year to Date (YTD)

■ 2015 ■ 2016



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 REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.

Local Market Update – October 2016

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



Greely MSA

- 23.7%

Change in
New Listings

- 19.7%

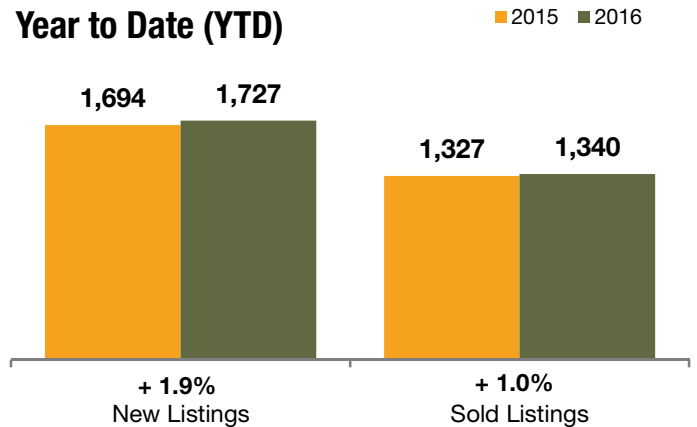
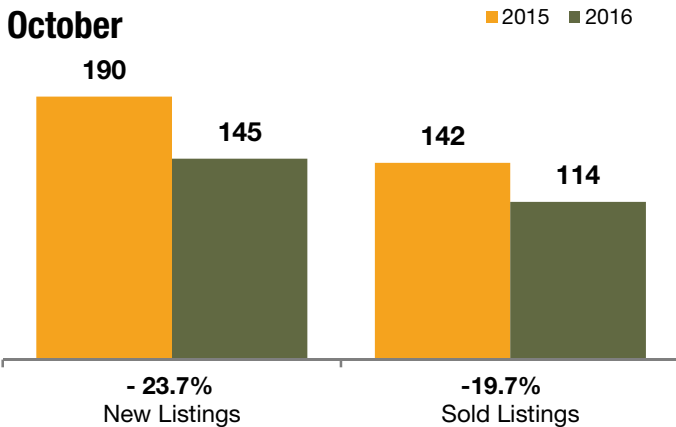
Change in
Sold Listings

+ 9.4%

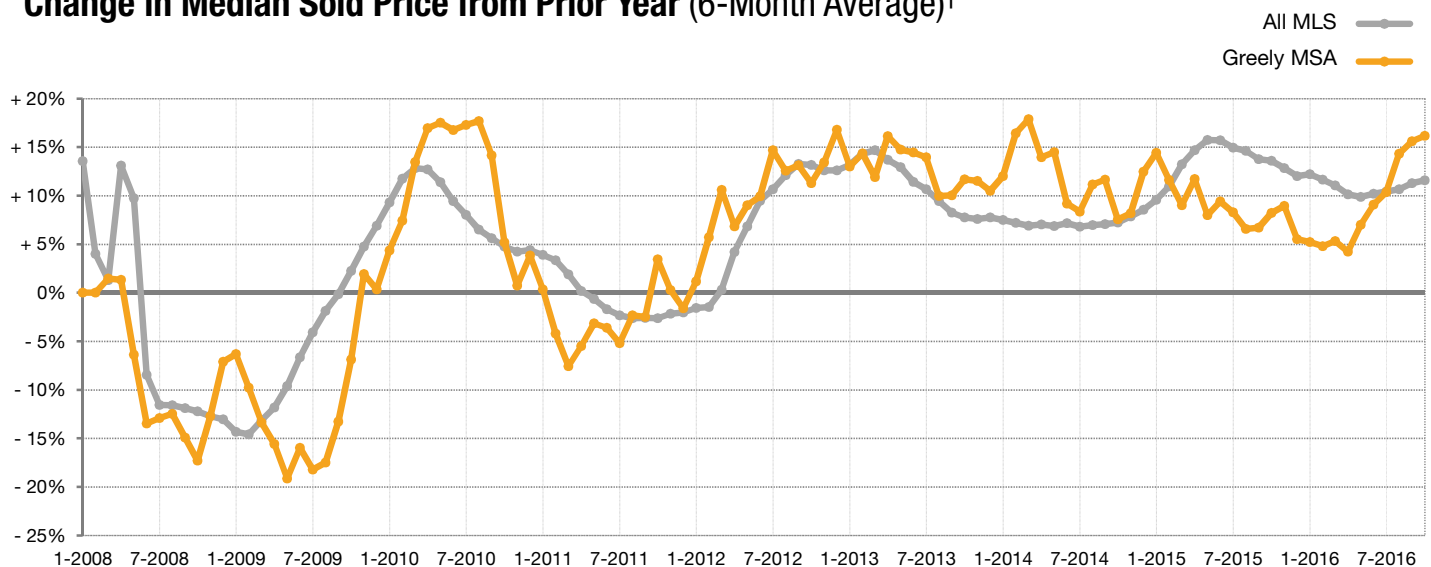
Change in
Median Sold Price**

	October			Year to Date (YTD)		
	2015	2016	+ / -	2015	2016	+ / -
Active Listings	234	247	+ 5.6%	--	--	--
Under Contract Listings	197	211	+ 7.1%	1,763	1,842	+ 4.5%
New Listings	190	145	-23.7%	1,694	1,727	+ 1.9%
Sold Listings	142	114	-19.7%	1,327	1,340	+ 1.0%
Total Days on Market	28	17	-39.3%	30	27	-10.0%
Median Sold Price*	\$270,500	\$295,947	+ 9.4%	\$273,500	\$301,551	+ 10.3%
Average Sold Price*	\$296,409	\$310,445	+ 4.7%	\$295,915	\$329,146	+ 11.2%
Percent of Sold Price to List Price*	99.7%	100.1%	+ 0.4%	99.8%	100.0%	+ 0.2%

* Does not account for sale concessions and/or down payment assistance. | Note: Activity for one month can sometimes look extreme due to small sample size.



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



† Each dot represents the change in median 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 REcolorado®. | Powered by ShowingTime 10K. Due to differences in statistical methodologies, figures may vary from other market reports provided by REcolorado®.