



METROLIST®

Local Market Updates

August 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

August

Year to Date

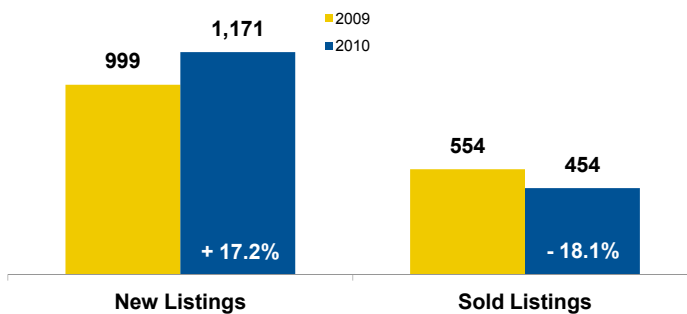
	2009	2010	Change	2009	2010	Change
New Listings	999	1,171	+ 17.2%	8,147	9,255	+ 13.6%
Sold Listings	554	454	- 18.1%	4,382	4,003	- 8.6%
Median Sold Price*	\$159,900	\$155,000	- 3.1%	\$147,900	\$159,900	+ 8.1%
Average Sold Price*	\$179,320	\$176,727	- 1.4%	\$165,540	\$176,984	+ 6.9%
Percent of Sold Price to List Price*	100.6%	98.3%	- 2.3%	98.9%	99.0%	+ 0.2%
Total Days on Market	89	78	- 13.1%	93	71	- 24.2%
Active Listings	2,327	2,629	+ 13.0%	--	--	--
Pending Sales**	NA	180	--	--	--	--

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

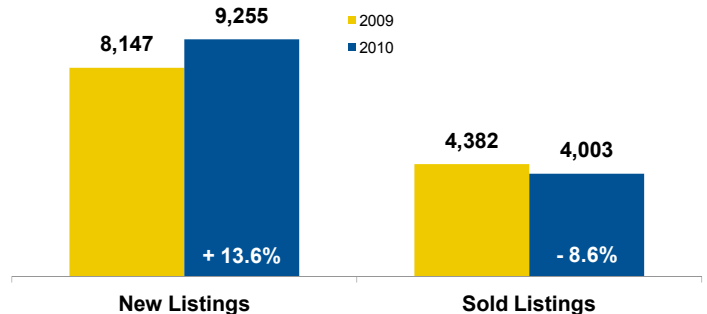
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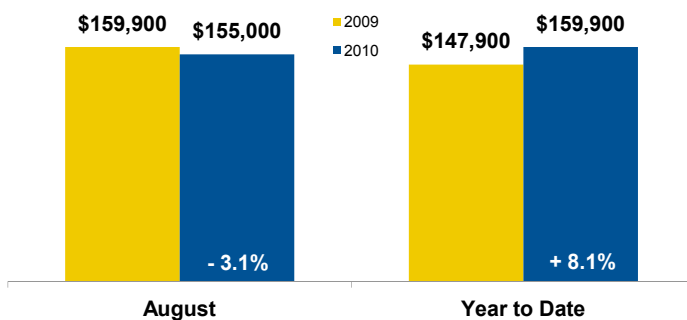
Activity—Most Recent Month



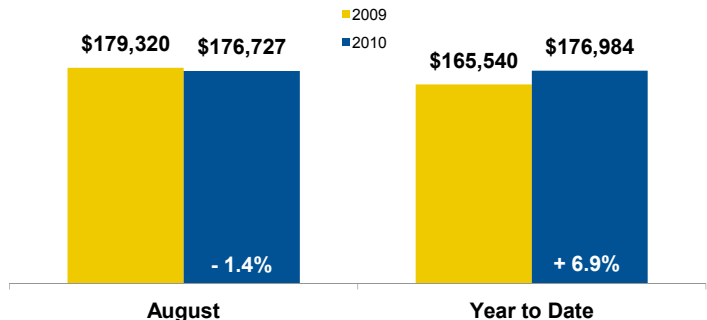
Activity—Year to Date



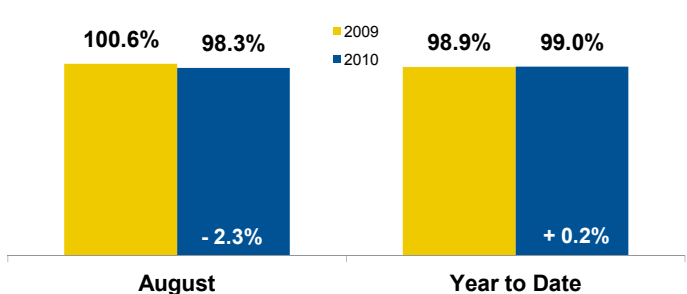
Median Sold Price*



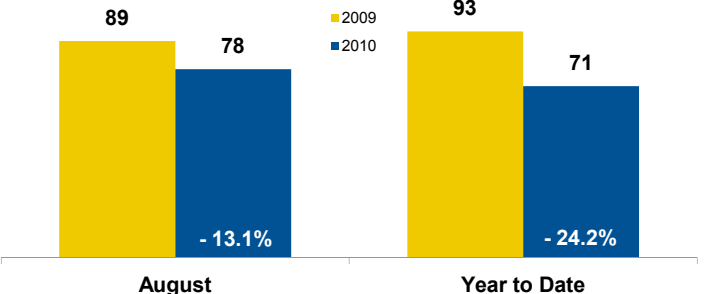
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Arapahoe County

August

Year to Date

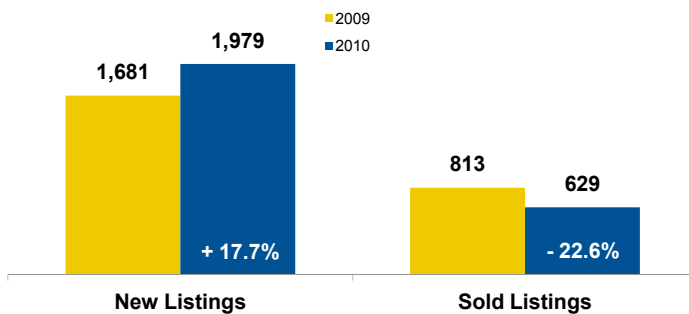
	2009	2010	Change	2009	2010	Change
New Listings	1,681	1,979	+ 17.7%	13,348	15,773	+ 18.2%
Sold Listings	813	629	- 22.6%	5,725	5,785	+ 1.0%
Median Sold Price*	\$188,350	\$192,129	+ 2.0%	\$179,500	\$190,000	+ 5.8%
Average Sold Price*	\$236,576	\$248,097	+ 4.9%	\$220,595	\$235,393	+ 6.7%
Percent of Sold Price to List Price*	98.4%	97.4%	- 1.0%	97.9%	97.8%	- 0.1%
Total Days on Market	90	84	- 6.2%	95	78	- 18.6%
Active Listings	3,844	4,319	+ 12.4%	--	--	--
Pending Sales**	NA	211	--	--	--	--

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

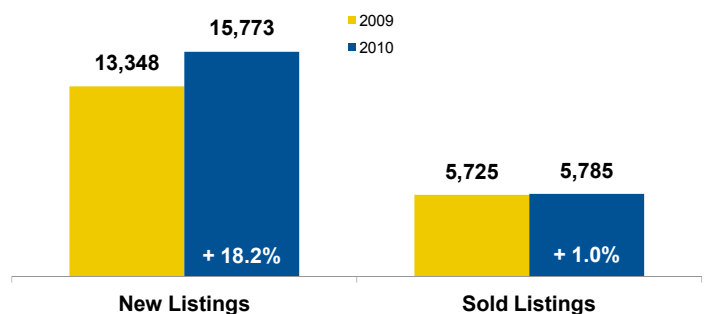
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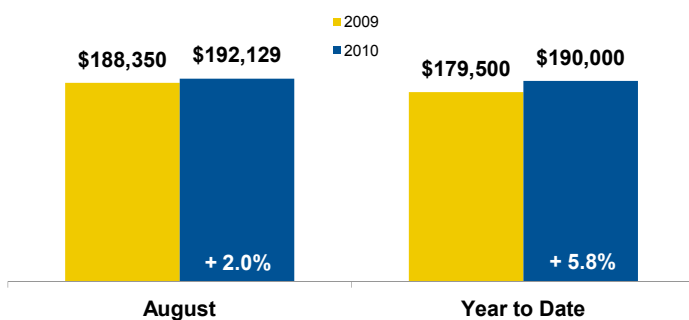
Activity—Most Recent Month



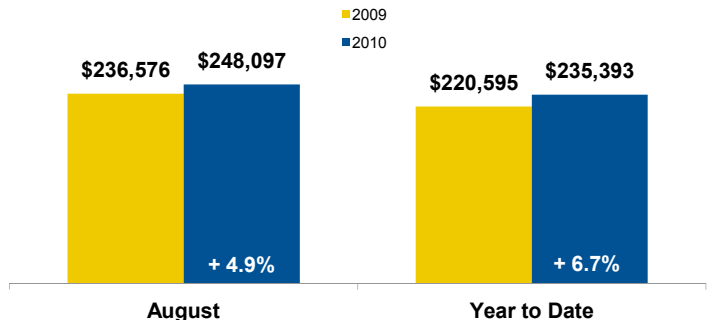
Activity—Year to Date



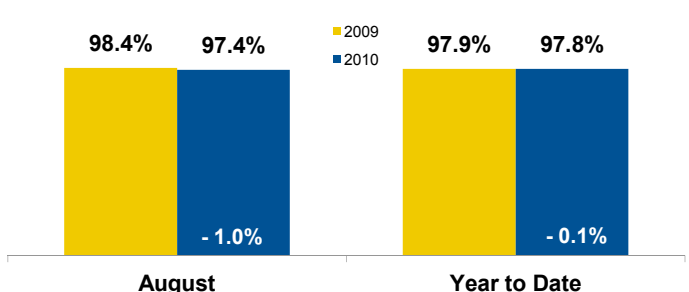
Median Sold Price*



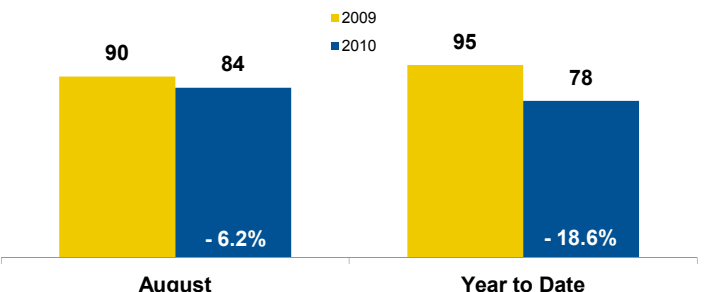
Average Sold Price*



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

August

Year to Date

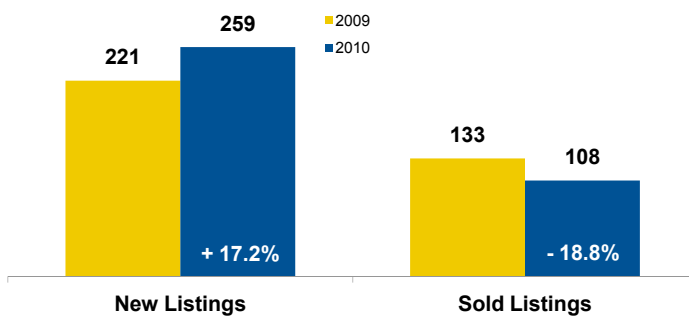
	2009	2010	Change	2009	2010	Change
New Listings	221	259	+ 17.2%	1,921	2,338	+ 21.7%
Sold Listings	133	108	- 18.8%	883	981	+ 11.1%
Median Sold Price*	\$308,250	\$318,000	+ 3.2%	\$275,000	\$290,500	+ 5.6%
Average Sold Price*	\$337,896	\$399,910	+ 18.4%	\$325,594	\$360,069	+ 10.6%
Percent of Sold Price to List Price*	96.9%	96.6%	- 0.3%	96.9%	97.3%	+ 0.4%
Total Days on Market	78	92	+ 18.0%	98	81	- 16.6%
Active Listings	857	898	+ 4.8%	--	--	--
Pending Sales**	NA	33	--	--	--	--

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

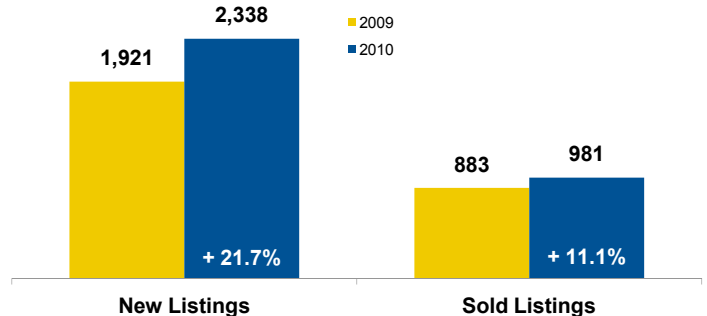
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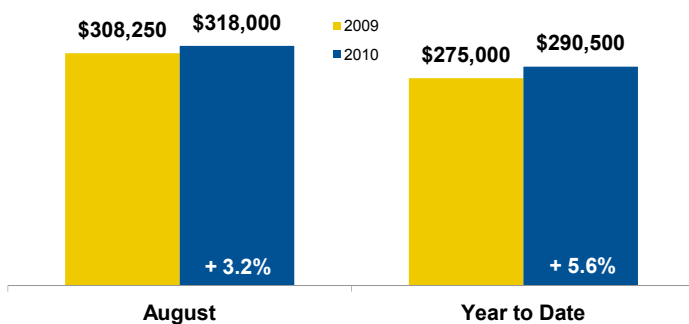
Activity—Most Recent Month



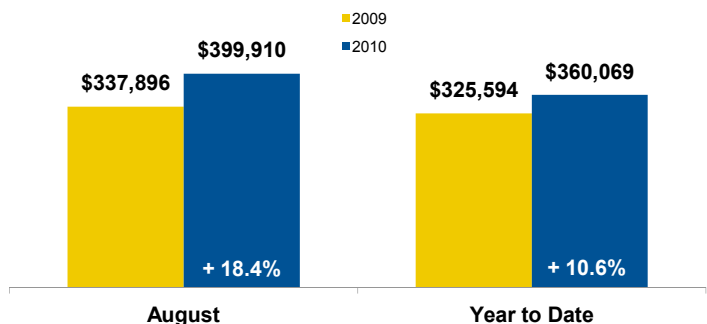
Activity—Year to Date



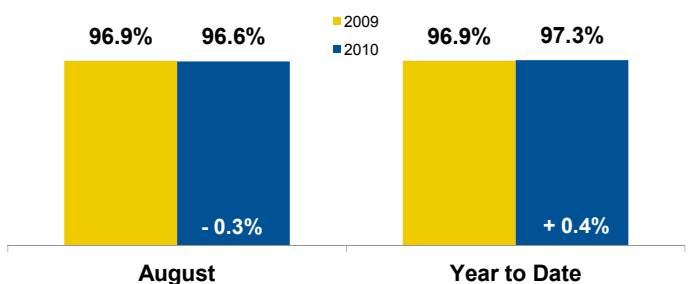
Median Sold Price*



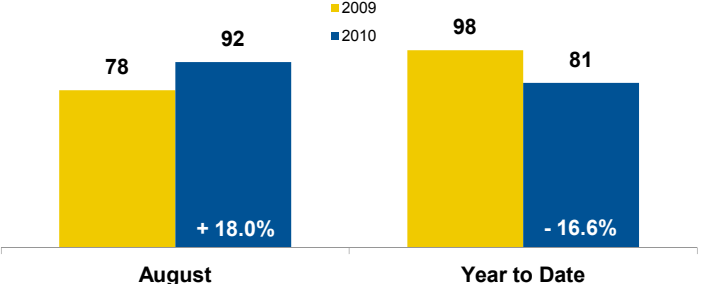
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Broomfield County

August

Year to Date

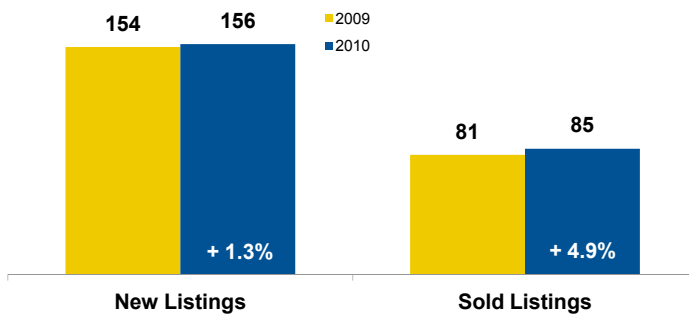
	2009	2010	Change	2009	2010	Change
New Listings	154	156	+ 1.3%	1,301	1,342	+ 3.2%
Sold Listings	81	85	+ 4.9%	540	539	- 0.2%
Median Sold Price*	\$262,000	\$269,900	+ 3.0%	\$262,000	\$274,000	+ 4.6%
Average Sold Price*	\$283,007	\$304,304	+ 7.5%	\$302,130	\$316,595	+ 4.8%
Percent of Sold Price to List Price*	97.5%	98.0%	+ 0.6%	97.3%	97.4%	+ 0.1%
Total Days on Market	82	82	- 0.5%	96	83	- 13.2%
Active Listings	376	398	+ 5.9%	--	--	--
Pending Sales**	NA	13	--	--	--	--

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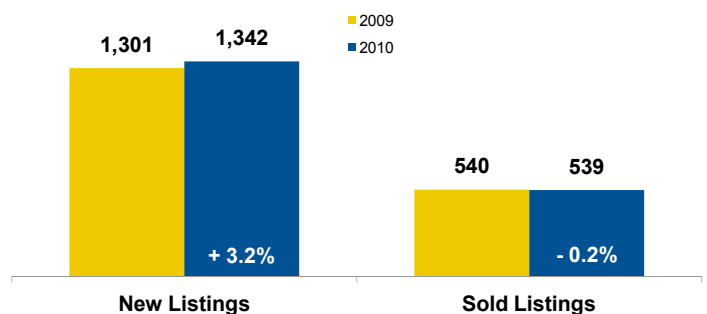
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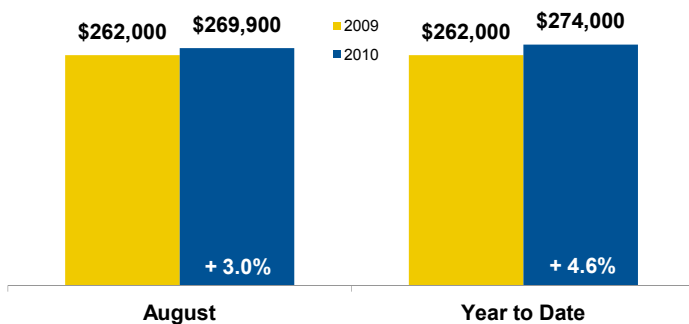
Activity—Most Recent Month



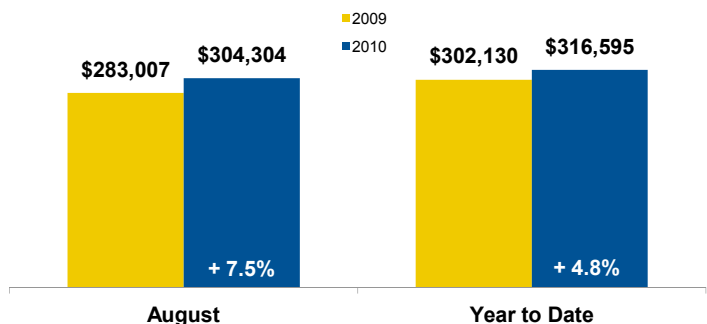
Activity—Year to Date



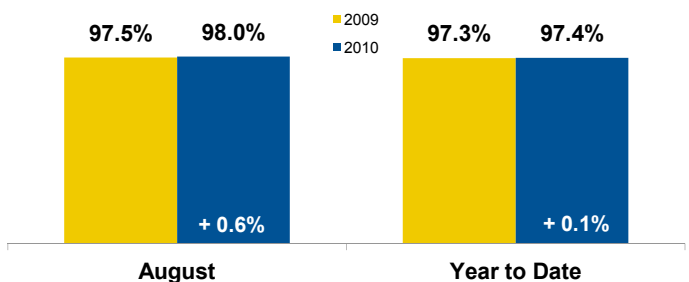
Median Sold Price*



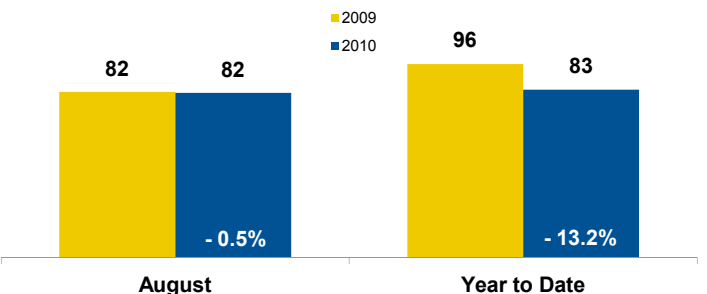
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

August

Year to Date

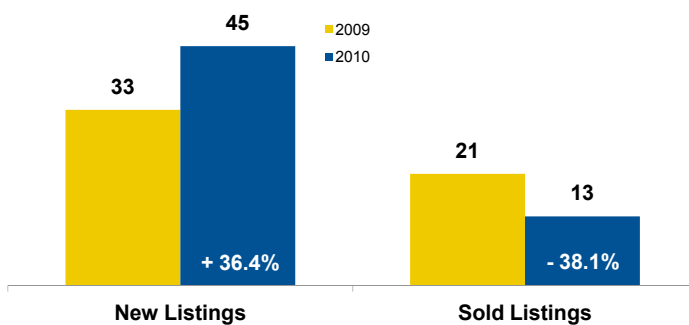
	2009	2010	Change	2009	2010	Change
New Listings	33	45	+ 36.4%	317	302	- 4.7%
Sold Listings	21	13	- 38.1%	90	95	+ 5.6%
Median Sold Price*	\$199,450	\$217,100	+ 8.8%	\$223,000	\$217,100	- 2.6%
Average Sold Price*	\$222,398	\$451,706	+ 103.1%	\$256,413	\$272,876	+ 6.4%
Percent of Sold Price to List Price*	98.3%	97.4%	- 0.9%	94.6%	95.5%	+ 0.9%
Total Days on Market	207	146	- 29.3%	165	137	- 17.1%
Active Listings	226	207	- 8.4%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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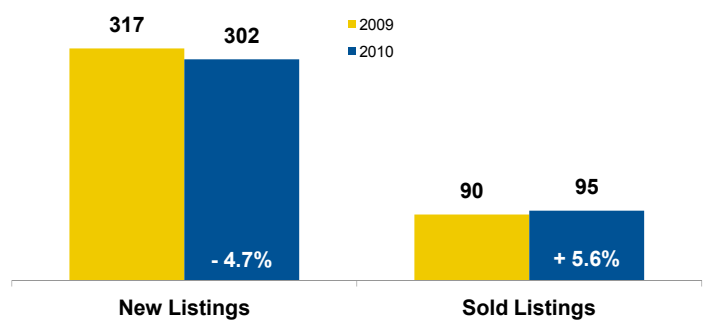
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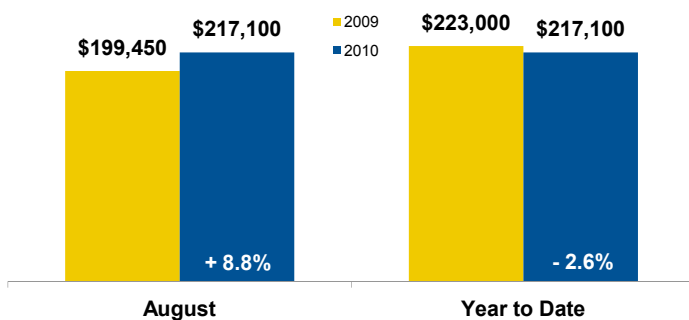
Activity—Most Recent Month



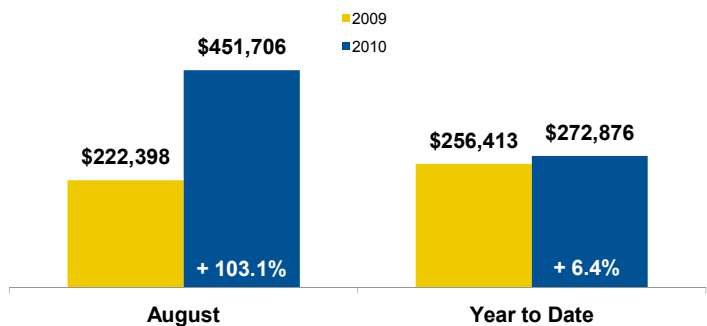
Activity—Year to Date



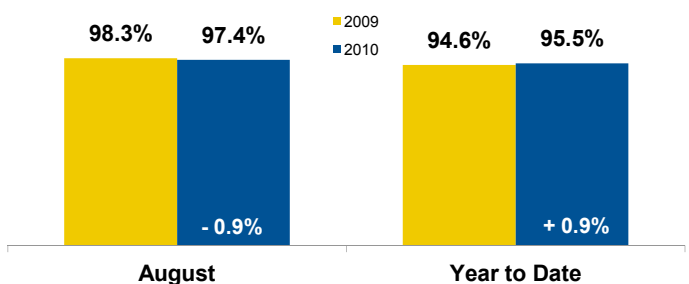
Median Sold Price*



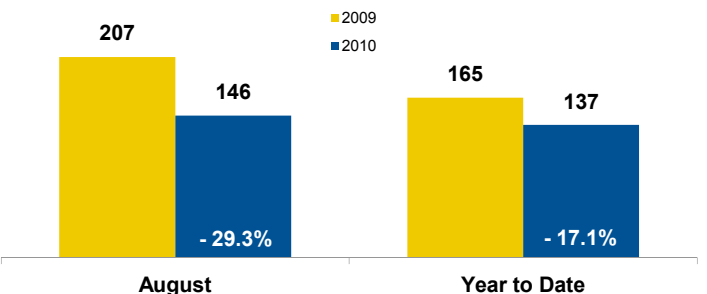
Average Sold Price*



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

August

Year to Date

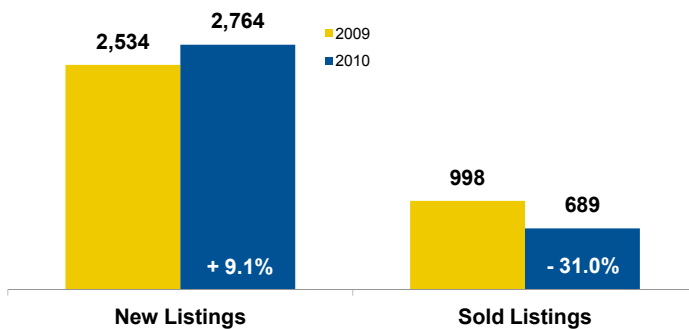
	2009	2010	Change	2009	2010	Change
New Listings	2,534	2,764	+ 9.1%	20,519	22,756	+ 10.9%
Sold Listings	998	689	- 31.0%	7,130	6,609	- 7.3%
Median Sold Price*	\$185,000	\$210,000	+ 13.5%	\$175,000	\$200,000	+ 14.3%
Average Sold Price*	\$247,764	\$278,741	+ 12.5%	\$239,629	\$260,685	+ 8.8%
Percent of Sold Price to List Price*	98.8%	96.8%	- 2.1%	98.2%	97.9%	- 0.3%
Total Days on Market	88	100	+ 13.2%	98	85	- 13.0%
Active Listings	5,989	6,045	+ 0.9%	--	--	--
Pending Sales**	NA	176	--	--	--	--

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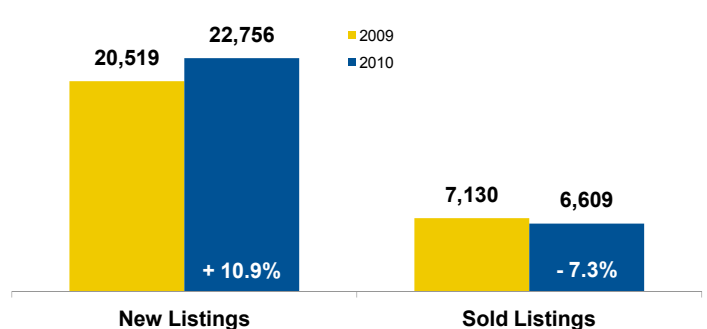
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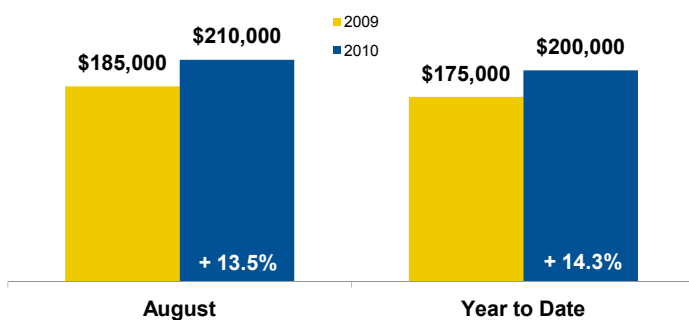
Activity—Most Recent Month



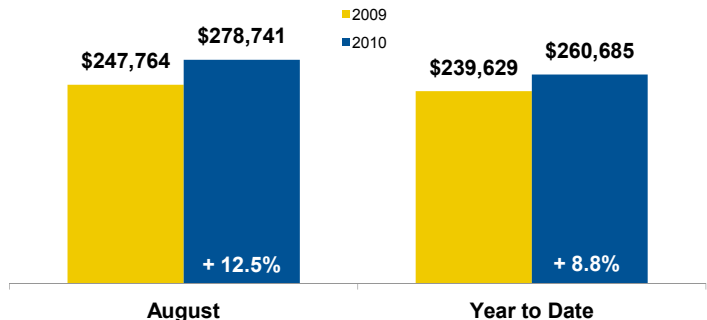
Activity—Year to Date



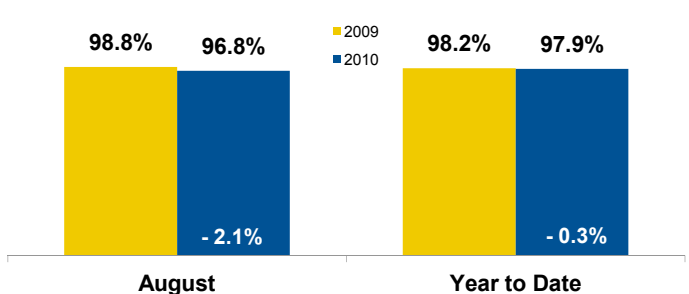
Median Sold Price*



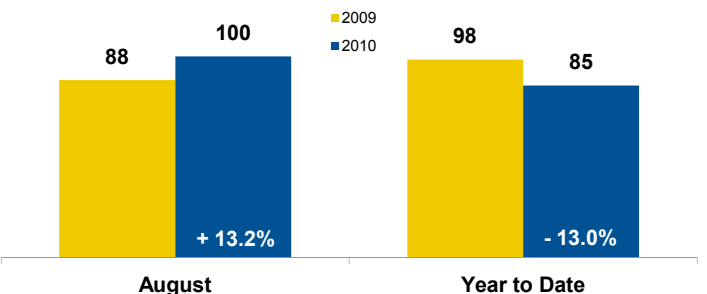
Average Sold Price*



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

August

Year to Date

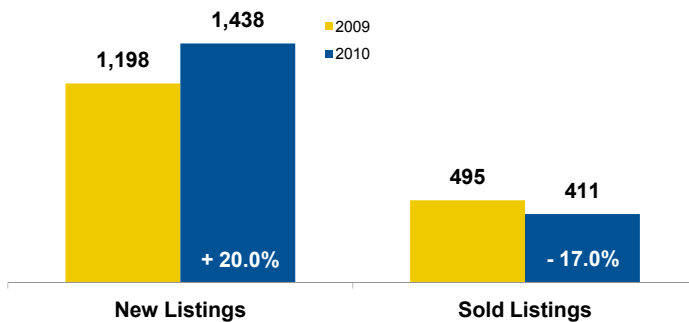
	2009	2010	Change	2009	2010	Change
New Listings	1,198	1,438	+ 20.0%	10,134	10,949	+ 8.0%
Sold Listings	495	411	- 17.0%	3,265	3,387	+ 3.7%
Median Sold Price*	\$289,999	\$281,000	- 3.1%	\$285,000	\$290,000	+ 1.8%
Average Sold Price*	\$327,054	\$346,719	+ 6.0%	\$336,570	\$343,811	+ 2.2%
Percent of Sold Price to List Price*	97.5%	97.2%	- 0.3%	97.3%	97.4%	+ 0.0%
Total Days on Market	112	108	- 3.6%	113	96	- 15.3%
Active Listings	3,273	3,399	+ 3.8%	--	--	--
Pending Sales**	NA	113	--	--	--	--

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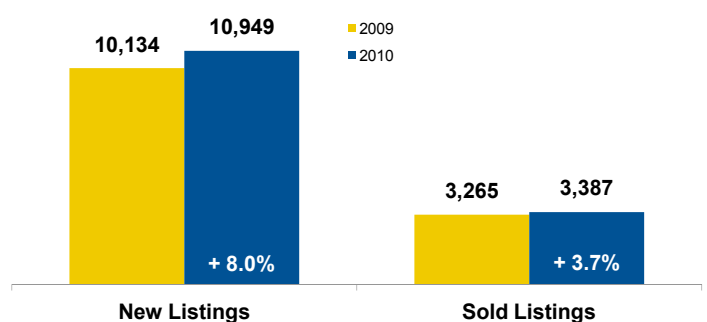
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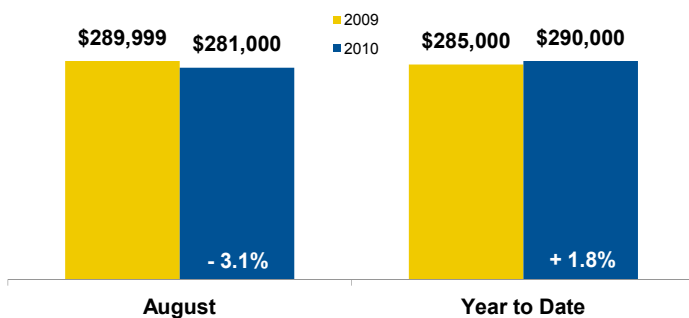
Activity—Most Recent Month



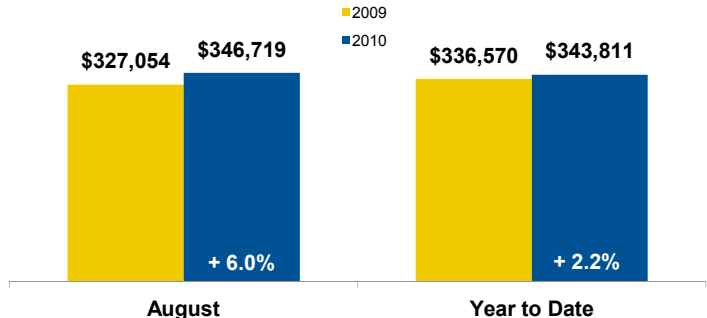
Activity—Year to Date



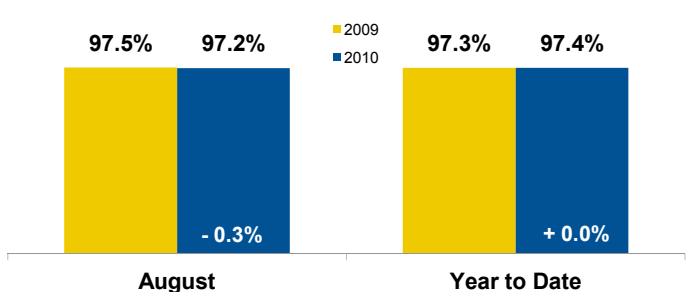
Median Sold Price*



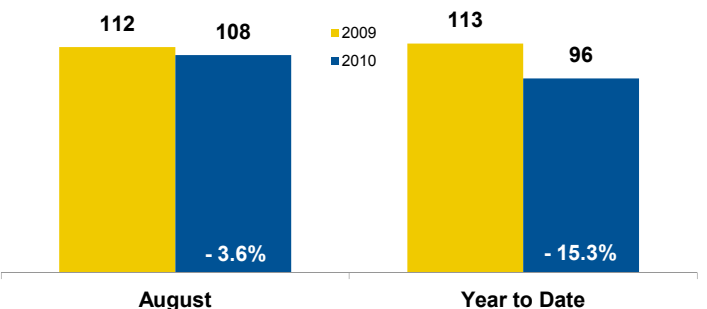
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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METROLIST®

Elbert County

August

Year to Date

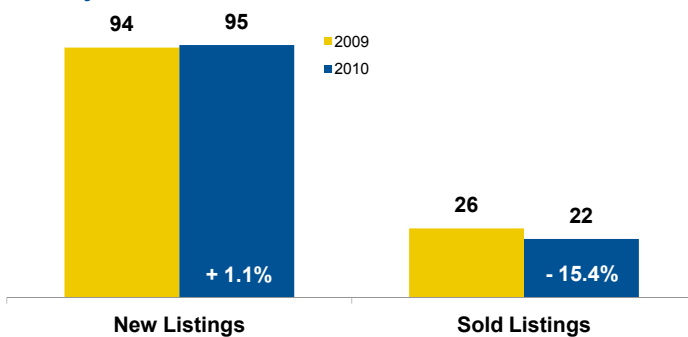
	2009	2010	Change	2009	2010	Change
New Listings	94	95	+ 1.1%	648	745	+ 15.0%
Sold Listings	26	22	- 15.4%	211	224	+ 6.2%
Median Sold Price*	\$255,000	\$264,950	+ 3.9%	\$276,500	\$265,000	- 4.2%
Average Sold Price*	\$306,204	\$261,461	- 14.6%	\$285,033	\$280,083	- 1.7%
Percent of Sold Price to List Price*	97.3%	95.6%	- 1.7%	96.0%	96.3%	+ 0.3%
Total Days on Market	223	72	- 67.9%	144	120	- 16.8%
Active Listings	347	310	- 10.7%	--	--	--
Pending Sales**	NA	6	--	--	--	--

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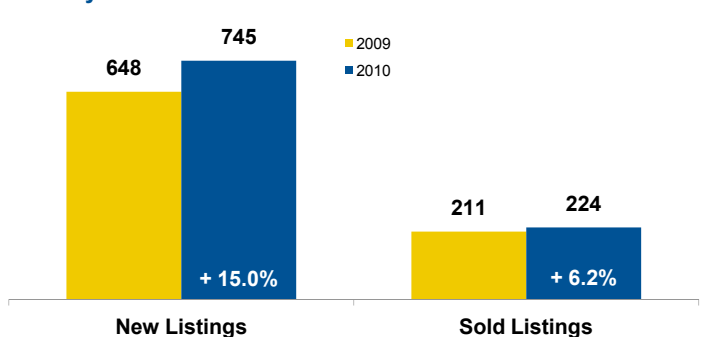
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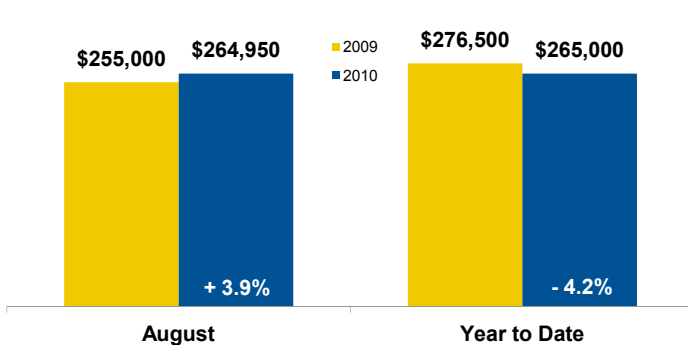
Activity—Most Recent Month



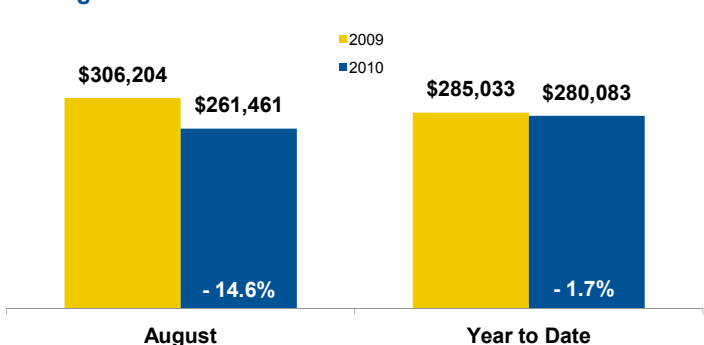
Activity—Year to Date



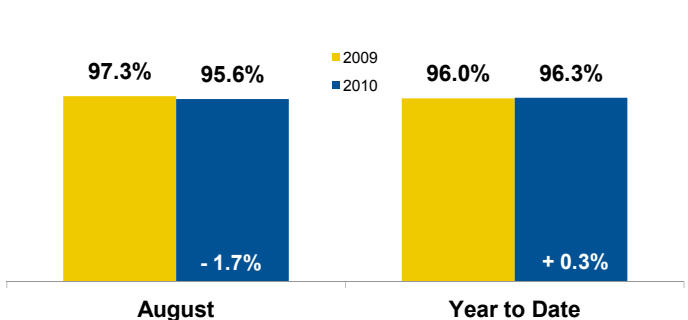
Median Sold Price*



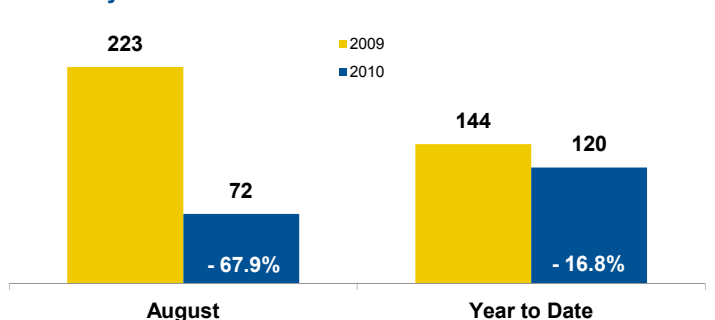
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



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El Paso County

August

Year to Date

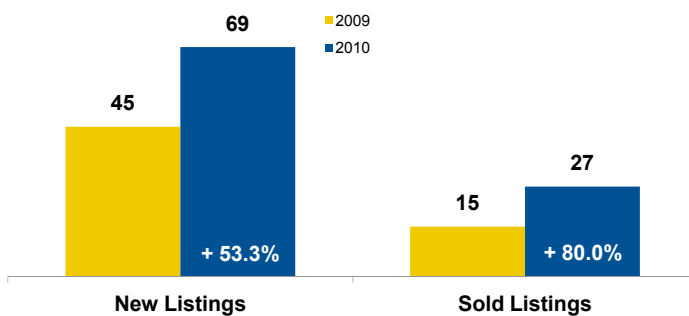
	2009	2010	Change	2009	2010	Change
New Listings	45	69	+ 53.3%	433	652	+ 50.6%
Sold Listings	15	27	+ 80.0%	122	215	+ 76.2%
Median Sold Price*	\$205,000	\$231,995	+ 13.2%	\$224,500	\$227,000	+ 1.1%
Average Sold Price*	\$286,599	\$252,843	- 11.8%	\$283,126	\$269,989	- 4.6%
Percent of Sold Price to List Price*	96.7%	97.9%	+ 1.2%	95.6%	98.3%	+ 2.8%
Total Days on Market	70	102	+ 47.3%	117	89	- 23.7%
Active Listings	266	350	+ 31.6%	--	--	--
Pending Sales**	NA	27	--	--	--	--

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

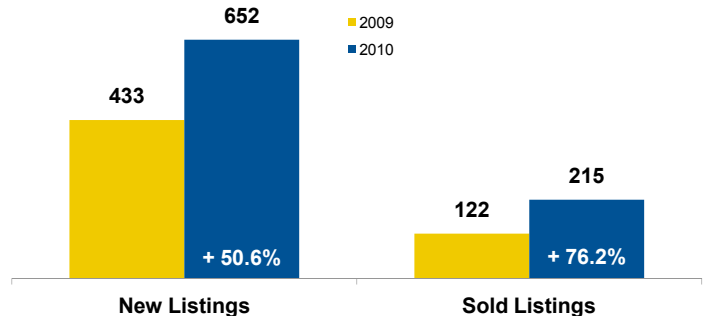
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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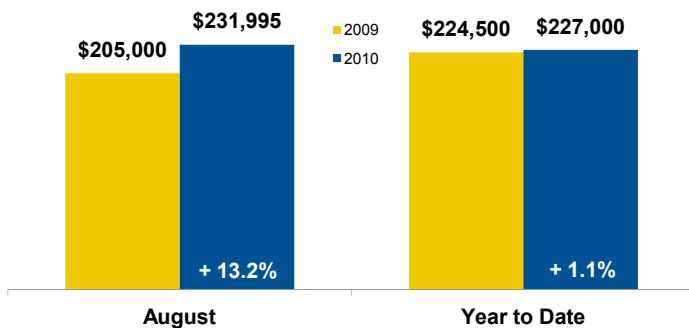
Activity—Most Recent Month



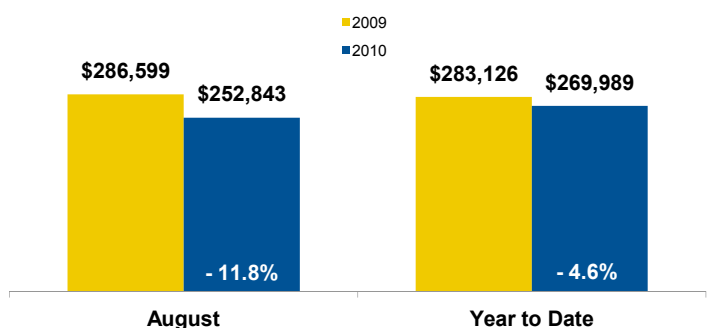
Activity—Year to Date



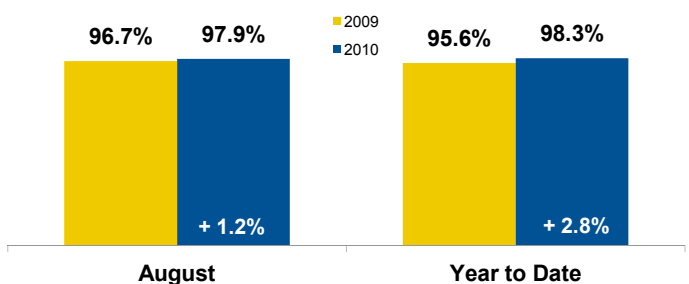
Median Sold Price*



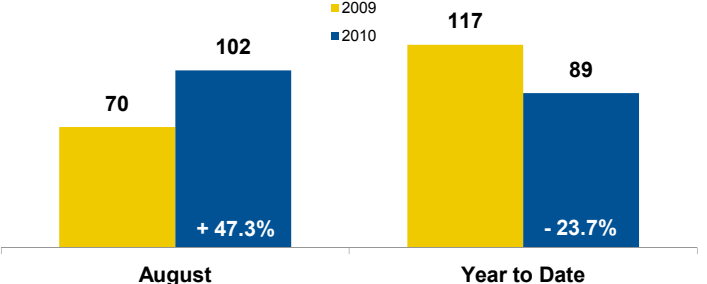
Average Sold Price*



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

August

Year to Date

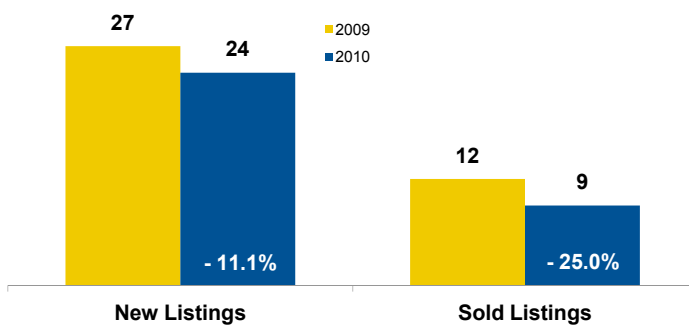
	2009	2010	Change	2009	2010	Change
New Listings	27	24	- 11.1%	176	208	+ 18.2%
Sold Listings	12	9	- 25.0%	55	52	- 5.5%
Median Sold Price*	\$190,500	\$180,000	- 5.5%	\$204,000	\$188,000	- 7.8%
Average Sold Price*	\$207,542	\$177,556	- 14.4%	\$232,576	\$191,909	- 17.5%
Percent of Sold Price to List Price*	90.7%	96.2%	+ 6.0%	94.3%	94.6%	+ 0.3%
Total Days on Market	216	69	- 67.8%	185	135	- 26.9%
Active Listings	134	136	+ 1.5%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

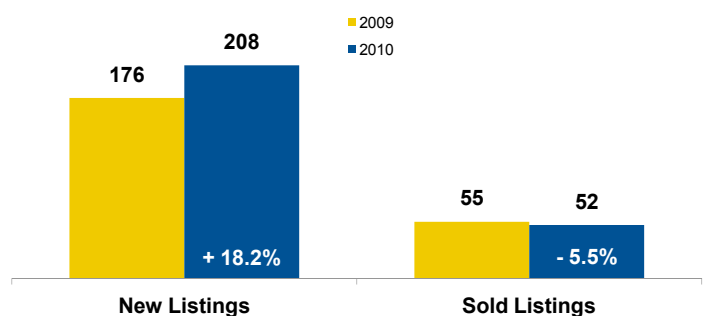
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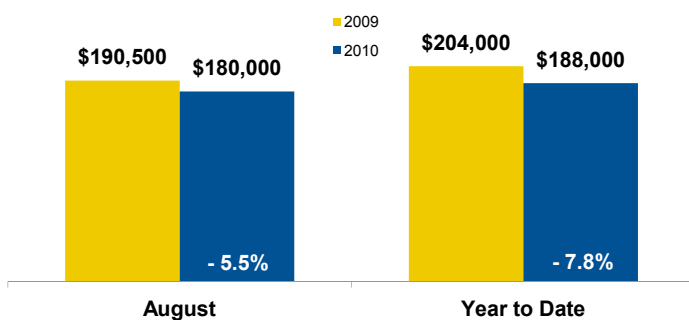
Activity—Most Recent Month



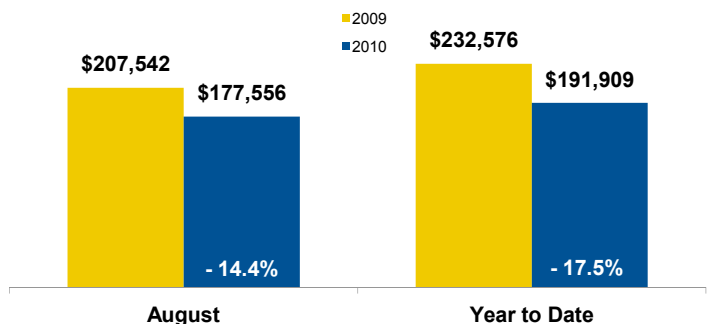
Activity—Year to Date



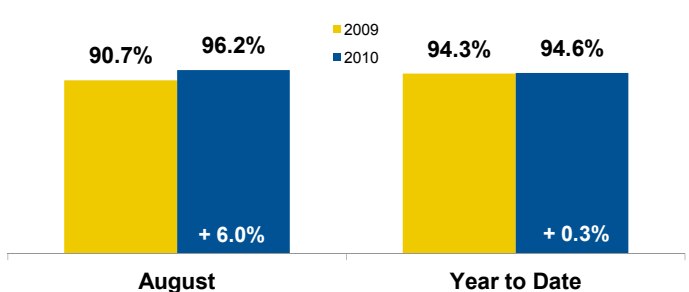
Median Sold Price*



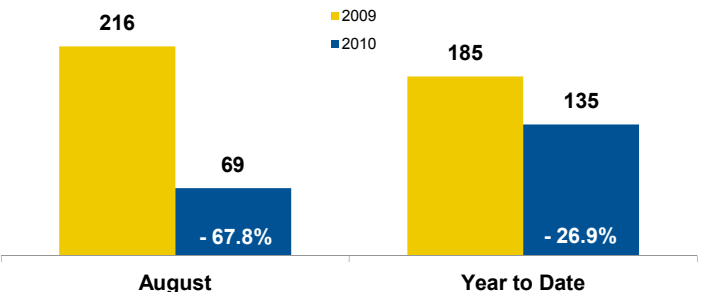
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Jefferson County

August

Year to Date

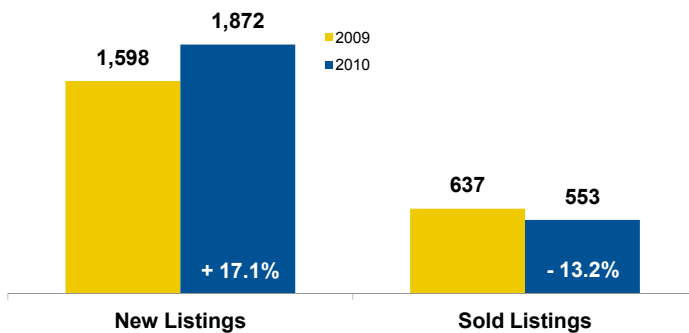
	2009	2010	Change	2009	2010	Change
New Listings	1,598	1,872	+ 17.1%	12,141	14,273	+ 17.6%
Sold Listings	637	553	- 13.2%	4,497	4,708	+ 4.7%
Median Sold Price*	\$220,500	\$229,900	+ 4.3%	\$215,000	\$225,000	+ 4.7%
Average Sold Price*	\$262,029	\$273,196	+ 4.3%	\$251,936	\$261,583	+ 3.8%
Percent of Sold Price to List Price*	98.0%	97.1%	- 0.9%	97.4%	97.5%	+ 0.1%
Total Days on Market	81	87	+ 8.0%	96	82	- 14.6%
Active Listings	3,846	4,304	+ 11.9%	--	--	--
Pending Sales**	NA	115	--	--	--	--

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

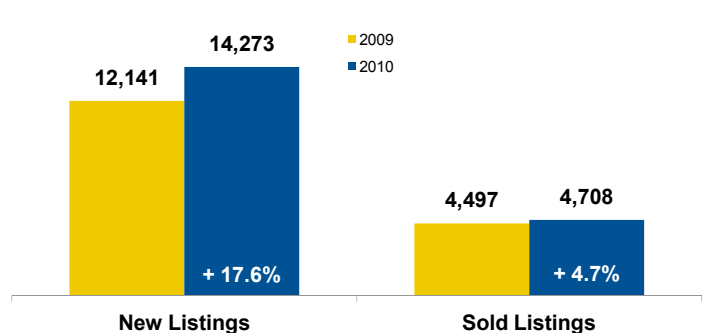
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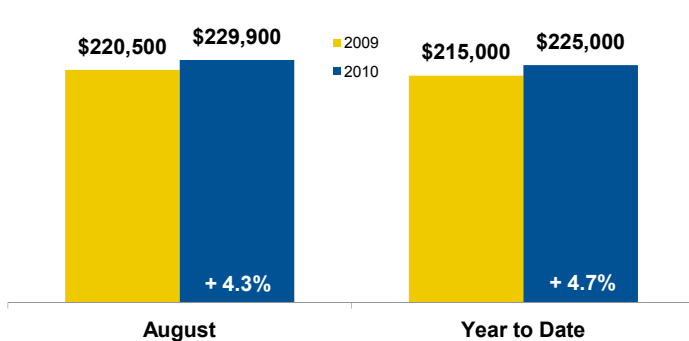
Activity—Most Recent Month



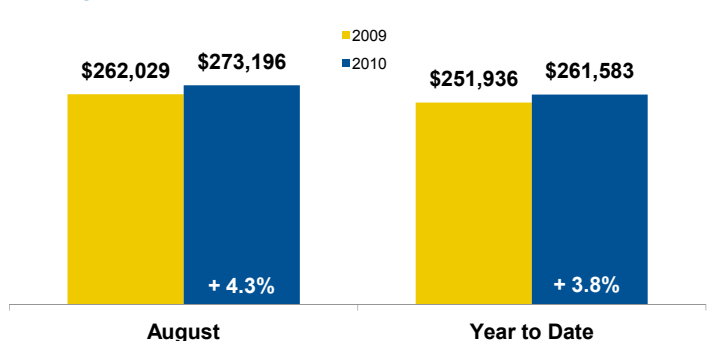
Activity—Year to Date



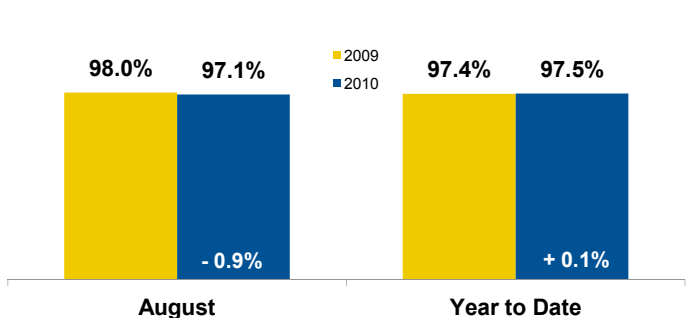
Median Sold Price*



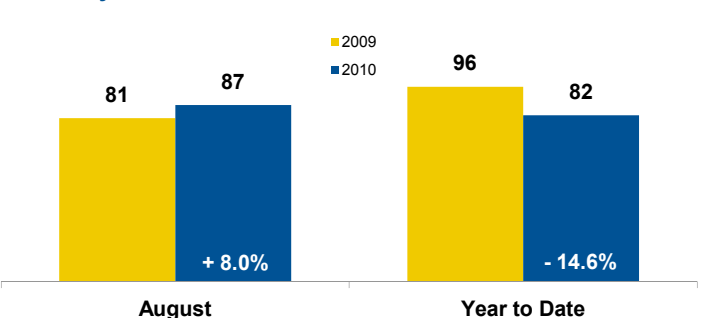
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Larimer County

August

Year to Date

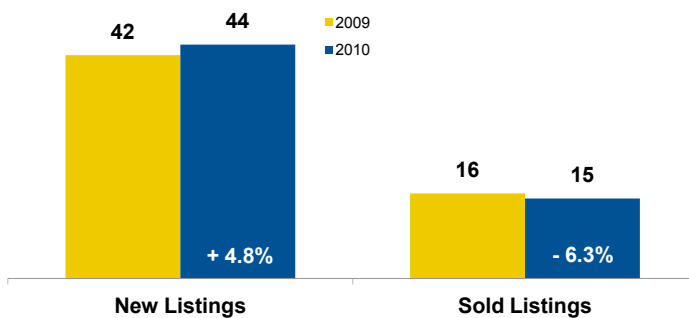
	2009	2010	Change	2009	2010	Change
New Listings	42	44	+ 4.8%	301	349	+ 15.9%
Sold Listings	16	15	- 6.3%	118	117	- 0.8%
Median Sold Price*	\$235,000	\$198,000	- 15.7%	\$213,750	\$211,500	- 1.1%
Average Sold Price*	\$275,652	\$276,958	+ 0.5%	\$252,896	\$269,518	+ 6.6%
Percent of Sold Price to List Price*	97.3%	95.9%	- 1.4%	96.5%	97.4%	+ 0.9%
Total Days on Market	78	83	+ 5.6%	117	99	- 15.2%
Active Listings	181	192	+ 6.1%	--	--	--
Pending Sales**	NA	7	--	--	--	--

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

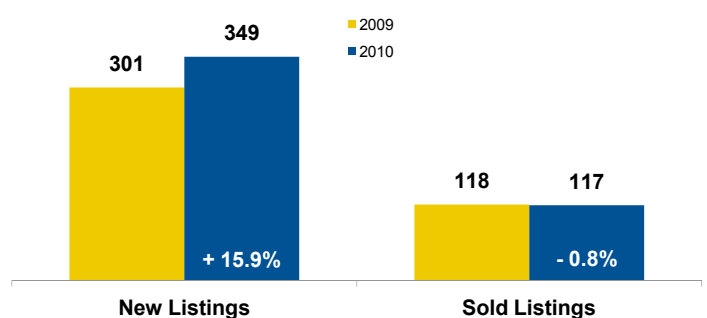
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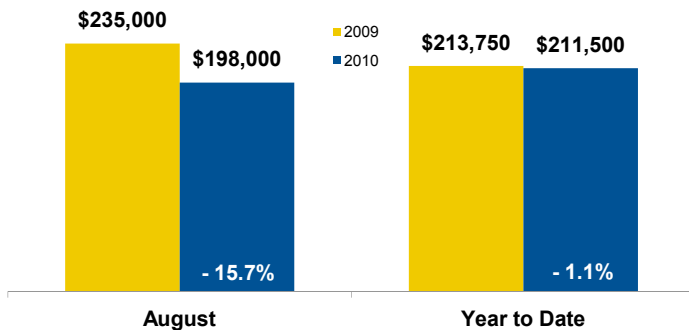
Activity—Most Recent Month



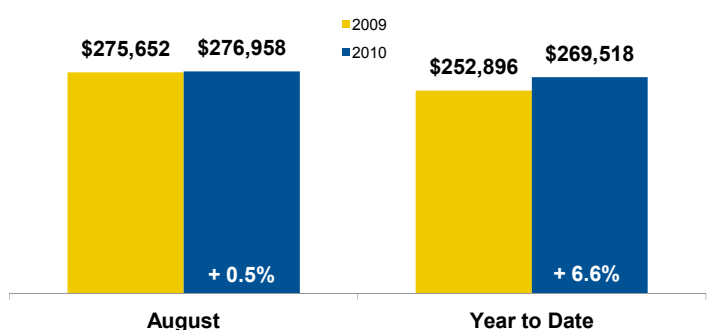
Activity—Year to Date



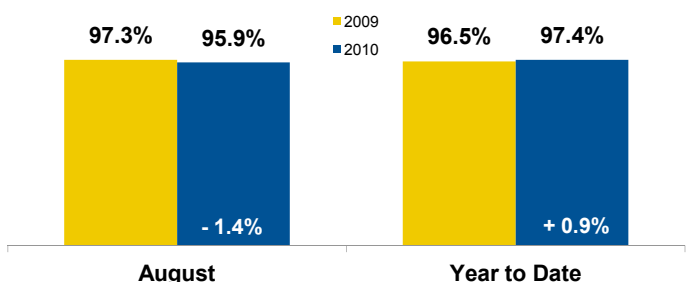
Median Sold Price*



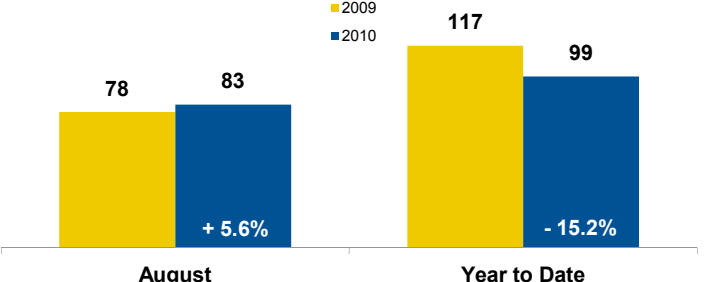
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Morgan County

August

Year to Date

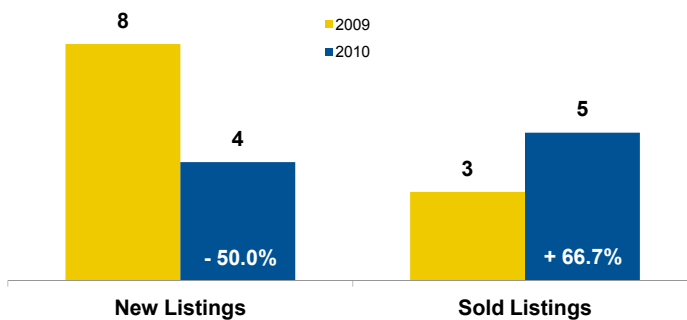
	2009	2010	Change	2009	2010	Change
New Listings	8	4	- 50.0%	46	37	- 19.6%
Sold Listings	3	5	+ 66.7%	19	19	- 0.0%
Median Sold Price*	\$175,000	\$150,000	- 14.3%	\$145,000	\$140,000	- 3.4%
Average Sold Price*	\$175,000	\$153,450	- 12.3%	\$138,437	\$136,284	- 1.6%
Percent of Sold Price to List Price*	92.2%	94.8%	+ 2.9%	91.2%	95.0%	+ 4.2%
Total Days on Market	156	168	+ 7.9%	157	177	+ 12.7%
Active Listings	52	28	- 46.2%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

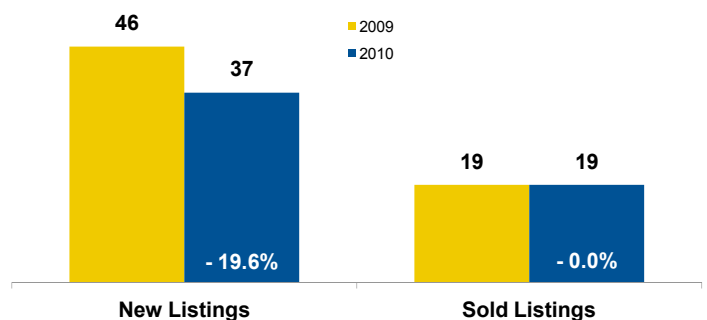
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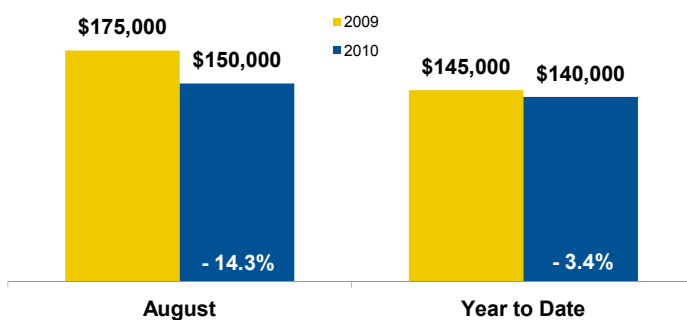
Activity—Most Recent Month



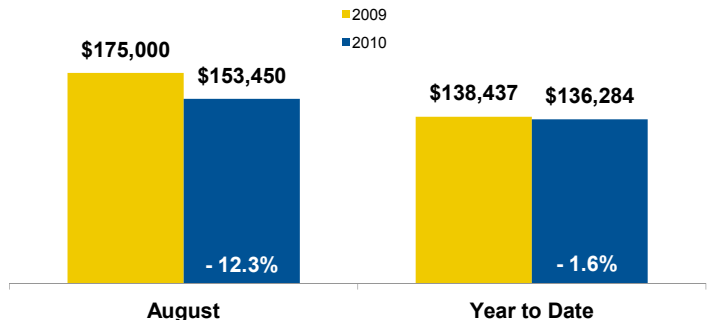
Activity—Year to Date



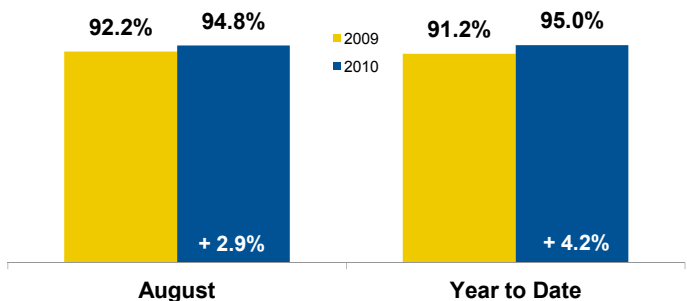
Median Sold Price*



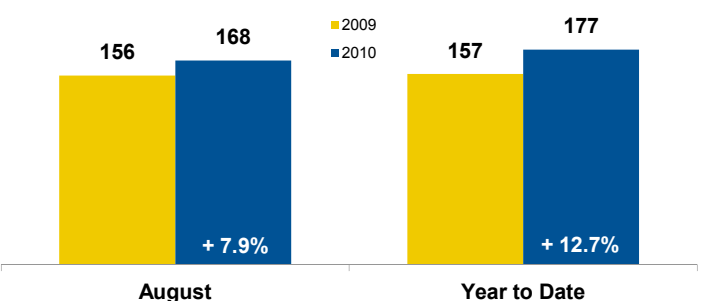
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Park County

August

Year to Date

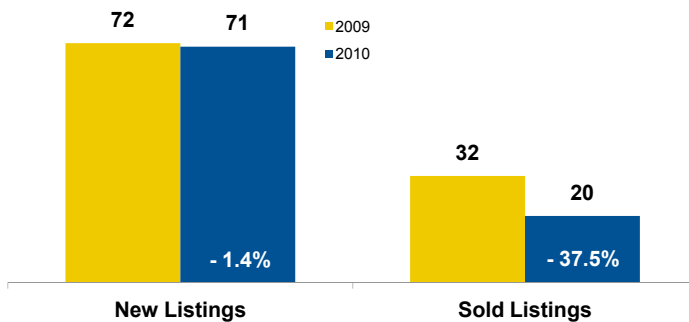
	2009	2010	Change	2009	2010	Change
New Listings	72	71	- 1.4%	579	651	+ 12.4%
Sold Listings	32	20	- 37.5%	162	185	+ 14.2%
Median Sold Price*	\$178,500	\$191,500	+ 7.3%	\$169,250	\$183,000	+ 8.1%
Average Sold Price*	\$198,874	\$191,767	- 3.6%	\$184,277	\$198,979	+ 8.0%
Percent of Sold Price to List Price*	94.2%	96.2%	+ 2.1%	95.0%	95.4%	+ 0.4%
Total Days on Market	156	189	+ 21.1%	163	149	- 8.8%
Active Listings	409	478	+ 16.9%	--	--	--
Pending Sales**	NA	8	--	--	--	--

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

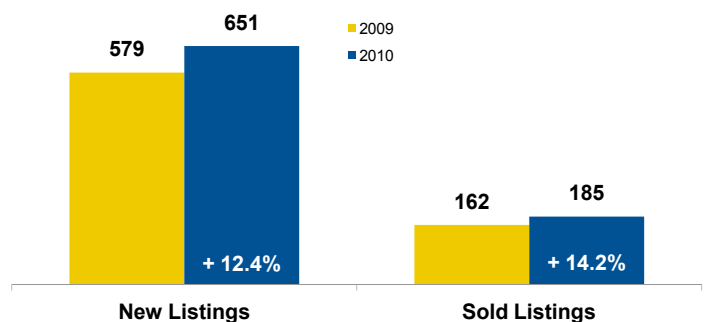
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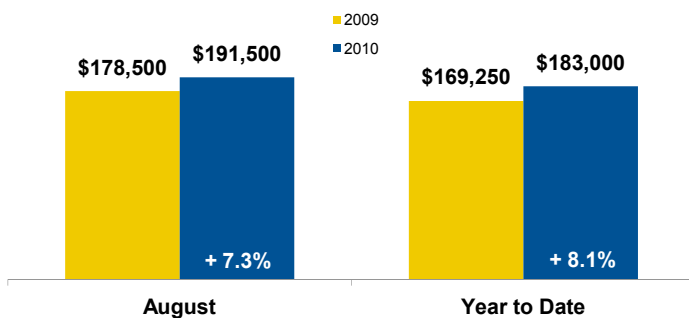
Activity—Most Recent Month



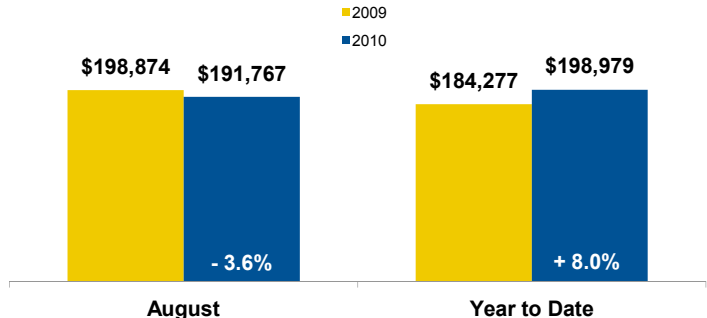
Activity—Year to Date



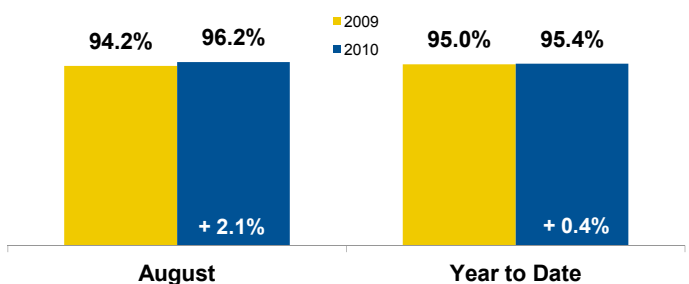
Median Sold Price*



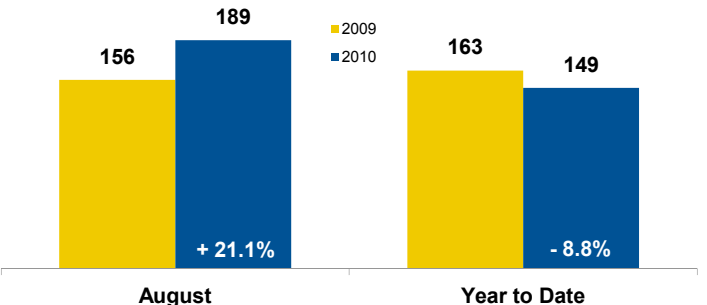
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

August

Year to Date

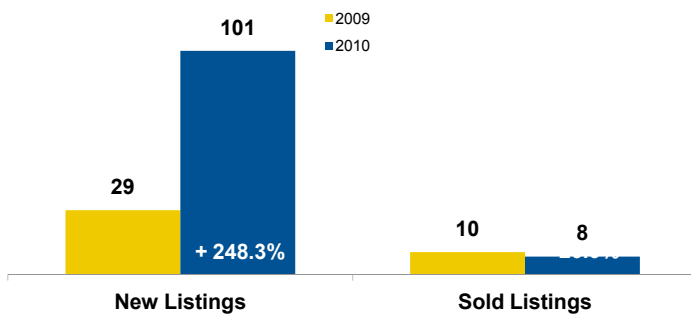
	2009	2010	Change	2009	2010	Change
New Listings	29	101	+ 248.3%	274	375	+ 36.9%
Sold Listings	10	8	- 20.0%	58	58	- 0.0%
Median Sold Price*	\$615,000	\$225,000	- 63.4%	\$397,500	\$422,000	+ 6.2%
Average Sold Price*	\$615,643	\$263,188	- 57.3%	\$500,407	\$456,824	- 8.7%
Percent of Sold Price to List Price*	94.9%	93.0%	- 1.9%	94.0%	93.4%	- 0.6%
Total Days on Market	221	220	- 0.3%	164	167	+ 2.0%
Active Listings	260	327	+ 25.8%	--	--	--
Pending Sales**	NA	13	--	--	--	--

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

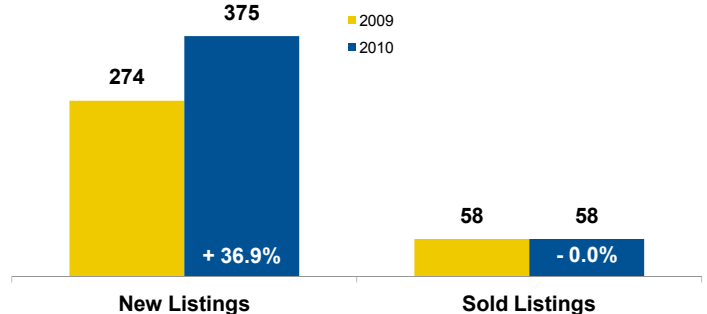
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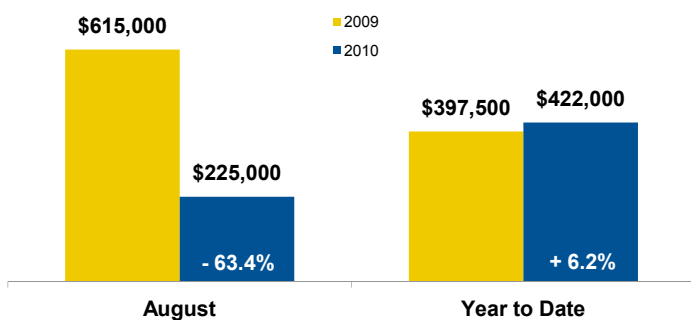
Activity—Most Recent Month



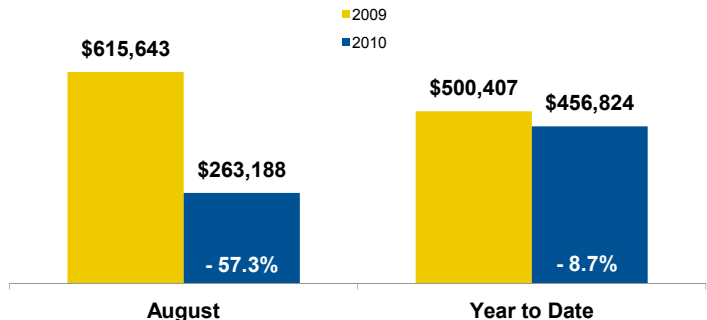
Activity—Year to Date



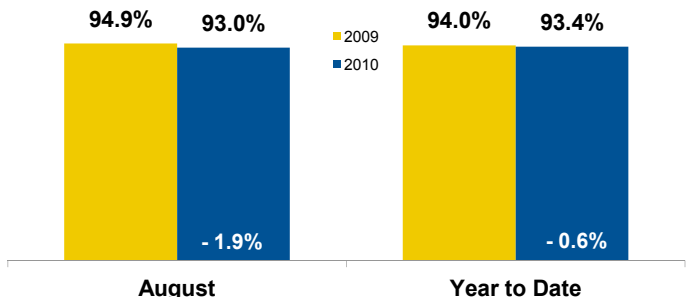
Median Sold Price*



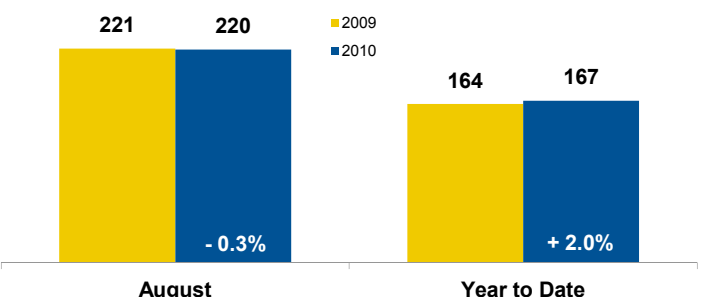
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

August

Year to Date

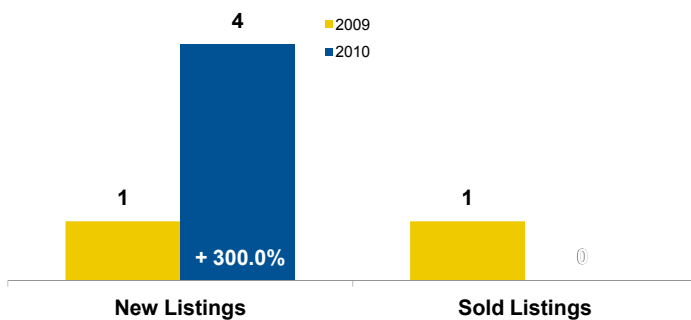
	2009	2010	Change	2009	2010	Change
New Listings	1	4	+ 300.0%	24	47	+ 95.8%
Sold Listings	1	0	- 100.0%	3	8	+ 166.7%
Median Sold Price*	\$196,000	\$0	- 100.0%	\$165,000	\$165,750	+ 0.5%
Average Sold Price*	\$196,000	\$0	- 100.0%	\$170,333	\$177,688	+ 4.3%
Percent of Sold Price to List Price*	95.7%	0.0%	- 100.0%	93.6%	94.7%	+ 1.2%
Total Days on Market	486	0	- 100.0%	229	126	- 45.1%
Active Listings	20	46	+ 130.0%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

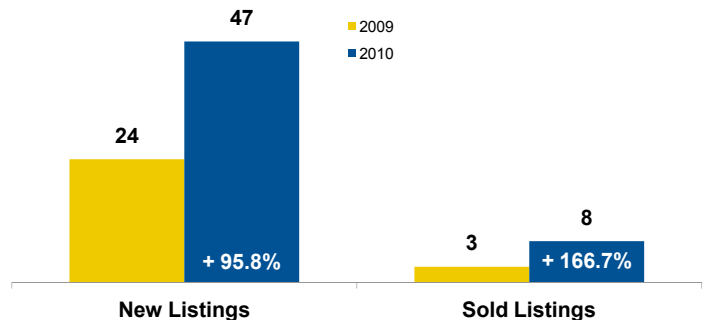
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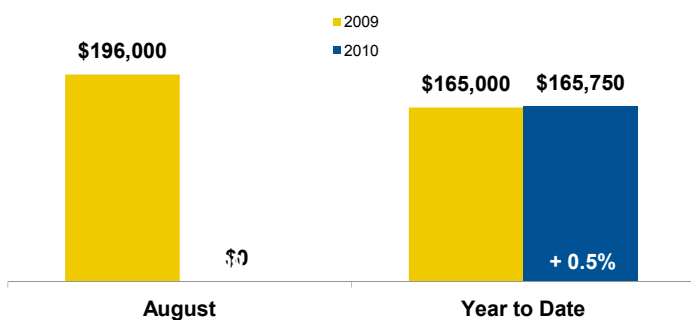
Activity—Most Recent Month



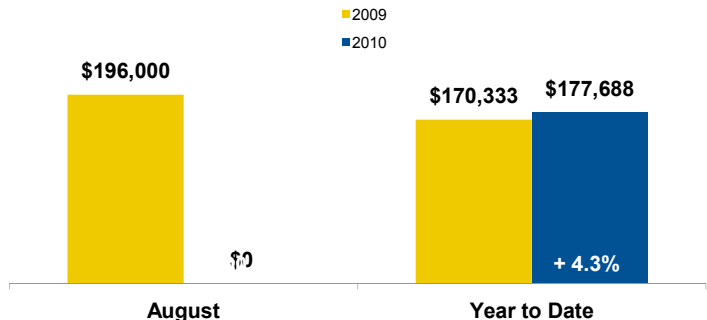
Activity—Year to Date



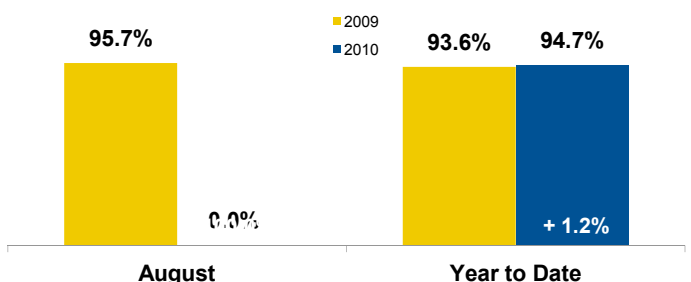
Median Sold Price*



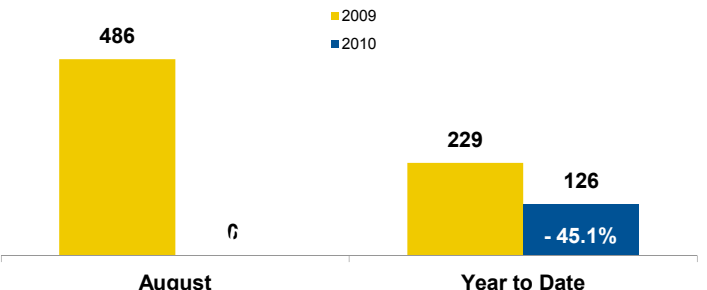
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Weld County

August

Year to Date

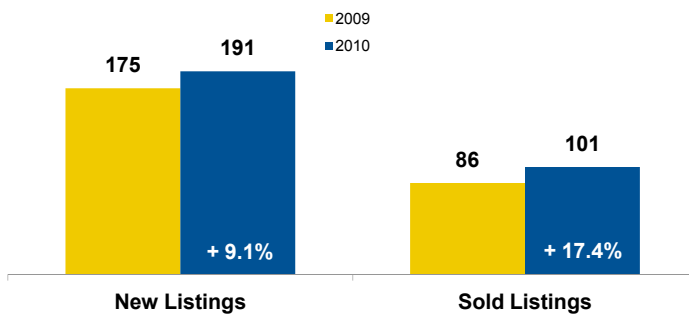
	2009	2010	Change	2009	2010	Change
New Listings	175	191	+ 9.1%	1,429	1,504	+ 5.2%
Sold Listings	86	101	+ 17.4%	680	718	+ 5.6%
Median Sold Price*	\$193,000	\$205,000	+ 6.2%	\$175,000	\$195,000	+ 11.4%
Average Sold Price*	\$210,771	\$214,938	+ 2.0%	\$197,234	\$215,523	+ 9.3%
Percent of Sold Price to List Price*	97.2%	97.7%	+ 0.5%	97.8%	98.0%	+ 0.3%
Total Days on Market	87	100	+ 15.1%	104	98	- 5.9%
Active Listings	655	585	- 10.7%	--	--	--
Pending Sales**	NA	41	--	--	--	--

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

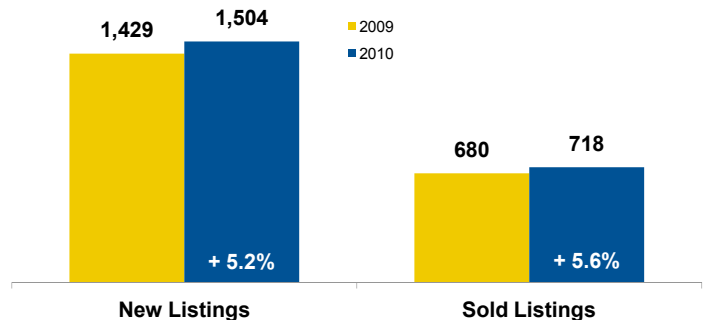
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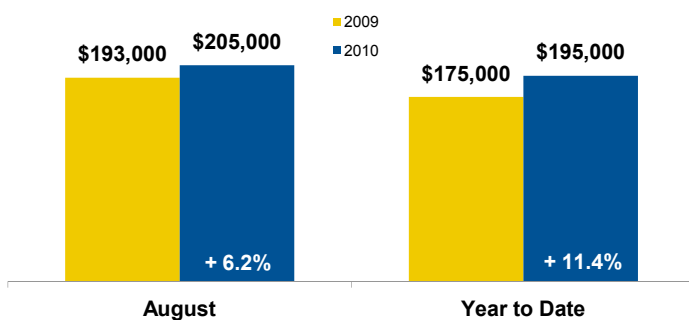
Activity—Most Recent Month



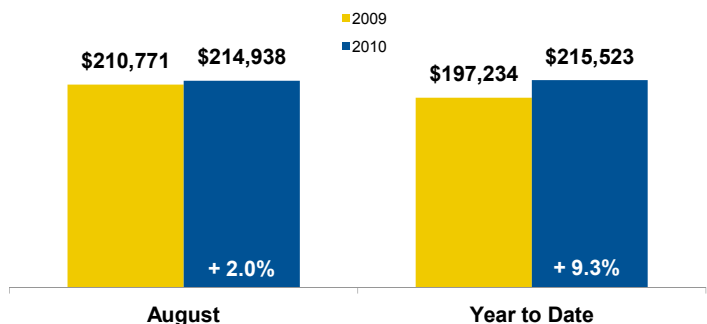
Activity—Year to Date



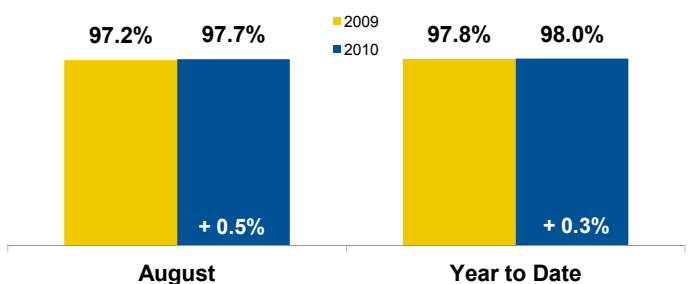
Median Sold Price*



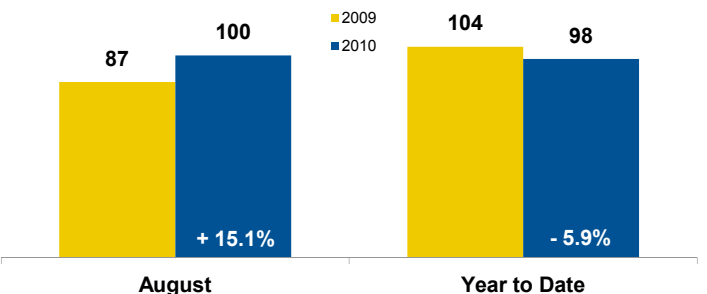
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver-Aurora MSA

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

August

Year to Date

	2009	2010	Change	2009	2010	Change
New Listings	8,390	9,615	+ 14.6%	67,310	76,254	+ 13.3%
Sold Listings	3,669	2,885	- 21.4%	26,057	25,587	- 1.8%
Median Sold Price*	\$208,000	\$215,000	+ 3.4%	\$195,000	\$210,000	+ 7.7%
Average Sold Price*	\$248,617	\$265,127	+ 6.6%	\$280,419	\$266,678	- 4.9%
Percent of Sold Price to List Price*	98.6%	97.3%	- 1.3%	97.9%	98.1%	+ 0.2%
Total Days on Market	93	92	- 1.6%	99	83	- 16.4%
Active Listings	20,771	22,225	+ 7.0%	--	--	--
Pending Sales	NA	829	--	--	--	--

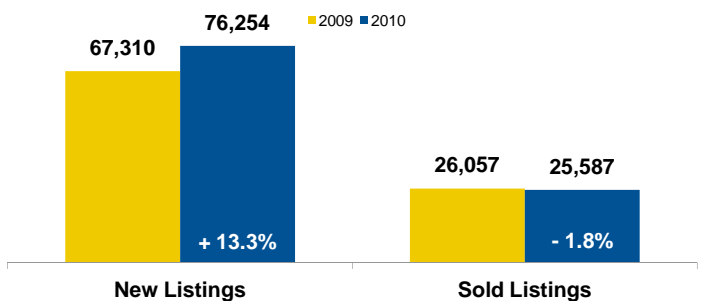
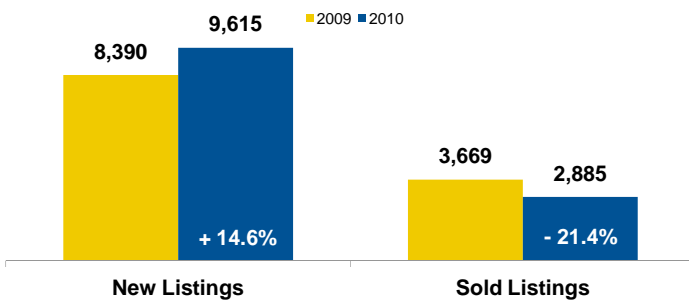
*Does not account for sale concessions and/or down payment assistance.

**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.

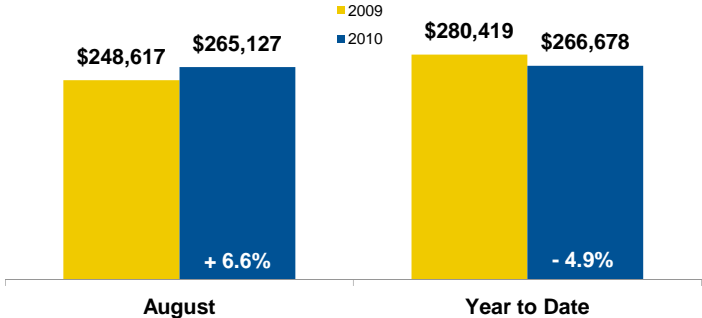
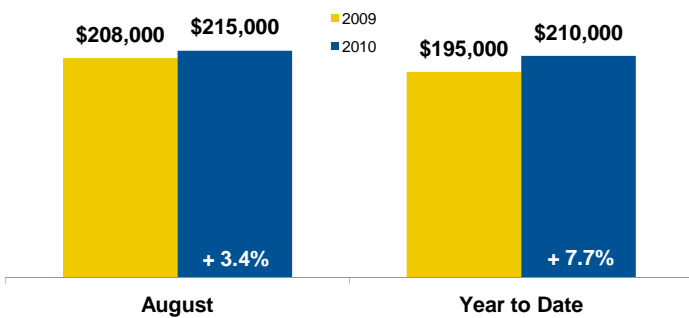
Activity—Most Recent Month

Activity—Year to Date



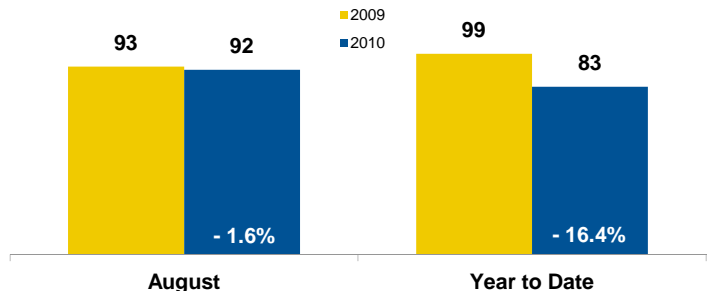
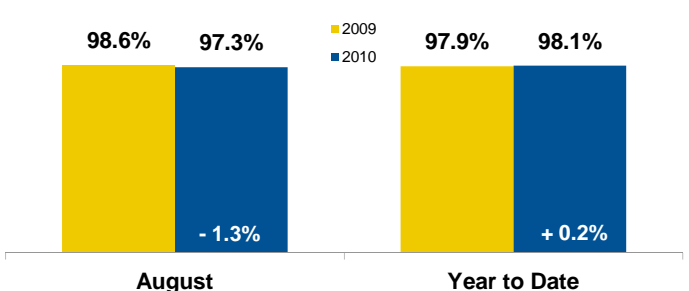
Median Sold Price*

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



Colorado Springs MSA

Includes El Paso & Teller counties

August

Year to Date

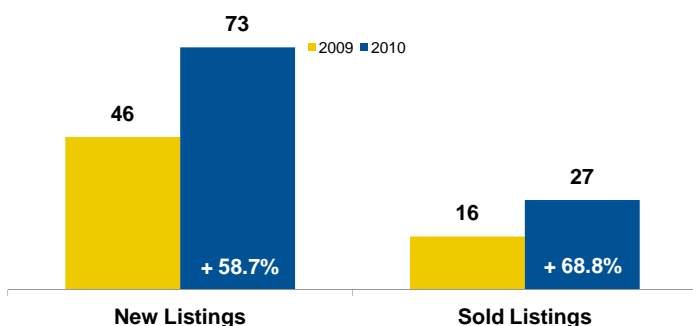
	2009	2010	Change	2009	2010	Change
New Listings	46	73	+ 58.7%	457	699	+ 53.0%
Sold Listings	16	27	+ 68.8%	125	223	+ 78.4%
Median Sold Price*	\$200,500	\$231,995	+ 15.7%	\$223,000	\$226,475	+ 1.6%
Average Sold Price*	\$280,937	\$252,843	- 10.0%	\$280,419	\$266,678	- 4.9%
Percent of Sold Price to List Price*	96.6%	97.9%	+ 1.3%	95.6%	98.1%	+ 2.7%
Total Days on Market	96	102	+ 7.2%	120	91	- 24.3%
Active Listings	286	396	+ 38.5%	--	--	--
Pending Sales	NA	30	--	--	--	--

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

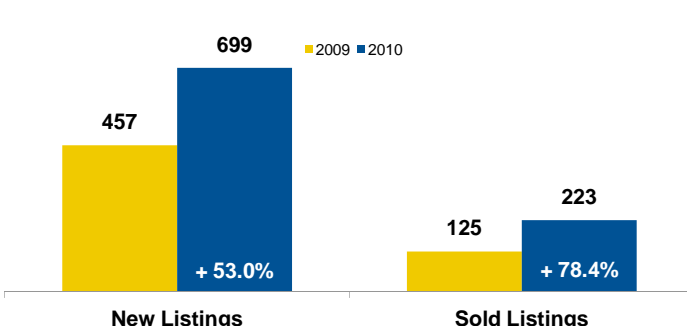
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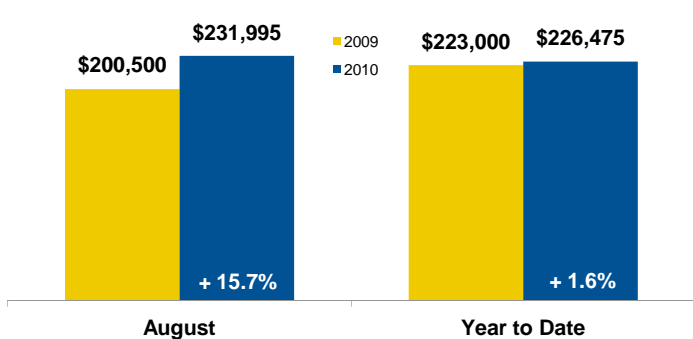
Activity—Most Recent Month



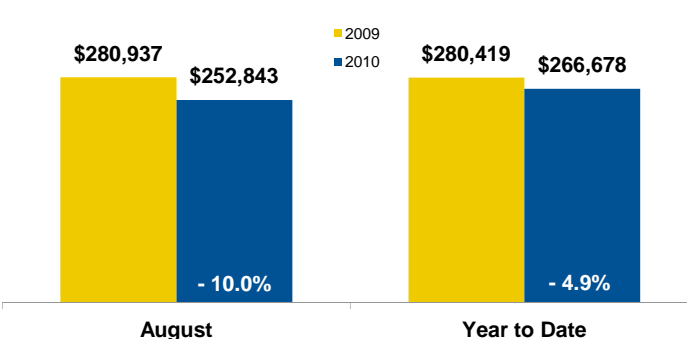
Activity—Year to Date



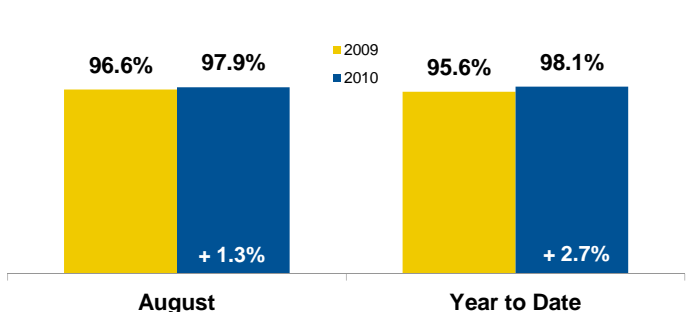
Median Sold Price*



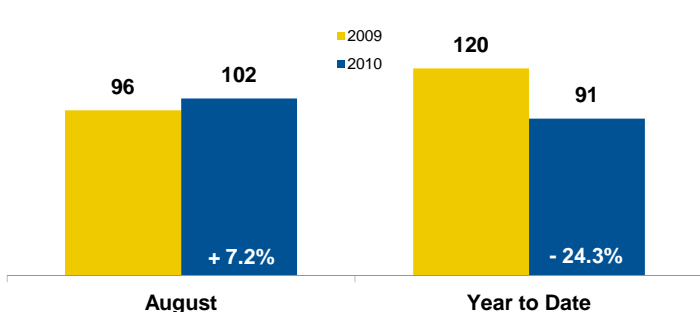
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder MSA

Includes Boulder County

August

Year to Date

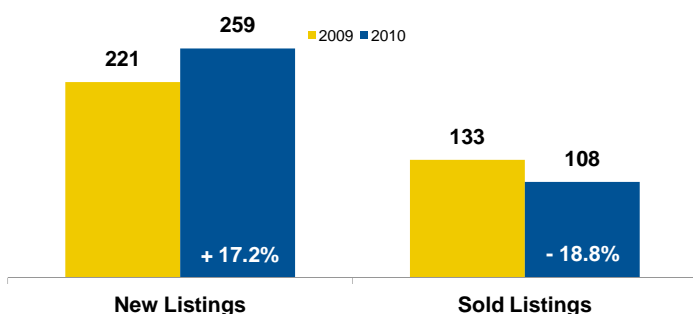
	2009	2010	Change	2009	2010	Change
New Listings	221	259	+ 17.2%	1,921	2,338	+ 21.7%
Sold Listings	133	108	- 18.8%	883	981	+ 11.1%
Median Sold Price*	\$308,250	\$318,000	+ 3.2%	\$275,000	\$290,500	+ 5.6%
Average Sold Price*	\$337,896	\$399,910	+ 18.4%	\$325,594	\$360,069	+ 10.6%
Percent of Sold Price to List Price*	96.9%	96.6%	- 0.3%	96.9%	97.3%	+ 0.4%
Total Days on Market	78	92	+ 18.0%	98	81	- 16.6%
Active Listings	857	898	+ 4.8%	--	--	--
Pending Sales	NA	33	--	--	--	--

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

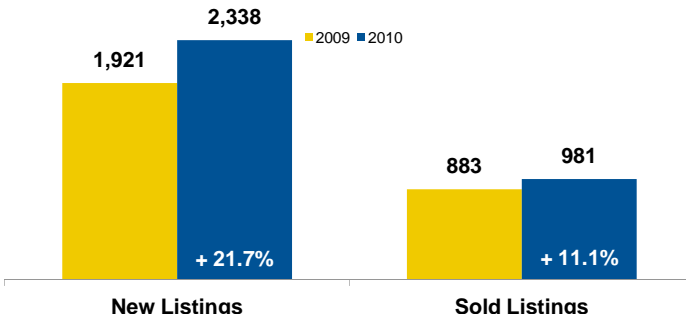
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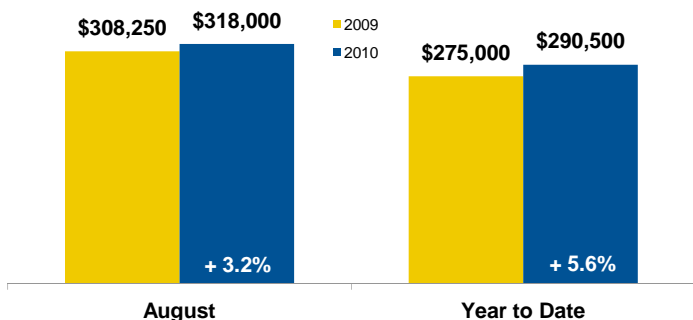
Activity—Most Recent Month



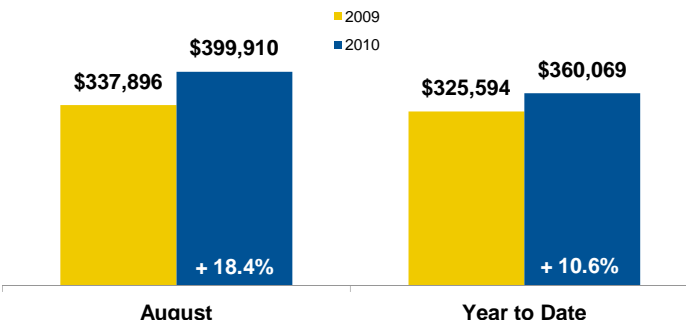
Activity—Year to Date



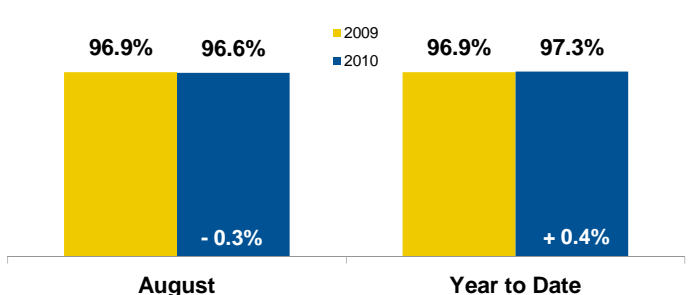
Median Sold Price*



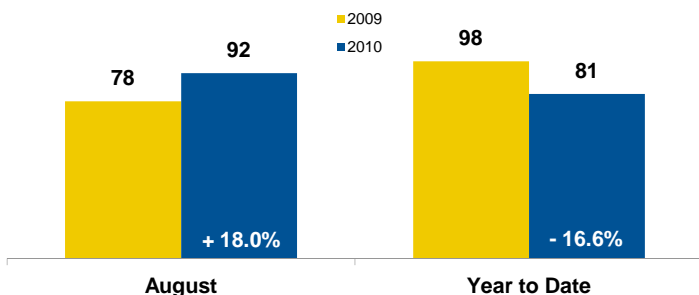
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Fort Collins-Loveland MSA

Includes Larimer County

August

Year to Date

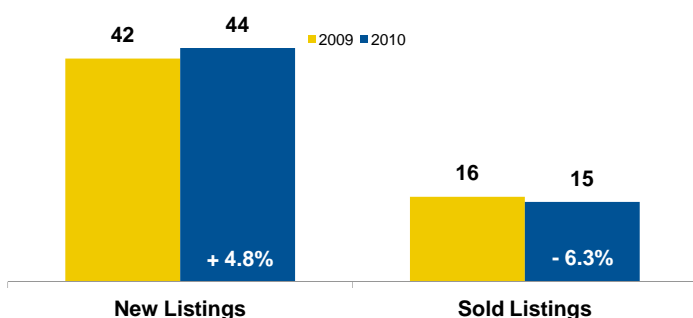
	2009	2010	Change	2009	2010	Change
New Listings	42	44	+ 4.8%	301	349	+ 15.9%
Sold Listings	16	15	- 6.3%	118	117	- 0.8%
Median Sold Price*	\$235,000	\$198,000	- 15.7%	\$213,750	\$211,500	- 1.1%
Average Sold Price*	\$275,652	\$276,958	+ 0.5%	\$252,896	\$269,518	+ 6.6%
Percent of Sold Price to List Price*	97.3%	95.9%	- 1.4%	96.5%	97.4%	+ 0.9%
Total Days on Market	78	83	+ 5.6%	117	99	- 15.2%
Active Listings	181	192	+ 6.1%	--	--	--
Pending Sales	NA	7	--	--	--	--

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

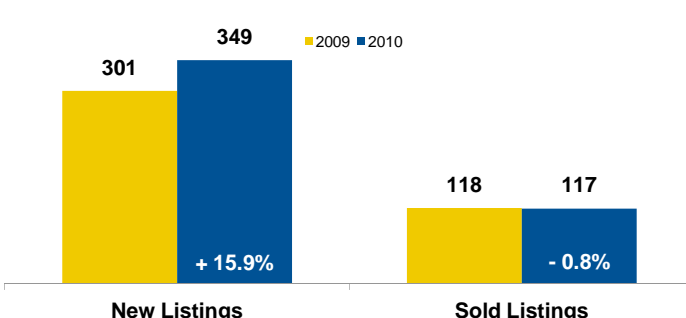
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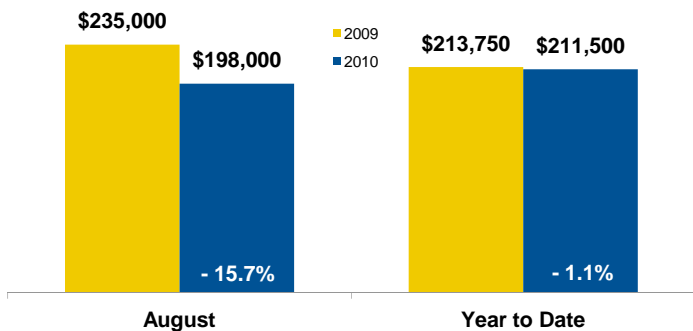
Activity—Most Recent Month



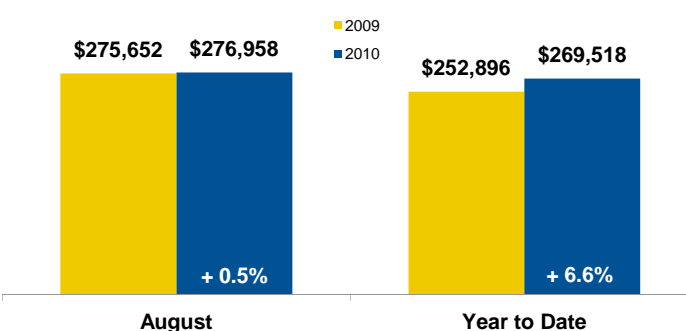
Activity—Year to Date



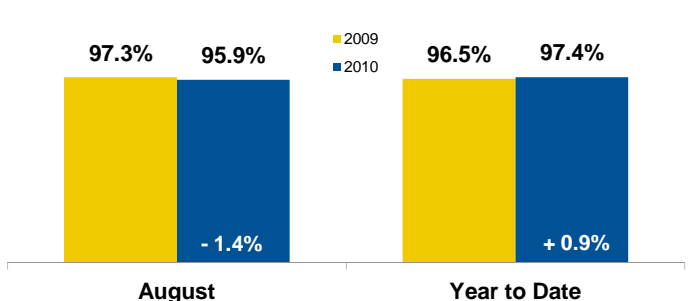
Median Sold Price*



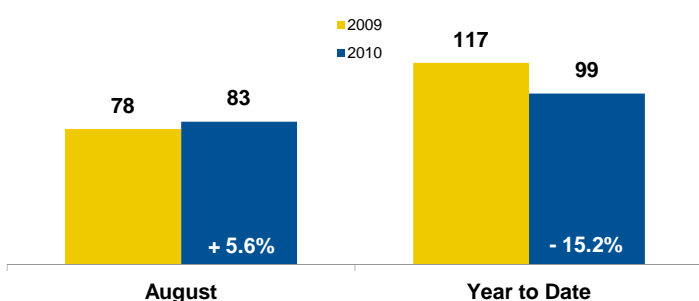
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

August

Year to Date

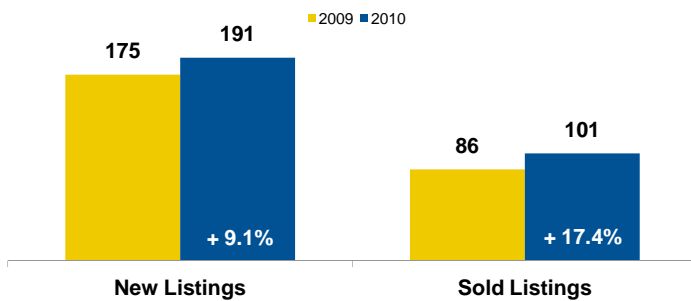
	2009	2010	Change	2009	2010	Change
New Listings	175	191	+ 9.1%	1,429	1,504	+ 5.2%
Sold Listings	86	101	+ 17.4%	680	718	+ 5.6%
Median Sold Price*	\$193,000	\$205,000	+ 6.2%	\$175,000	\$195,000	+ 11.4%
Average Sold Price*	\$210,771	\$214,938	+ 2.0%	\$197,234	\$215,523	+ 9.3%
Percent of Sold Price to List Price*	97.2%	97.7%	+ 0.5%	97.8%	98.0%	+ 0.3%
Total Days on Market	87	100	+ 15.1%	104	98	- 5.9%
Active Listings	655	585	- 10.7%	--	--	--
Pending Sales	NA	41	--	--	--	--

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

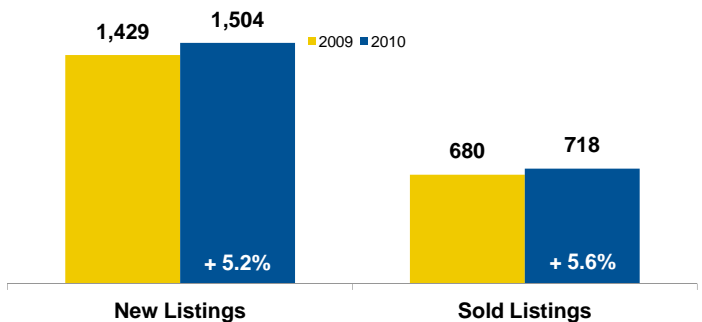
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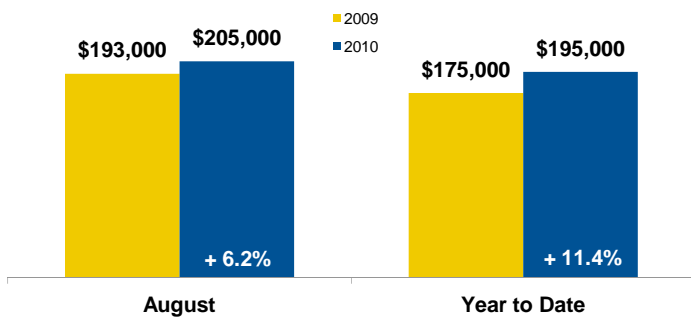
Activity—Most Recent Month



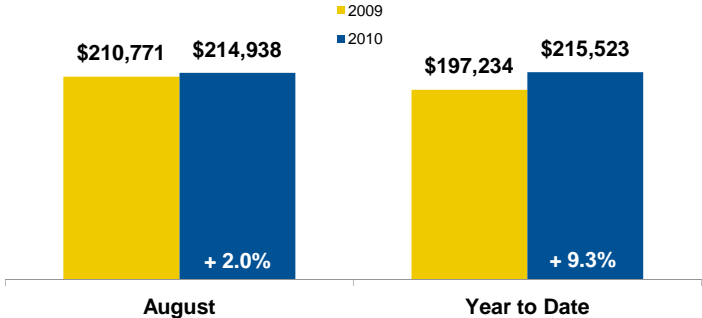
Activity—Year to Date



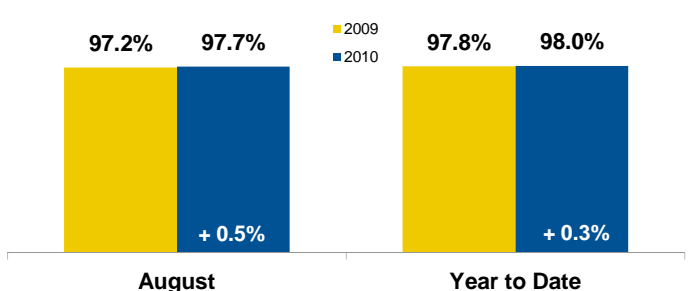
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

