



METROLIST®

Local Market Updates

July 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

July

Year to Date

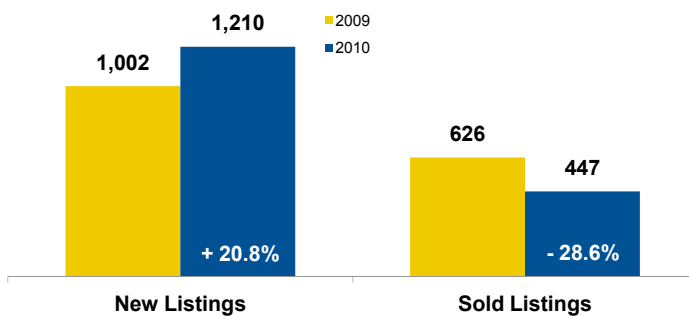
	2009	2010	Change	2009	2010	Change
New Listings	1,002	1,210	+ 20.8%	7,148	8,084	+ 13.1%
Sold Listings	626	447	- 28.6%	3,828	3,550	- 7.3%
Median Sold Price*	\$154,750	\$155,000	+ 0.2%	\$145,000	\$159,995	+ 10.3%
Average Sold Price*	\$174,942	\$175,760	+ 0.5%	\$163,539	\$177,027	+ 8.2%
Percent of Sold Price to List Price*	99.0%	98.9%	- 0.1%	98.6%	99.1%	+ 0.5%
Total Days on Market	99	66	- 33.5%	94	70	- 25.7%
Active Listings	2,438	2,661	+ 9.1%	--	--	--
Pending Sales**	NA	89	--	--	--	--

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

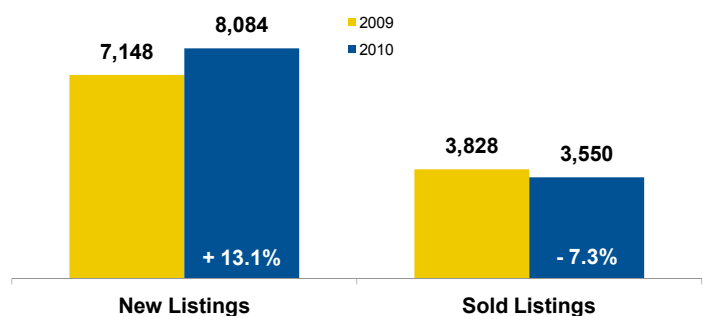
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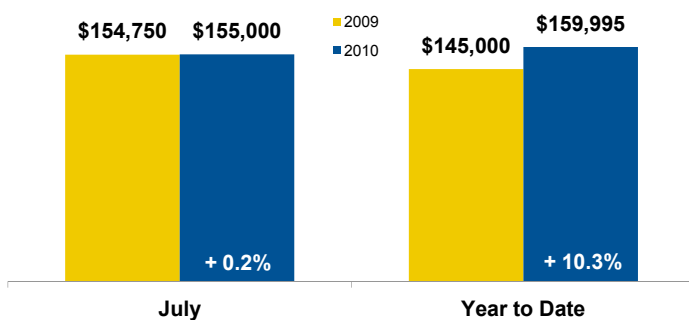
Activity—Most Recent Month



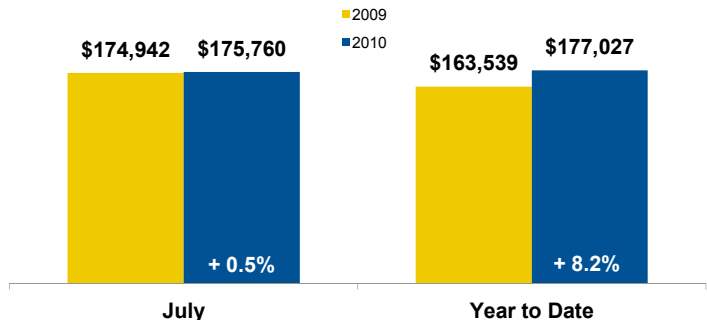
Activity—Year to Date



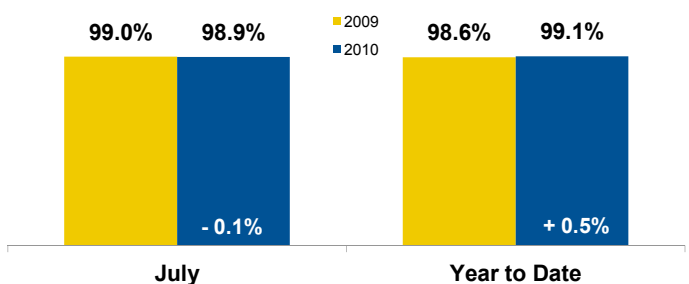
Median Sold Price*



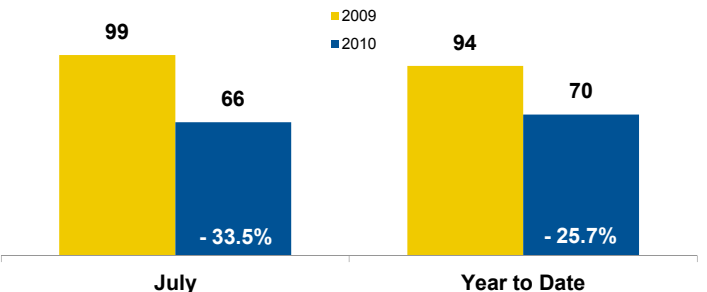
Average Sold Price*



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

July

Year to Date

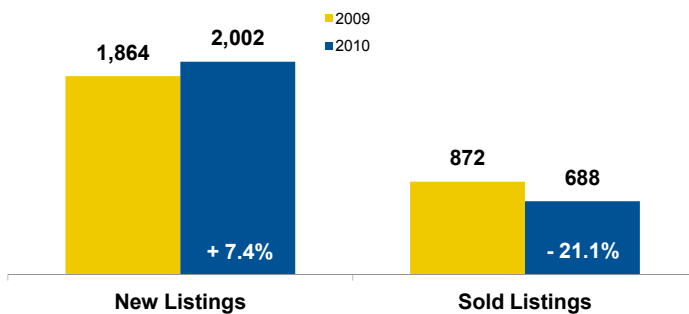
	2009	2010	Change	2009	2010	Change
New Listings	1,864	2,002	+ 7.4%	11,667	13,795	+ 18.2%
Sold Listings	872	688	- 21.1%	4,912	5,158	+ 5.0%
Median Sold Price*	\$189,000	\$189,000	- 0.0%	\$177,000	\$190,000	+ 7.3%
Average Sold Price*	\$239,590	\$241,334	+ 0.7%	\$217,946	\$233,802	+ 7.3%
Percent of Sold Price to List Price*	98.3%	97.5%	- 0.8%	97.9%	97.9%	- 0.0%
Total Days on Market	101	83	- 17.7%	96	77	- 20.3%
Active Listings	4,017	4,313	+ 7.4%	--	--	--
Pending Sales**	NA	105	--	--	--	--

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

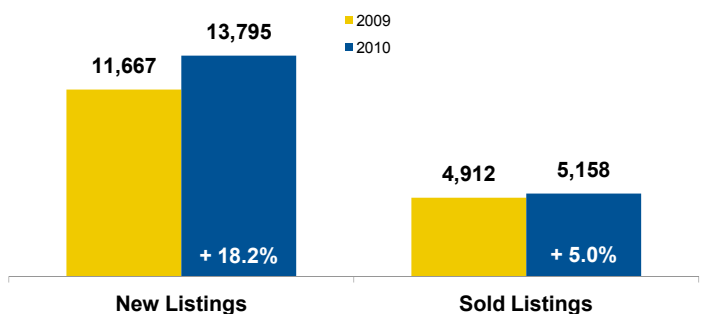
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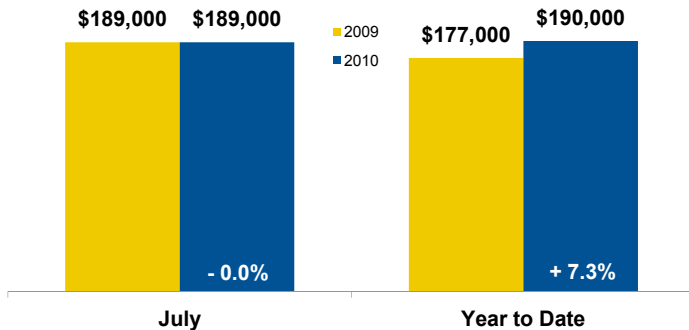
Activity—Most Recent Month



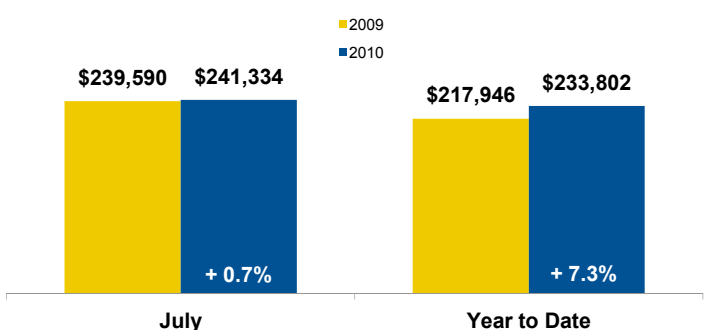
Activity—Year to Date



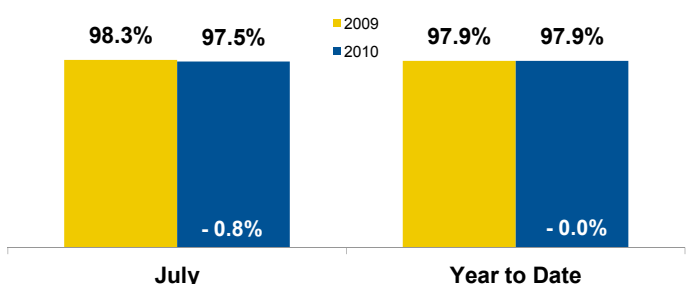
Median Sold Price*



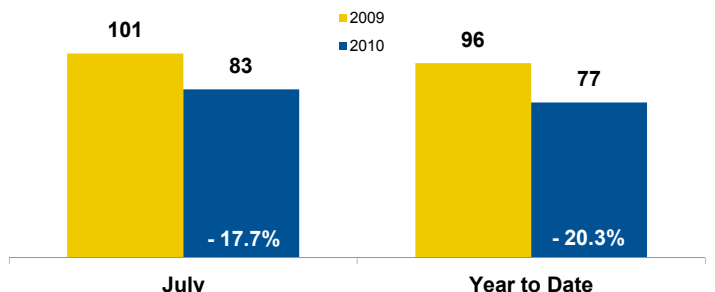
Average Sold Price*



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

July

Year to Date

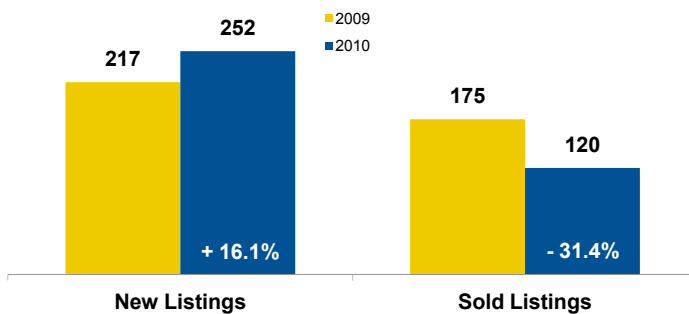
	2009	2010	Change	2009	2010	Change
New Listings	217	252	+ 16.1%	1,700	2,079	+ 22.3%
Sold Listings	175	120	- 31.4%	750	873	+ 16.4%
Median Sold Price*	\$285,000	\$335,250	+ 17.6%	\$271,000	\$290,000	+ 7.0%
Average Sold Price*	\$304,173	\$394,024	+ 29.5%	\$323,406	\$355,117	+ 9.8%
Percent of Sold Price to List Price*	97.3%	97.1%	- 0.2%	96.9%	97.4%	+ 0.5%
Total Days on Market	105	75	- 28.7%	101	80	- 20.8%
Active Listings	902	930	+ 3.1%	--	--	--
Pending Sales**	NA	18	--	--	--	--

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

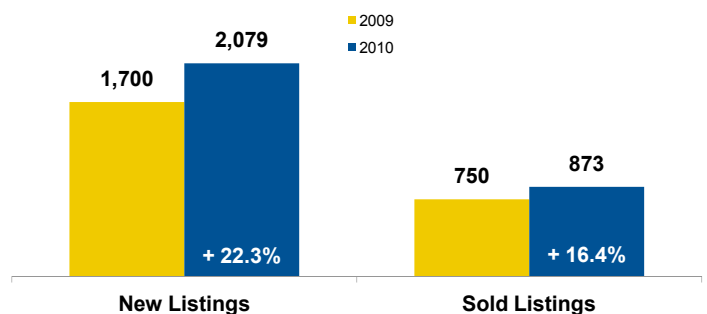
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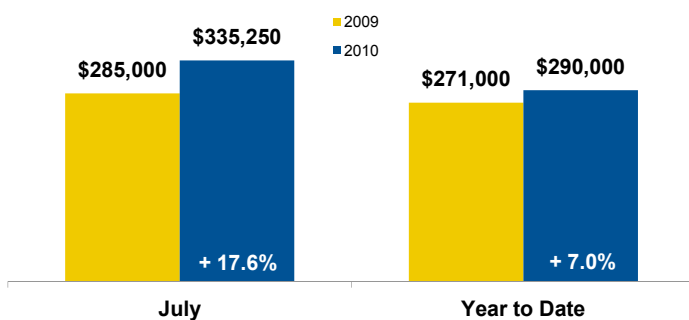
Activity—Most Recent Month



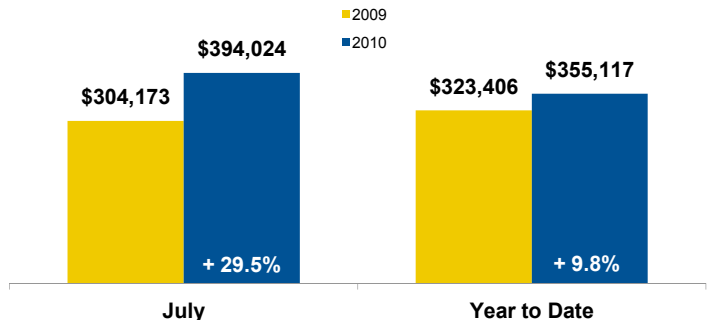
Activity—Year to Date



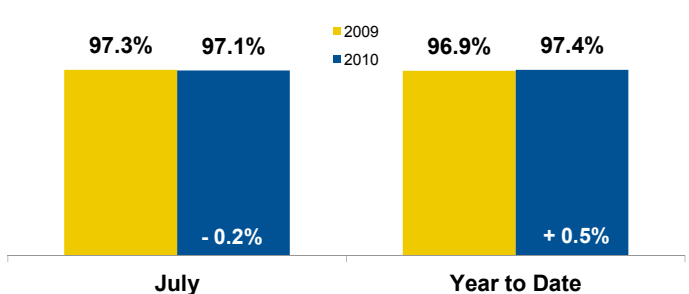
Median Sold Price*



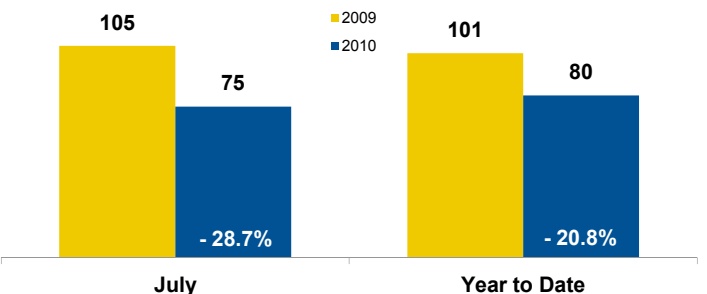
Average Sold Price*



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

July

Year to Date

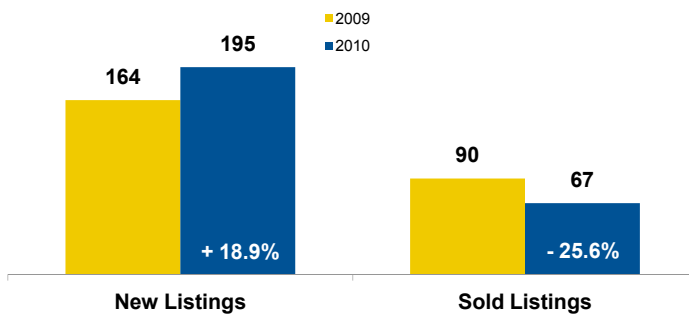
	2009	2010	Change	2009	2010	Change
New Listings	164	195	+ 18.9%	1,147	1,186	+ 3.4%
Sold Listings	90	67	- 25.6%	459	454	- 1.1%
Median Sold Price*	\$275,000	\$280,000	+ 1.8%	\$262,000	\$274,500	+ 4.8%
Average Sold Price*	\$287,324	\$333,287	+ 16.0%	\$305,505	\$318,896	+ 4.4%
Percent of Sold Price to List Price*	97.7%	97.1%	- 0.7%	97.2%	97.3%	+ 0.0%
Total Days on Market	88	100	+ 13.2%	98	83	- 15.1%
Active Listings	400	420	+ 5.0%	--	--	--
Pending Sales**	NA	6	--	--	--	--

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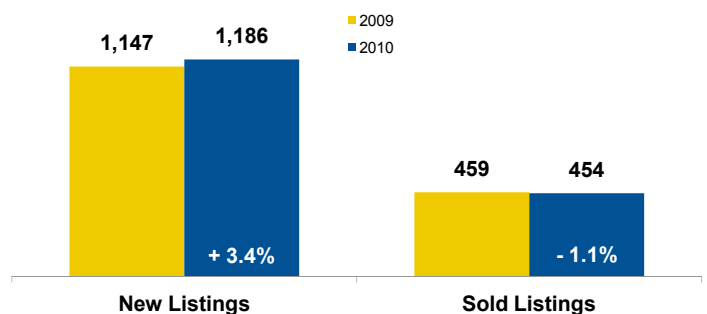
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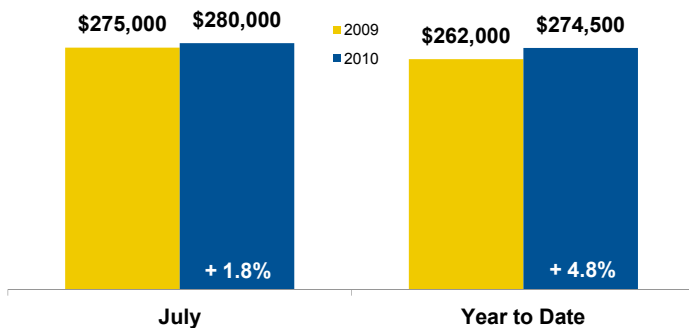
Activity—Most Recent Month



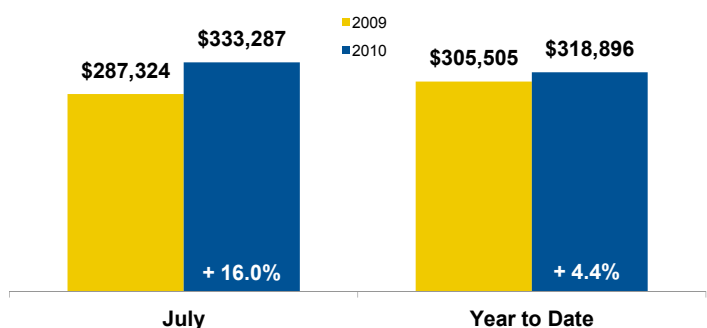
Activity—Year to Date



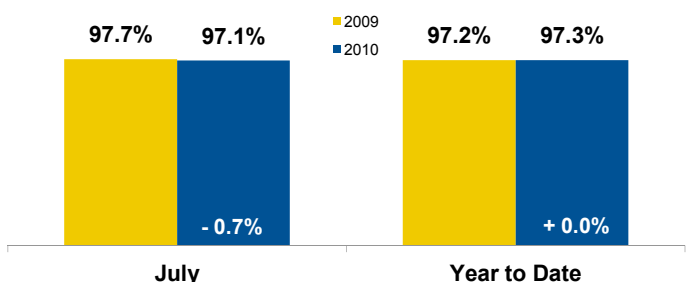
Median Sold Price*



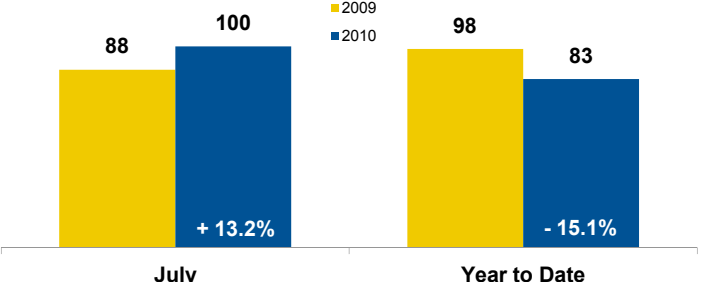
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

July

Year to Date

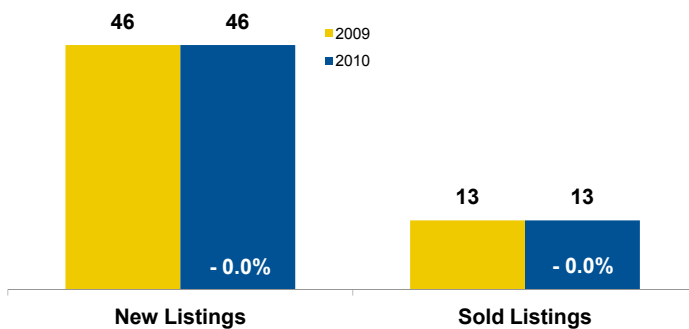
	2009	2010	Change	2009	2010	Change
New Listings	46	46	- 0.0%	284	257	- 9.5%
Sold Listings	13	13	- 0.0%	69	82	+ 18.8%
Median Sold Price*	\$340,000	\$270,000	- 20.6%	\$232,500	\$217,500	- 6.5%
Average Sold Price*	\$308,412	\$242,933	- 21.2%	\$266,418	\$248,287	- 6.8%
Percent of Sold Price to List Price*	95.6%	94.6%	- 1.0%	93.6%	95.2%	+ 1.8%
Total Days on Market	99	156	+ 57.7%	152	135	- 11.1%
Active Listings	234	210	- 10.3%	--	--	--
Pending Sales**	NA	2	--	--	--	--

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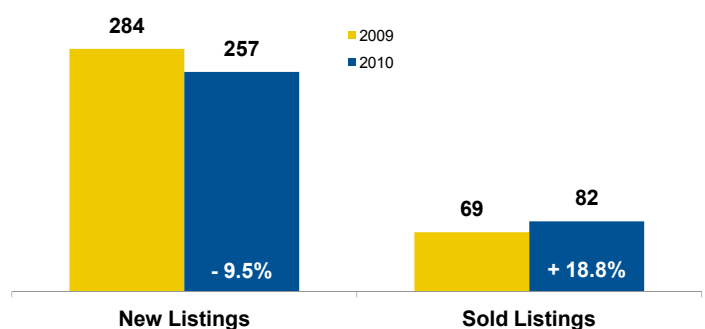
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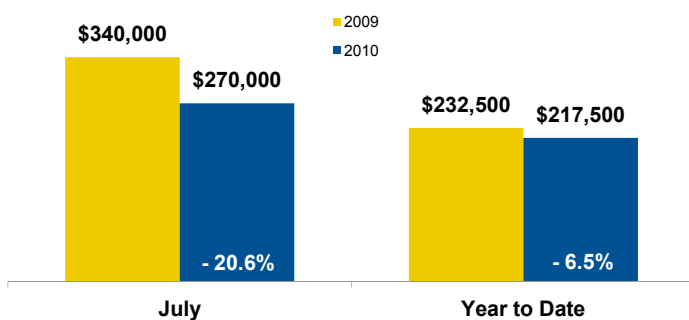
Activity—Most Recent Month



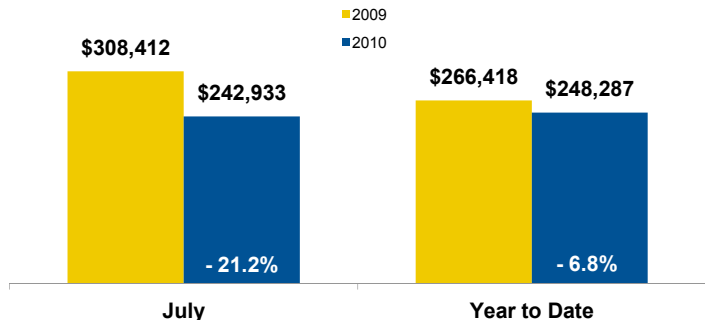
Activity—Year to Date



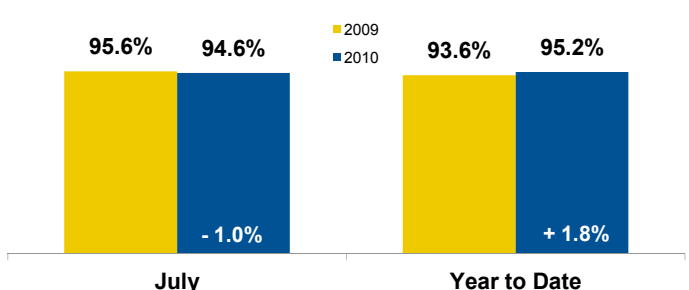
Median Sold Price*



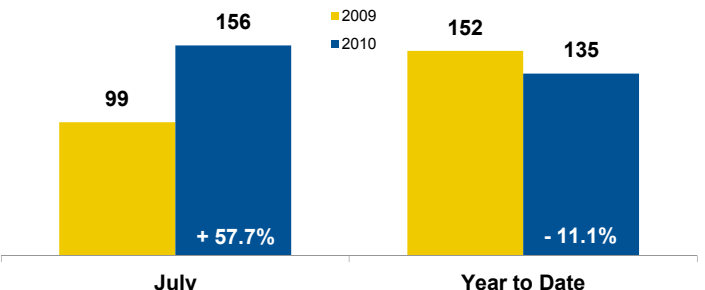
Average Sold Price*



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

July

Year to Date

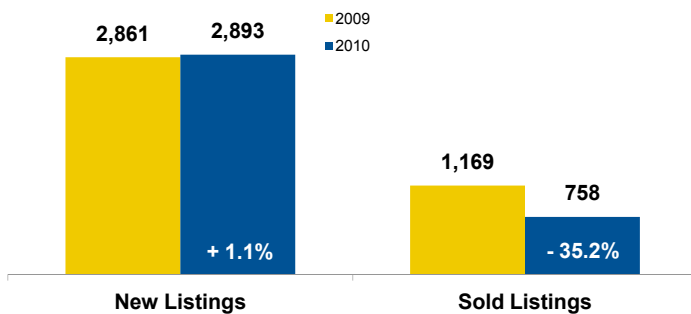
	2009	2010	Change	2009	2010	Change
New Listings	2,861	2,893	+ 1.1%	17,985	19,992	+ 11.2%
Sold Listings	1,169	758	- 35.2%	6,132	5,924	- 3.4%
Median Sold Price*	\$200,000	\$219,000	+ 9.5%	\$173,805	\$199,925	+ 15.0%
Average Sold Price*	\$259,982	\$283,831	+ 9.2%	\$238,298	\$258,624	+ 8.5%
Percent of Sold Price to List Price*	98.1%	97.7%	- 0.3%	98.0%	98.0%	- 0.0%
Total Days on Market	95	83	- 12.4%	100	84	- 16.1%
Active Listings	6,261	6,182	- 1.3%	--	--	--
Pending Sales**	NA	94	--	--	--	--

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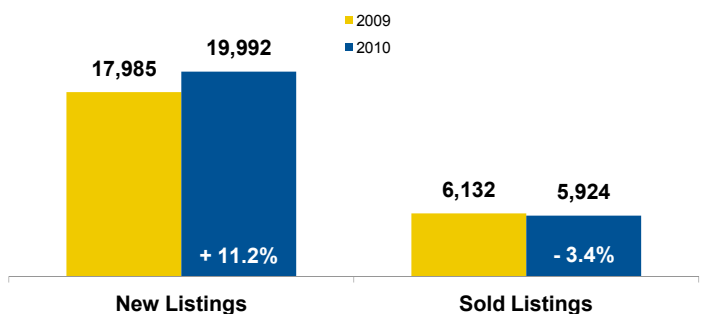
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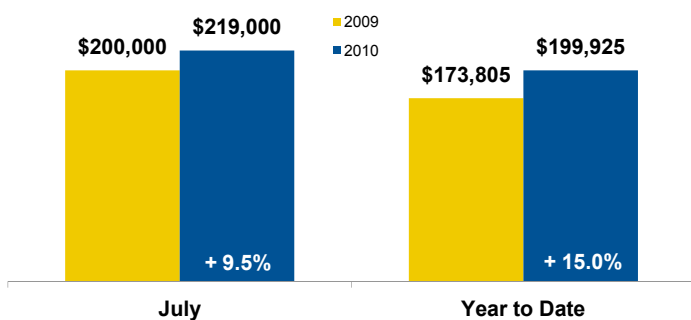
Activity—Most Recent Month



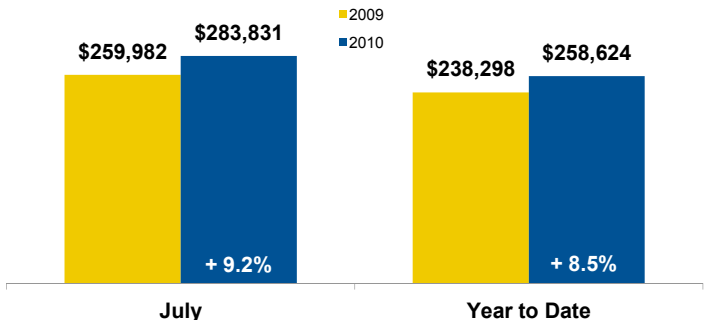
Activity—Year to Date



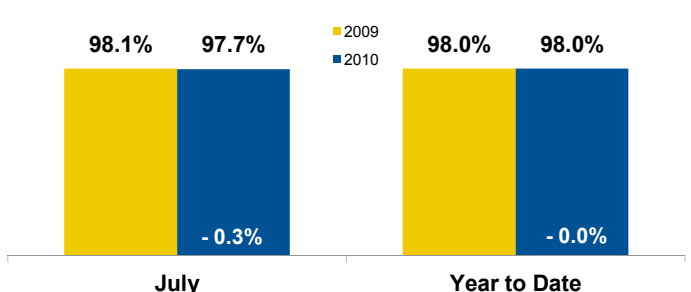
Median Sold Price*



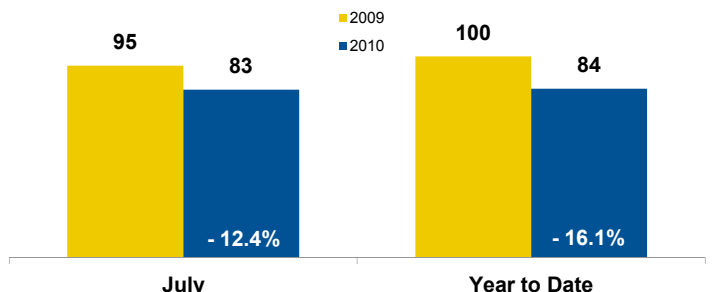
Average Sold Price*



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

July

Year to Date

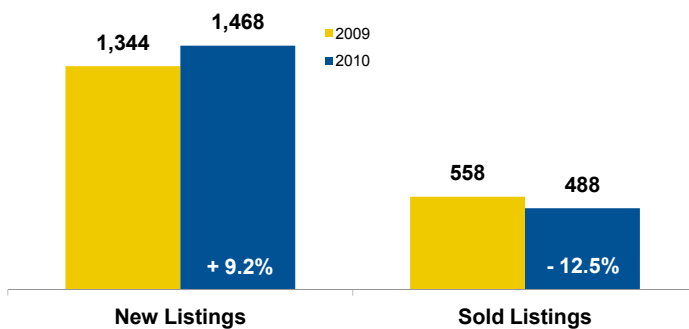
	2009	2010	Change	2009	2010	Change
New Listings	1,344	1,468	+ 9.2%	8,936	9,511	+ 6.4%
Sold Listings	558	488	- 12.5%	2,770	2,977	+ 7.5%
Median Sold Price*	\$285,000	\$315,000	+ 10.5%	\$285,000	\$291,000	+ 2.1%
Average Sold Price*	\$321,500	\$366,519	+ 14.0%	\$338,275	\$343,344	+ 1.5%
Percent of Sold Price to List Price*	98.1%	97.2%	- 1.0%	97.3%	97.4%	+ 0.1%
Total Days on Market	101	101	- 0.1%	114	94	- 17.0%
Active Listings	3,460	3,465	+ 0.1%	--	--	--
Pending Sales**	NA	56	--	--	--	--

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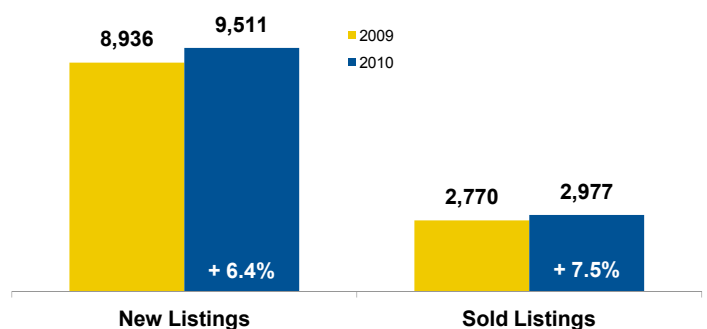
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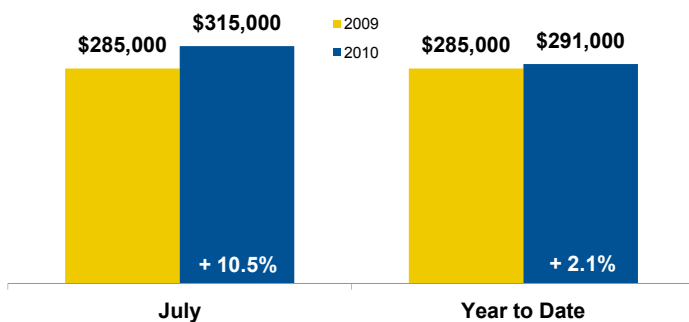
Activity—Most Recent Month



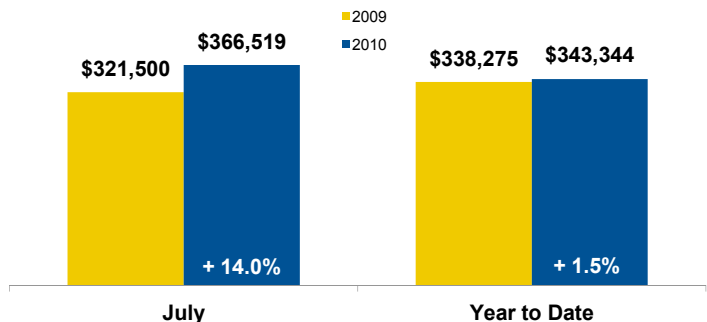
Activity—Year to Date



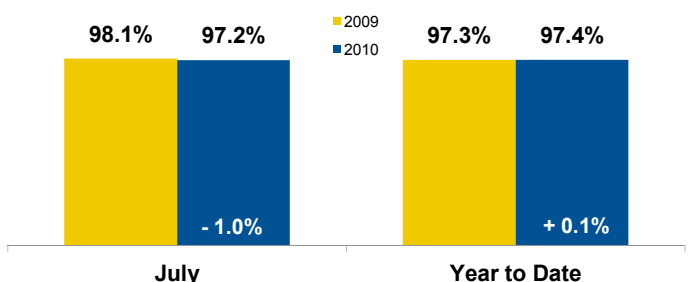
Median Sold Price*



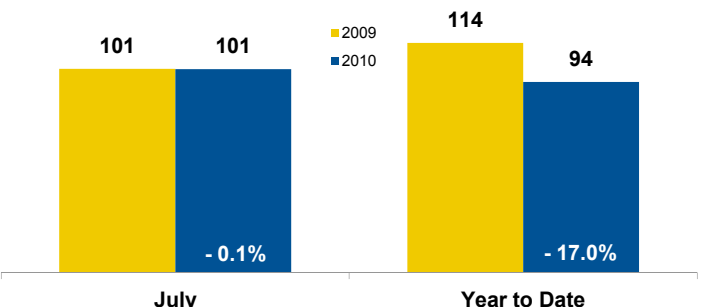
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Elbert County

July

Year to Date

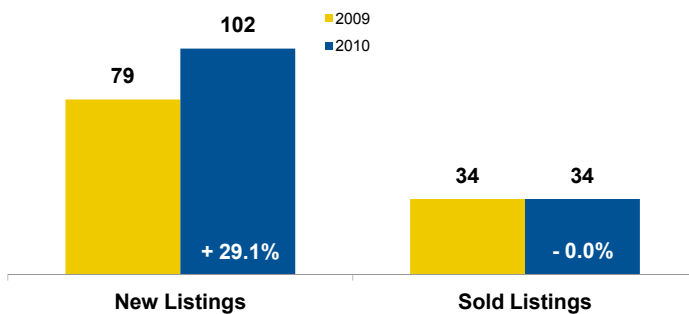
	2009	2010	Change	2009	2010	Change
New Listings	79	102	+ 29.1%	554	650	+ 17.3%
Sold Listings	34	34	- 0.0%	185	202	+ 9.2%
Median Sold Price*	\$299,950	\$250,625	- 16.4%	\$280,000	\$265,000	- 5.4%
Average Sold Price*	\$306,872	\$262,118	- 14.6%	\$282,140	\$282,131	- 0.0%
Percent of Sold Price to List Price*	98.1%	96.6%	- 1.5%	95.8%	96.4%	+ 0.6%
Total Days on Market	116	105	- 9.2%	132	125	- 5.8%
Active Listings	336	313	- 6.8%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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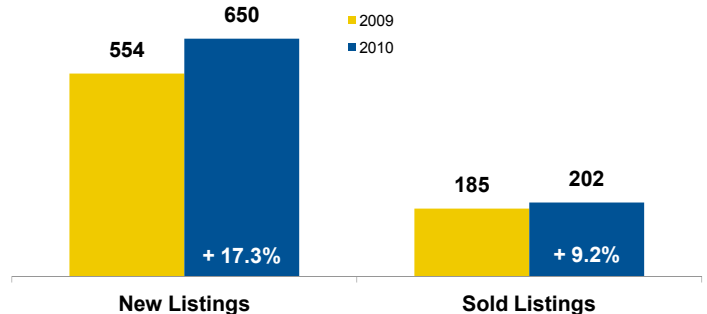
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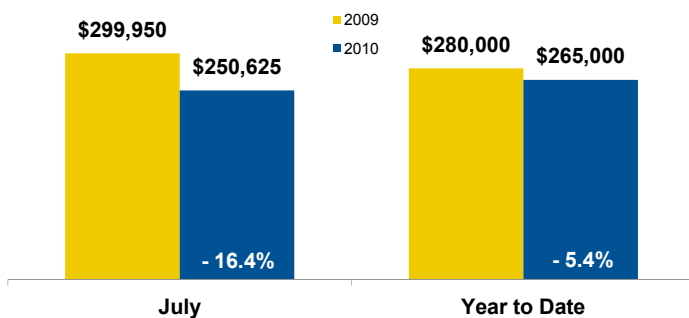
Activity—Most Recent Month



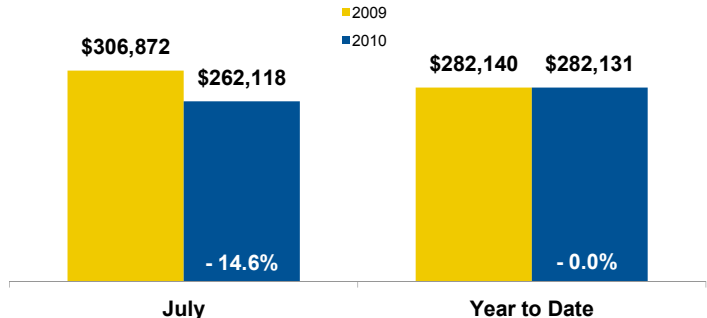
Activity—Year to Date



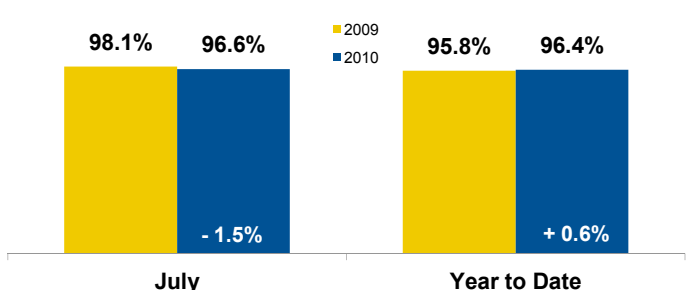
Median Sold Price*



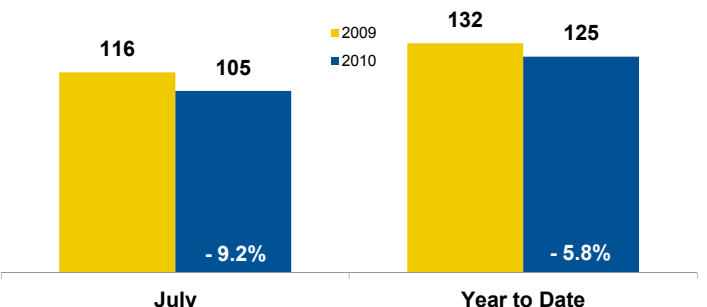
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

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El Paso County

July

Year to Date

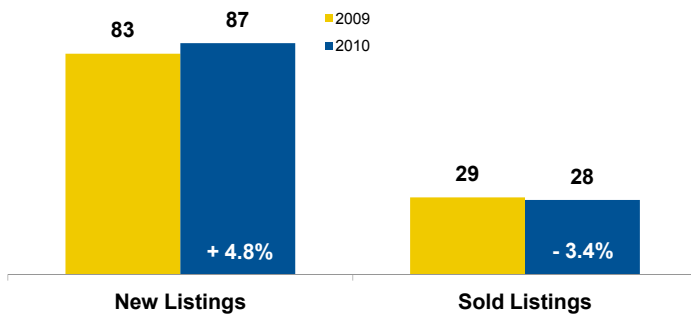
	2009	2010	Change	2009	2010	Change
New Listings	83	87	+ 4.8%	388	583	+ 50.3%
Sold Listings	29	28	- 3.4%	107	188	+ 75.7%
Median Sold Price*	\$205,000	\$225,890	+ 10.2%	\$225,000	\$226,492	+ 0.7%
Average Sold Price*	\$266,786	\$267,099	+ 0.1%	\$282,639	\$272,451	- 3.6%
Percent of Sold Price to List Price*	96.0%	99.3%	+ 3.5%	95.5%	98.3%	+ 3.0%
Total Days on Market	105	80	- 23.8%	124	87	- 29.4%
Active Listings	280	368	+ 31.4%	--	--	--
Pending Sales**	NA	13	--	--	--	--

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

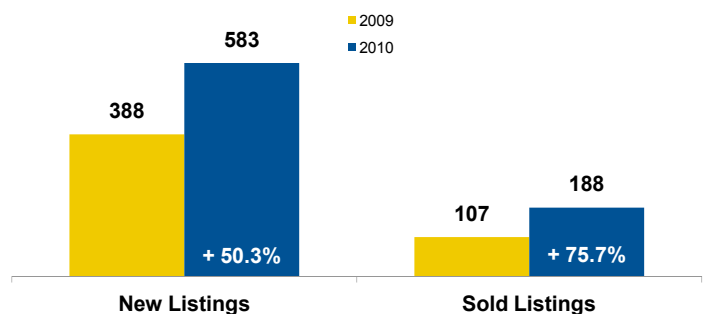
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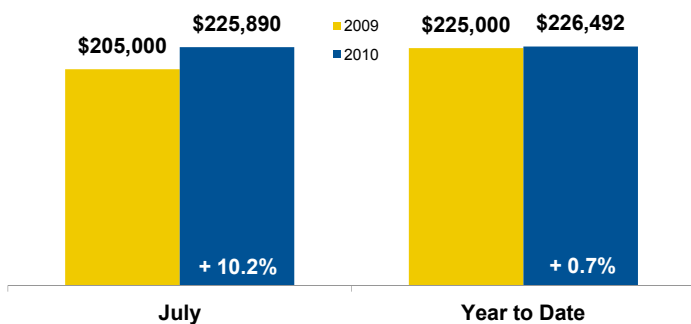
Activity—Most Recent Month



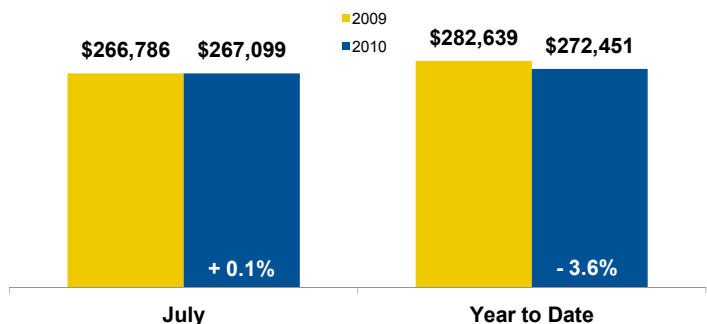
Activity—Year to Date



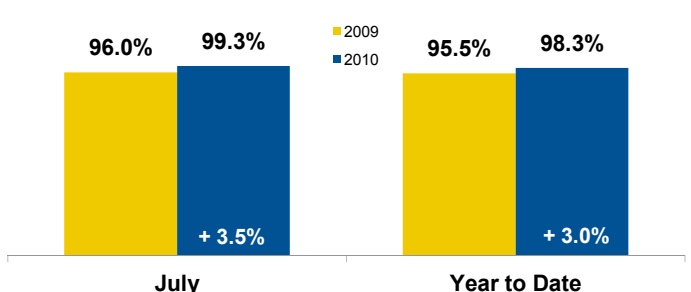
Median Sold Price*



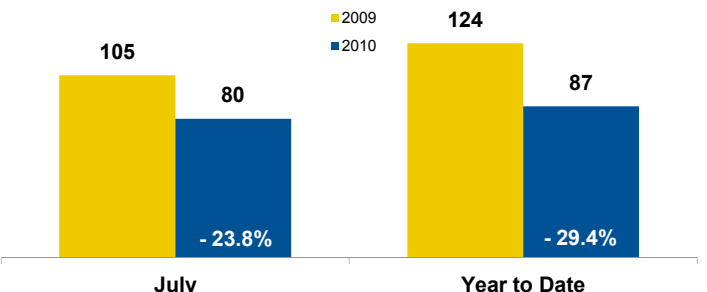
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Gilpin County

July

Year to Date

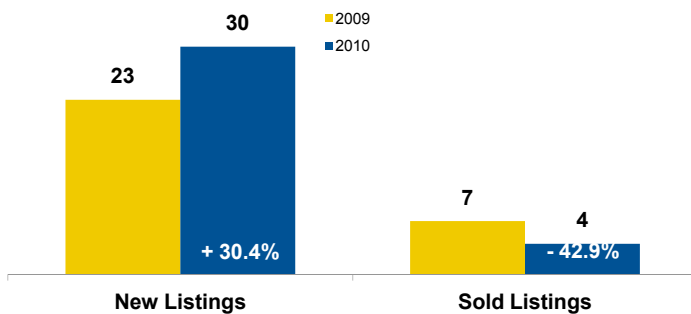
	2009	2010	Change	2009	2010	Change
New Listings	23	30	+ 30.4%	149	184	+ 23.5%
Sold Listings	7	4	- 42.9%	43	43	- 0.0%
Median Sold Price*	\$368,400	\$193,700	- 47.4%	\$223,000	\$196,000	- 12.1%
Average Sold Price*	\$335,457	\$166,725	- 50.3%	\$239,563	\$194,913	- 18.6%
Percent of Sold Price to List Price*	95.4%	96.8%	+ 1.5%	95.3%	94.3%	- 1.0%
Total Days on Market	246	74	- 70.2%	176	149	- 15.2%
Active Listings	129	136	+ 5.4%	--	--	--
Pending Sales**	NA	2	--	--	--	--

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

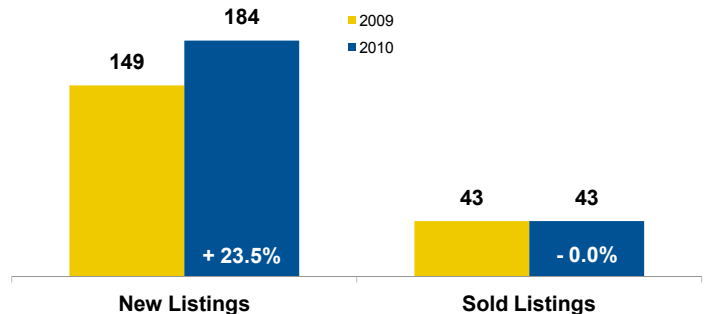
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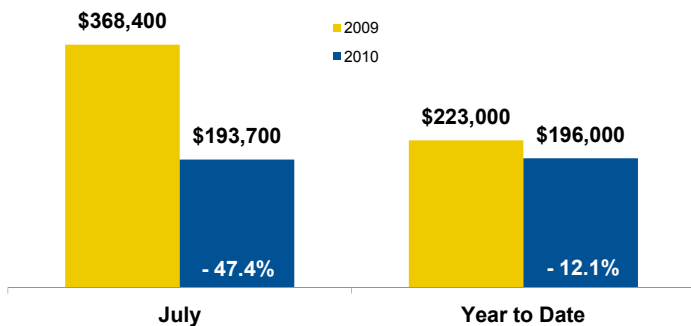
Activity—Most Recent Month



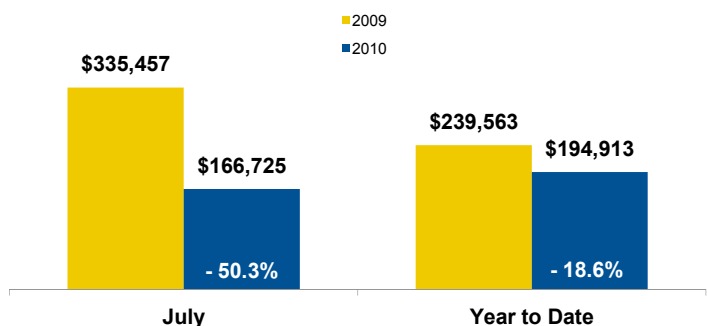
Activity—Year to Date



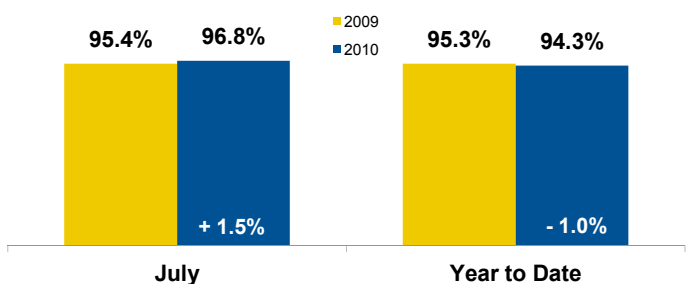
Median Sold Price*



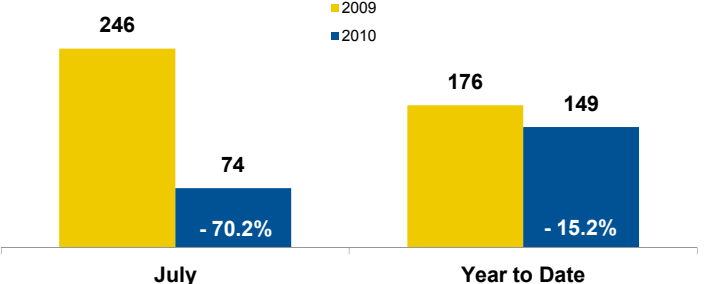
Average Sold Price*



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

July

Year to Date

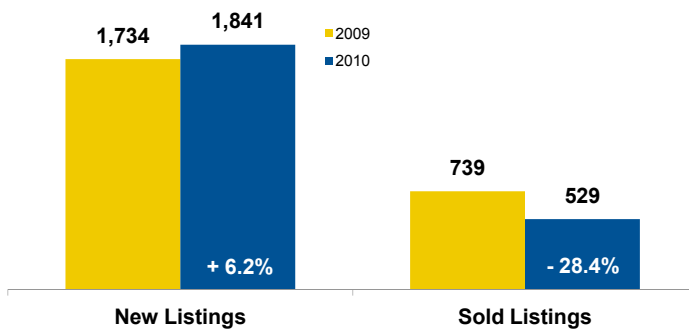
	2009	2010	Change	2009	2010	Change
New Listings	1,734	1,841	+ 6.2%	10,543	12,401	+ 17.6%
Sold Listings	739	529	- 28.4%	3,860	4,156	+ 7.7%
Median Sold Price*	\$221,000	\$230,700	+ 4.4%	\$215,000	\$224,000	+ 4.2%
Average Sold Price*	\$257,772	\$261,470	+ 1.4%	\$250,274	\$260,013	+ 3.9%
Percent of Sold Price to List Price*	97.7%	97.3%	- 0.4%	97.3%	97.5%	+ 0.2%
Total Days on Market	94	83	- 11.7%	99	82	- 17.4%
Active Listings	3,997	4,314	+ 7.9%	--	--	--
Pending Sales**	NA	62	--	--	--	--

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

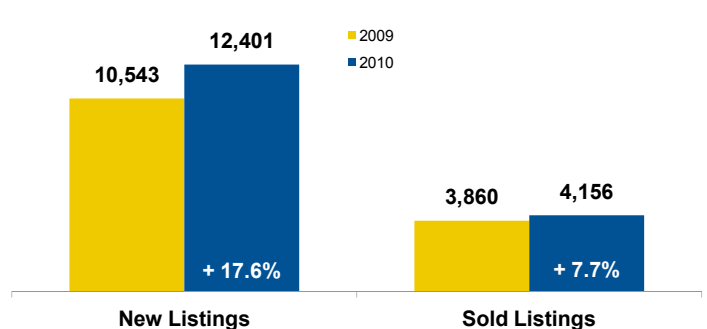
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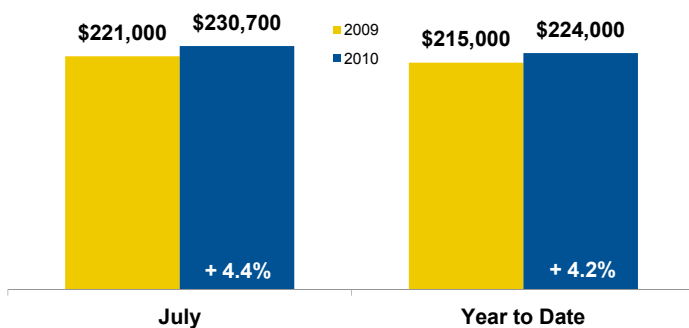
Activity—Most Recent Month



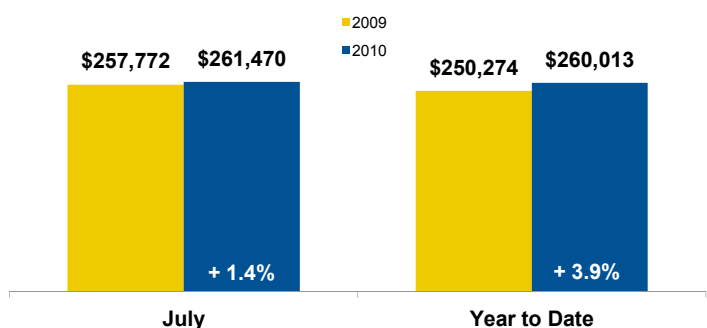
Activity—Year to Date



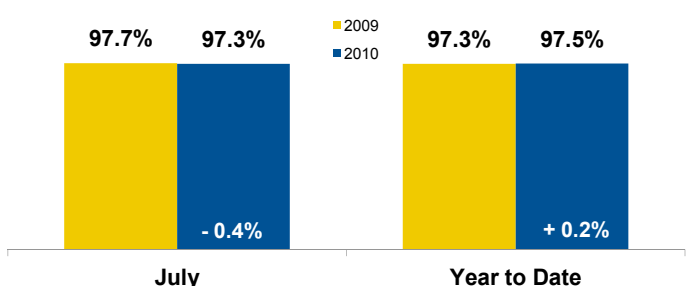
Median Sold Price*



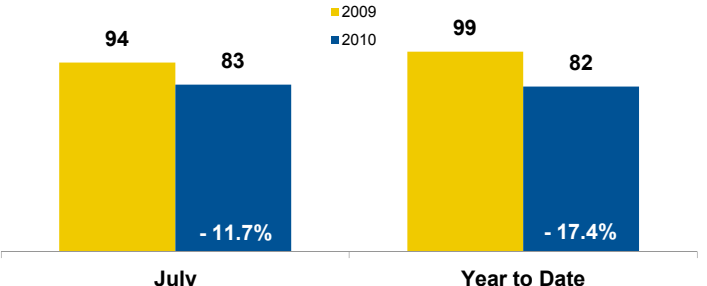
Average Sold Price*



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

July

Year to Date

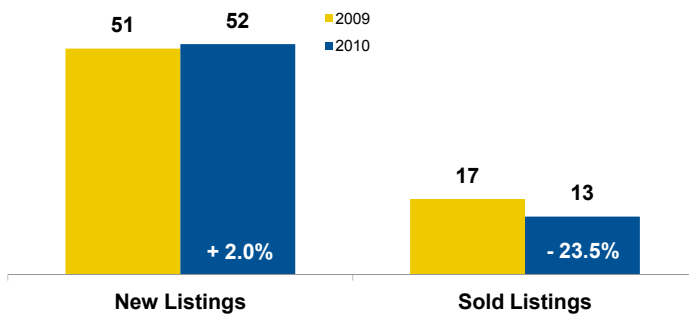
	2009	2010	Change	2009	2010	Change
New Listings	51	52	+ 2.0%	259	305	+ 17.8%
Sold Listings	17	13	- 23.5%	102	102	- 0.0%
Median Sold Price*	\$185,000	\$164,500	- 11.1%	\$209,900	\$215,000	+ 2.4%
Average Sold Price*	\$206,959	\$182,533	- 11.8%	\$249,516	\$268,413	+ 7.6%
Percent of Sold Price to List Price*	96.1%	99.6%	+ 3.6%	96.4%	97.6%	+ 1.2%
Total Days on Market	124	95	- 23.2%	122	101	- 16.9%
Active Listings	185	212	+ 14.6%	--	--	--
Pending Sales**	NA	6	--	--	--	--

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

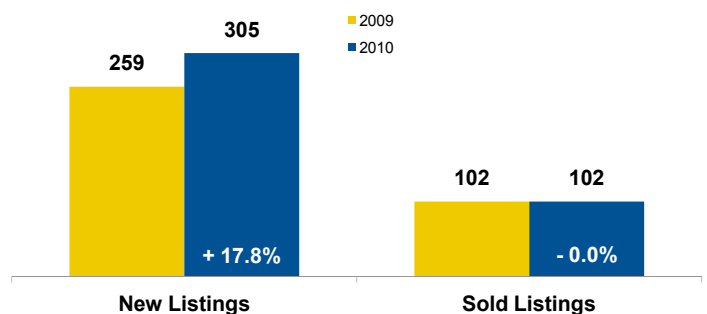
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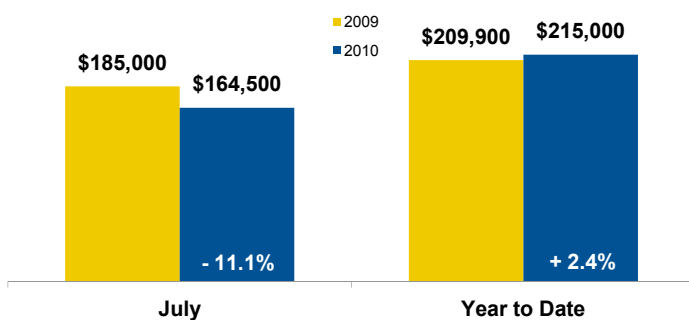
Activity—Most Recent Month



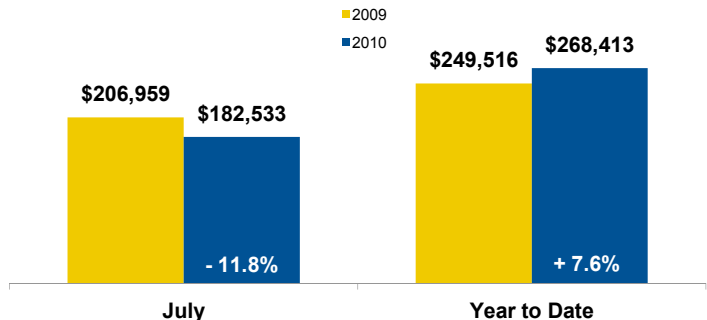
Activity—Year to Date



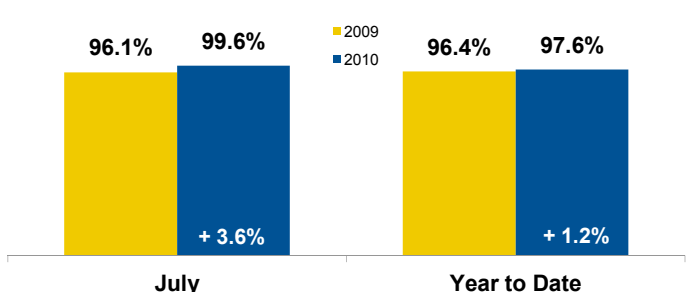
Median Sold Price*



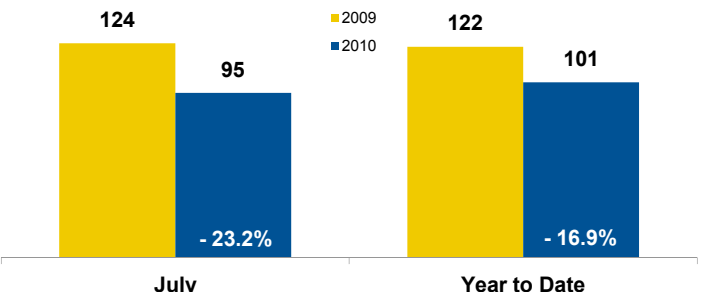
Average Sold Price*



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

July

Year to Date

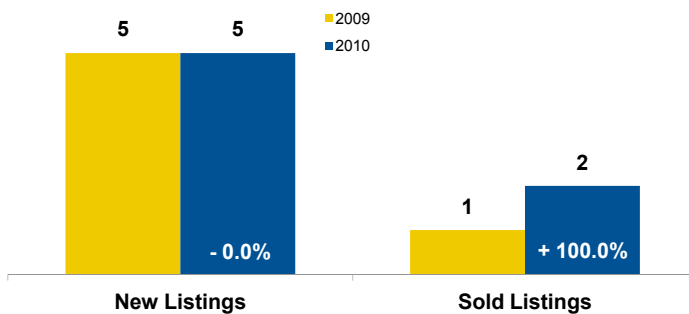
	2009	2010	Change	2009	2010	Change
New Listings	5	5	- 0.0%	38	33	- 13.2%
Sold Listings	1	2	+ 100.0%	16	14	- 12.5%
Median Sold Price*	\$137,400	\$156,000	+ 13.5%	\$141,200	\$139,250	- 1.4%
Average Sold Price*	\$137,400	\$156,000	+ 13.5%	\$131,581	\$130,154	- 1.1%
Percent of Sold Price to List Price*	98.9%	97.2%	- 1.7%	91.0%	95.1%	+ 4.4%
Total Days on Market	36	370	+ 927.8%	158	181	+ 14.5%
Active Listings	55	27	- 50.9%	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

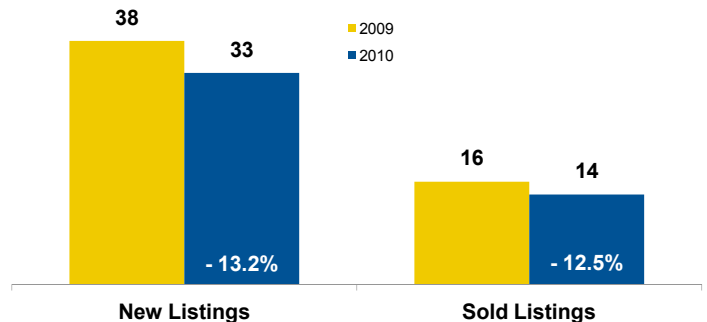
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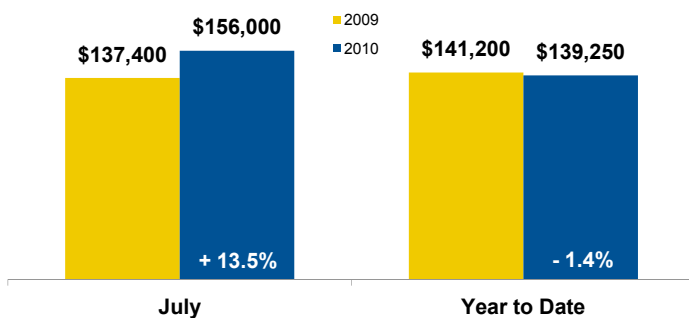
Activity—Most Recent Month



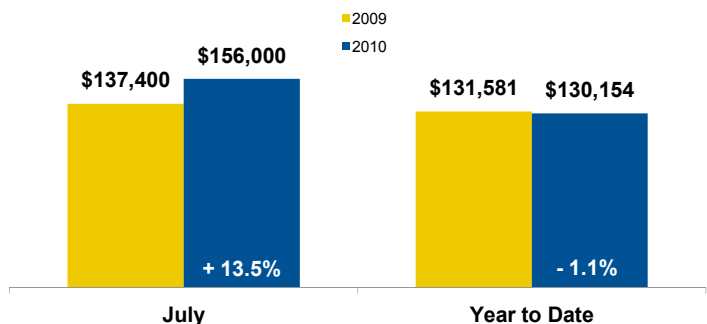
Activity—Year to Date



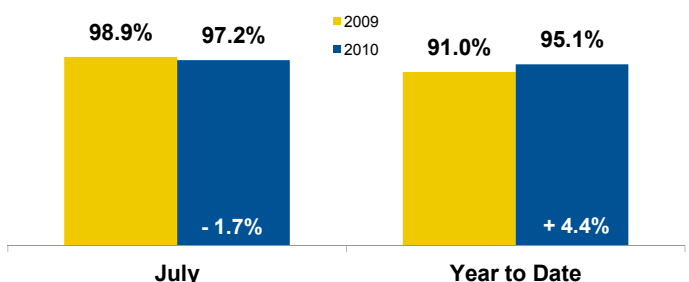
Median Sold Price*



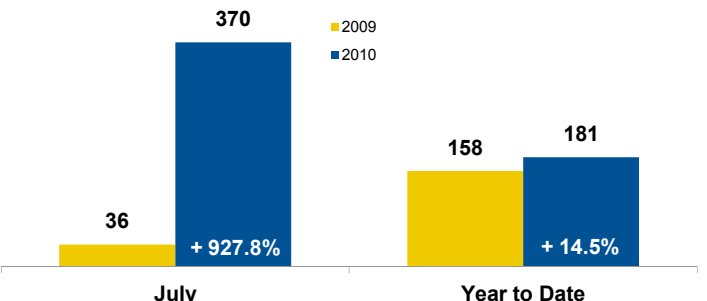
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Park County

July

Year to Date

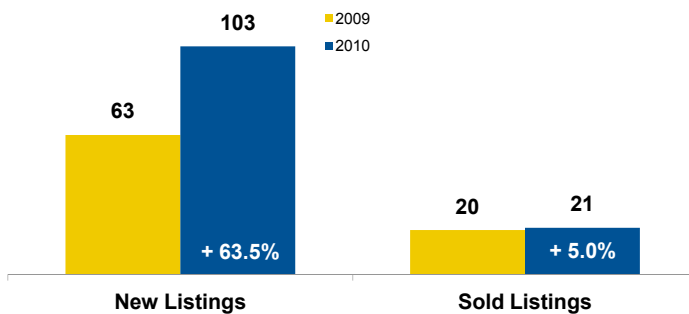
	2009	2010	Change	2009	2010	Change
New Listings	63	103	+ 63.5%	507	580	+ 14.4%
Sold Listings	20	21	+ 5.0%	130	165	+ 26.9%
Median Sold Price*	\$165,000	\$145,000	- 12.1%	\$168,000	\$181,500	+ 8.0%
Average Sold Price*	\$190,721	\$179,563	- 5.9%	\$180,570	\$199,770	+ 10.6%
Percent of Sold Price to List Price*	96.6%	95.8%	- 0.8%	95.1%	95.3%	+ 0.2%
Total Days on Market	184	113	- 38.7%	165	144	- 12.7%
Active Listings	436	483	+ 10.8%	--	--	--
Pending Sales**	NA	4	--	--	--	--

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

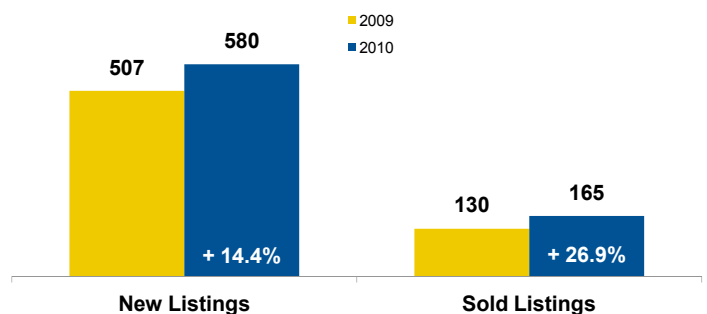
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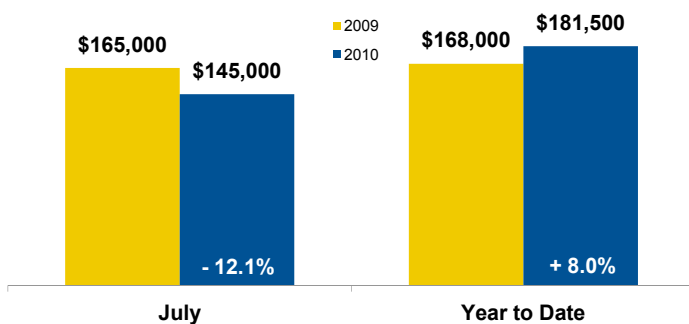
Activity—Most Recent Month



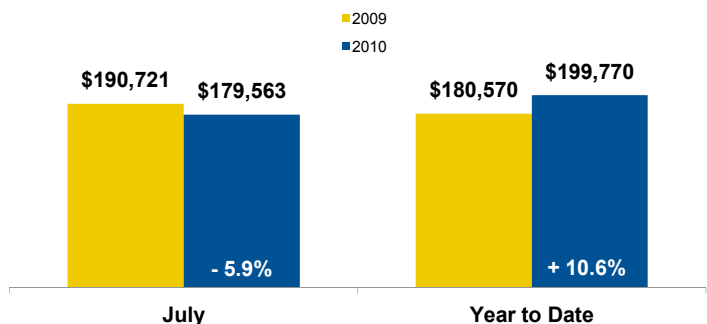
Activity—Year to Date



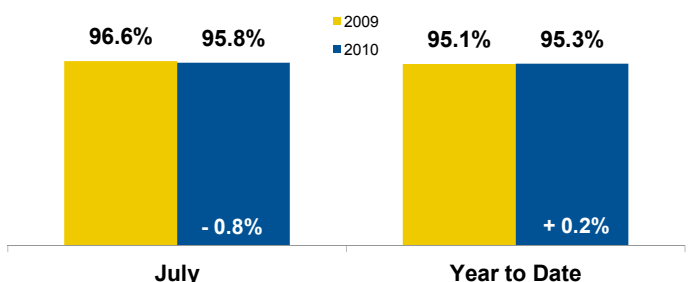
Median Sold Price*



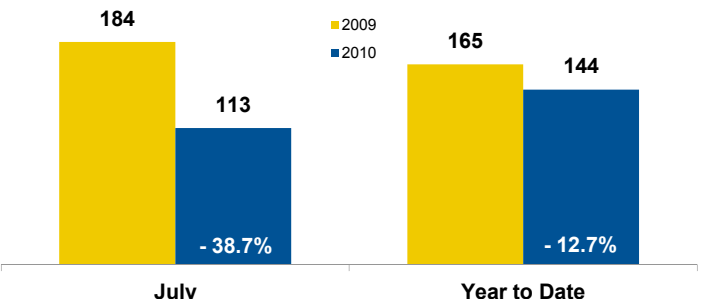
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

July

Year to Date

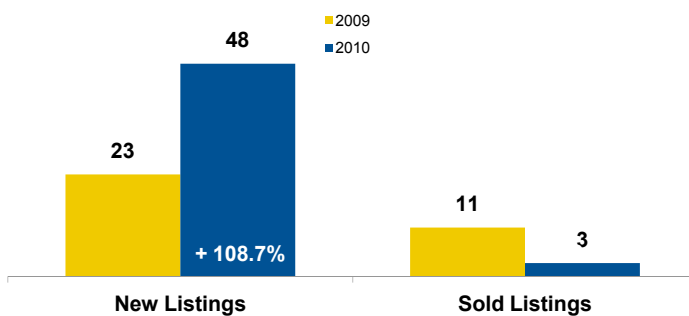
	2009	2010	Change	2009	2010	Change
New Listings	23	48	+ 108.7%	245	274	+ 11.8%
Sold Listings	11	3	- 72.7%	48	50	+ 4.2%
Median Sold Price*	\$265,000	\$270,000	+ 1.9%	\$352,200	\$435,000	+ 23.5%
Average Sold Price*	\$328,677	\$297,500	- 9.5%	\$476,400	\$487,806	+ 2.4%
Percent of Sold Price to List Price*	92.5%	92.8%	+ 0.4%	93.8%	93.4%	- 0.4%
Total Days on Market	168	36	- 78.6%	152	158	+ 4.4%
Active Listings	260	266	+ 2.3%	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

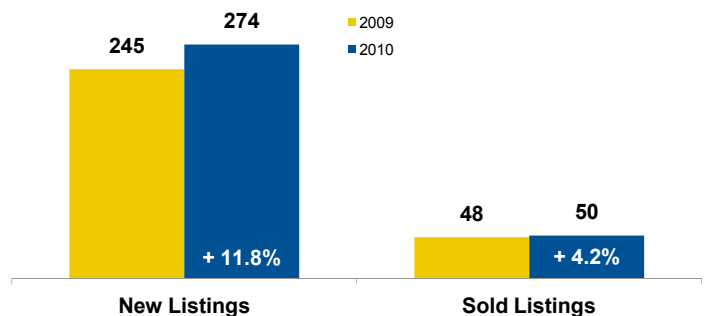
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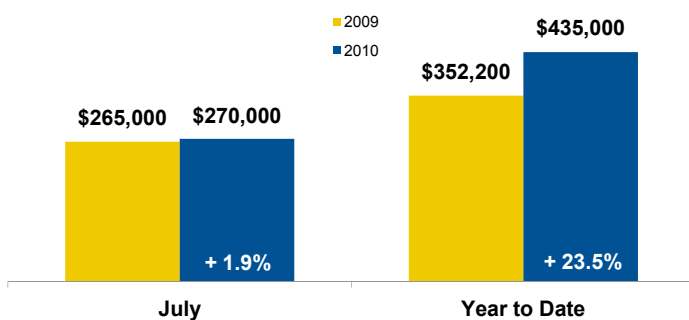
Activity—Most Recent Month



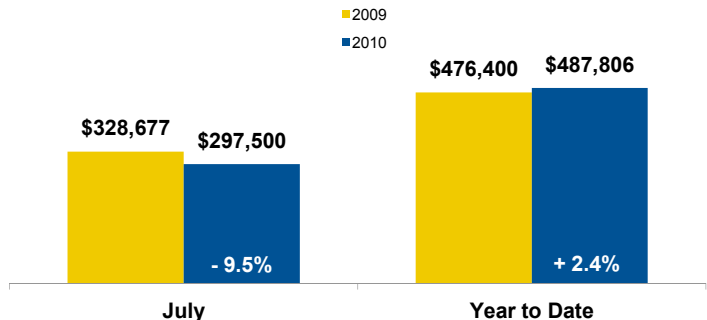
Activity—Year to Date



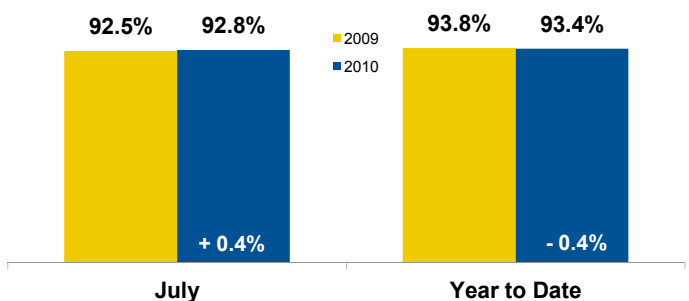
Median Sold Price*



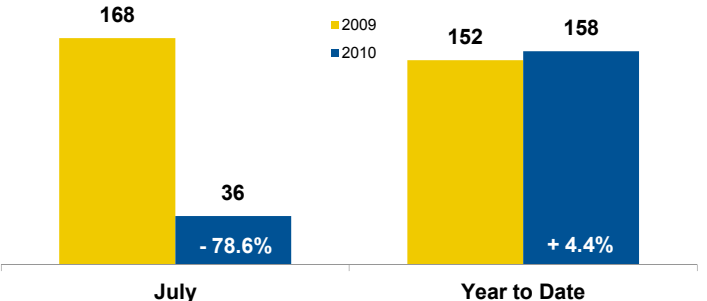
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

July

Year to Date

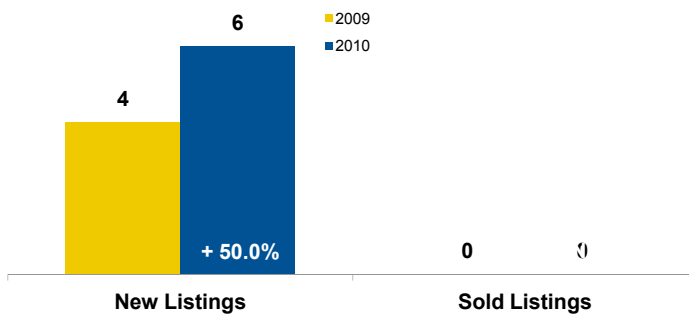
	2009	2010	Change	2009	2010	Change
New Listings	4	6	+ 50.0%	23	43	+ 87.0%
Sold Listings	0	0	NA	2	8	+ 300.0%
Median Sold Price*	\$0	\$0	NA	\$157,500	\$165,750	+ 5.2%
Average Sold Price*	\$0	\$0	NA	\$157,500	\$177,688	+ 12.8%
Percent of Sold Price to List Price*	0.0%	0.0%	NA	92.6%	94.7%	+ 2.3%
Total Days on Market	0	0	NA	101	126	+ 24.8%
Active Listings	25	47	+ 88.0%	--	--	--
Pending Sales**	NA	3	--	--	--	--

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

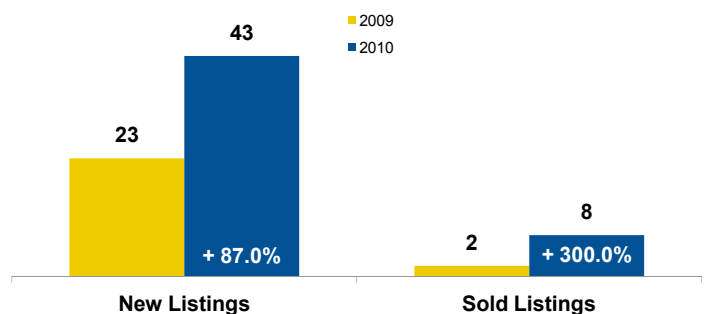
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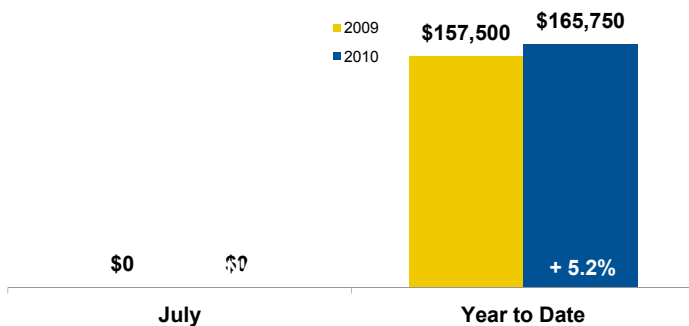
Activity—Most Recent Month



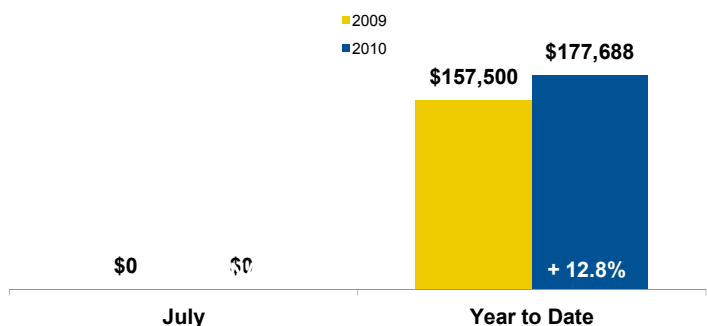
Activity—Year to Date



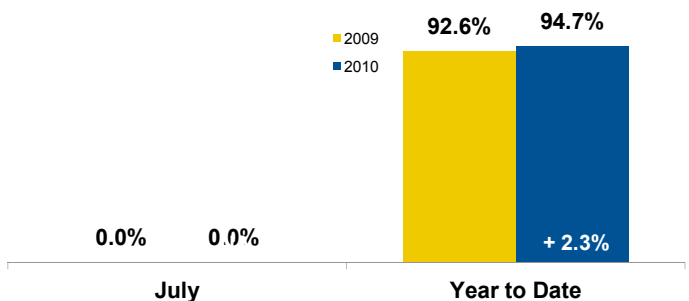
Median Sold Price*



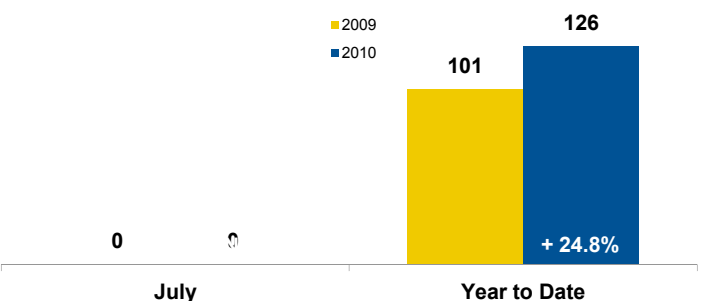
Average Sold Price*



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

July

Year to Date

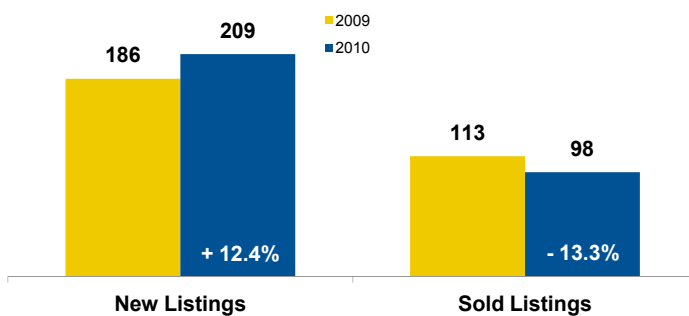
	2009	2010	Change	2009	2010	Change
New Listings	186	209	+ 12.4%	1,254	1,313	+ 4.7%
Sold Listings	113	98	- 13.3%	594	617	+ 3.9%
Median Sold Price*	\$175,000	\$189,900	+ 8.5%	\$170,000	\$194,925	+ 14.7%
Average Sold Price*	\$188,766	\$208,243	+ 10.3%	\$195,247	\$215,944	+ 10.6%
Percent of Sold Price to List Price*	98.8%	97.9%	- 1.0%	97.9%	98.2%	+ 0.4%
Total Days on Market	99	76	- 22.7%	107	98	- 8.4%
Active Listings	658	587	- 10.8%	--	--	--
Pending Sales**	NA	26	--	--	--	--

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

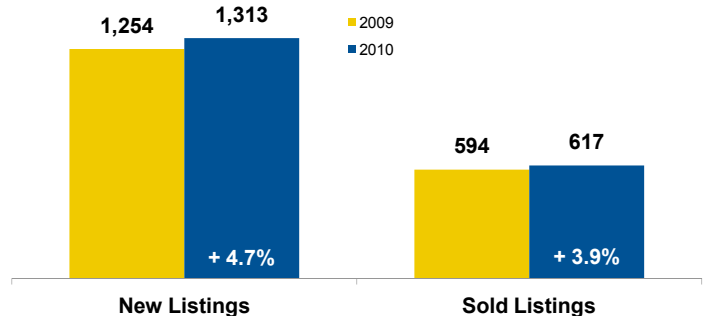
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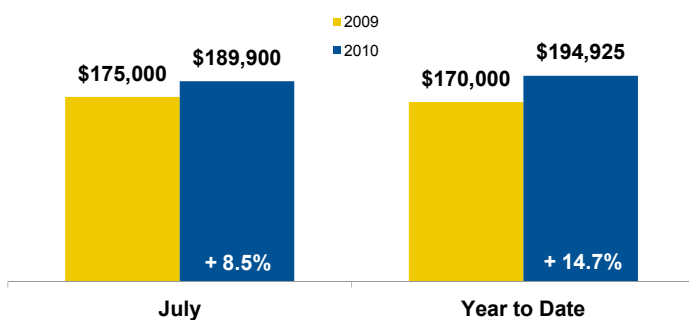
Activity—Most Recent Month



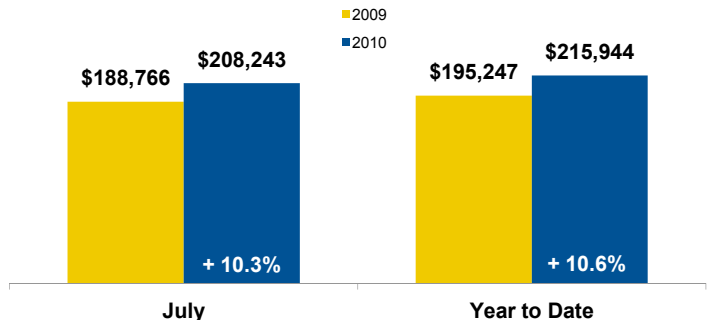
Activity—Year to Date



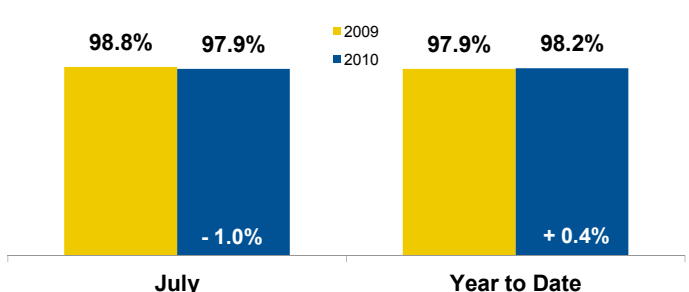
Median Sold Price*



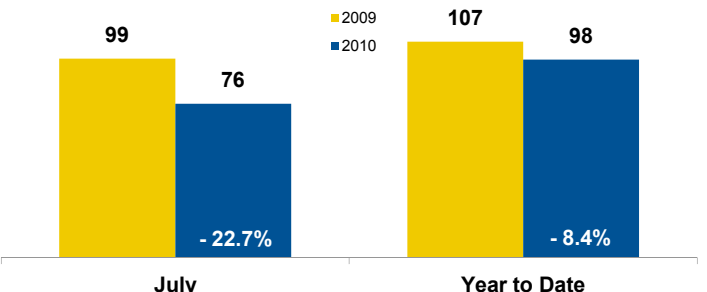
Average Sold Price*



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

July

Year to Date

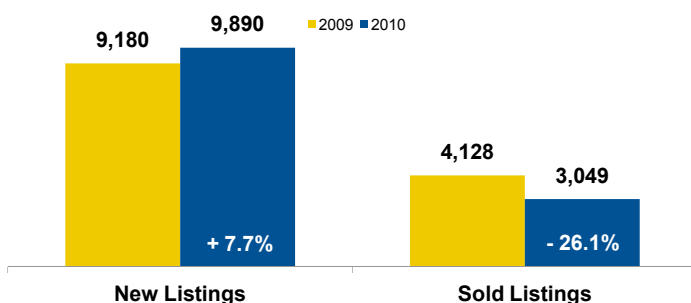
	2009	2010	Change	2009	2010	Change
New Listings	9,180	9,890	+ 7.7%	58,920	66,640	+ 13.1%
Sold Listings	4,128	3,049	- 26.1%	22,388	22,711	+ 1.4%
Median Sold Price*	\$209,900	\$219,000	+ 4.3%	\$194,000	\$209,125	+ 7.8%
Average Sold Price*	\$251,653	\$267,470	+ 6.3%	\$280,343	\$268,584	- 4.2%
Percent of Sold Price to List Price*	98.2%	97.6%	- 0.6%	97.8%	98.2%	+ 0.4%
Total Days on Market	98	85	- 13.9%	100	82	- 18.3%
Active Listings	21,708	22,497	+ 3.6%	--	--	--
Pending Sales	NA	424	--	--	--	--

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

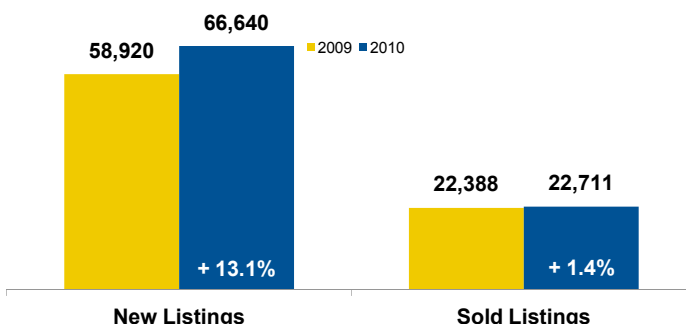
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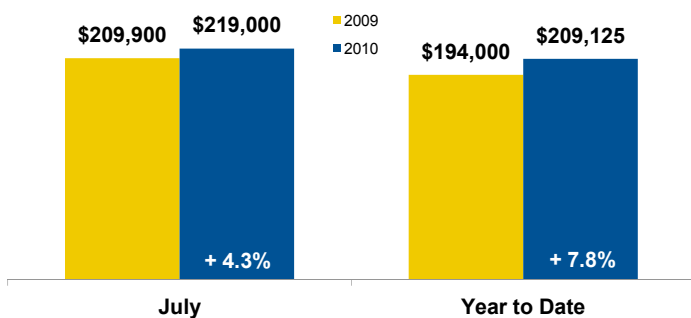
Activity—Most Recent Month



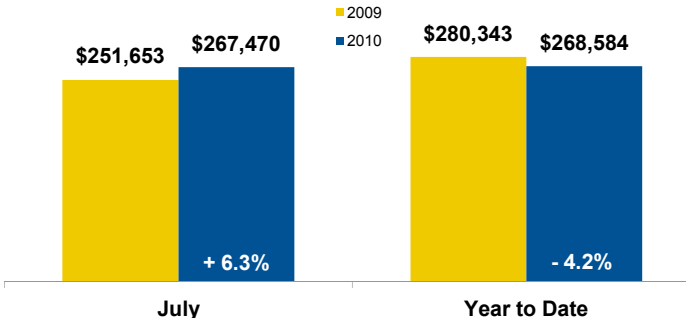
Activity—Year to Date



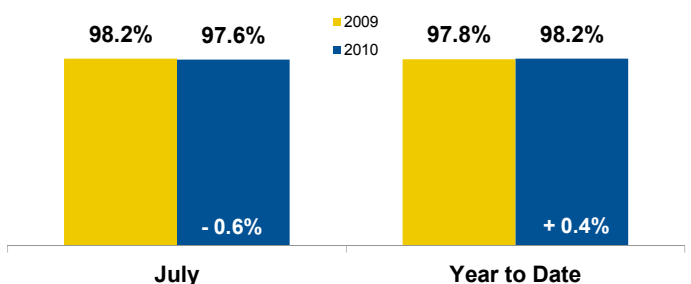
Median Sold Price*



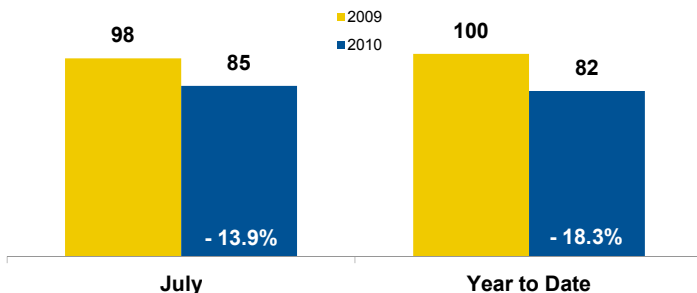
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

July

Year to Date

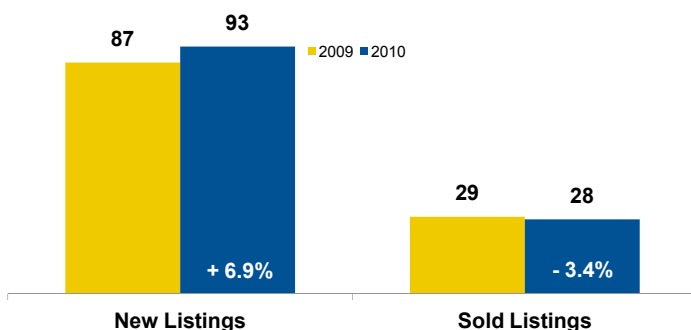
	2009	2010	Change	2009	2010	Change
New Listings	87	93	+ 6.9%	411	626	+ 52.3%
Sold Listings	29	28	- 3.4%	109	196	+ 79.8%
Median Sold Price*	\$205,000	\$225,890	+ 10.2%	\$224,000	\$225,894	+ 0.8%
Average Sold Price*	\$266,786	\$267,099	+ 0.1%	\$280,343	\$268,584	- 4.2%
Percent of Sold Price to List Price*	96.0%	99.3%	+ 3.5%	95.4%	98.2%	+ 2.9%
Total Days on Market	105	80	- 23.8%	123	89	- 27.9%
Active Listings	305	415	+ 36.1%	--	--	--
Pending Sales	NA	16	--	--	--	--

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

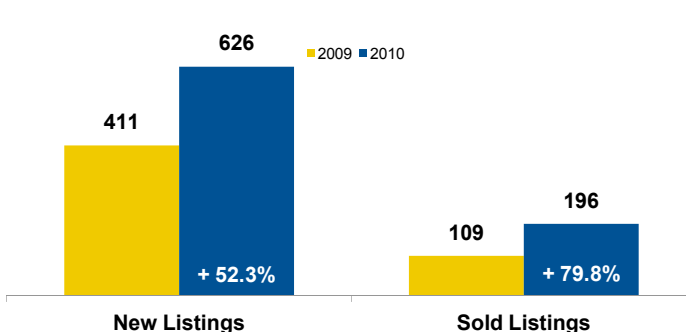
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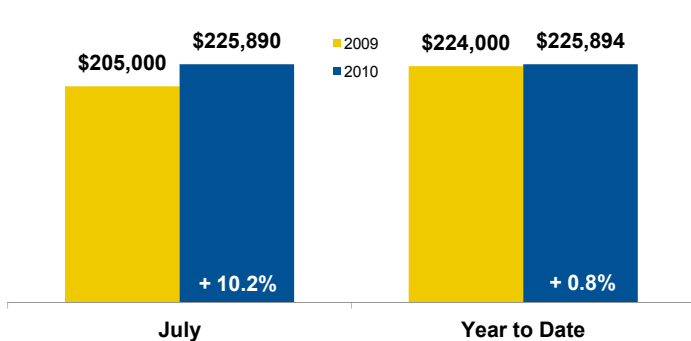
Activity—Most Recent Month



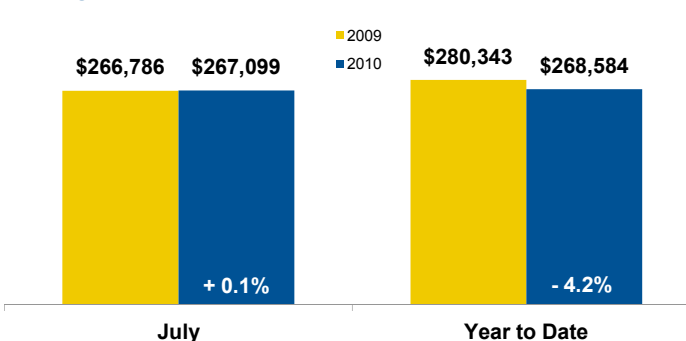
Activity—Year to Date



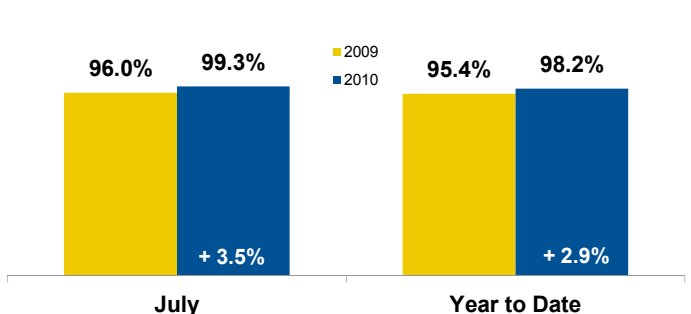
Median Sold Price*



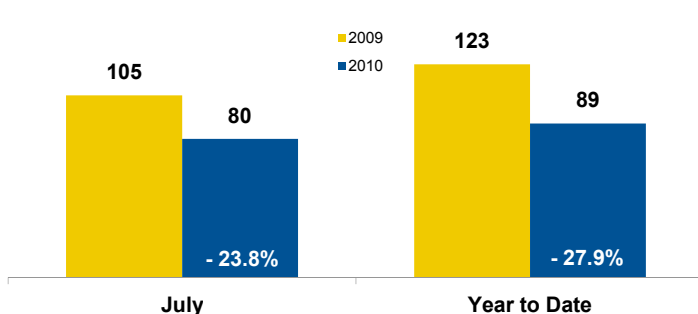
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

July

Year to Date

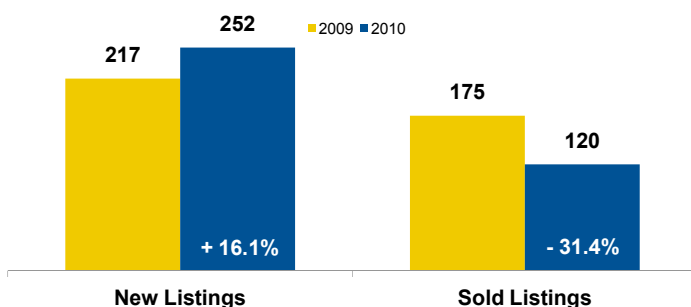
	2009	2010	Change	2009	2010	Change
New Listings	217	252	+ 16.1%	1,700	2,079	+ 22.3%
Sold Listings	175	120	- 31.4%	750	873	+ 16.4%
Median Sold Price*	\$285,000	\$335,250	+ 17.6%	\$271,000	\$290,000	+ 7.0%
Average Sold Price*	\$304,173	\$394,024	+ 29.5%	\$323,406	\$355,117	+ 9.8%
Percent of Sold Price to List Price*	97.3%	97.1%	- 0.2%	96.9%	97.4%	+ 0.5%
Total Days on Market	105	75	- 28.7%	101	80	- 20.8%
Active Listings	902	930	+ 3.1%	--	--	--
Pending Sales	NA	18	--	--	--	--

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

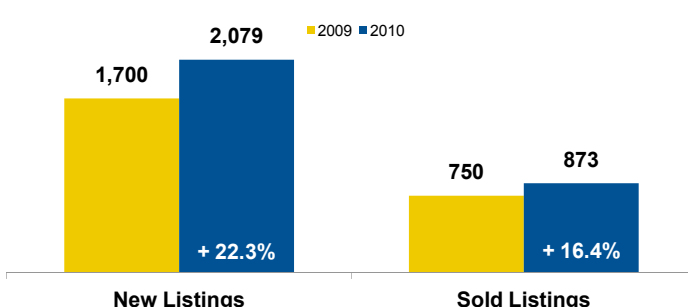
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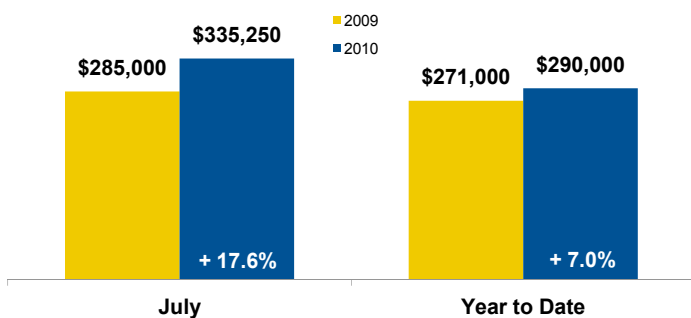
Activity—Most Recent Month



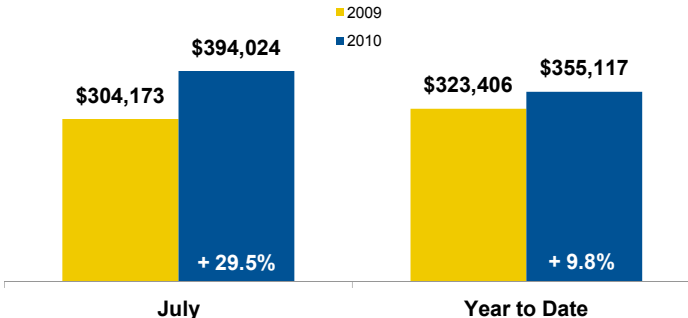
Activity—Year to Date



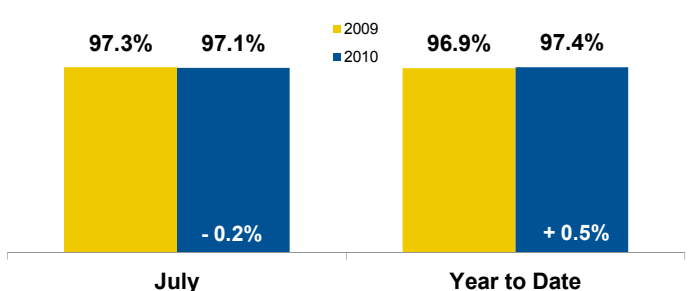
Median Sold Price*



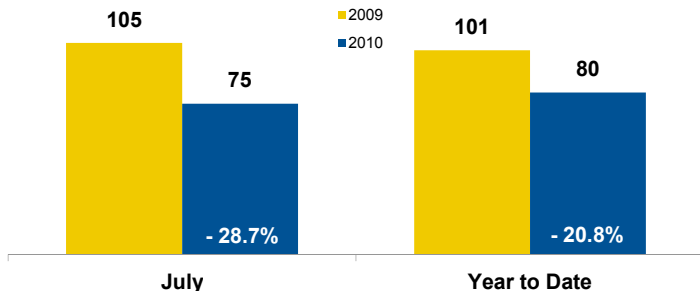
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Fort Collins-Loveland MSA

Includes Larimer County

July

Year to Date

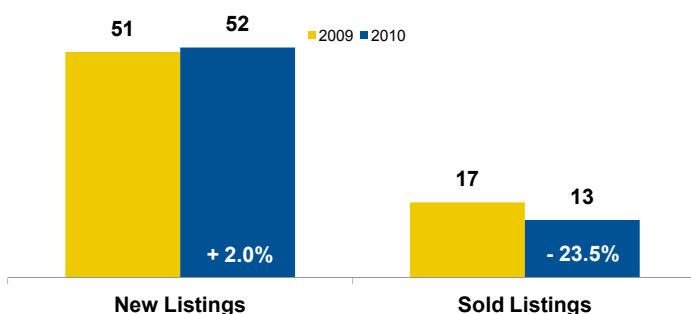
	2009	2010	Change	2009	2010	Change
New Listings	51	52	+ 2.0%	259	305	+ 17.8%
Sold Listings	17	13	- 23.5%	102	102	- 0.0%
Median Sold Price*	\$185,000	\$164,500	- 11.1%	\$209,900	\$215,000	+ 2.4%
Average Sold Price*	\$206,959	\$182,533	- 11.8%	\$249,516	\$268,413	+ 7.6%
Percent of Sold Price to List Price*	96.1%	99.6%	+ 3.6%	96.4%	97.6%	+ 1.2%
Total Days on Market	124	95	- 23.2%	122	101	- 16.9%
Active Listings	185	212	+ 14.6%	--	--	--
Pending Sales	NA	6	--	--	--	--

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

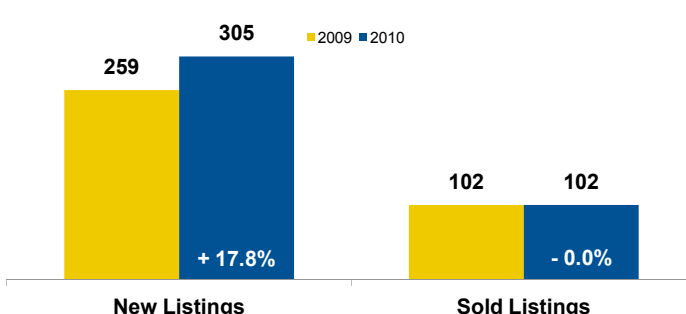
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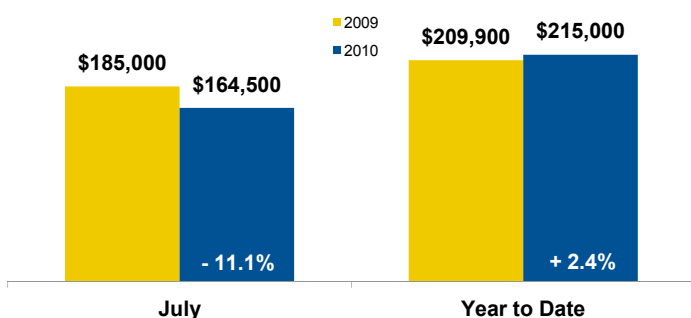
Activity—Most Recent Month



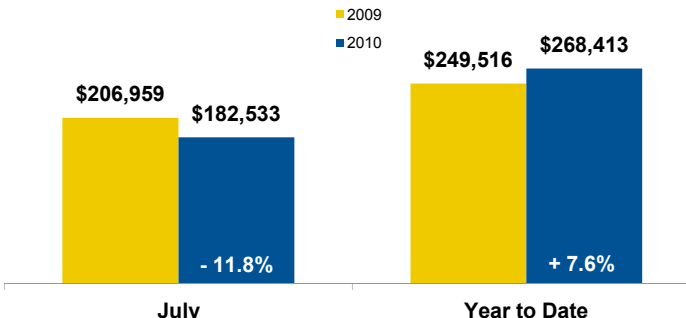
Activity—Year to Date



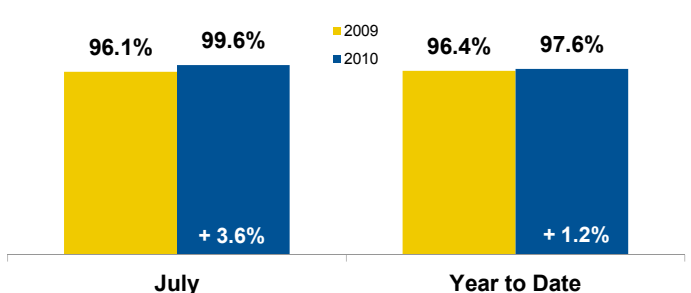
Median Sold Price*



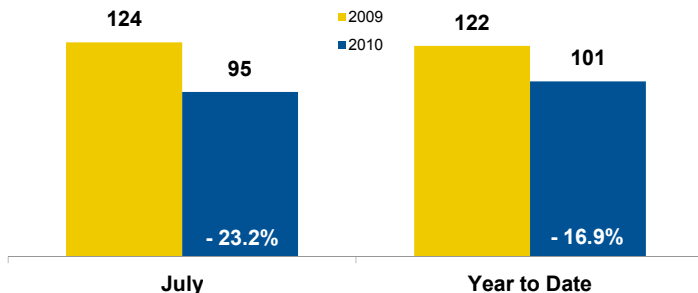
Average Sold Price*



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

July

Year to Date

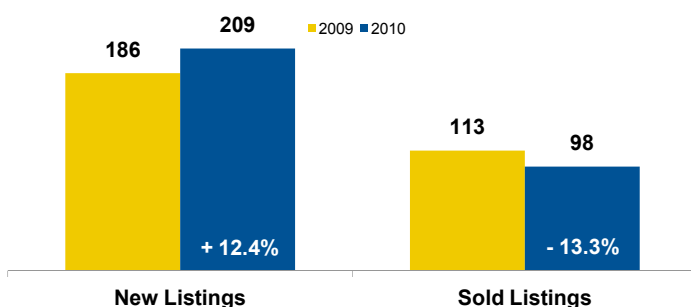
	2009	2010	Change	2009	2010	Change
New Listings	186	209	+ 12.4%	1,254	1,313	+ 4.7%
Sold Listings	113	98	- 13.3%	594	617	+ 3.9%
Median Sold Price*	\$175,000	\$189,900	+ 8.5%	\$170,000	\$194,925	+ 14.7%
Average Sold Price*	\$188,766	\$208,243	+ 10.3%	\$195,247	\$215,944	+ 10.6%
Percent of Sold Price to List Price*	98.8%	97.9%	- 1.0%	97.9%	98.2%	+ 0.4%
Total Days on Market	99	76	- 22.7%	107	98	- 8.4%
Active Listings	658	587	- 10.8%	--	--	--
Pending Sales	NA	26	--	--	--	--

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

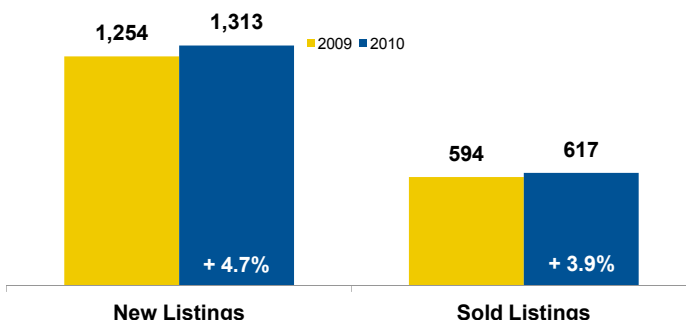
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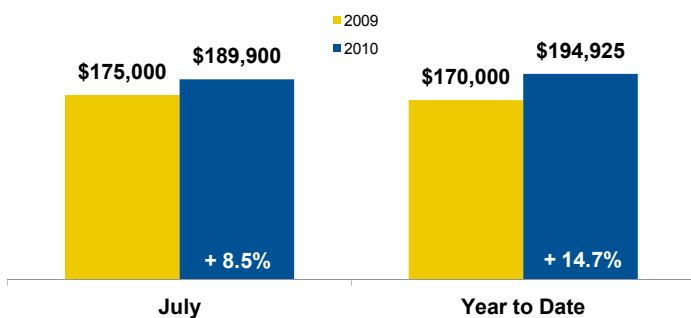
Activity—Most Recent Month



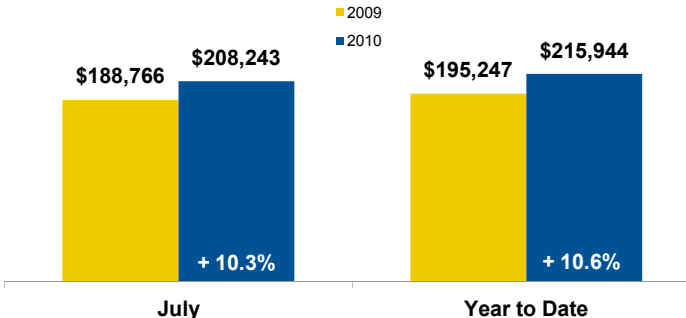
Activity—Year to Date



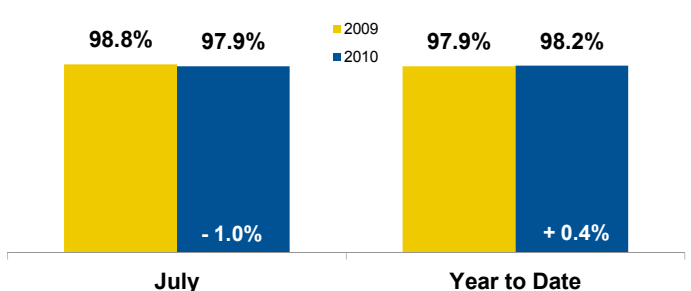
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

