



METROLIST®

Local Market Updates

May 2010

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Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Adams County

May

Year to Date

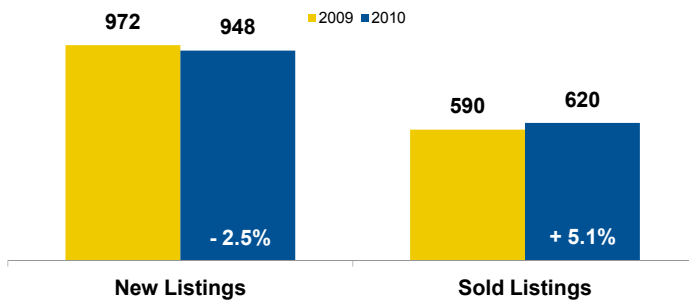
	2009	2010	Change	2009	2010	Change
New Listings	972	948	- 2.5%	5,076	5,730	+ 12.9%
Sold Listings	590	620	+ 5.1%	2,592	2,549	- 1.7%
Median Sold Price*	\$150,750	\$159,945	+ 6.1%	\$139,950	\$159,900	+ 14.3%
Average Sold Price*	\$168,896	\$180,014	+ 6.6%	\$160,158	\$175,560	+ 9.6%
Percent of Sold Price to List Price*	98.7%	99.2%	+ 0.5%	98.4%	99.2%	+ 0.8%
Total Days on Market	91	62	- 32.7%	92	71	- 23.6%
Active Listings	NA	2,432	--	--	--	--
Pending Sales**	NA	133	--	--	--	--

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

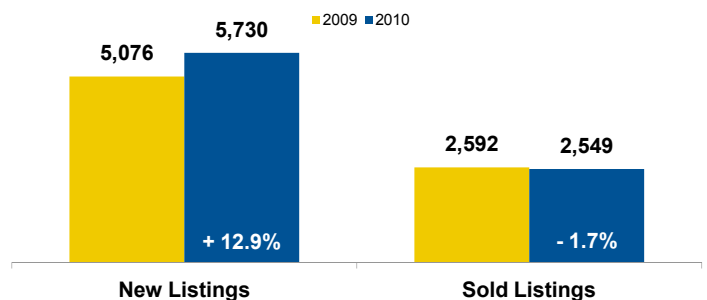
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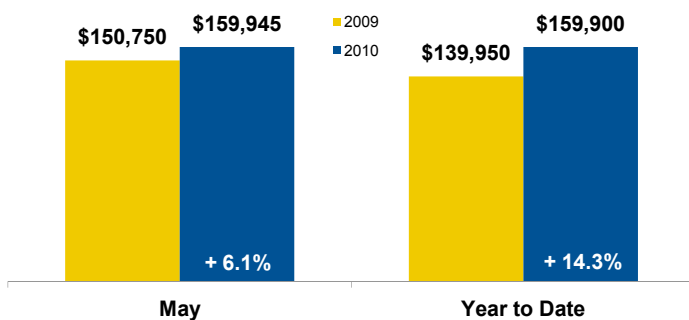
Activity—Most Recent Month



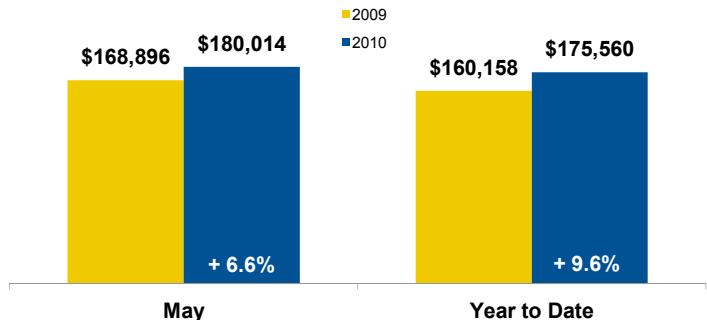
Activity—Year to Date



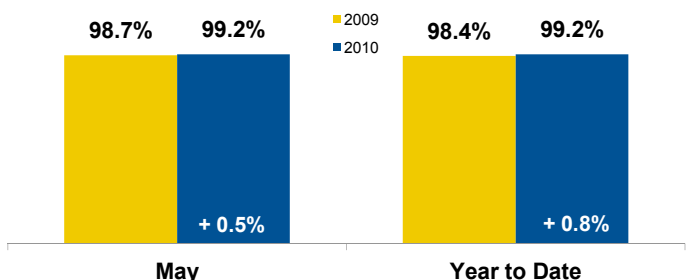
Median Sold Price*



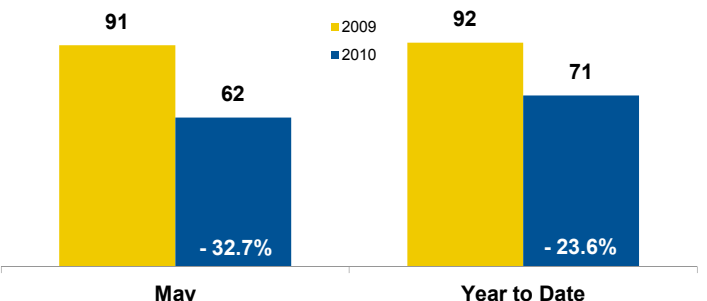
Average Sold Price*



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

May

Year to Date

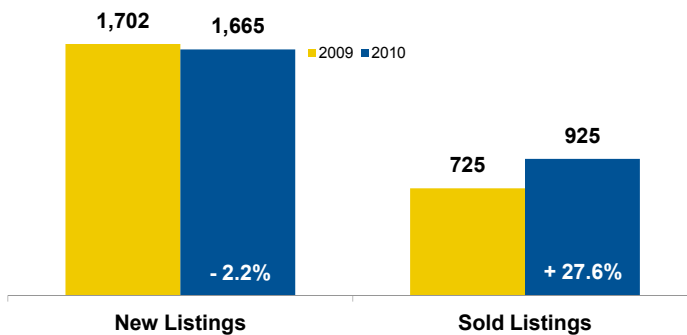
	2009	2010	Change	2009	2010	Change
New Listings	1,702	1,665	- 2.2%	8,007	9,683	+ 20.9%
Sold Listings	725	925	+ 27.6%	3,210	3,568	+ 11.2%
Median Sold Price*	\$180,000	\$187,375	+ 4.1%	\$168,125	\$187,737	+ 11.7%
Average Sold Price*	\$219,571	\$219,203	- 0.2%	\$207,576	\$227,483	+ 9.6%
Percent of Sold Price to List Price*	97.8%	98.3%	+ 0.4%	97.6%	97.9%	+ 0.3%
Total Days on Market	98	71	- 27.3%	97	77	- 21.0%
Active Listings	NA	4,024	--	--	--	--
Pending Sales**	NA	131	--	--	--	--

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

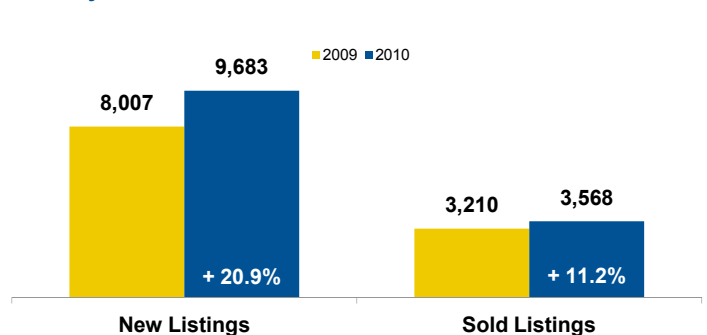
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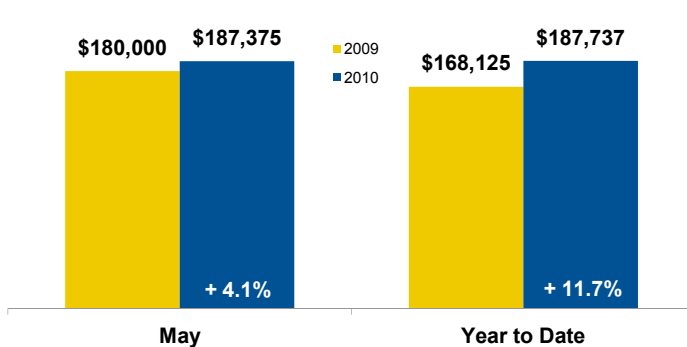
Activity—Most Recent Month



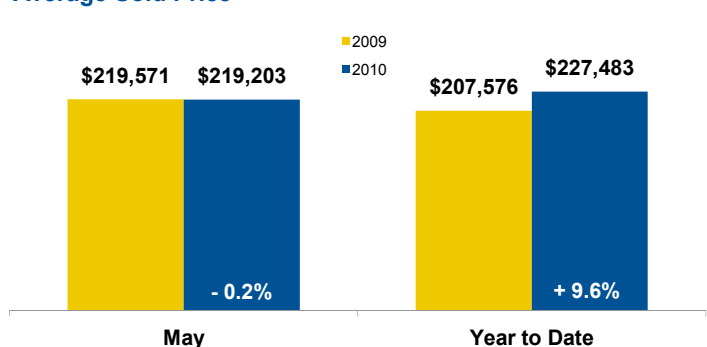
Activity—Year to Date



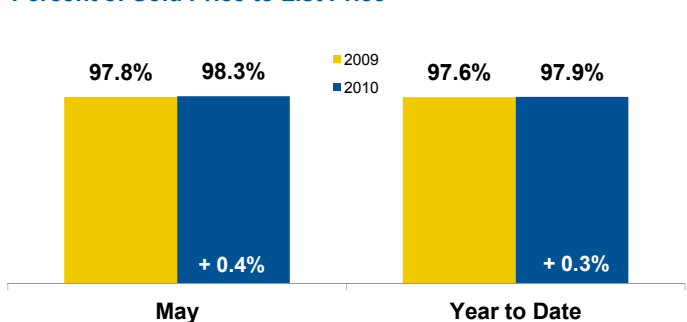
Median Sold Price*



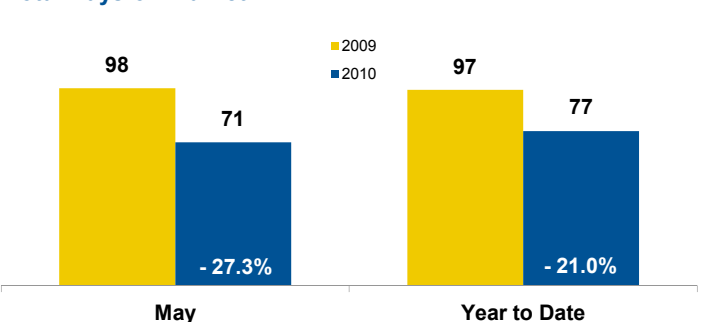
Average Sold Price*



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

May

Year to Date

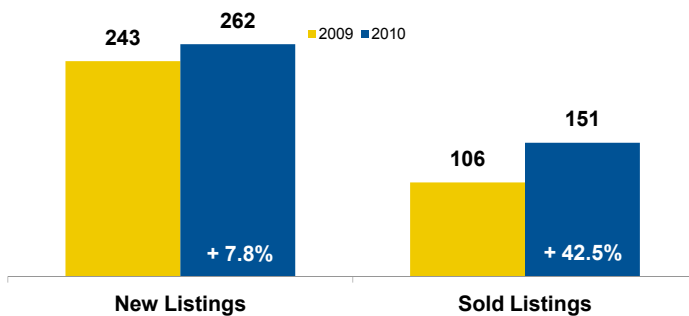
	2009	2010	Change	2009	2010	Change
New Listings	243	262	+ 7.8%	1,185	1,484	+ 25.2%
Sold Listings	106	151	+ 42.5%	420	581	+ 38.3%
Median Sold Price*	\$269,950	\$266,957	- 1.1%	\$265,000	\$269,000	+ 1.5%
Average Sold Price*	\$315,381	\$334,001	+ 5.9%	\$310,619	\$342,515	+ 10.3%
Percent of Sold Price to List Price*	97.5%	98.2%	+ 0.7%	96.6%	97.4%	+ 0.9%
Total Days on Market	88	66	- 25.3%	105	82	- 22.0%
Active Listings	NA	811	--	--	--	--
Pending Sales**	NA	14	--	--	--	--

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

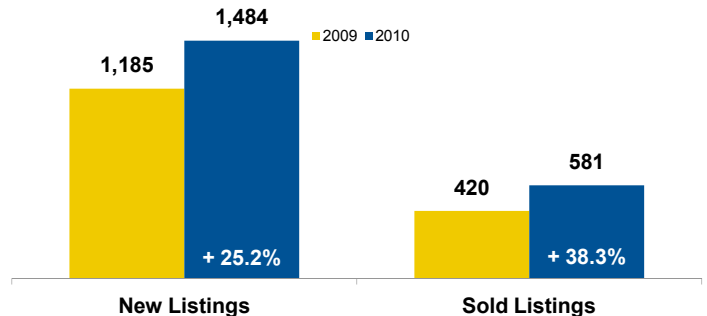
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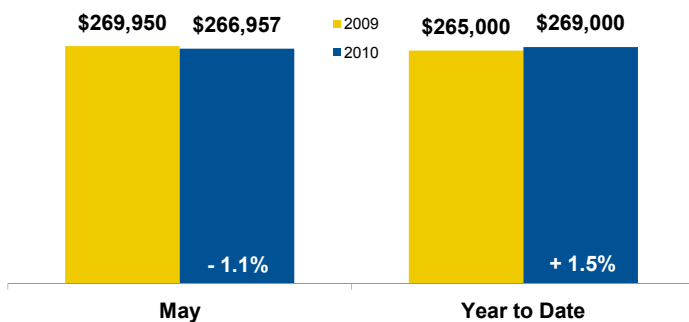
Activity—Most Recent Month



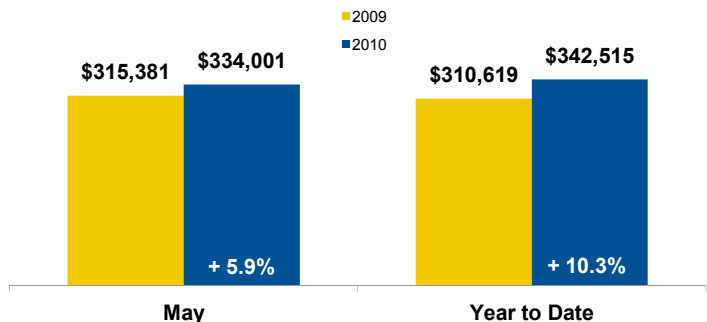
Activity—Year to Date



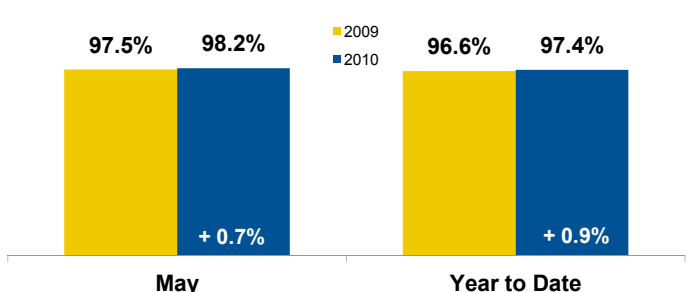
Median Sold Price*



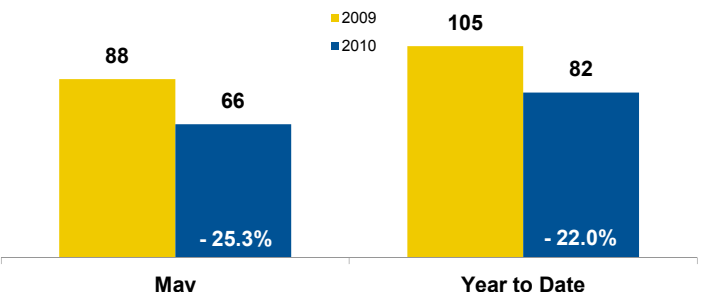
Average Sold Price*



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

May

Year to Date

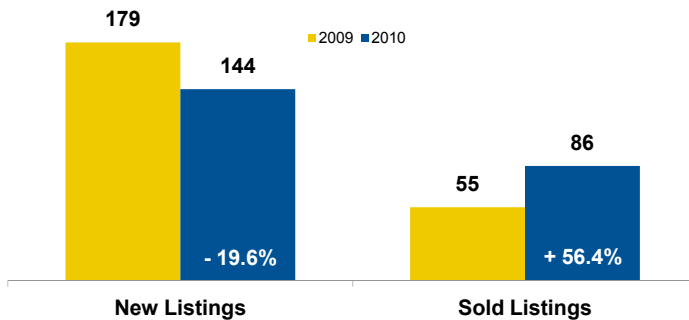
	2009	2010	Change	2009	2010	Change
New Listings	179	144	- 19.6%	816	817	+ 0.1%
Sold Listings	55	86	+ 56.4%	285	323	+ 13.3%
Median Sold Price*	\$239,000	\$308,500	+ 29.1%	\$257,000	\$265,000	+ 3.1%
Average Sold Price*	\$306,497	\$347,536	+ 13.4%	\$301,063	\$308,801	+ 2.6%
Percent of Sold Price to List Price*	96.6%	98.0%	+ 1.5%	97.0%	97.4%	+ 0.5%
Total Days on Market	115	85	- 26.4%	105	83	- 21.2%
Active Listings	NA	381	--	--	--	--
Pending Sales**	NA	8	--	--	--	--

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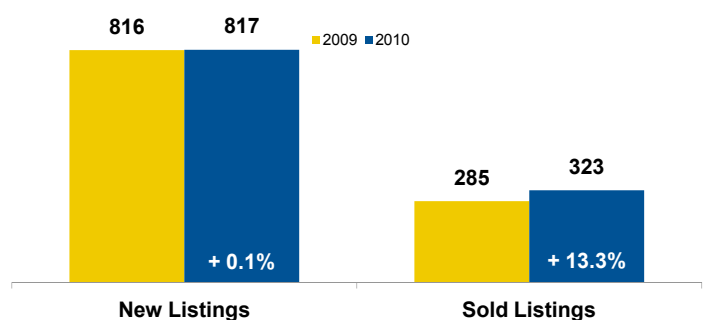
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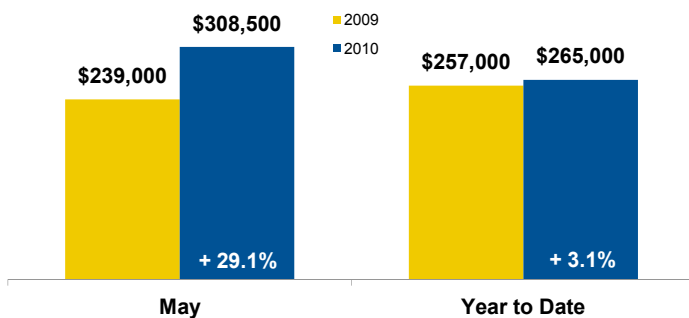
Activity—Most Recent Month



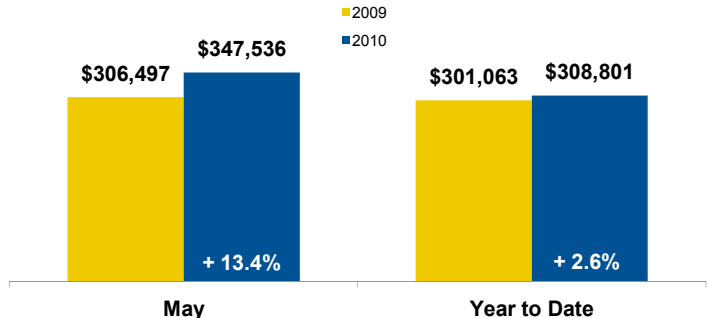
Activity—Year to Date



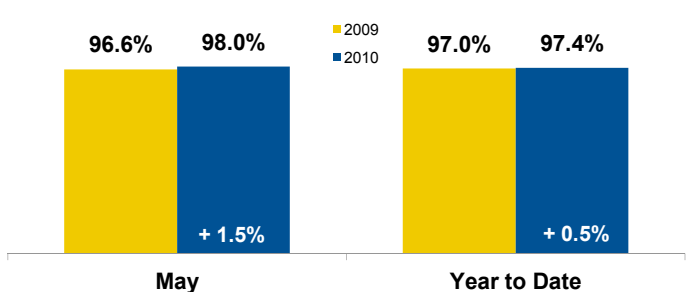
Median Sold Price*



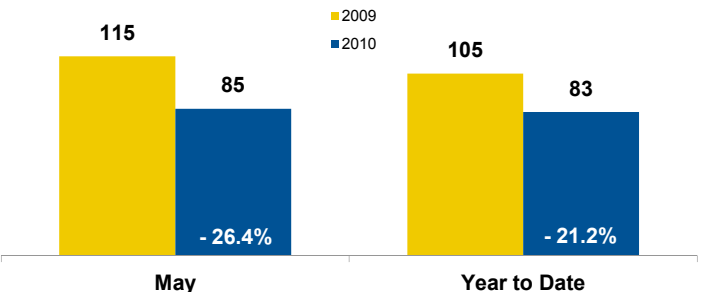
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Clear Creek County

May

Year to Date

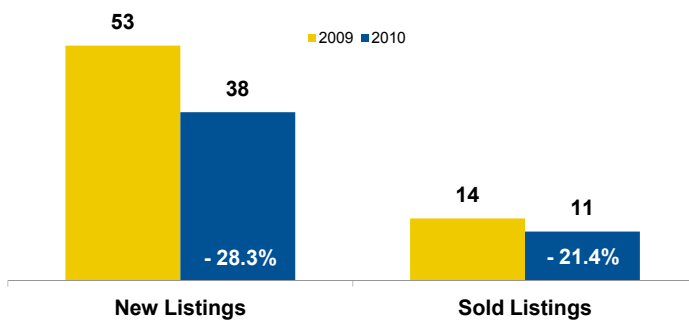
	2009	2010	Change	2009	2010	Change
New Listings	53	38	- 28.3%	189	166	- 12.2%
Sold Listings	14	11	- 21.4%	45	57	+ 26.7%
Median Sold Price*	\$344,750	\$155,000	- 55.0%	\$220,500	\$217,000	- 1.6%
Average Sold Price*	\$325,734	\$173,264	- 46.8%	\$267,249	\$254,744	- 4.7%
Percent of Sold Price to List Price*	93.5%	100.2%	+ 7.1%	92.8%	95.2%	+ 2.5%
Total Days on Market	230	56	- 75.8%	176	138	- 21.2%
Active Listings	NA	187	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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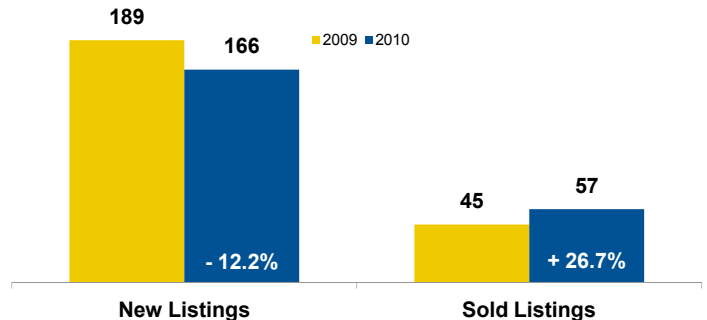
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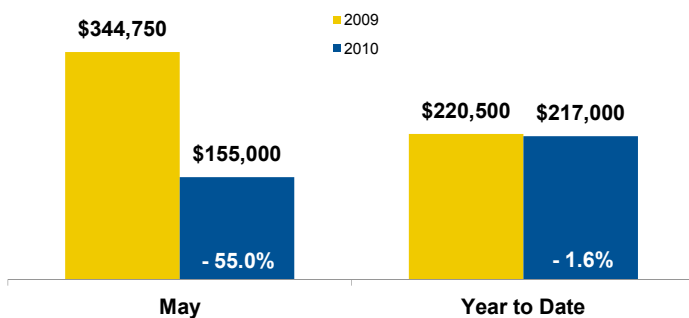
Activity—Most Recent Month



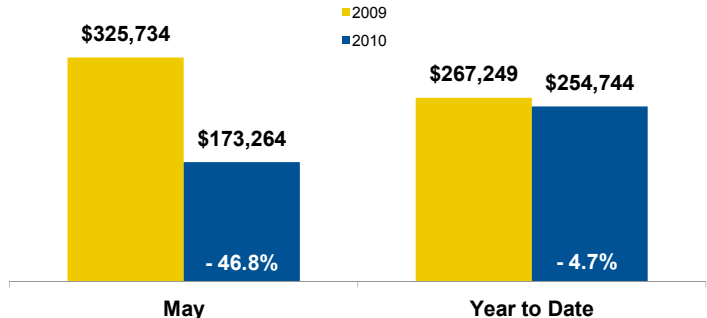
Activity—Year to Date



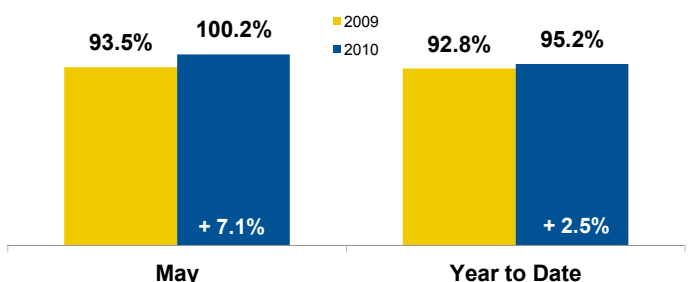
Median Sold Price*



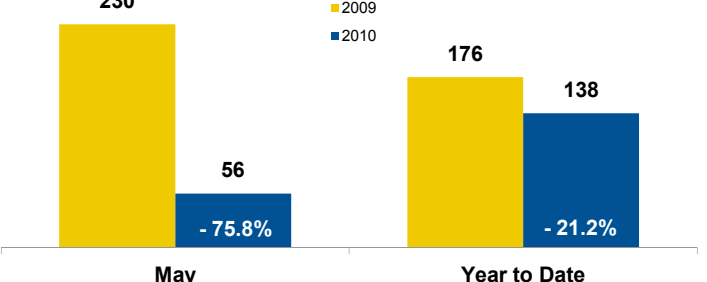
Average Sold Price*



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

May

Year to Date

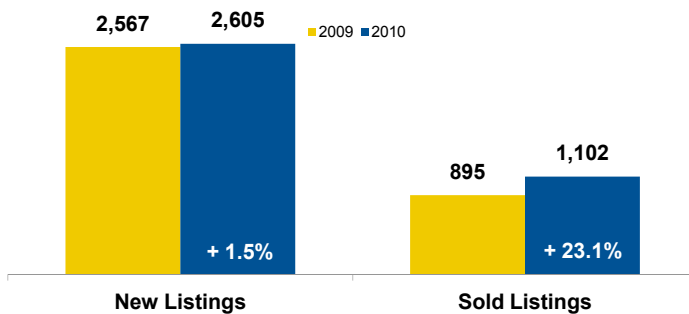
	2009	2010	Change	2009	2010	Change
New Listings	2,567	2,605	+ 1.5%	12,376	14,234	+ 15.0%
Sold Listings	895	1,102	+ 23.1%	3,892	4,186	+ 7.6%
Median Sold Price*	\$189,900	\$200,000	+ 5.3%	\$159,500	\$194,625	+ 22.0%
Average Sold Price*	\$252,147	\$251,706	- 0.2%	\$225,878	\$248,255	+ 9.9%
Percent of Sold Price to List Price*	98.0%	98.3%	+ 0.3%	97.9%	98.1%	+ 0.2%
Total Days on Market	99	78	- 21.4%	102	83	- 18.9%
Active Listings	NA	5,992	--	--	--	--
Pending Sales**	NA	121	--	--	--	--

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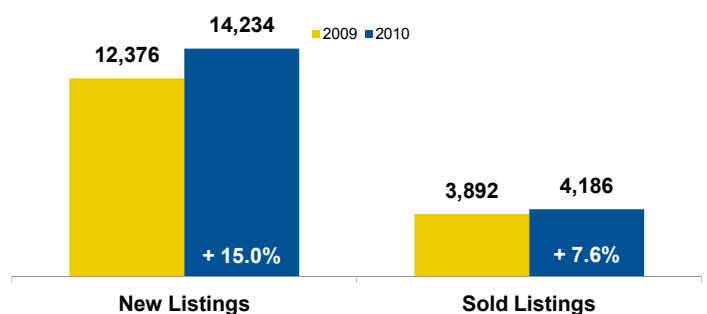
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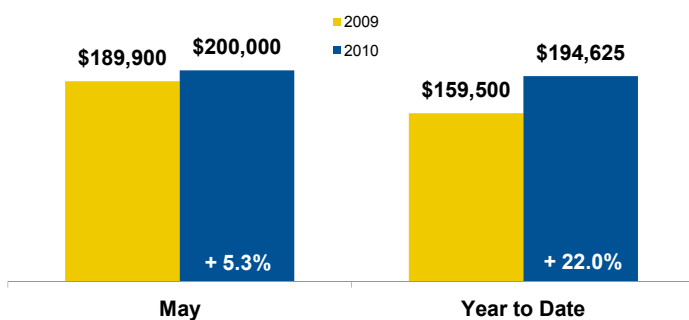
Activity—Most Recent Month



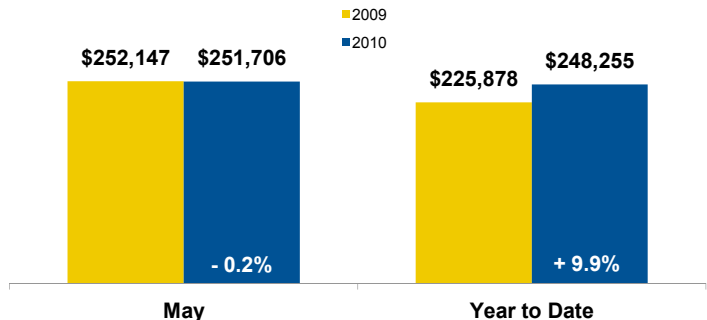
Activity—Year to Date



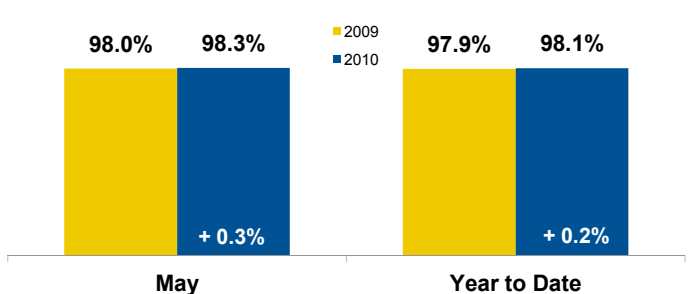
Median Sold Price*



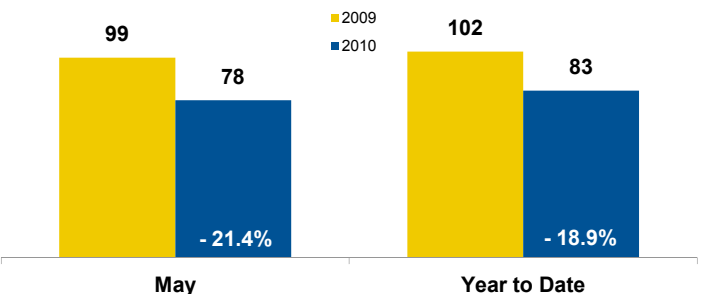
Average Sold Price*



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

May

Year to Date

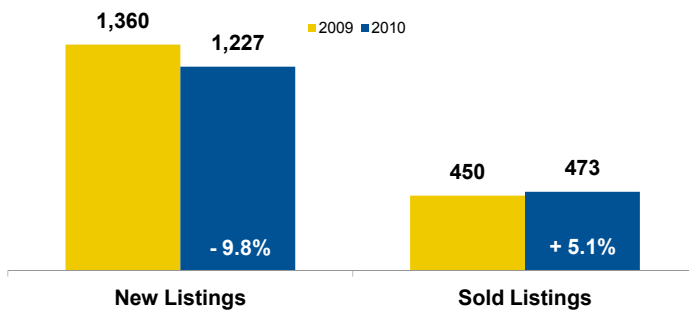
	2009	2010	Change	2009	2010	Change
New Listings	1,360	1,227	- 9.8%	6,194	6,618	+ 6.8%
Sold Listings	450	473	+ 5.1%	1,657	2,002	+ 20.8%
Median Sold Price*	\$288,450	\$291,000	+ 0.9%	\$280,000	\$284,950	+ 1.8%
Average Sold Price*	\$322,535	\$343,067	+ 6.4%	\$343,256	\$333,504	- 2.8%
Percent of Sold Price to List Price*	97.5%	97.8%	+ 0.2%	96.9%	97.4%	+ 0.5%
Total Days on Market	118	91	- 22.8%	117	96	- 18.0%
Active Listings	NA	3,335	--	--	--	--
Pending Sales**	NA	54	--	--	--	--

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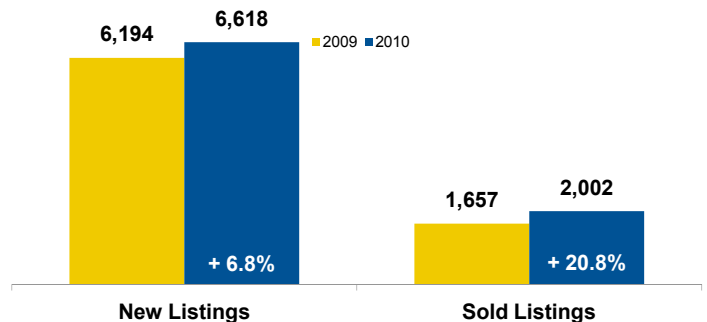
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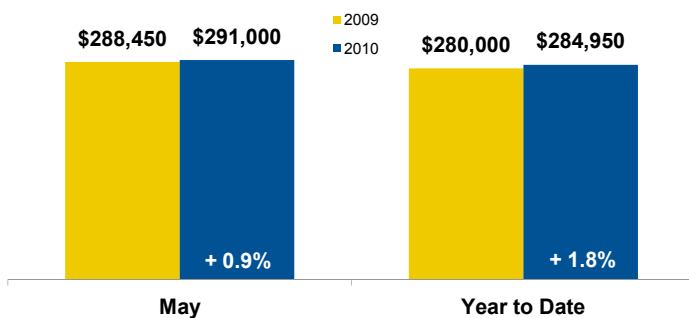
Activity—Most Recent Month



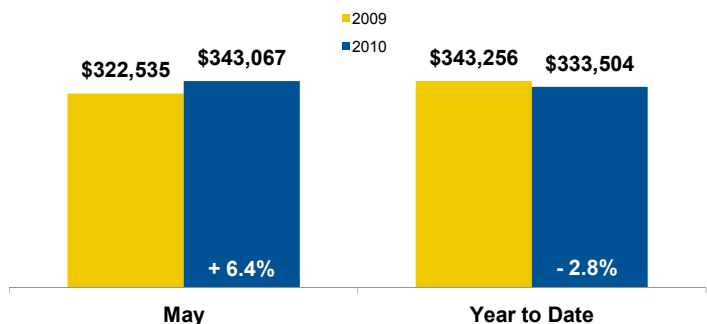
Activity—Year to Date



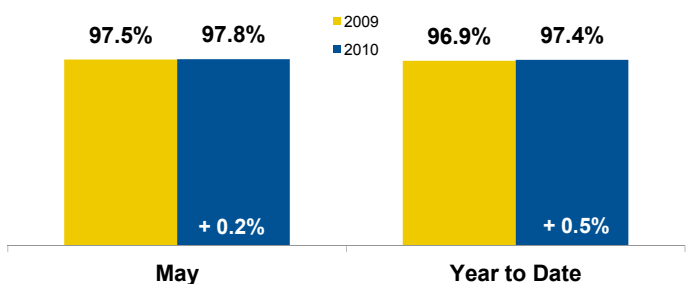
Median Sold Price*



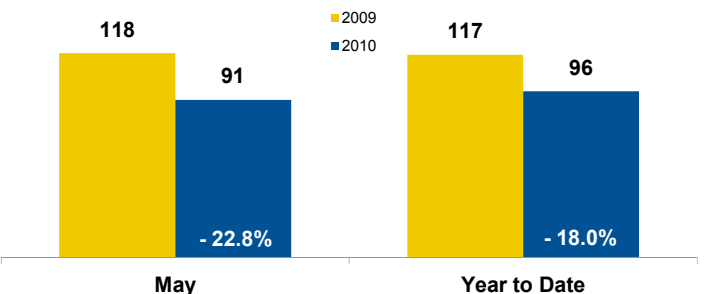
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Elbert County

May

Year to Date

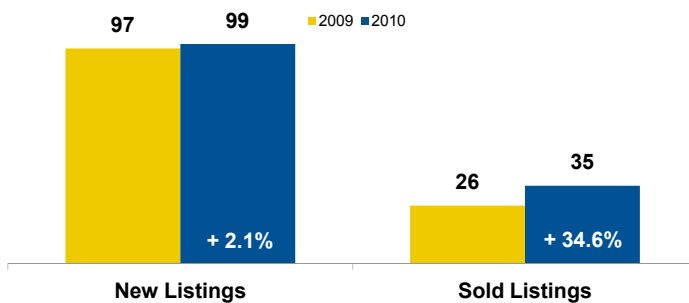
	2009	2010	Change	2009	2010	Change
New Listings	97	99	+ 2.1%	390	448	+ 14.9%
Sold Listings	26	35	+ 34.6%	121	141	+ 16.5%
Median Sold Price*	\$320,750	\$249,900	- 22.1%	\$260,000	\$265,000	+ 1.9%
Average Sold Price*	\$306,198	\$275,007	- 10.2%	\$277,994	\$282,282	+ 1.5%
Percent of Sold Price to List Price*	95.9%	97.6%	+ 1.8%	95.0%	96.6%	+ 1.7%
Total Days on Market	135	116	- 14.2%	137	123	- 10.5%
Active Listings	NA	298	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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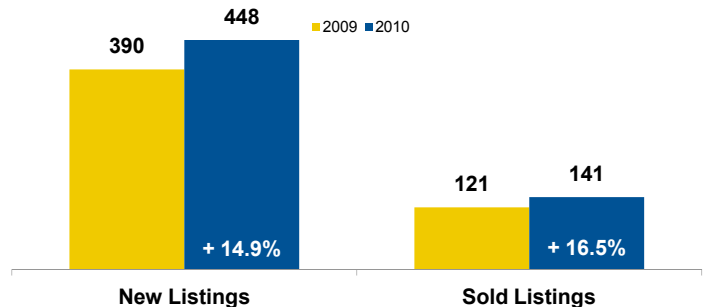
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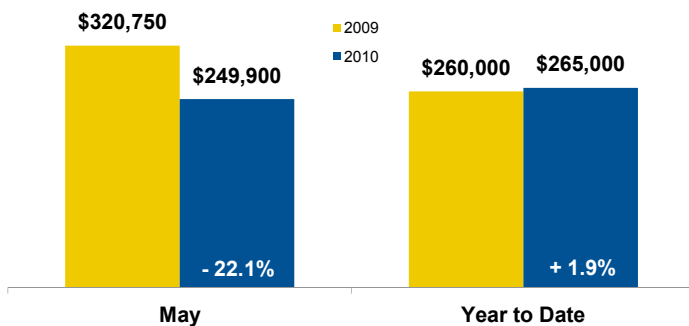
Activity—Most Recent Month



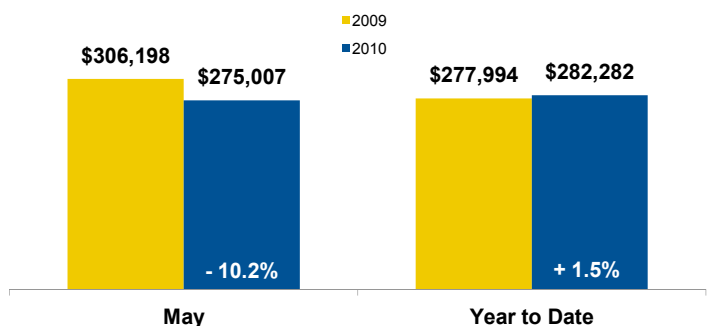
Activity—Year to Date



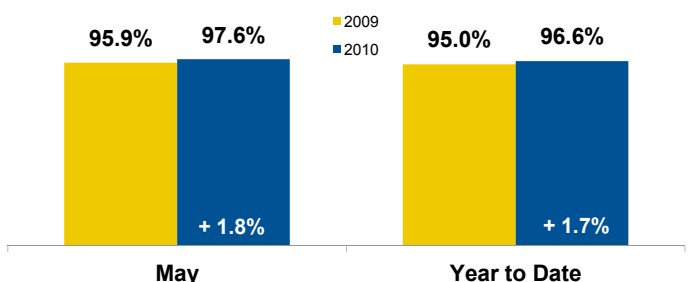
Median Sold Price*



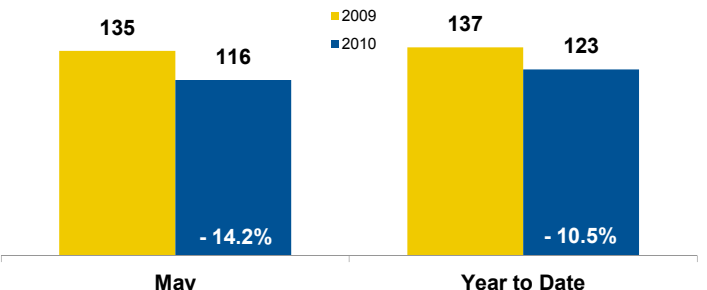
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



El Paso County

May

Year to Date

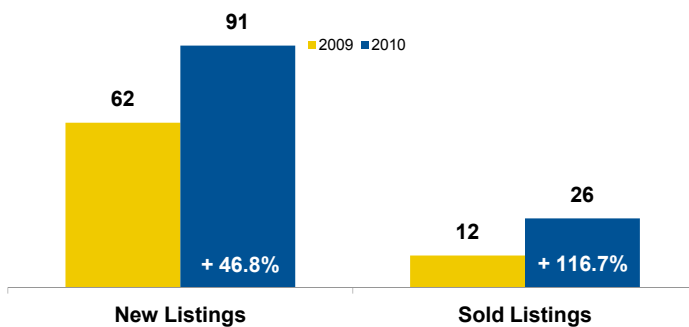
	2009	2010	Change	2009	2010	Change
New Listings	62	91	+ 46.8%	240	407	+ 69.6%
Sold Listings	12	26	+ 116.7%	62	132	+ 112.9%
Median Sold Price*	\$344,500	\$220,265	- 36.1%	\$228,500	\$225,894	- 1.1%
Average Sold Price*	\$345,242	\$257,777	- 25.3%	\$290,531	\$269,318	- 7.3%
Percent of Sold Price to List Price*	93.0%	98.7%	+ 6.1%	95.0%	98.3%	+ 3.5%
Total Days on Market	157	97	- 38.3%	150	89	- 40.6%
Active Listings	NA	327	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

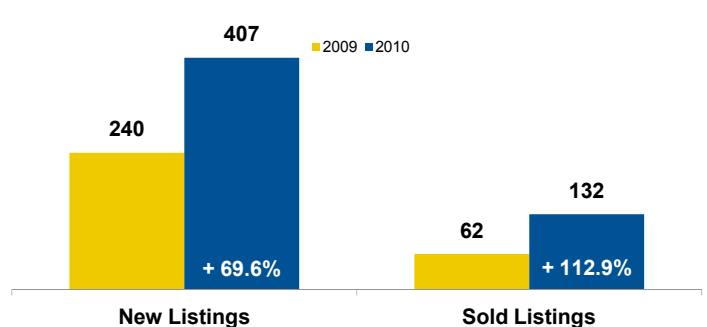
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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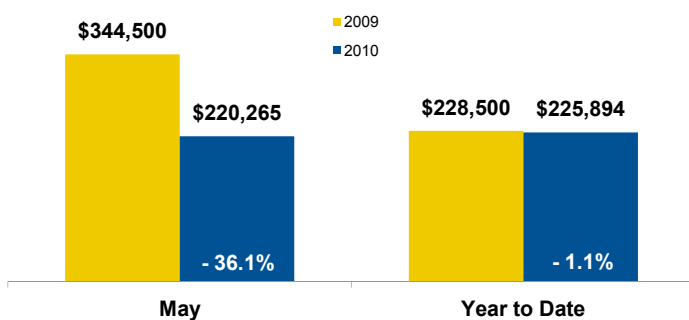
Activity—Most Recent Month



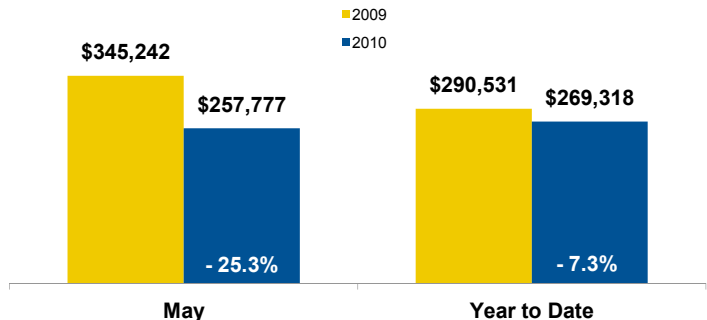
Activity—Year to Date



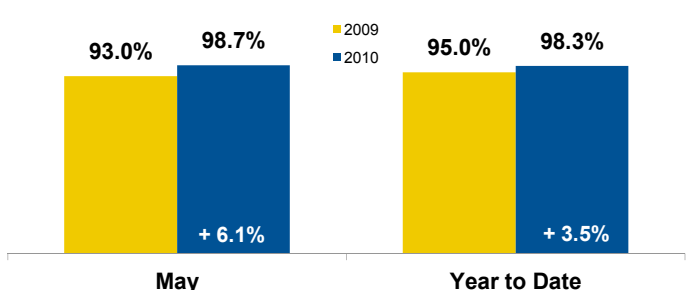
Median Sold Price*



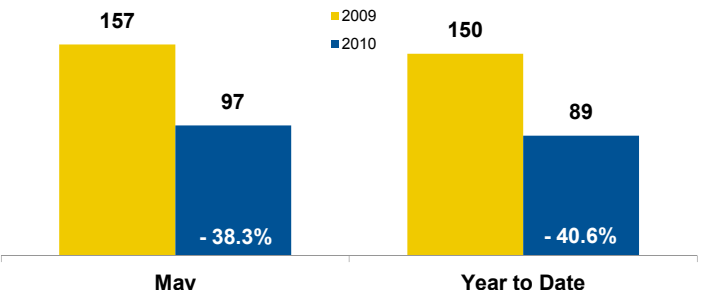
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Gilpin County

May

Year to Date

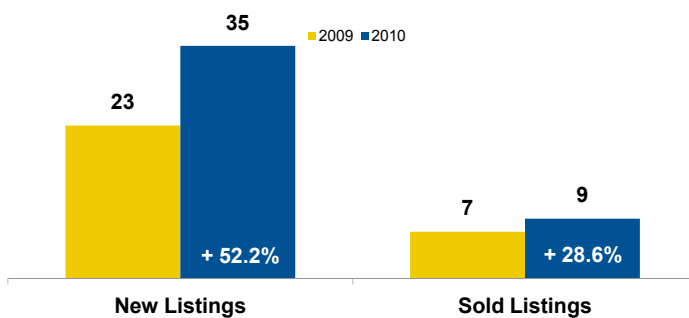
	2009	2010	Change	2009	2010	Change
New Listings	23	35	+ 52.2%	97	113	+ 16.5%
Sold Listings	7	9	+ 28.6%	29	34	+ 17.2%
Median Sold Price*	\$204,000	\$150,000	- 26.5%	\$197,950	\$205,500	+ 3.8%
Average Sold Price*	\$211,986	\$166,693	- 21.4%	\$214,555	\$194,566	- 9.3%
Percent of Sold Price to List Price*	94.4%	99.3%	+ 5.2%	94.7%	94.1%	- 0.6%
Total Days on Market	249	145	- 41.7%	166	166	+ 0.3%
Active Listings	NA	131	--	--	--	--
Pending Sales**	NA	2	--	--	--	--

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

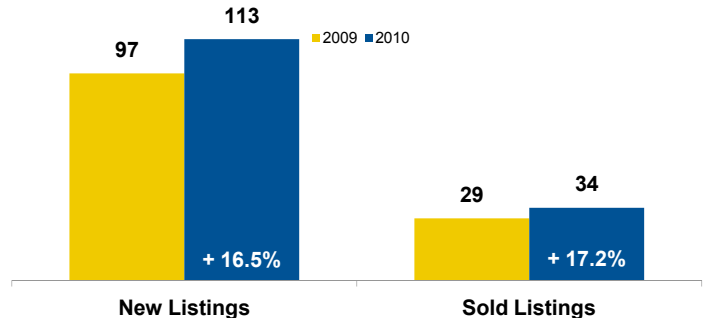
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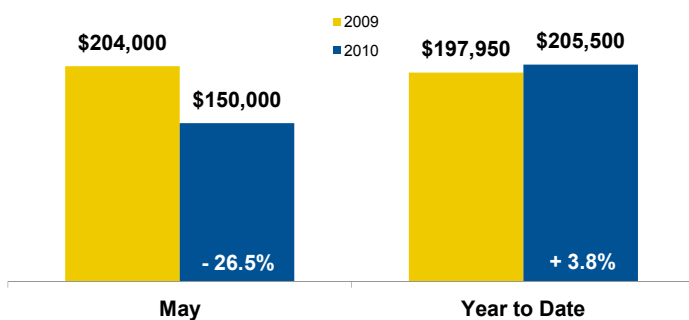
Activity—Most Recent Month



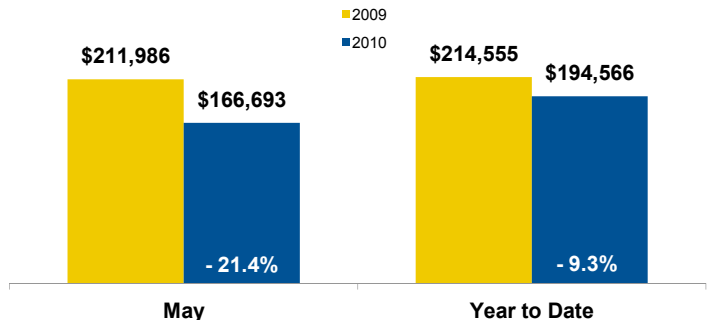
Activity—Year to Date



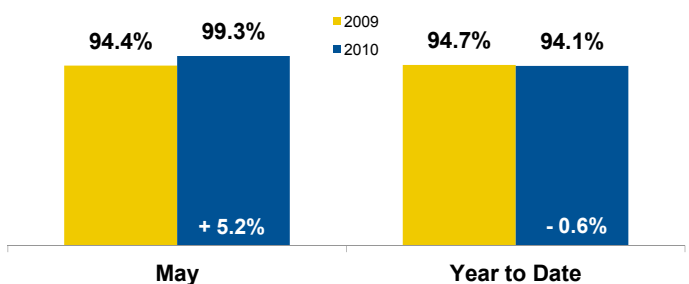
Median Sold Price*



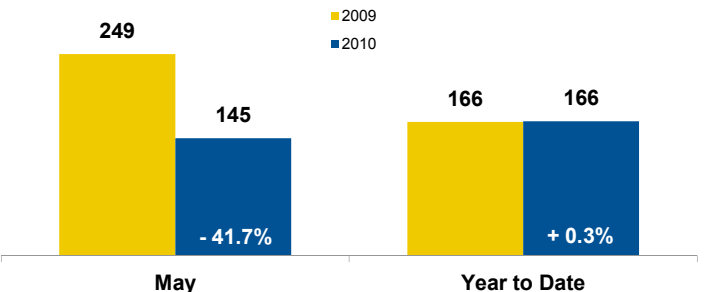
Average Sold Price*



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

May

Year to Date

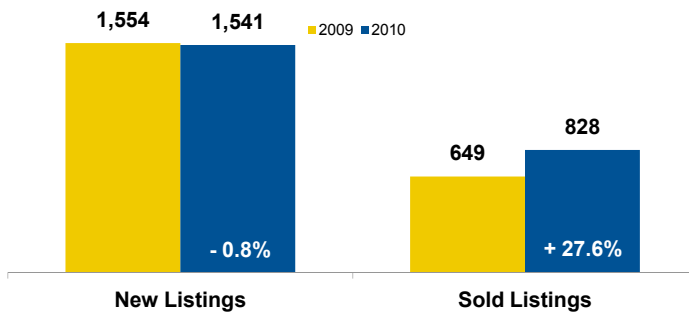
	2009	2010	Change	2009	2010	Change
New Listings	1,554	1,541	- 0.8%	7,069	8,684	+ 22.8%
Sold Listings	649	828	+ 27.6%	2,419	2,930	+ 21.1%
Median Sold Price*	\$218,600	\$224,000	+ 2.5%	\$210,000	\$220,500	+ 5.0%
Average Sold Price*	\$259,730	\$251,074	- 3.3%	\$244,088	\$255,963	+ 4.9%
Percent of Sold Price to List Price*	97.3%	98.1%	+ 0.8%	97.1%	97.6%	+ 0.5%
Total Days on Market	99	74	- 24.6%	101	82	- 19.0%
Active Listings	NA	3,923	--	--	--	--
Pending Sales**	NA	71	--	--	--	--

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

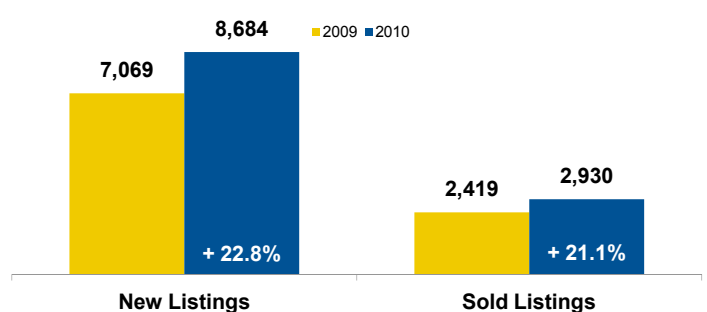
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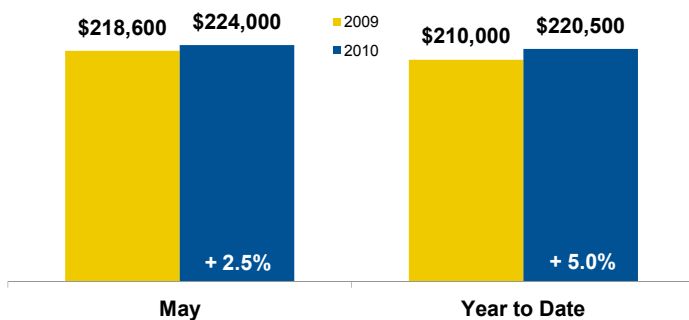
Activity—Most Recent Month



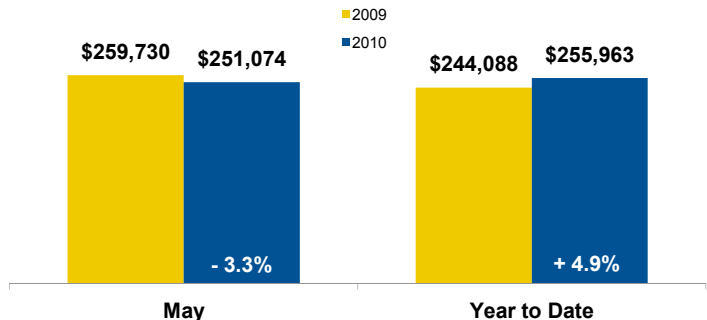
Activity—Year to Date



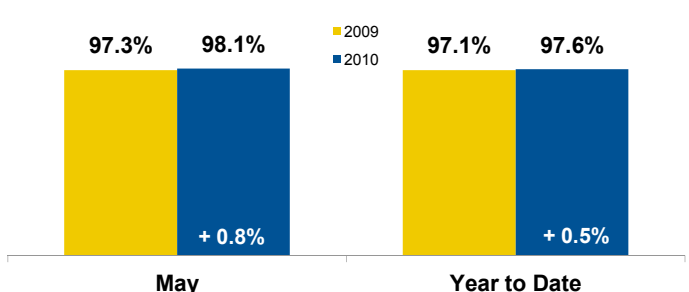
Median Sold Price*



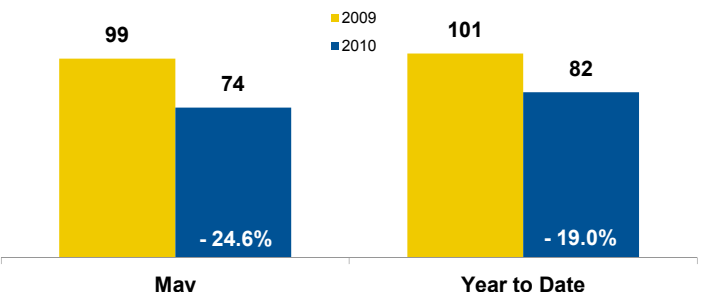
Average Sold Price*



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

May

Year to Date

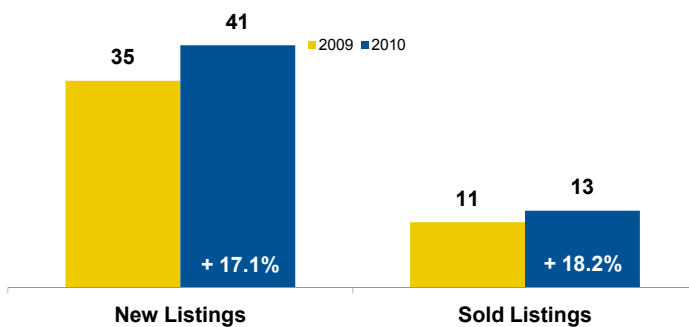
	2009	2010	Change	2009	2010	Change
New Listings	35	41	+ 17.1%	173	216	+ 24.9%
Sold Listings	11	13	+ 18.2%	62	68	+ 9.7%
Median Sold Price*	\$289,000	\$215,000	- 25.6%	\$215,800	\$211,500	- 2.0%
Average Sold Price*	\$259,431	\$316,098	+ 21.8%	\$251,916	\$273,778	+ 8.7%
Percent of Sold Price to List Price*	96.0%	96.4%	+ 0.4%	96.5%	97.5%	+ 1.1%
Total Days on Market	65	161	+ 149.9%	125	114	- 9.0%
Active Listings	NA	202	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

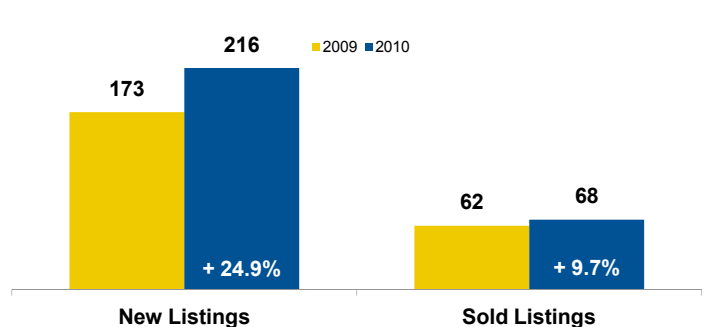
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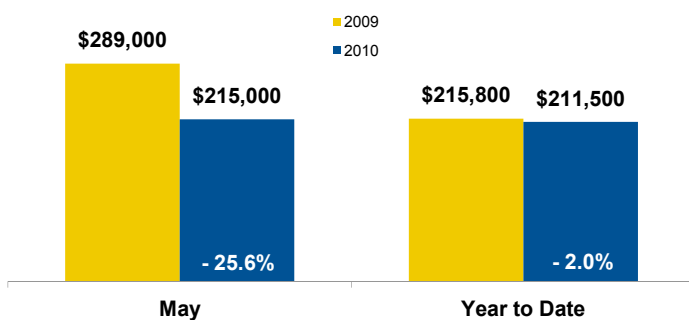
Activity—Most Recent Month



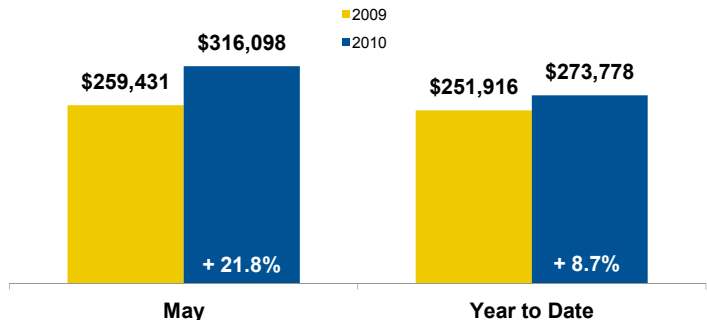
Activity—Year to Date



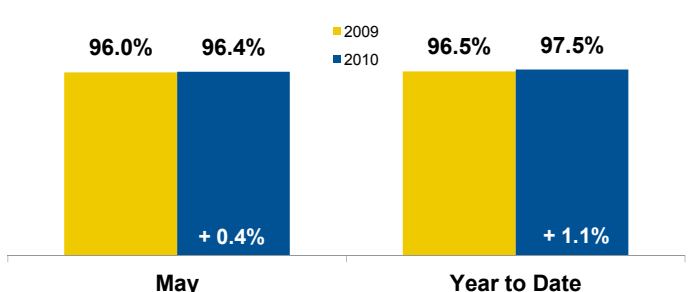
Median Sold Price*



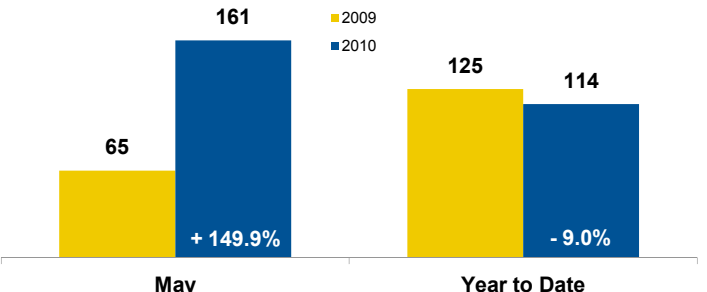
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Morgan County

May

Year to Date

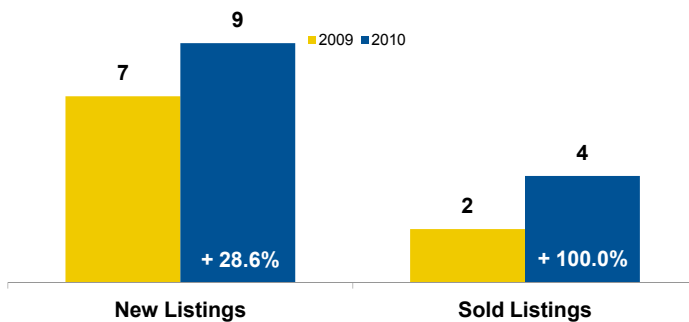
	2009	2010	Change	2009	2010	Change
New Listings	7	9	+ 28.6%	30	24	- 20.0%
Sold Listings	2	4	+ 100.0%	12	12	- 0.0%
Median Sold Price*	\$96,500	\$115,375	+ 19.6%	\$117,450	\$127,625	+ 8.7%
Average Sold Price*	\$96,500	\$132,238	+ 37.0%	\$129,867	\$125,846	- 3.1%
Percent of Sold Price to List Price*	83.3%	95.0%	+ 14.1%	90.9%	94.7%	+ 4.2%
Total Days on Market	146	123	- 15.9%	145	149	+ 2.8%
Active Listings	NA	30	--	--	--	--
Pending Sales**	NA	0	--	--	--	--

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

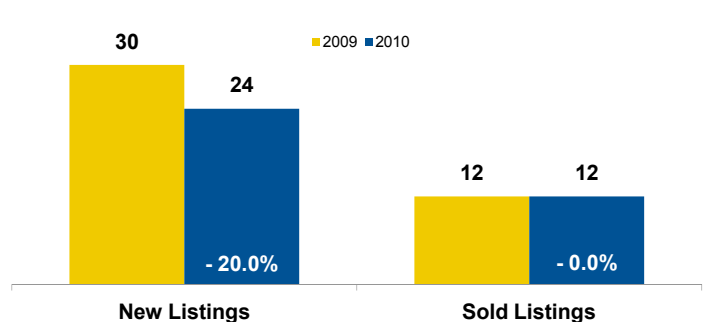
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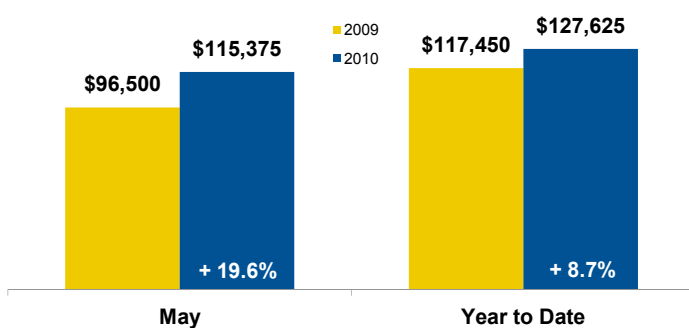
Activity—Most Recent Month



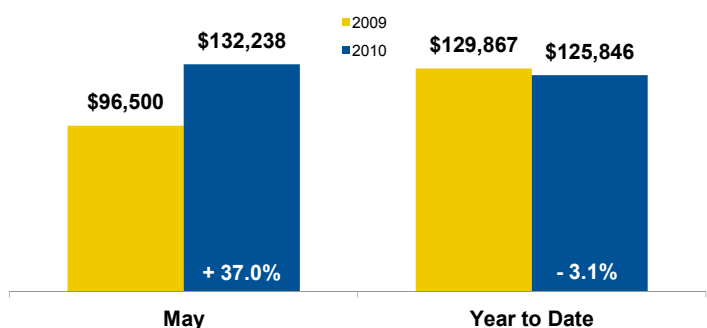
Activity—Year to Date



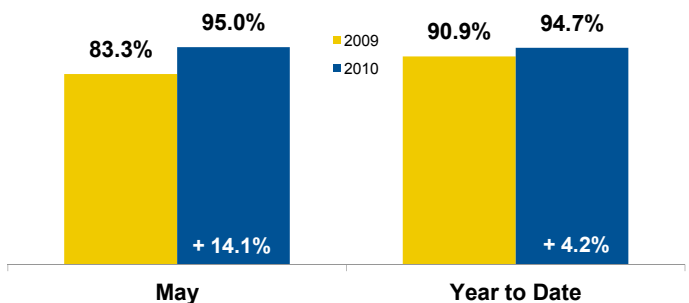
Median Sold Price*



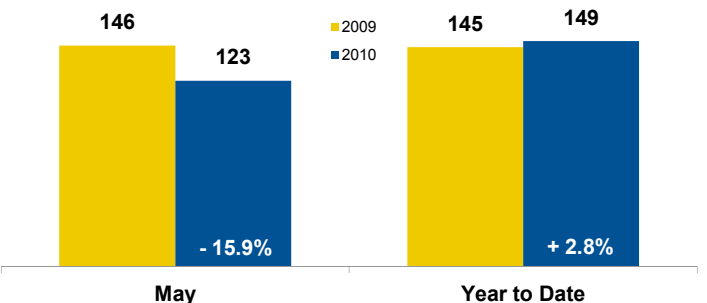
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Park County

May

Year to Date

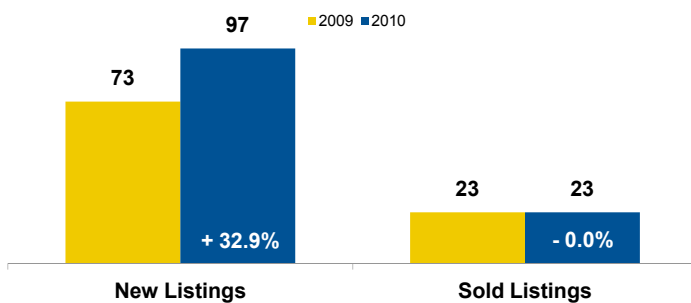
	2009	2010	Change	2009	2010	Change
New Listings	73	97	+ 32.9%	363	360	- 0.8%
Sold Listings	23	23	- 0.0%	96	112	+ 16.7%
Median Sold Price*	\$175,000	\$180,000	+ 2.9%	\$168,500	\$184,000	+ 9.2%
Average Sold Price*	\$173,609	\$200,978	+ 15.8%	\$180,068	\$196,970	+ 9.4%
Percent of Sold Price to List Price*	93.4%	94.7%	+ 1.4%	94.9%	94.8%	- 0.1%
Total Days on Market	172	144	- 16.4%	161	140	- 12.9%
Active Listings	NA	405	--	--	--	--
Pending Sales**	NA	6	--	--	--	--

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

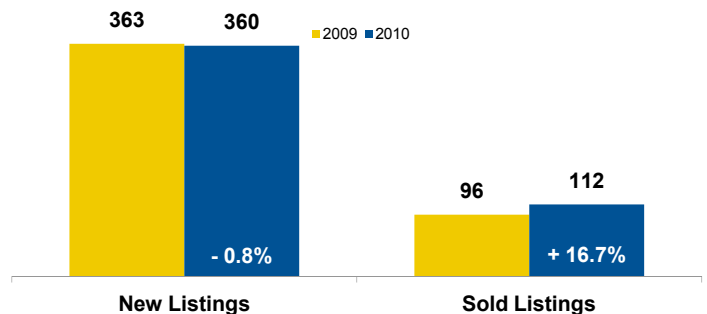
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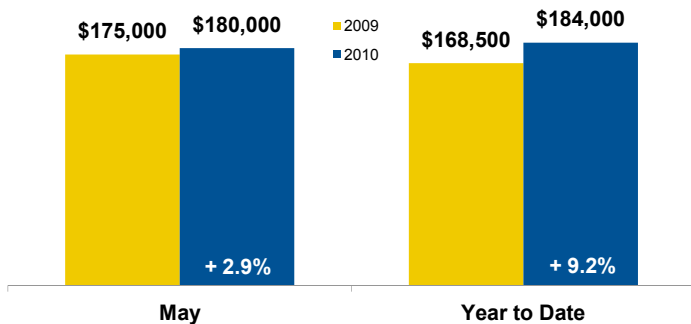
Activity—Most Recent Month



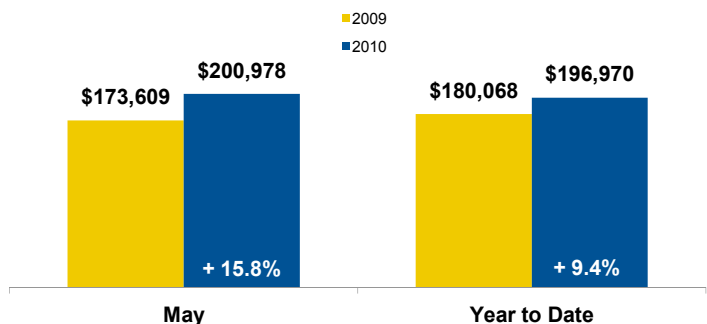
Activity—Year to Date



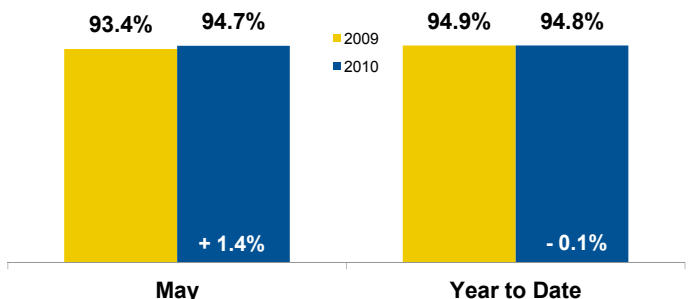
Median Sold Price*



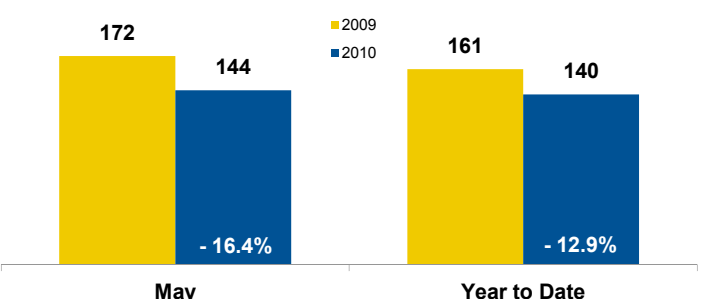
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

May

Year to Date

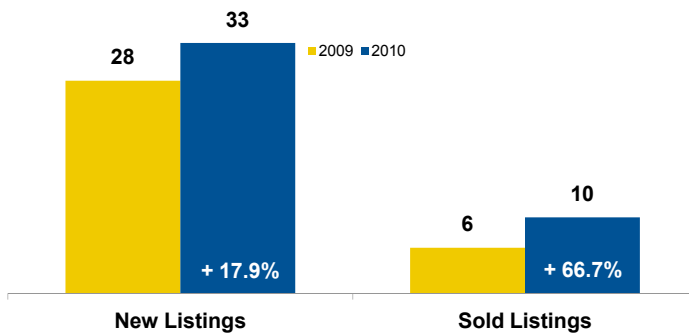
	2009	2010	Change	2009	2010	Change
New Listings	28	33	+ 17.9%	185	184	- 0.5%
Sold Listings	6	10	+ 66.7%	33	39	+ 18.2%
Median Sold Price*	\$323,750	\$433,500	+ 33.9%	\$400,000	\$438,000	+ 9.5%
Average Sold Price*	\$361,875	\$423,130	+ 16.9%	\$524,098	\$503,595	- 3.9%
Percent of Sold Price to List Price*	95.7%	94.2%	- 1.5%	94.1%	93.3%	- 0.8%
Total Days on Market	144	163	+ 13.5%	135	172	+ 27.7%
Active Listings	NA	238	--	--	--	--
Pending Sales**	NA	5	--	--	--	--

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

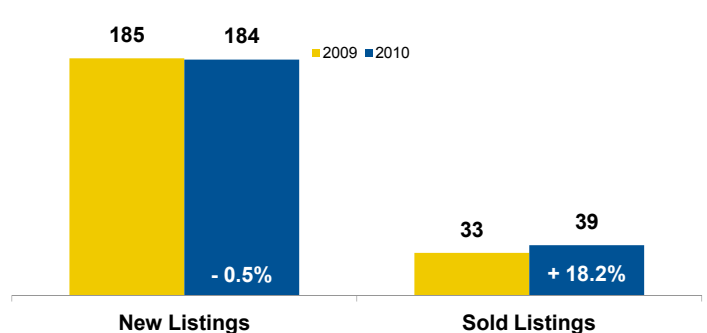
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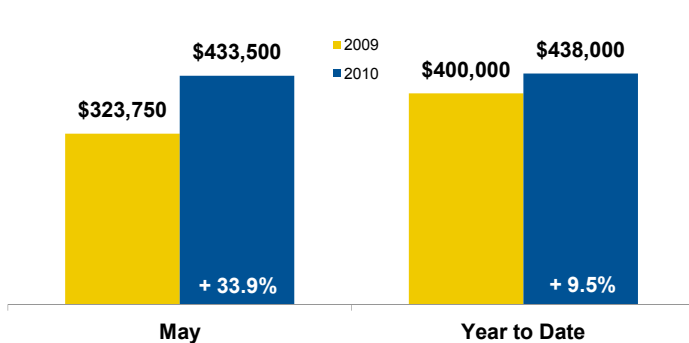
Activity—Most Recent Month



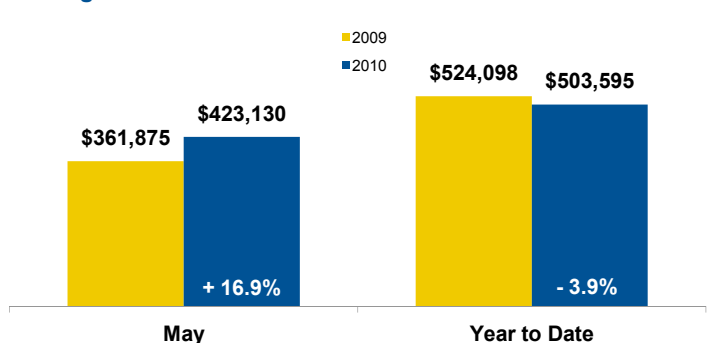
Activity—Year to Date



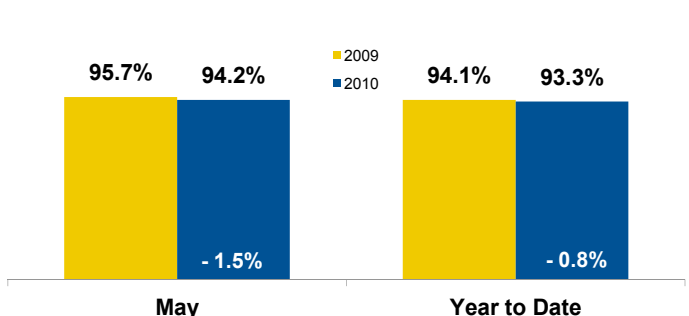
Median Sold Price*



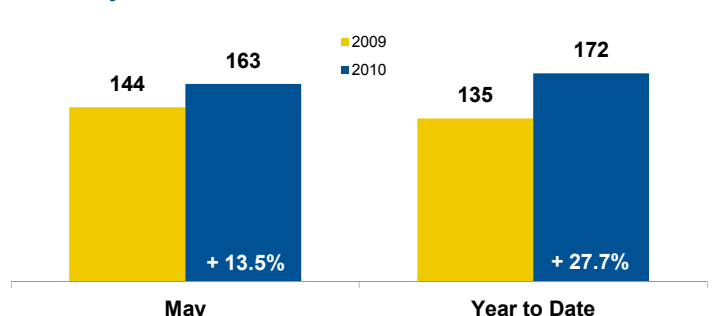
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

May

Year to Date

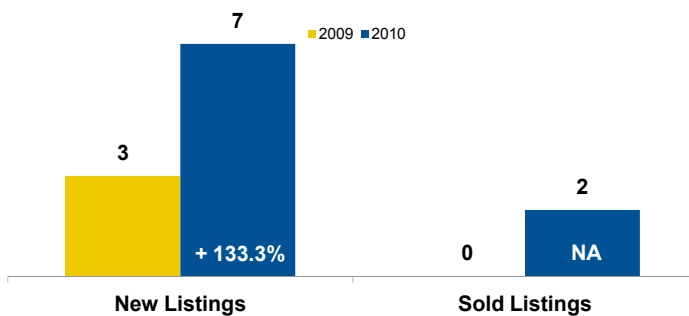
	2009	2010	Change	2009	2010	Change
New Listings	3	7	+ 133.3%	17	21	+ 23.5%
Sold Listings	0	2	NA	1	8	+ 700.0%
Median Sold Price*	\$0	\$165,750	NA	\$165,000	\$165,750	+ 0.5%
Average Sold Price*	\$0	\$165,750	NA	\$165,000	\$177,688	+ 7.7%
Percent of Sold Price to List Price*	0.0%	99.2%	NA	94.3%	94.7%	+ 0.5%
Total Days on Market	0	113	NA	30	126	+ 320.0%
Active Listings	NA	31	--	--	--	--
Pending Sales**	NA	1	--	--	--	--

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

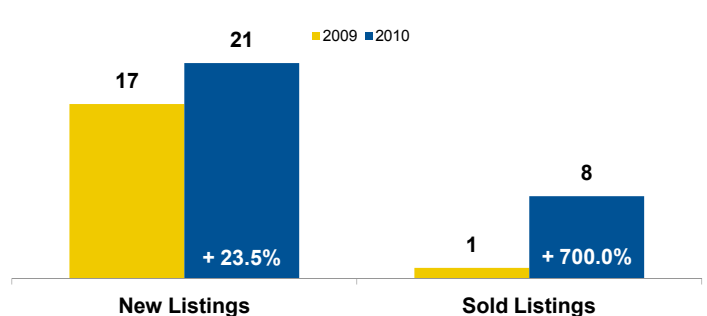
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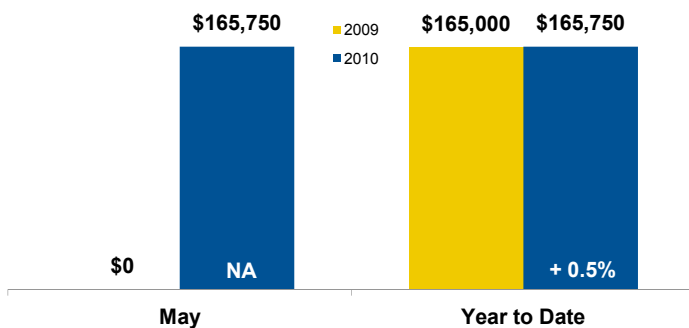
Activity—Most Recent Month



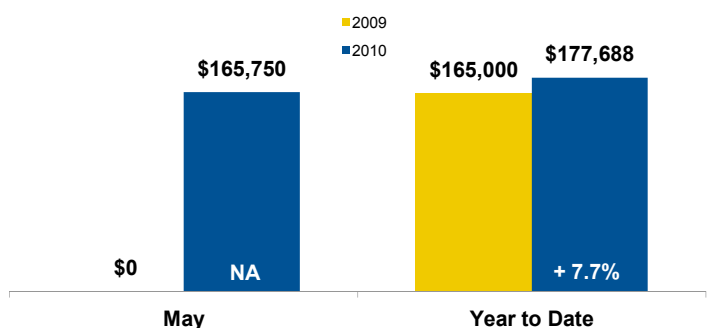
Activity—Year to Date



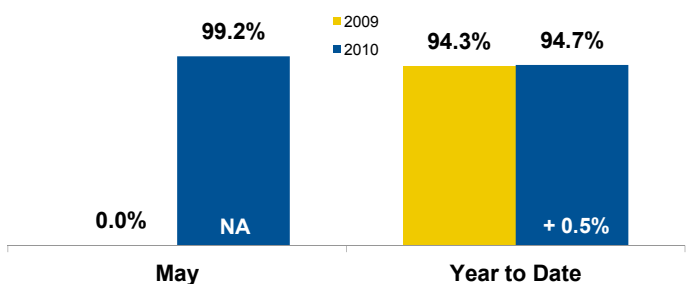
Median Sold Price*



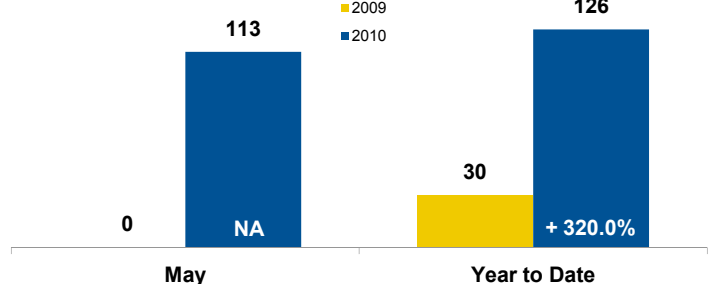
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Weld County

May

Year to Date

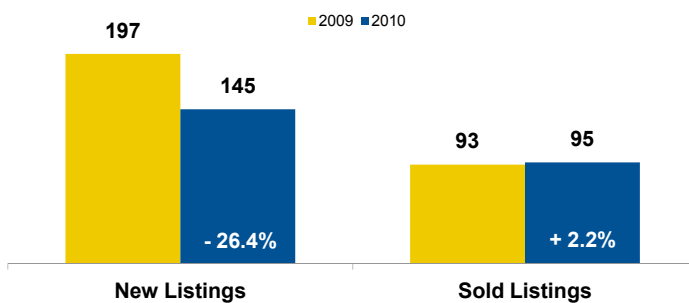
	2009	2010	Change	2009	2010	Change
New Listings	197	145	- 26.4%	888	916	+ 3.2%
Sold Listings	93	95	+ 2.2%	383	417	+ 8.9%
Median Sold Price*	\$155,000	\$195,000	+ 25.8%	\$165,000	\$193,000	+ 17.0%
Average Sold Price*	\$180,031	\$223,866	+ 24.3%	\$190,635	\$215,104	+ 12.8%
Percent of Sold Price to List Price*	97.3%	98.3%	+ 1.1%	97.6%	98.1%	+ 0.5%
Total Days on Market	91	95	+ 5.2%	107	100	- 6.5%
Active Listings	NA	516	--	--	--	--
Pending Sales**	NA	25	--	--	--	--

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

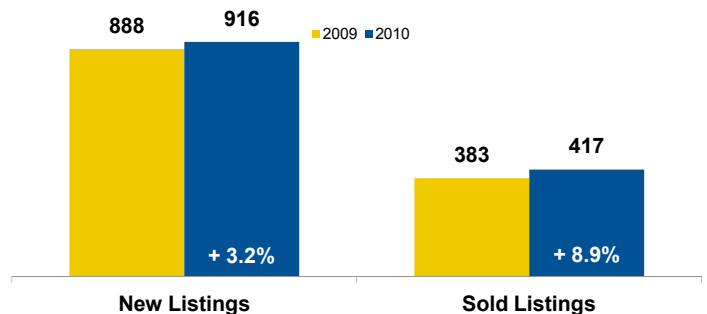
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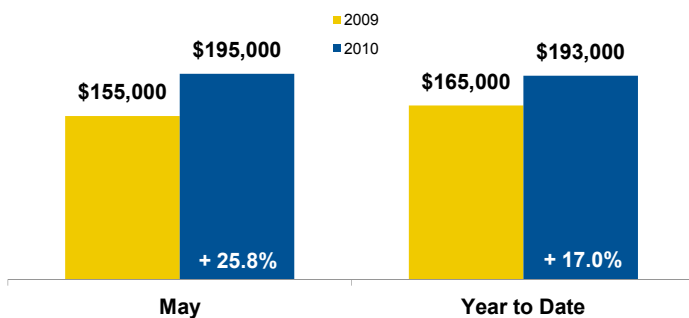
Activity—Most Recent Month



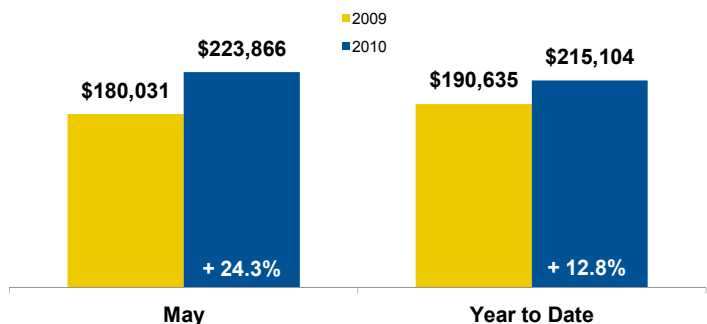
Activity—Year to Date



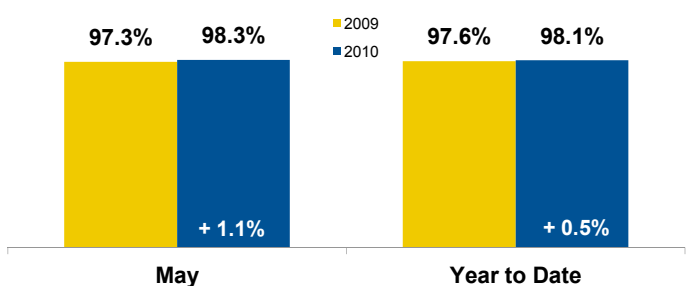
Median Sold Price*



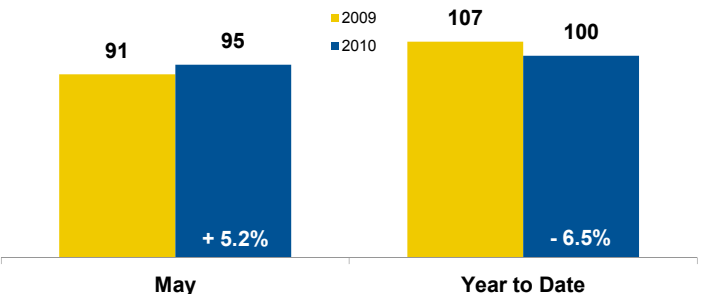
Average Sold Price*



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

May

Year to Date

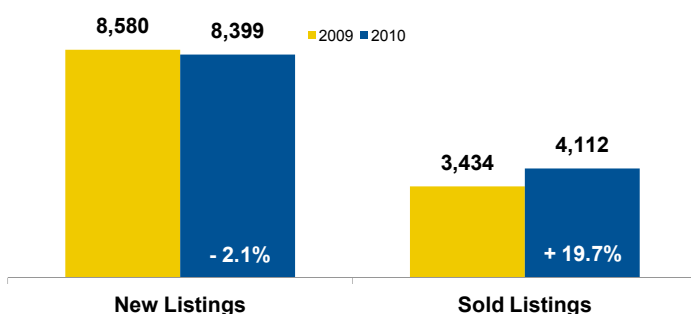
	2009	2010	Change	2009	2010	Change
New Listings	8,580	8,399	- 2.1%	40,577	46,853	+ 15.5%
Sold Listings	3,434	4,112	+ 19.7%	14,346	15,902	+ 10.8%
Median Sold Price*	\$200,000	\$206,000	+ 3.0%	\$184,000	\$205,000	+ 11.4%
Average Sold Price*	\$242,648	\$245,492	+ 1.2%	\$288,538	\$264,082	- 8.5%
Percent of Sold Price to List Price*	97.8%	98.3%	+ 0.5%	97.6%	98.1%	+ 0.5%
Total Days on Market	102	76	- 25.7%	102	82	- 19.4%
Active Listings	NA	21,108	--	--	--	--
Pending Sales	NA	532	--	--	--	--

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

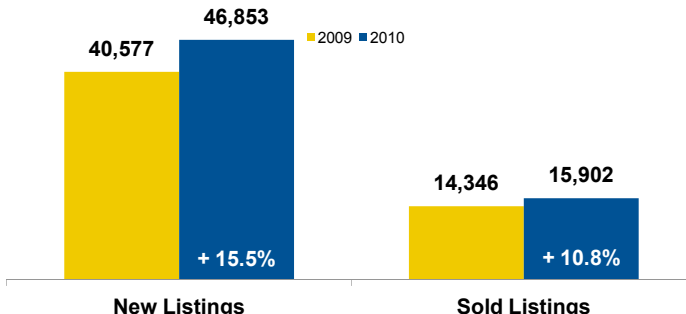
**Pending Sales is a count of how many homes are in "Pending" status at the end of each month. This information was not available prior to January 2010.

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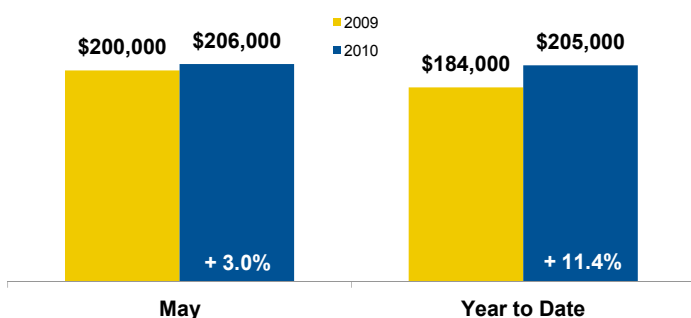
Activity—Most Recent Month



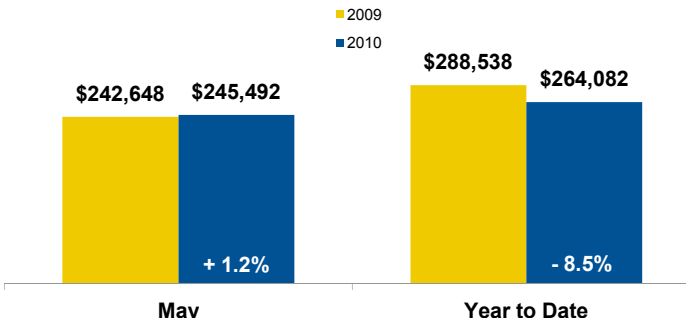
Activity—Year to Date



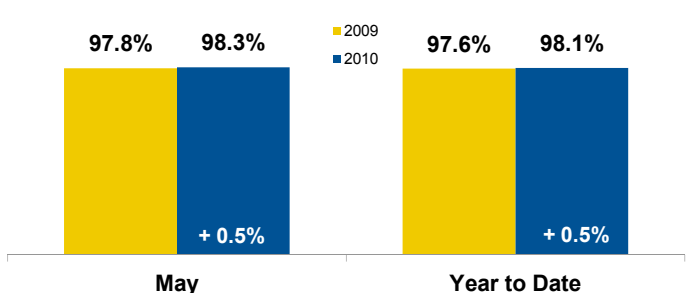
Median Sold Price*



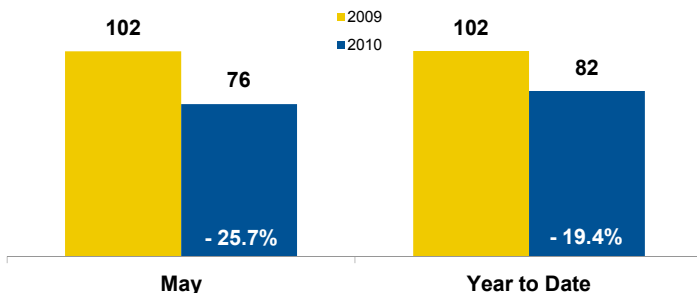
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

Includes El Paso & Teller counties

May

Year to Date

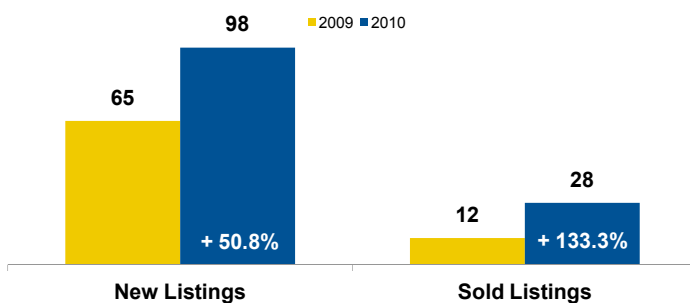
	2009	2010	Change	2009	2010	Change
New Listings	65	98	+ 50.8%	257	428	+ 66.5%
Sold Listings	12	28	+ 133.3%	63	140	+ 122.2%
Median Sold Price*	\$344,500	\$214,950	- 37.6%	\$227,000	\$225,000	- 0.9%
Average Sold Price*	\$345,242	\$251,203	- 27.2%	\$288,538	\$264,082	- 8.5%
Percent of Sold Price to List Price*	93.0%	98.7%	+ 6.2%	95.0%	98.1%	+ 3.3%
Total Days on Market	157	98	- 37.6%	148	91	- 38.4%
Active Listings	NA	358	--	--	--	--
Pending Sales	NA	6	--	--	--	--

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

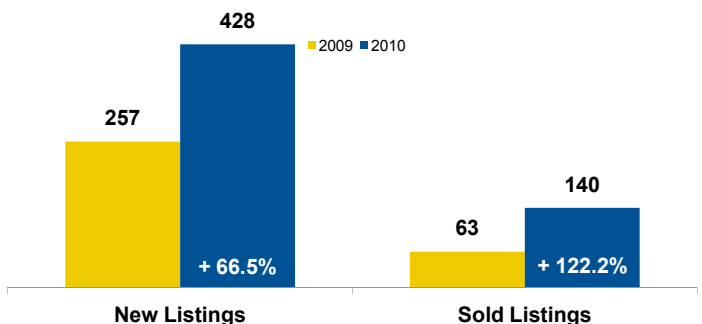
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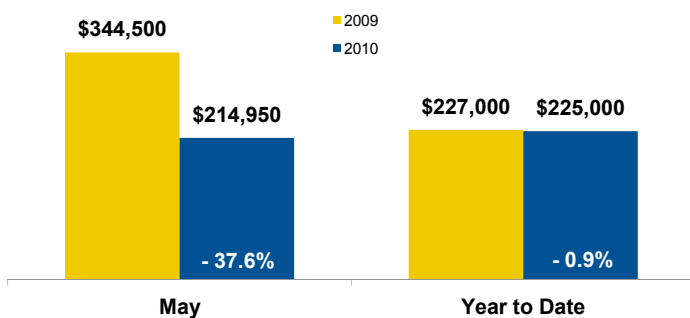
Activity—Most Recent Month



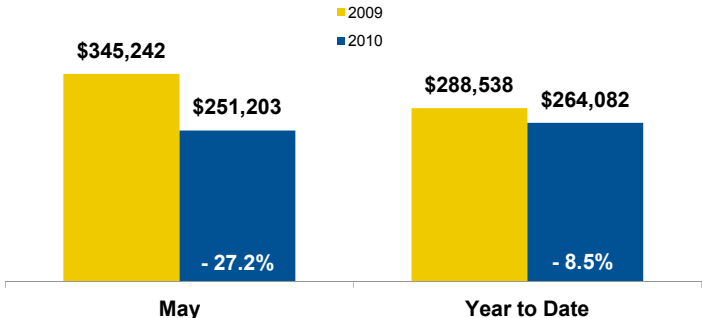
Activity—Year to Date



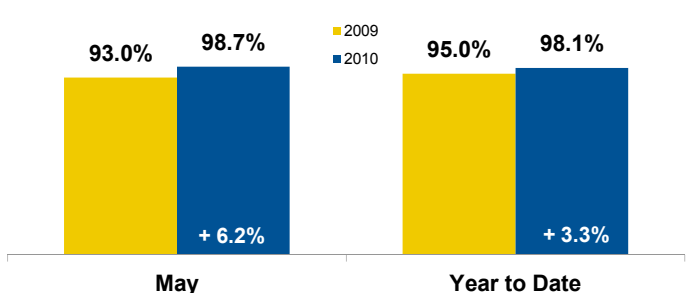
Median Sold Price*



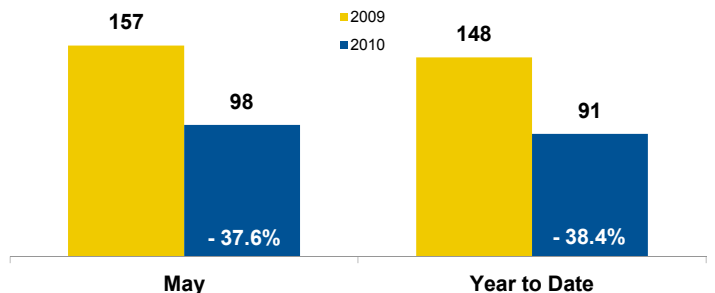
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

May

Year to Date

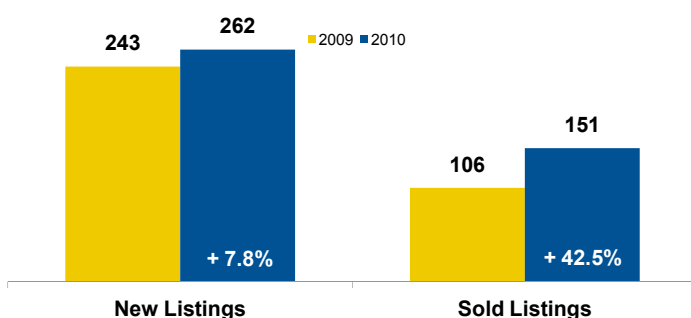
	2009	2010	Change	2009	2010	Change
New Listings	243	262	+ 7.8%	1,185	1,484	+ 25.2%
Sold Listings	106	151	+ 42.5%	420	581	+ 38.3%
Median Sold Price*	\$269,950	\$266,957	- 1.1%	\$265,000	\$269,000	+ 1.5%
Average Sold Price*	\$315,381	\$334,001	+ 5.9%	\$310,619	\$342,515	+ 10.3%
Percent of Sold Price to List Price*	97.5%	98.2%	+ 0.7%	96.6%	97.4%	+ 0.9%
Total Days on Market	88	66	- 25.3%	105	82	- 22.0%
Active Listings	NA	811	--	--	--	--
Pending Sales	NA	14	--	--	--	--

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

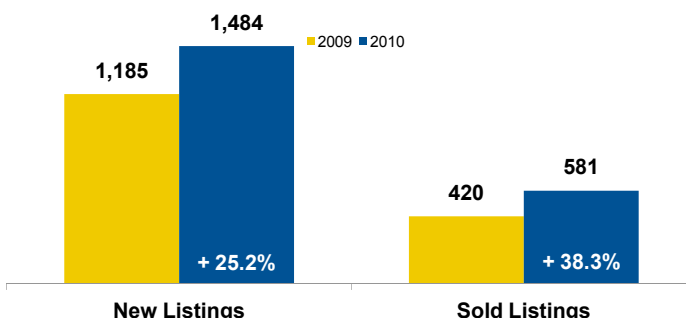
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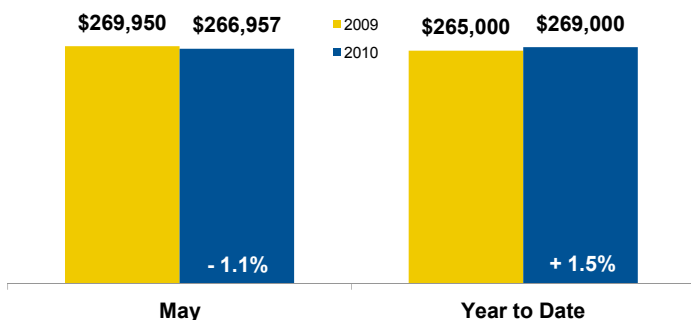
Activity—Most Recent Month



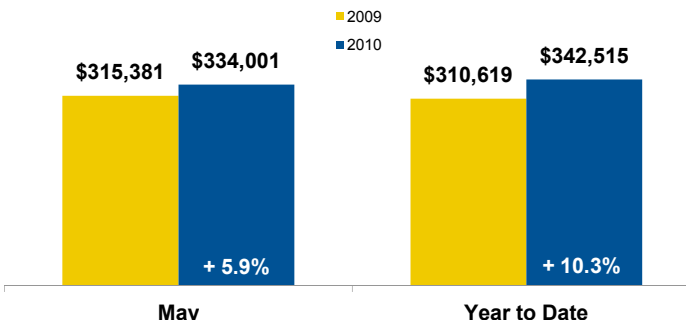
Activity—Year to Date



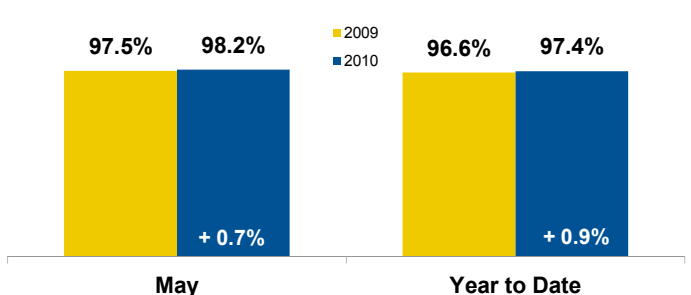
Median Sold Price*



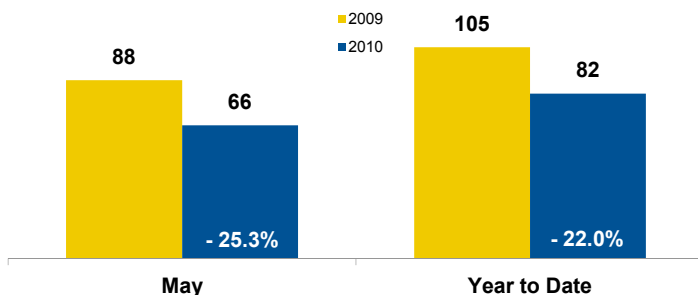
Average Sold Price*



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

May

Year to Date

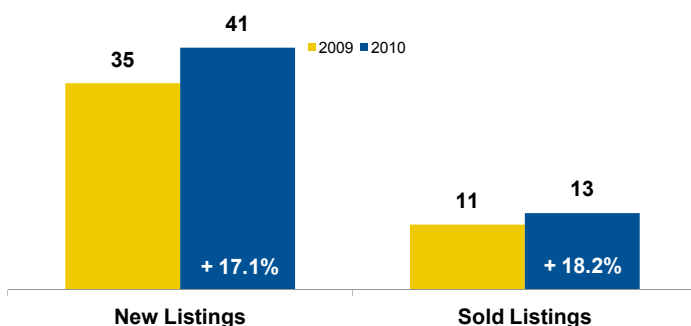
	2009	2010	Change	2009	2010	Change
New Listings	35	41	+ 17.1%	173	216	+ 24.9%
Sold Listings	11	13	+ 18.2%	62	68	+ 9.7%
Median Sold Price*	\$289,000	\$215,000	- 25.6%	\$215,800	\$211,500	- 2.0%
Average Sold Price*	\$259,431	\$316,098	+ 21.8%	\$251,916	\$273,778	+ 8.7%
Percent of Sold Price to List Price*	96.0%	96.4%	+ 0.4%	96.5%	97.5%	+ 1.1%
Total Days on Market	65	161	+ 149.9%	125	114	- 9.0%
Active Listings	NA	202	--	--	--	--
Pending Sales	NA	5	--	--	--	--

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

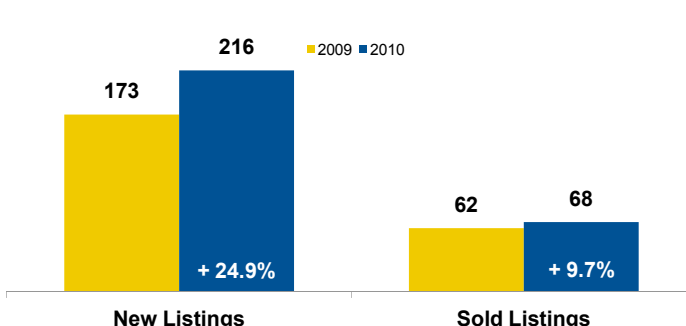
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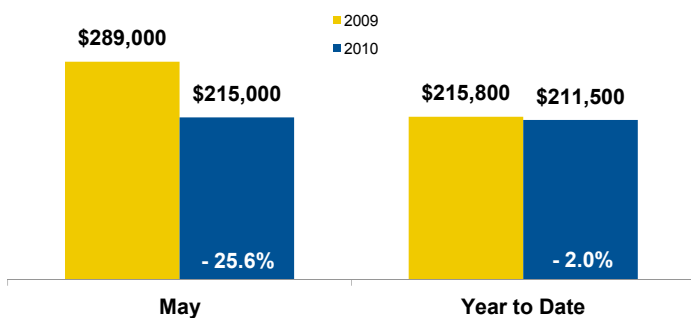
Activity—Most Recent Month



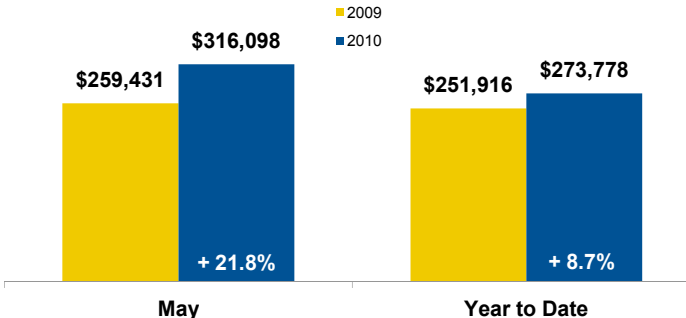
Activity—Year to Date



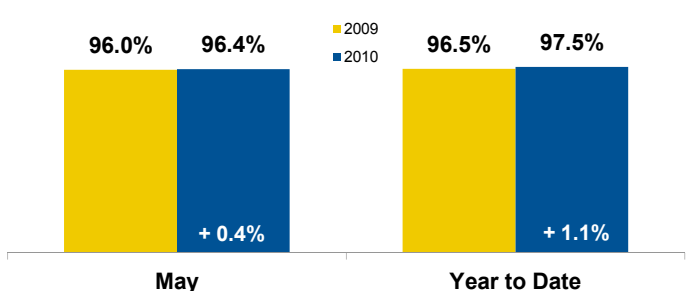
Median Sold Price*



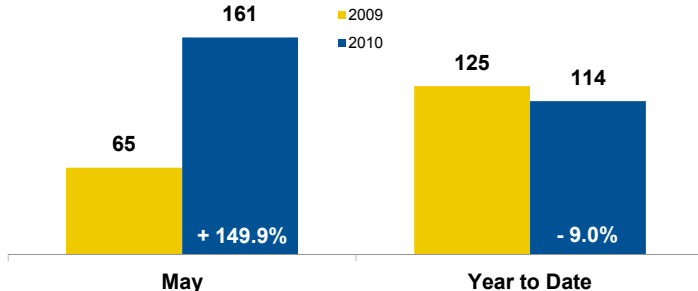
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Greeley MSA

Includes Weld County

May

Year to Date

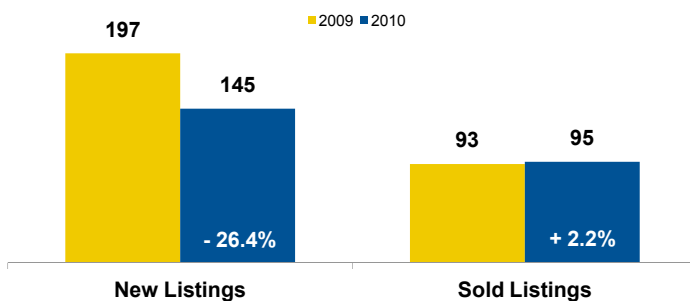
	2009	2010	Change	2009	2010	Change
New Listings	197	145	- 26.4%	888	916	+ 3.2%
Sold Listings	93	95	+ 2.2%	383	417	+ 8.9%
Median Sold Price*	\$155,000	\$195,000	+ 25.8%	\$165,000	\$193,000	+ 17.0%
Average Sold Price*	\$180,031	\$223,866	+ 24.3%	\$190,635	\$215,104	+ 12.8%
Percent of Sold Price to List Price*	97.3%	98.3%	+ 1.1%	97.6%	98.1%	+ 0.5%
Total Days on Market	91	95	+ 5.2%	107	100	- 6.5%
Active Listings	NA	516	--	--	--	--
Pending Sales	NA	25	--	--	--	--

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

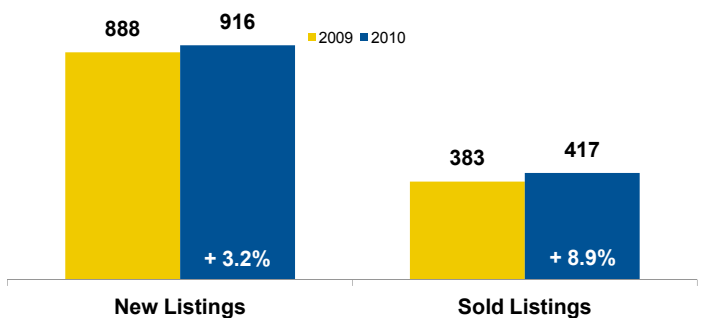
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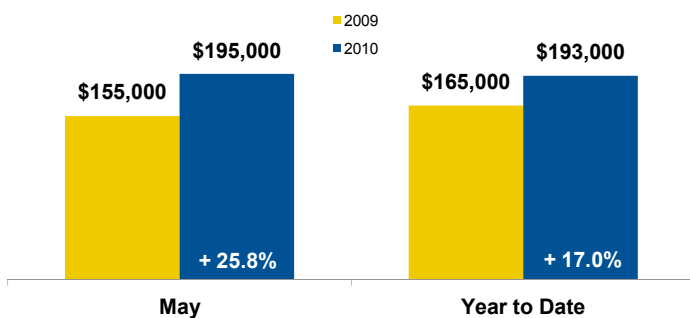
Activity—Most Recent Month



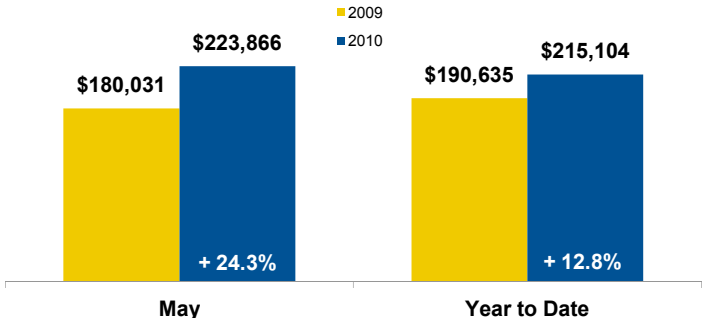
Activity—Year to Date



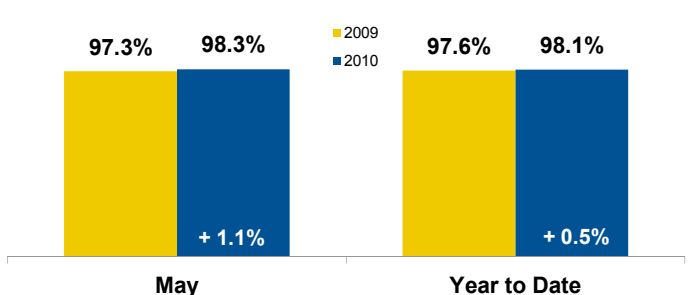
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

