

Local Market Updates

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



County

April 2011

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Local Market Update – April 2011

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METROLIST®

- 29.2% **- 27.0%** **- 10.9%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Adams County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,512	3,418	+ 36.1%	--	--	--
Pending Sales*	100	332	+ 232.0%	--	--	--
Under Contract Listings	766	578	- 24.5%	2,396	1,927	- 19.6%
New Listings	1,437	1,018	- 29.2%	4,783	3,926	- 17.9%
Sold Listings	630	460	- 27.0%	1,928	1,534	- 20.4%
Total Days on Market	71	101	+ 40.7%	73	103	+ 40.5%
Median Sold Price**	\$165,000	\$146,975	- 10.9%	\$159,900	\$153,000	- 4.3%
Average Sold Price**	\$181,228	\$173,385	- 4.3%	\$174,151	\$174,495	+ 0.2%
Percent of Sold Price to List Price**	99.0%	97.7%	- 1.3%	99.1%	97.5%	- 1.7%

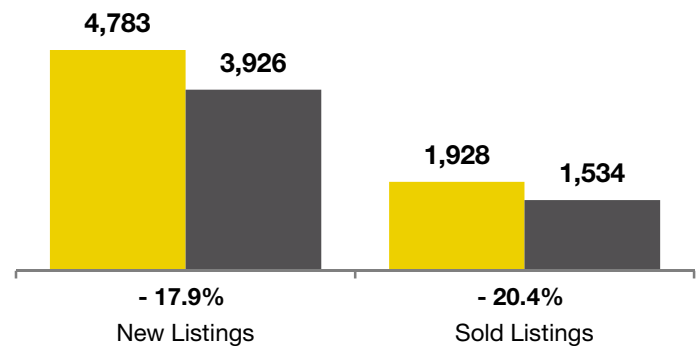
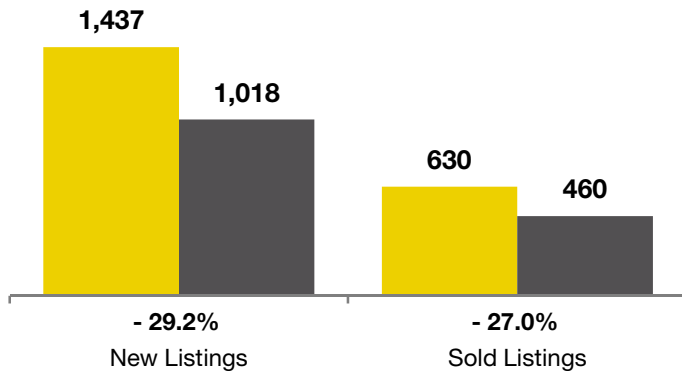
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April

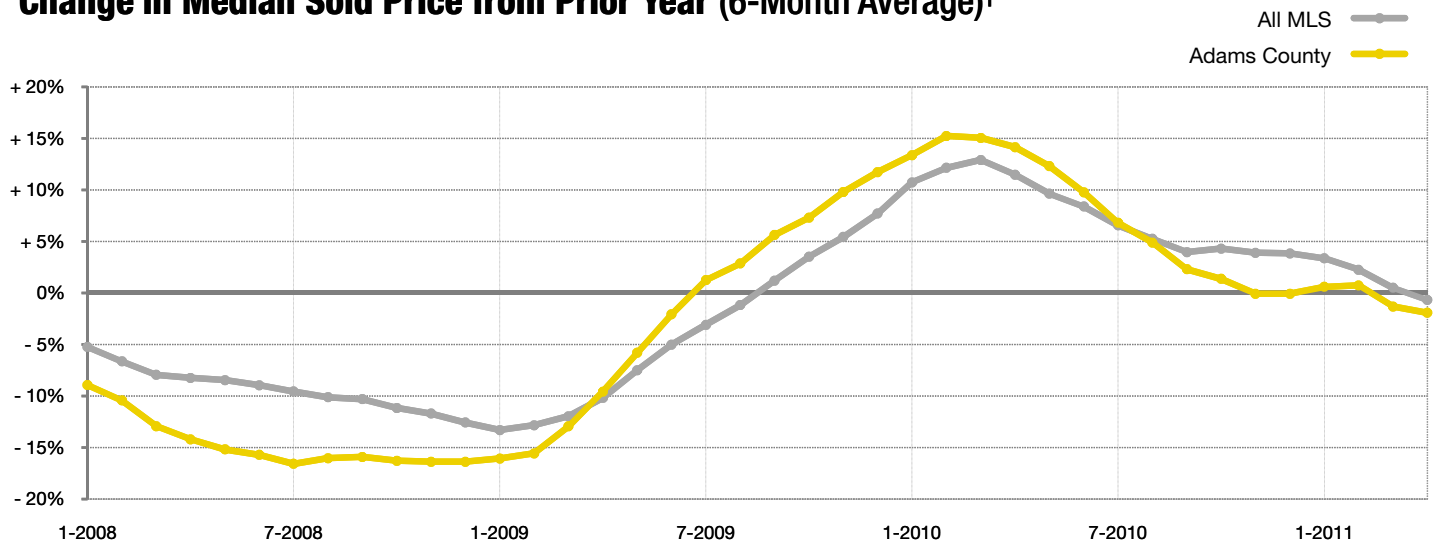
■ 2010 ■ 2011

Year to Date (YTD)

■ 2010 ■ 2011



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



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

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METROLIST®

- 29.4% **- 14.1%** **- 11.6%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Arapahoe County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	4,150	5,641	+ 35.9%	--	--	--
Pending Sales*	128	395	+ 208.6%	--	--	--
Under Contract Listings	1,160	902	- 22.2%	3,432	2,920	- 14.9%
New Listings	2,394	1,689	- 29.4%	8,018	6,432	- 19.8%
Sold Listings	872	749	- 14.1%	2,640	2,369	- 10.3%
Total Days on Market	73	108	+ 47.0%	78	113	+ 44.1%
Median Sold Price**	\$190,000	\$168,000	- 11.6%	\$187,000	\$170,000	- 9.1%
Average Sold Price**	\$234,248	\$218,303	- 6.8%	\$230,629	\$220,515	- 4.4%
Percent of Sold Price to List Price**	97.5%	97.3%	- 0.2%	97.8%	97.0%	- 0.9%

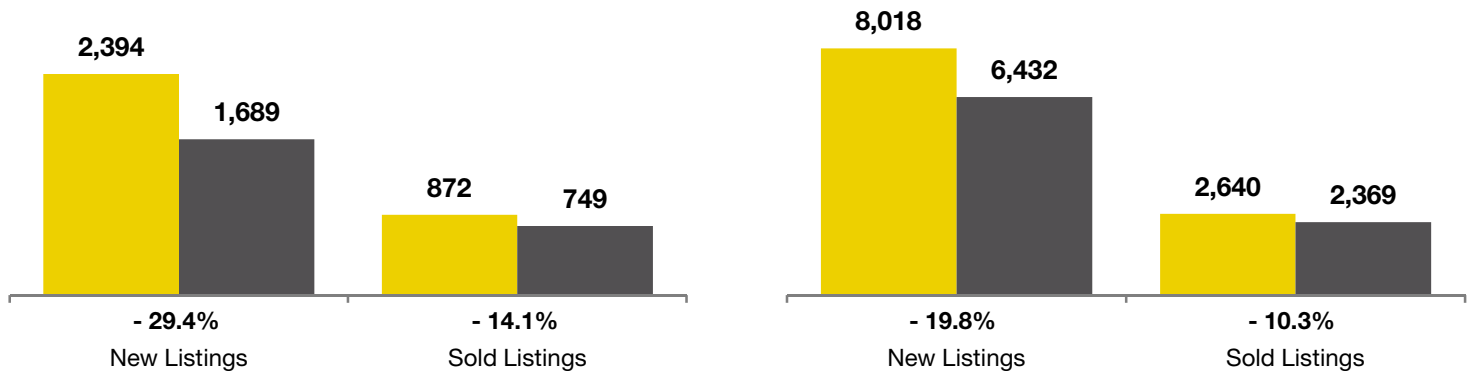
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April

■ 2010 ■ 2011

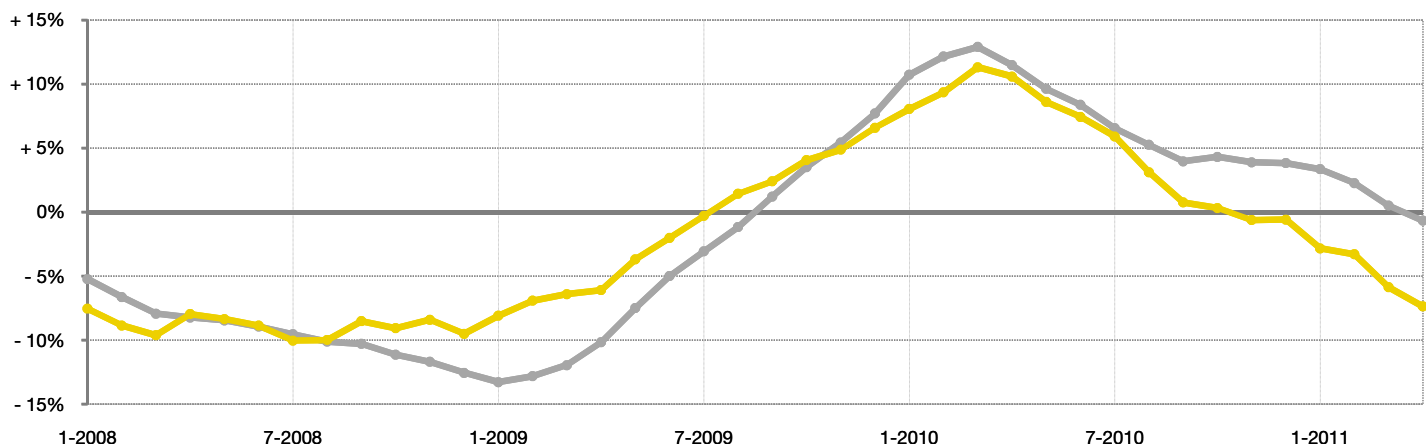
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Arapahoe County —



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METROLIST®

- 7.5%

Change in
New Listings

- 19.7%

Change in
Closed Sales

+ 4.6%

Change in
Median Sales Price

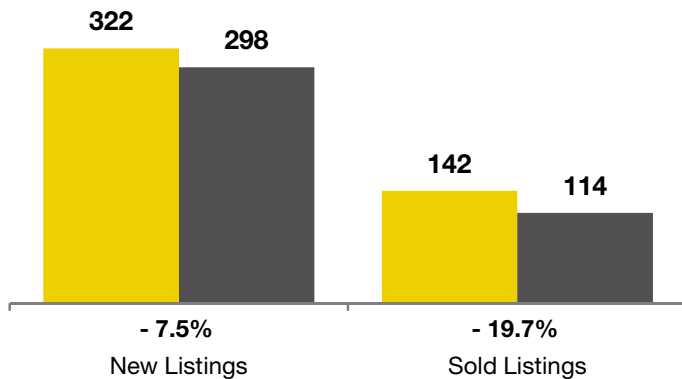
Boulder County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	830	917	+ 10.5%	--	--	--
Pending Sales*	8	32	+ 300.0%	--	--	--
Under Contract Listings	193	157	- 18.7%	597	491	- 17.8%
New Listings	322	298	- 7.5%	1,222	1,042	- 14.7%
Sold Listings	142	114	- 19.7%	430	373	- 13.3%
Total Days on Market	74	97	+ 31.8%	87	111	+ 27.5%
Median Sold Price**	\$257,620	\$269,500	+ 4.6%	\$271,250	\$282,500	+ 4.1%
Average Sold Price**	\$364,826	\$354,286	- 2.9%	\$345,519	\$374,168	+ 8.3%
Percent of Sold Price to List Price**	97.3%	98.0%	+ 0.8%	97.2%	97.3%	+ 0.1%

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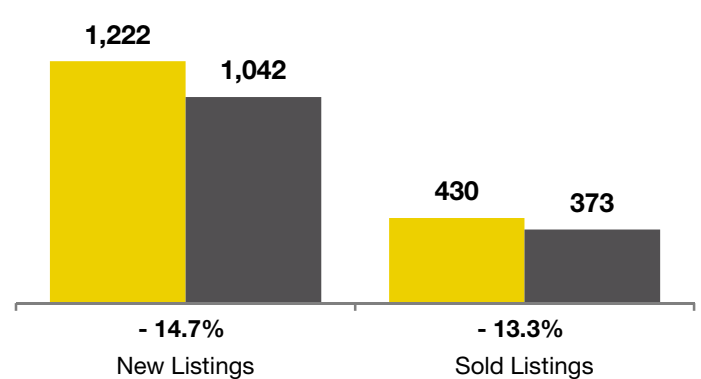
April

■ 2010 ■ 2011



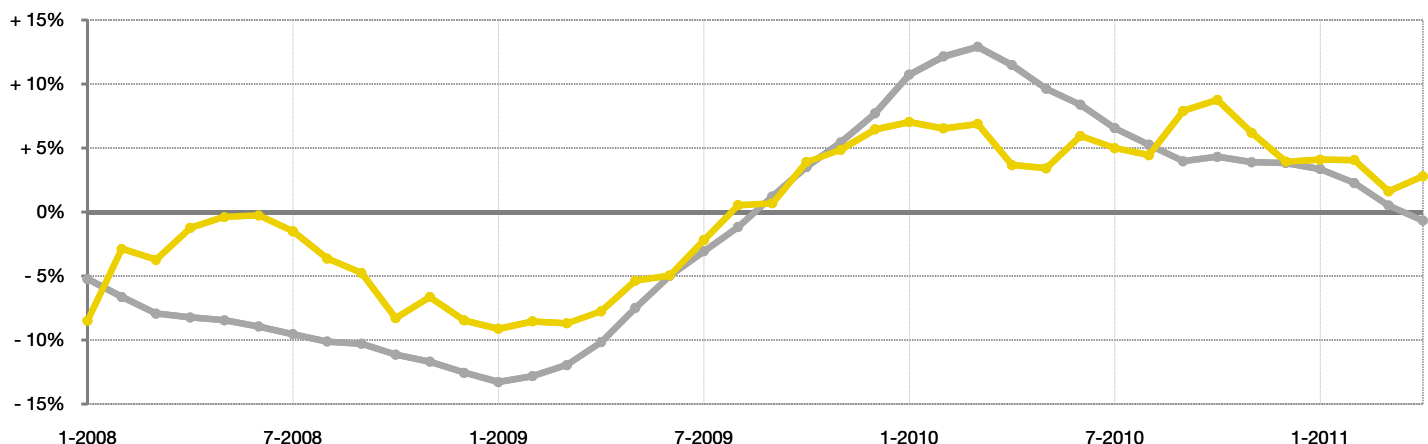
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Boulder County —



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Broomfield County

- 5.0%

Change in
New Listings

+ 3.8%

Change in
Closed Sales

+ 5.5%

Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	388	534	+ 37.6%	--	--	--
Pending Sales*	3	24	+ 700.0%	--	--	--
Under Contract Listings	98	85	- 13.3%	297	262	- 11.8%
New Listings	201	191	- 5.0%	673	627	- 6.8%
Sold Listings	78	81	+ 3.8%	237	197	- 16.9%
Total Days on Market	85	104	+ 23.2%	82	106	+ 28.8%
Median Sold Price**	\$249,250	\$263,000	+ 5.5%	\$252,500	\$259,000	+ 2.6%
Average Sold Price**	\$279,935	\$296,992	+ 6.1%	\$294,745	\$286,734	- 2.7%
Percent of Sold Price to List Price**	97.2%	97.6%	+ 0.4%	97.2%	97.6%	+ 0.4%

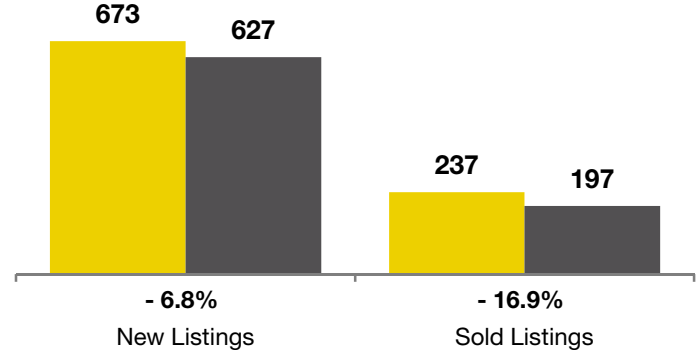
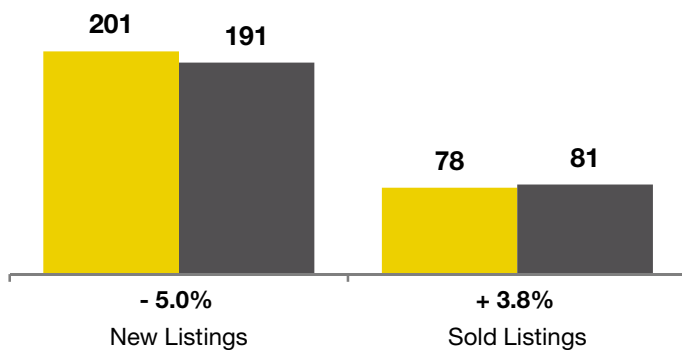
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April

■ 2010 ■ 2011

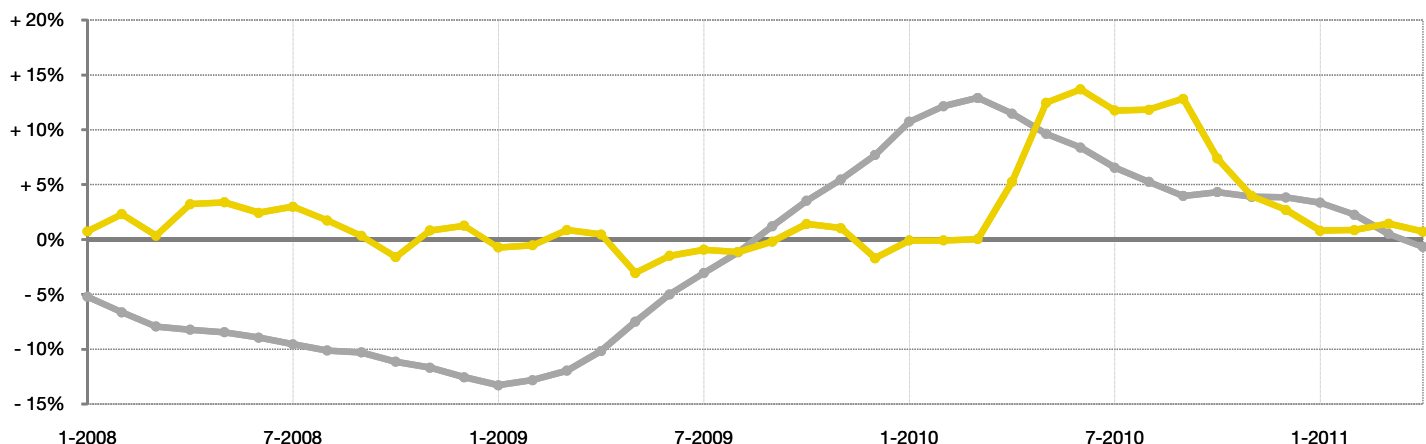
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Broomfield County —



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METROLIST®

Clear Creek County

0.0%

Change in
New Listings

- 60.0%

Change in
Closed Sales

- 64.3%

Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	155	180	+ 16.1%	--	--	--
Pending Sales*	2	5	+ 150.0%	--	--	--
Under Contract Listings	13	12	- 7.7%	51	46	- 9.8%
New Listings	46	46	0.0%	128	130	+ 1.6%
Sold Listings	15	6	- 60.0%	46	49	+ 6.5%
Total Days on Market	138	139	+ 0.7%	158	139	- 11.9%
Median Sold Price**	\$274,500	\$98,000	- 64.3%	\$235,000	\$205,000	- 12.8%
Average Sold Price**	\$301,195	\$155,830	- 48.3%	\$274,662	\$221,554	- 19.3%
Percent of Sold Price to List Price**	93.2%	96.7%	+ 3.7%	93.9%	94.1%	+ 0.2%

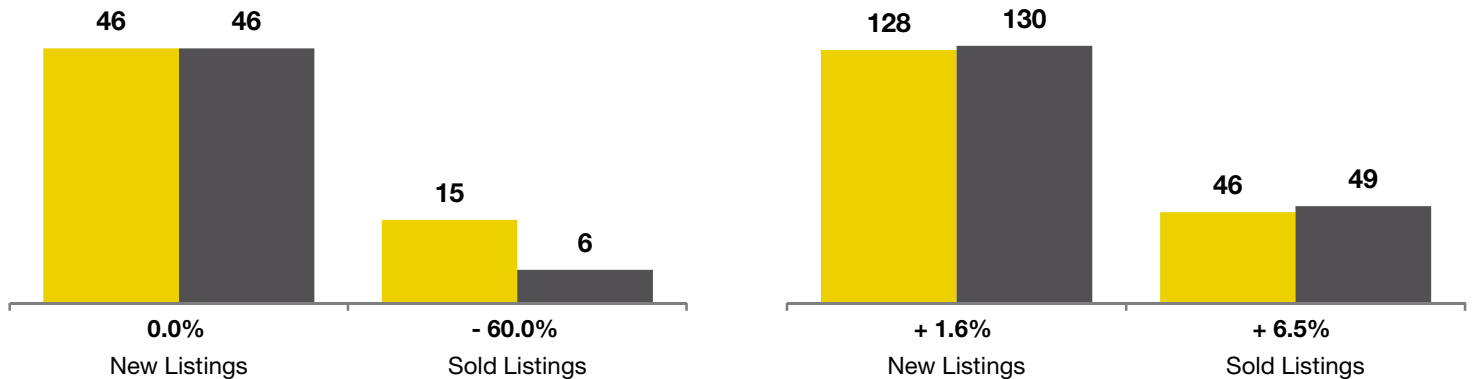
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April

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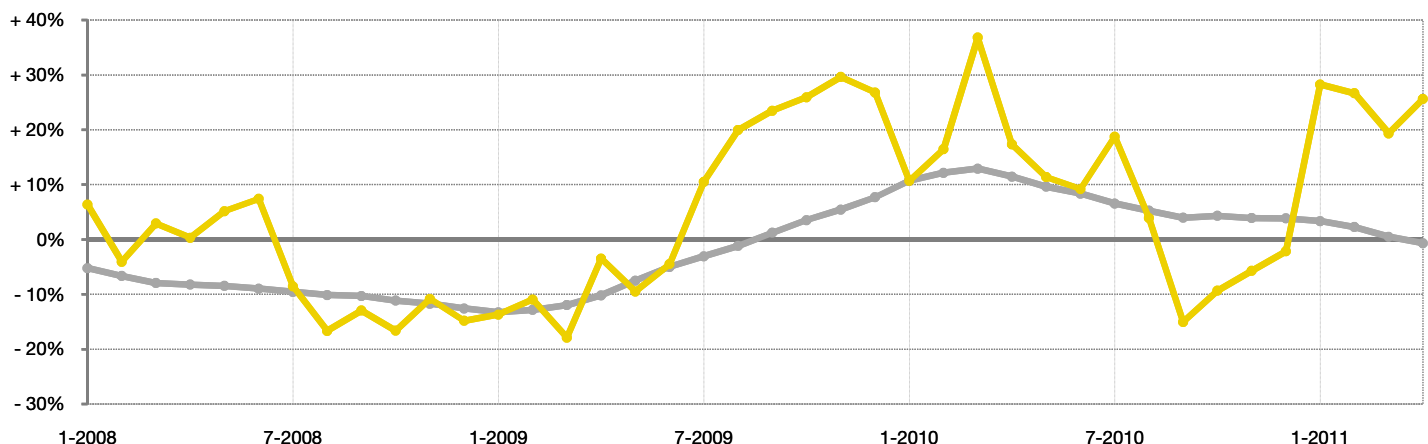
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — All MLS
Clear Creek County — Clear Creek County



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METROLIST®

- 34.3% **- 19.0%** **+ 2.4%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Denver County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	6,161	7,328	+ 18.9%	--	--	--
Pending Sales*	125	289	+ 131.2%	--	--	--
Under Contract Listings	1,354	1,010	- 25.4%	4,004	3,364	- 16.0%
New Listings	3,619	2,378	- 34.3%	11,628	8,468	- 27.2%
Sold Listings	1,052	852	- 19.0%	3,085	2,732	- 11.4%
Total Days on Market	79	114	+ 44.0%	84	118	+ 39.7%
Median Sold Price**	\$203,150	\$208,000	+ 2.4%	\$191,000	\$204,000	+ 6.8%
Average Sold Price**	\$249,568	\$264,936	+ 6.2%	\$247,469	\$264,551	+ 6.9%
Percent of Sold Price to List Price**	98.1%	96.6%	- 1.5%	98.1%	96.2%	- 1.9%

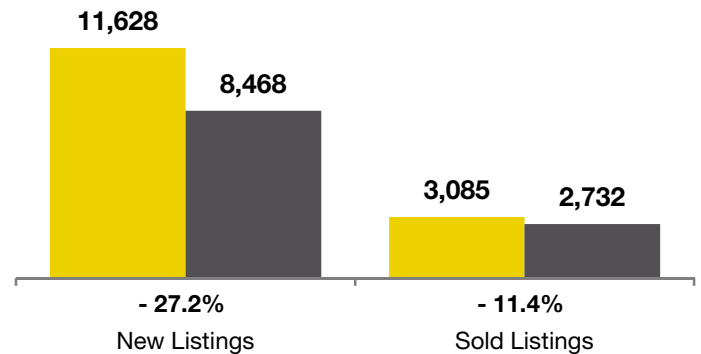
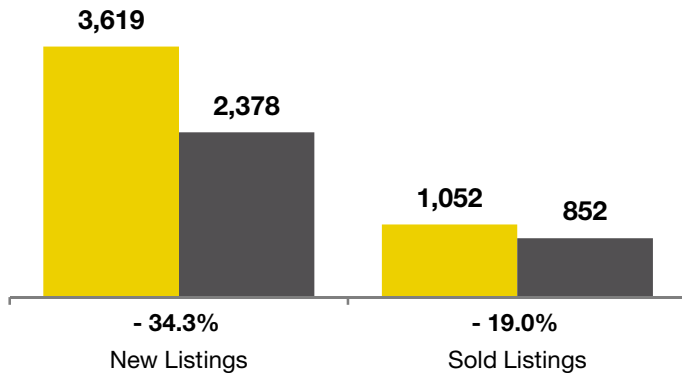
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April

■ 2010 ■ 2011

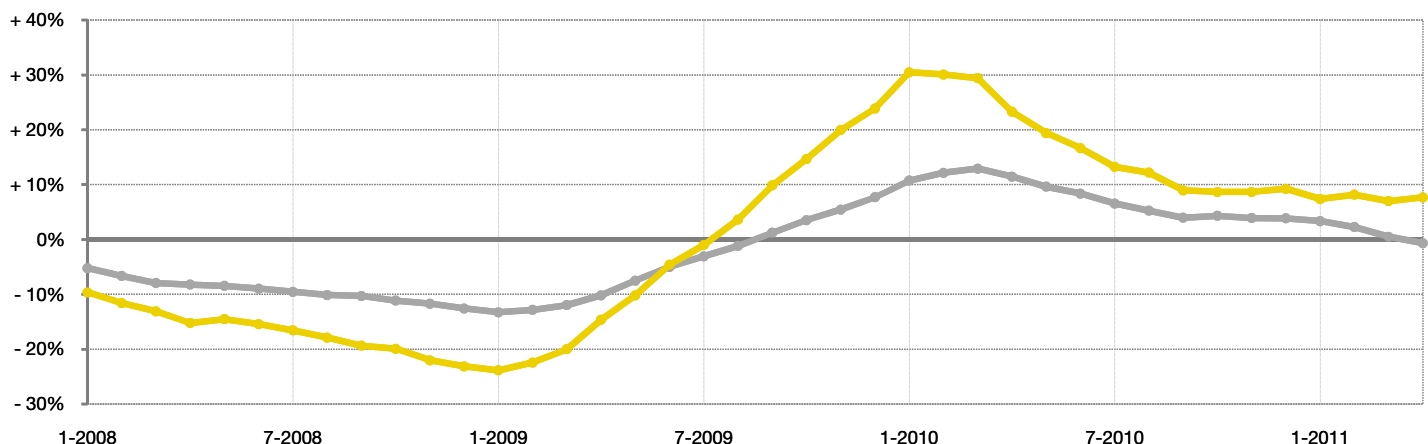
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Denver County —



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METROLIST®

- 19.7% **- 17.7%** **+ 1.9%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Douglas County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,268	4,071	+ 24.6%	--	--	--
Pending Sales*	50	201	+ 302.0%	--	--	--
Under Contract Listings	629	524	- 16.7%	1,949	1,747	- 10.4%
New Listings	1,627	1,307	- 19.7%	5,391	4,611	- 14.5%
Sold Listings	530	436	- 17.7%	1,529	1,417	- 7.3%
Total Days on Market	77	113	+ 46.4%	98	127	+ 30.2%
Median Sold Price**	\$274,900	\$280,000	+ 1.9%	\$280,000	\$282,000	+ 0.7%
Average Sold Price**	\$322,304	\$334,049	+ 3.6%	\$330,542	\$329,891	- 0.2%
Percent of Sold Price to List Price**	97.5%	97.5%	- 0.0%	97.3%	97.2%	- 0.1%

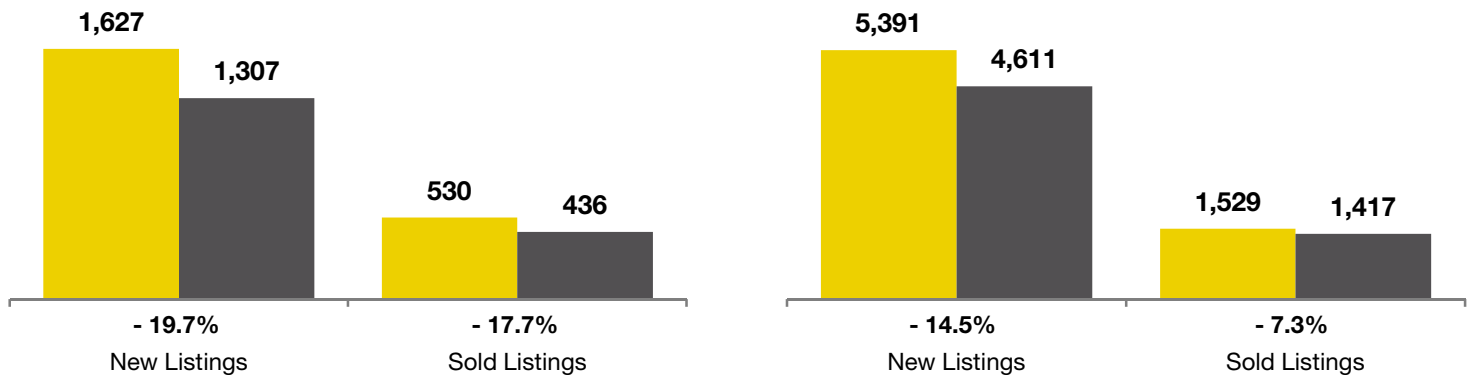
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April

■ 2010 ■ 2011

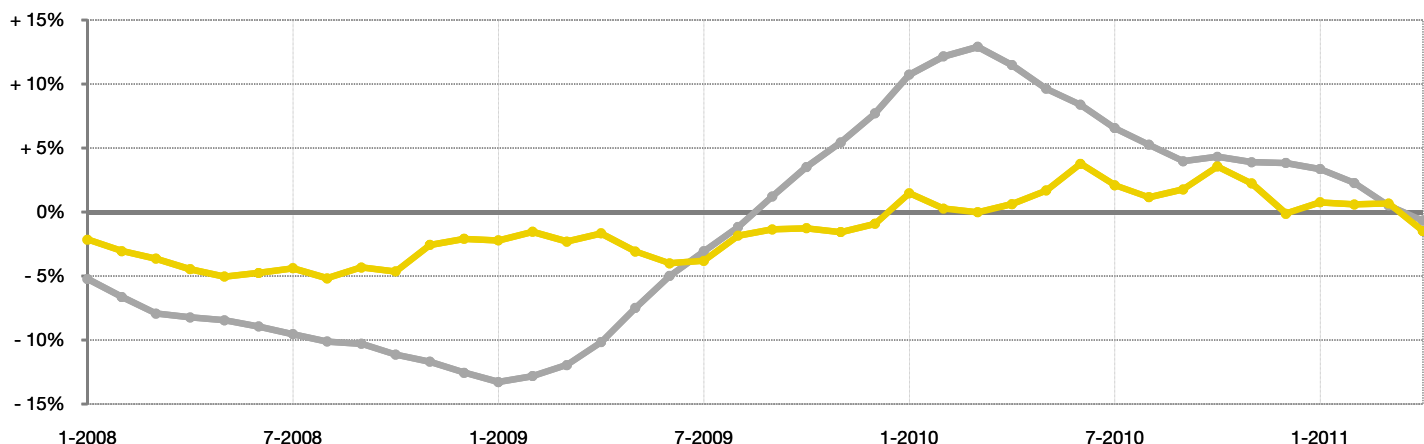
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Douglas County —



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METROLIST®

+ 4.4%

Change in
New Listings

- 15.4%

Change in
Closed Sales

+ 6.9%

Change in
Median Sales Price

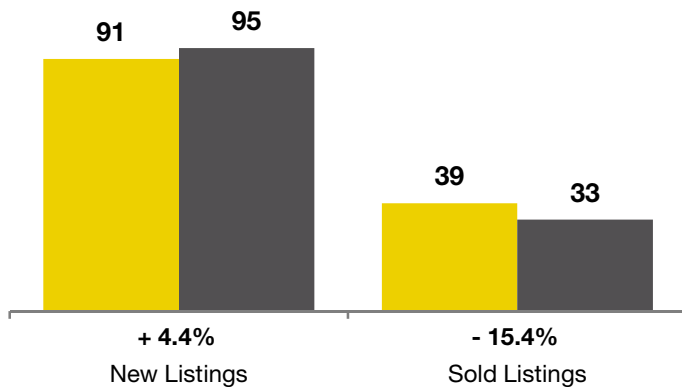
Elbert County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	286	341	+ 19.2%	--	--	--
Pending Sales*	2	12	+ 500.0%	--	--	--
Under Contract Listings	52	40	- 23.1%	139	132	- 5.0%
New Listings	91	95	+ 4.4%	349	324	- 7.2%
Sold Listings	39	33	- 15.4%	106	106	0.0%
Total Days on Market	125	122	- 2.4%	125	118	- 6.0%
Median Sold Price**	\$290,000	\$310,000	+ 6.9%	\$268,000	\$289,900	+ 8.2%
Average Sold Price**	\$295,383	\$311,854	+ 5.6%	\$284,730	\$290,053	+ 1.9%
Percent of Sold Price to List Price**	96.6%	97.0%	+ 0.4%	96.3%	96.4%	+ 0.1%

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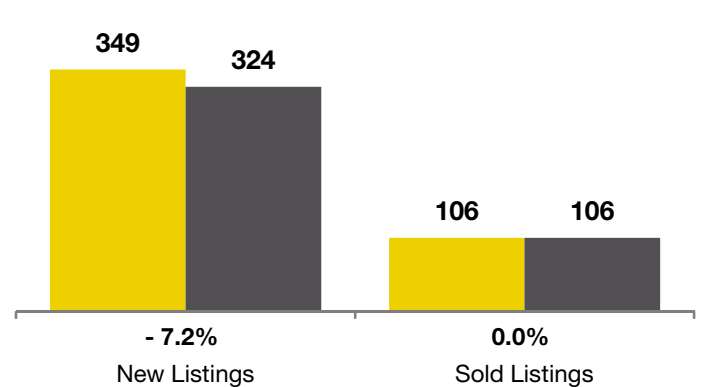
April

■ 2010 ■ 2011



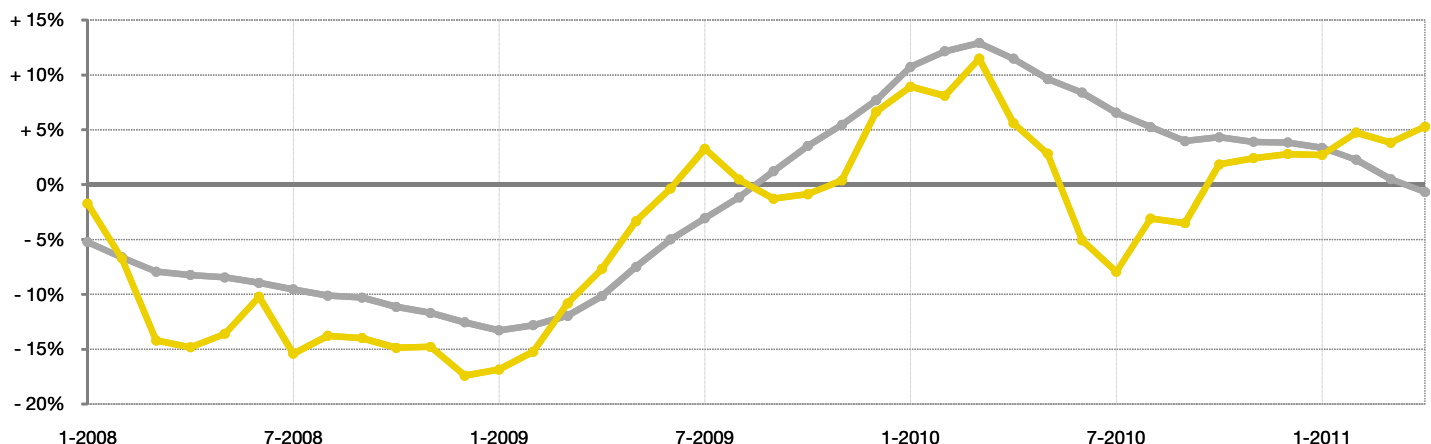
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Elbert County —



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METROLIST®

- 6.9%

Change in
New Listings

- 10.5%

Change in
Closed Sales

+ 3.8%

Change in
Median Sales Price

El Paso County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	284	333	+ 17.3%	--	--	--
Pending Sales*	8	7	- 12.5%	--	--	--
Under Contract Listings	45	45	0.0%	134	159	+ 18.7%
New Listings	102	95	- 6.9%	316	353	+ 11.7%
Sold Listings	38	34	- 10.5%	106	117	+ 10.4%
Total Days on Market	85	84	- 0.3%	87	99	+ 13.2%
Median Sold Price**	\$225,500	\$234,000	+ 3.8%	\$226,210	\$216,960	- 4.1%
Average Sold Price**	\$250,201	\$243,738	- 2.6%	\$272,149	\$247,165	- 9.2%
Percent of Sold Price to List Price**	98.0%	98.0%	+ 0.1%	98.2%	97.6%	- 0.6%

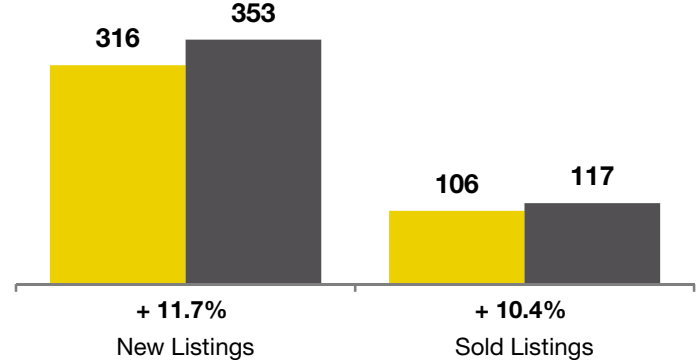
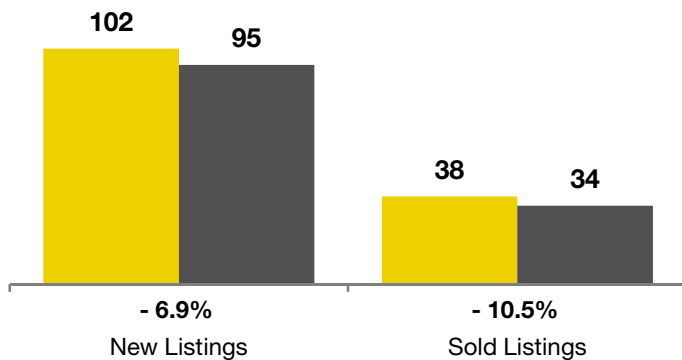
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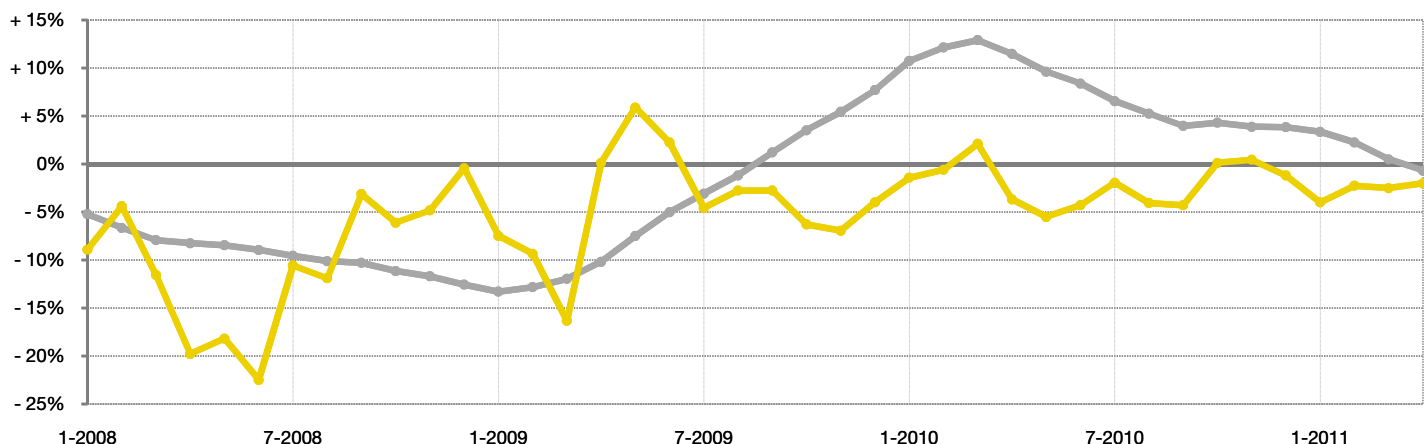
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
El Paso County —



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METROLIST®

+ 24.0% **- 42.9%** **+ 22.8%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Gilpin County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	99	115	+ 16.2%	--	--	--
Pending Sales*	0	2	--	--	--	--
Under Contract Listings	7	11	+ 57.1%	27	27	0.0%
New Listings	25	31	+ 24.0%	78	80	+ 2.6%
Sold Listings	7	4	- 42.9%	25	21	- 16.0%
Total Days on Market	241	25	- 89.6%	174	127	- 27.1%
Median Sold Price**	\$230,000	\$282,500	+ 22.8%	\$215,000	\$173,000	- 19.5%
Average Sold Price**	\$226,071	\$326,375	+ 44.4%	\$204,600	\$208,490	+ 1.9%
Percent of Sold Price to List Price**	92.1%	97.1%	+ 5.4%	92.3%	94.9%	+ 2.8%

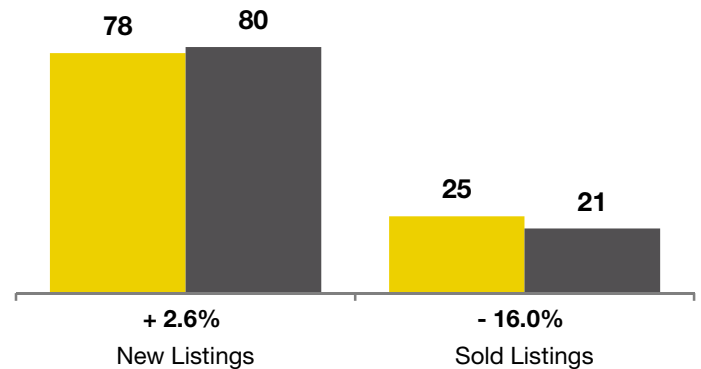
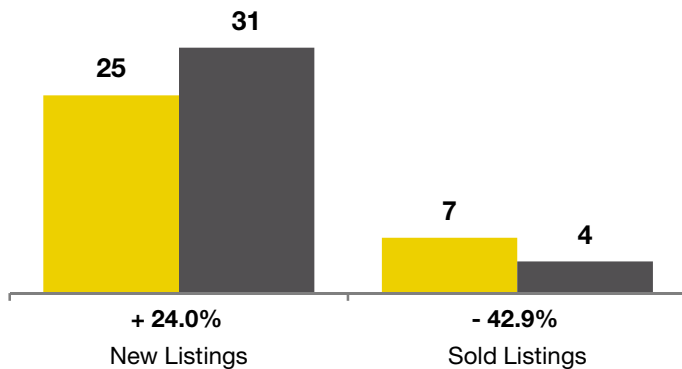
* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to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

April

■ 2010 ■ 2011

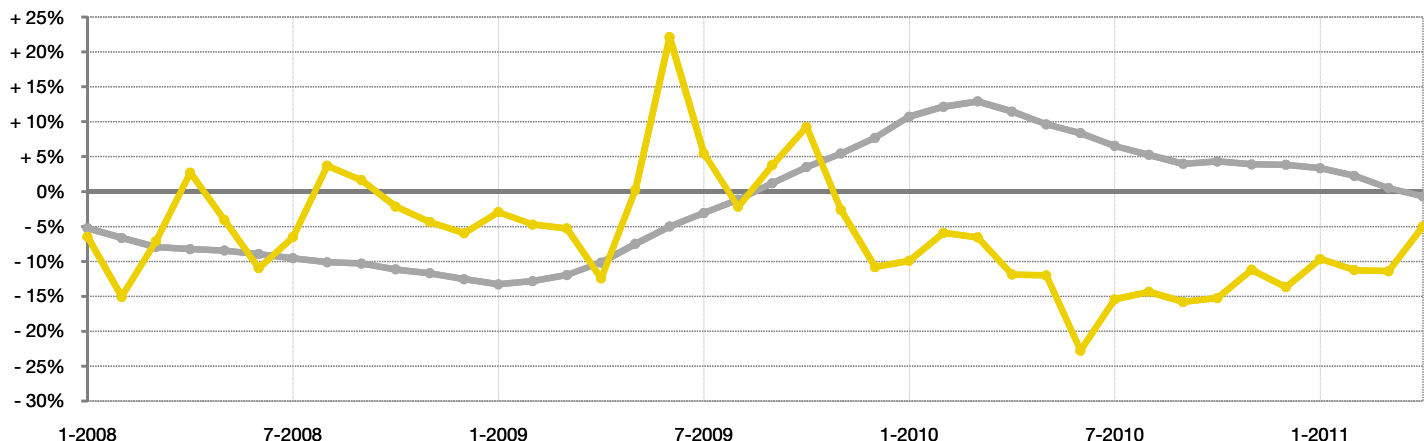
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Gilpin County —



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

Local Market Update – April 2011

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



METROLIST®

- 27.2% **- 15.2%** **- 9.1%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Jefferson County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,913	5,155	+ 31.7%	--	--	--
Pending Sales*	84	267	+ 217.9%	--	--	--
Under Contract Listings	1,000	711	- 28.9%	2,883	2,303	- 20.1%
New Listings	2,236	1,628	- 27.2%	7,142	5,757	- 19.4%
Sold Listings	683	579	- 15.2%	2,093	1,807	- 13.7%
Total Days on Market	80	101	+ 26.1%	85	115	+ 35.0%
Median Sold Price**	\$225,450	\$205,000	- 9.1%	\$220,000	\$210,000	- 4.5%
Average Sold Price**	\$261,095	\$241,958	- 7.3%	\$258,119	\$244,742	- 5.2%
Percent of Sold Price to List Price**	97.6%	96.9%	- 0.7%	97.4%	96.7%	- 0.8%

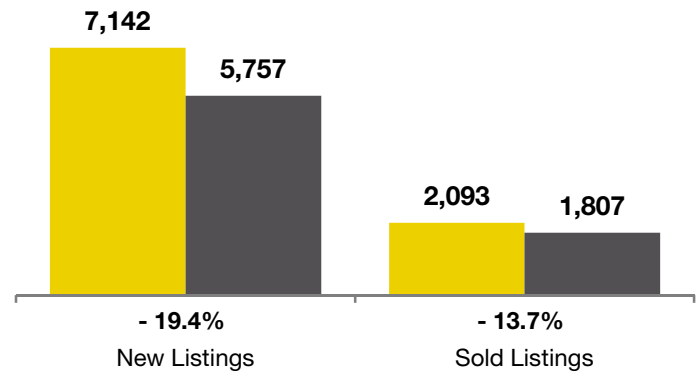
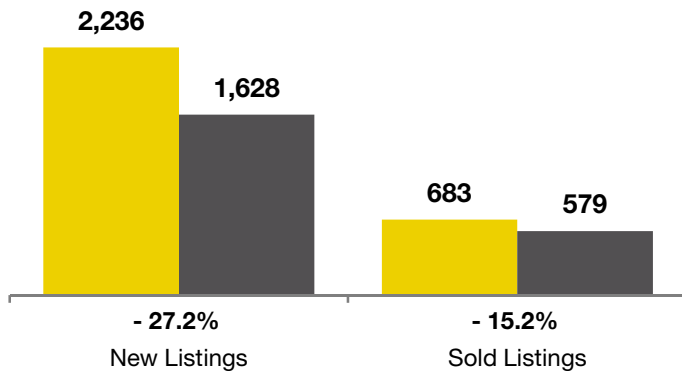
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April

■ 2010 ■ 2011

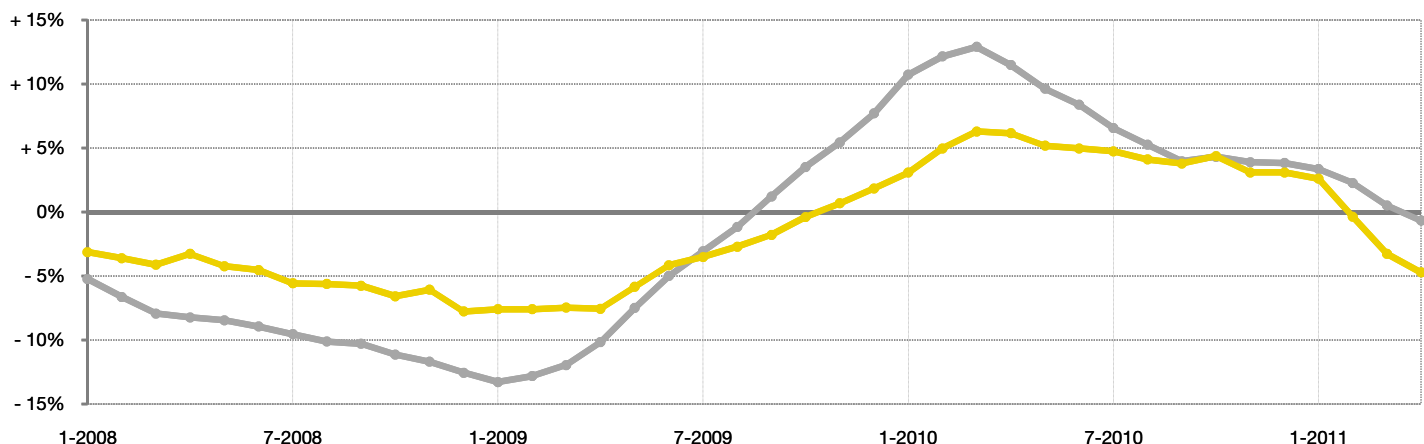
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Jefferson County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 16.7%

0.0%

+ 14.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

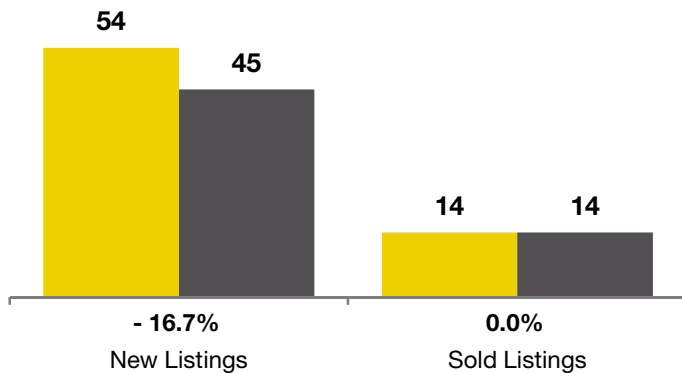
Larimer County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	202	218	+ 7.9%	--	--	--
Pending Sales*	4	9	+ 125.0%	--	--	--
Under Contract Listings	23	29	+ 26.1%	64	88	+ 37.5%
New Listings	54	45	- 16.7%	175	189	+ 8.0%
Sold Listings	14	14	0.0%	55	59	+ 7.3%
Total Days on Market	88	197	+ 123.4%	103	144	+ 40.3%
Median Sold Price**	\$190,500	\$218,616	+ 14.8%	\$208,000	\$225,000	+ 8.2%
Average Sold Price**	\$246,436	\$260,717	+ 5.8%	\$263,775	\$279,045	+ 5.8%
Percent of Sold Price to List Price**	98.0%	97.0%	- 1.0%	97.8%	96.6%	- 1.2%

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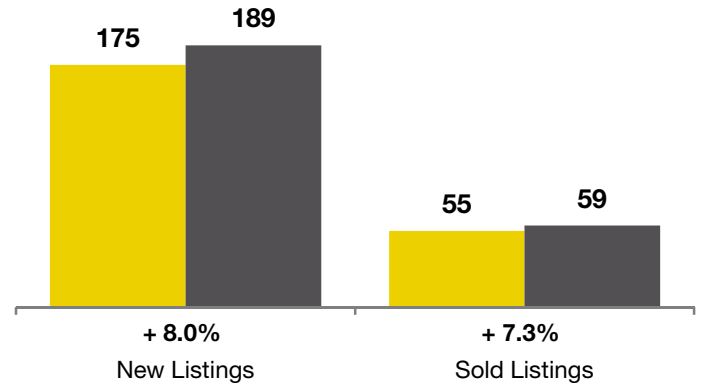
April

■ 2010 ■ 2011



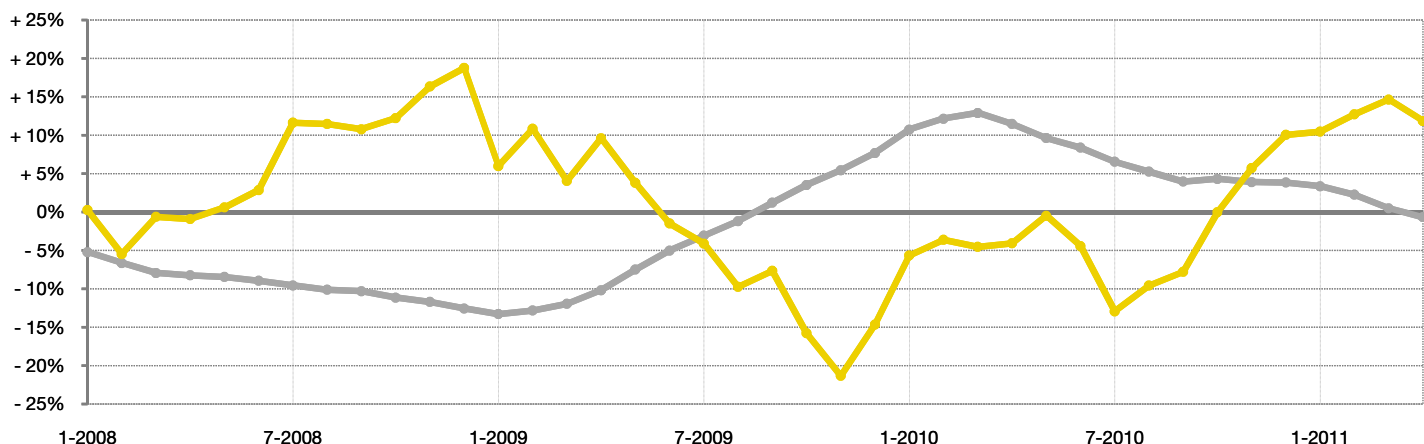
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Larimer County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 50.0% **- 66.7%** **+ 5.4%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

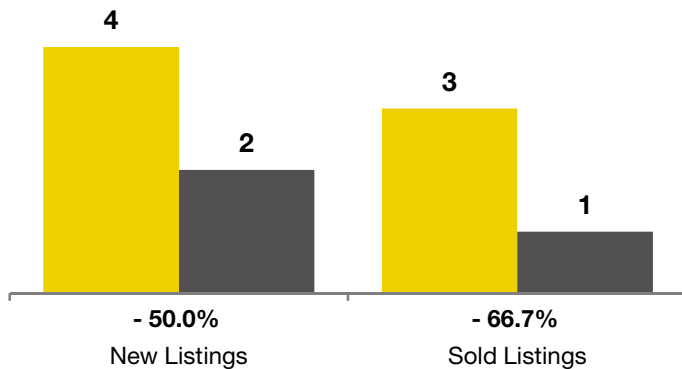
Morgan County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	28	26	- 7.1%	--	--	--
Pending Sales*	1	1	0.0%	--	--	--
Under Contract Listings	3	1	- 66.7%	8	5	- 37.5%
New Listings	4	2	- 50.0%	15	14	- 6.7%
Sold Listings	3	1	- 66.7%	8	5	- 37.5%
Total Days on Market	170	76	- 55.2%	162	92	- 43.2%
Median Sold Price**	\$148,000	\$156,000	+ 5.4%	\$139,250	\$124,900	- 10.3%
Average Sold Price**	\$123,967	\$156,000	+ 25.8%	\$122,650	\$108,480	- 11.6%
Percent of Sold Price to List Price**	91.6%	93.7%	+ 2.3%	94.6%	98.5%	+ 4.1%

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April

■ 2010 ■ 2011



Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Morgan County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Park County

+ 24.1%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 11.3%

Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	363	423	+ 16.5%	--	--	--
Pending Sales*	5	11	+ 120.0%	--	--	--
Under Contract Listings	29	30	+ 3.4%	93	94	+ 1.1%
New Listings	83	103	+ 24.1%	263	302	+ 14.8%
Sold Listings	27	27	0.0%	89	81	- 9.0%
Total Days on Market	141	172	+ 21.9%	140	178	+ 27.5%
Median Sold Price**	\$186,950	\$208,000	+ 11.3%	\$187,000	\$173,500	- 7.2%
Average Sold Price**	\$198,682	\$207,273	+ 4.3%	\$195,922	\$193,873	- 1.0%
Percent of Sold Price to List Price**	97.0%	96.4%	- 0.7%	94.9%	95.9%	+ 1.1%

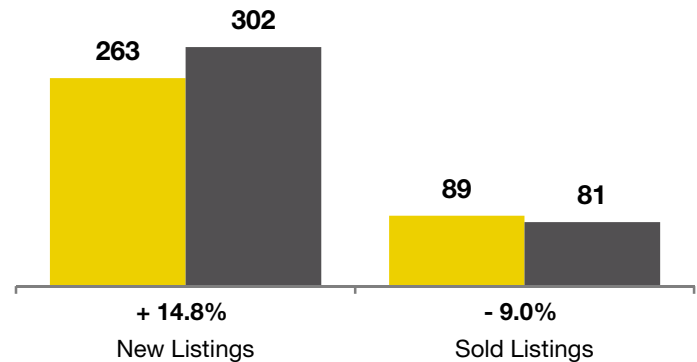
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April

■ 2010 ■ 2011

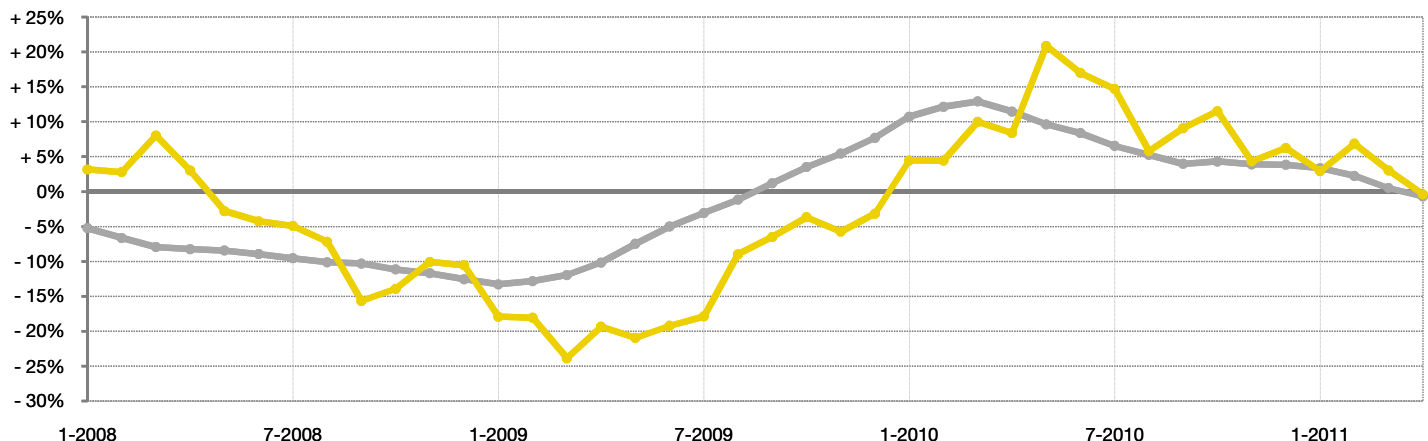
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Park County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 18.8%

Change in
New Listings

0.0%

Change in
Closed Sales

- 30.0%

Change in
Median Sales Price

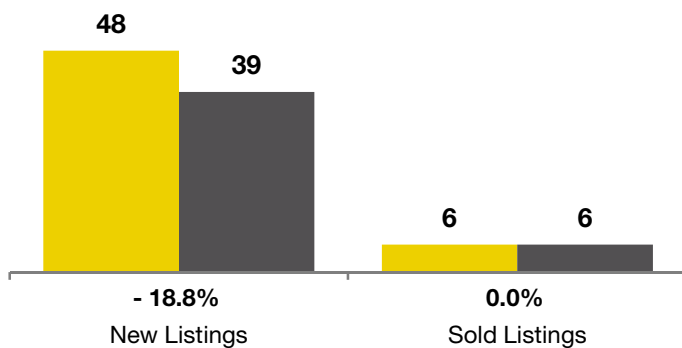
Summit County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	228	263	+ 15.4%	--	--	--
Pending Sales*	6	8	+ 33.3%	--	--	--
Under Contract Listings	10	2	- 80.0%	24	19	- 20.8%
New Listings	48	39	- 18.8%	152	157	+ 3.3%
Sold Listings	6	6	0.0%	29	27	- 6.9%
Total Days on Market	255	95	- 62.6%	175	148	- 15.4%
Median Sold Price**	\$486,000	\$340,335	- 30.0%	\$465,000	\$290,000	- 37.6%
Average Sold Price**	\$465,650	\$335,445	- 28.0%	\$531,341	\$342,968	- 35.5%
Percent of Sold Price to List Price**	91.8%	89.1%	- 3.0%	93.0%	93.1%	+ 0.0%

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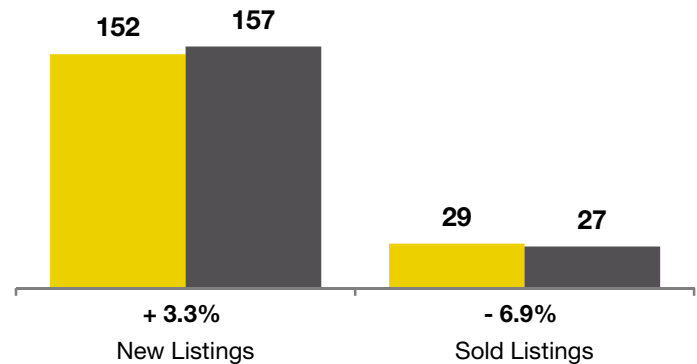
April

■ 2010 ■ 2011



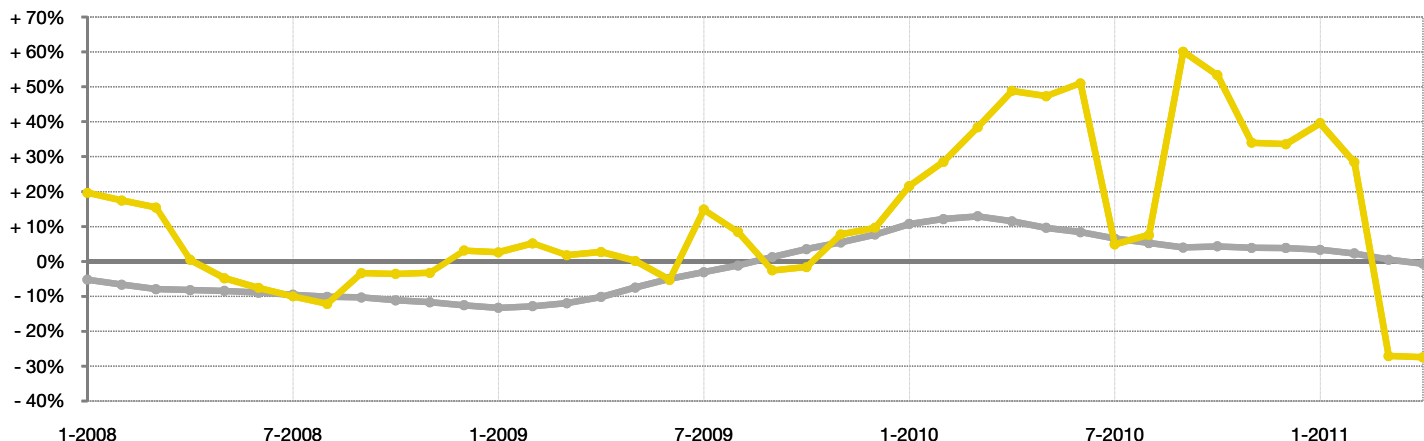
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Summit County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Teller County

+ 200.0%

--

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	24	48	+ 100.0%	--	--	--
Pending Sales*	1	2	+ 100.0%	--	--	--
Under Contract Listings	1	1	0.0%	7	9	+ 28.6%
New Listings	3	9	+ 200.0%	14	31	+ 121.4%
Sold Listings	0	4	--	6	6	0.0%
Total Days on Market	0	182	--	130	173	+ 32.5%
Median Sold Price**	\$0	\$160,000	--	\$189,000	\$145,300	- 23.1%
Average Sold Price**	\$0	\$451,767	--	\$181,667	\$321,900	+ 77.2%
Percent of Sold Price to List Price**	0.0%	94.4%	--	93.2%	94.0%	+ 0.8%

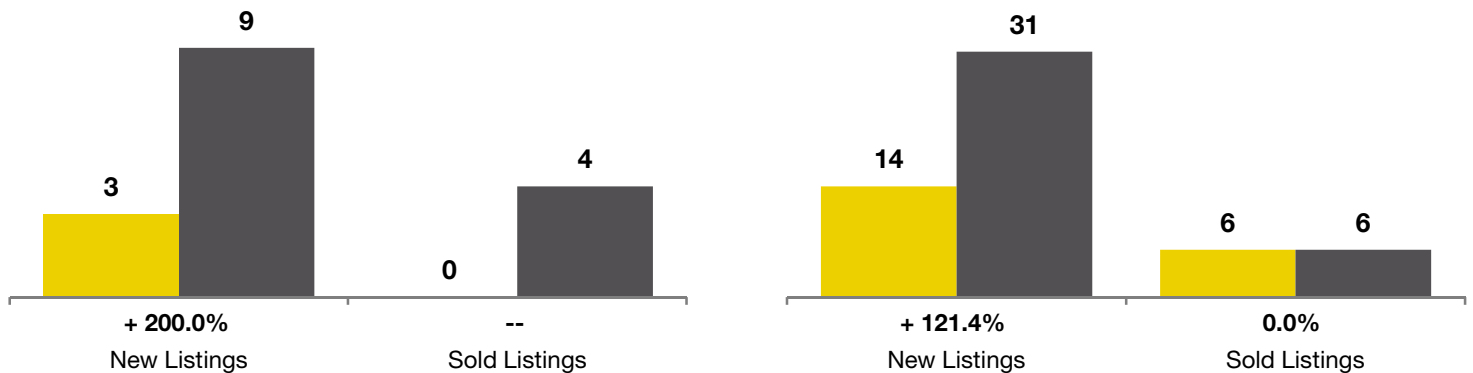
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April

■ 2010 ■ 2011

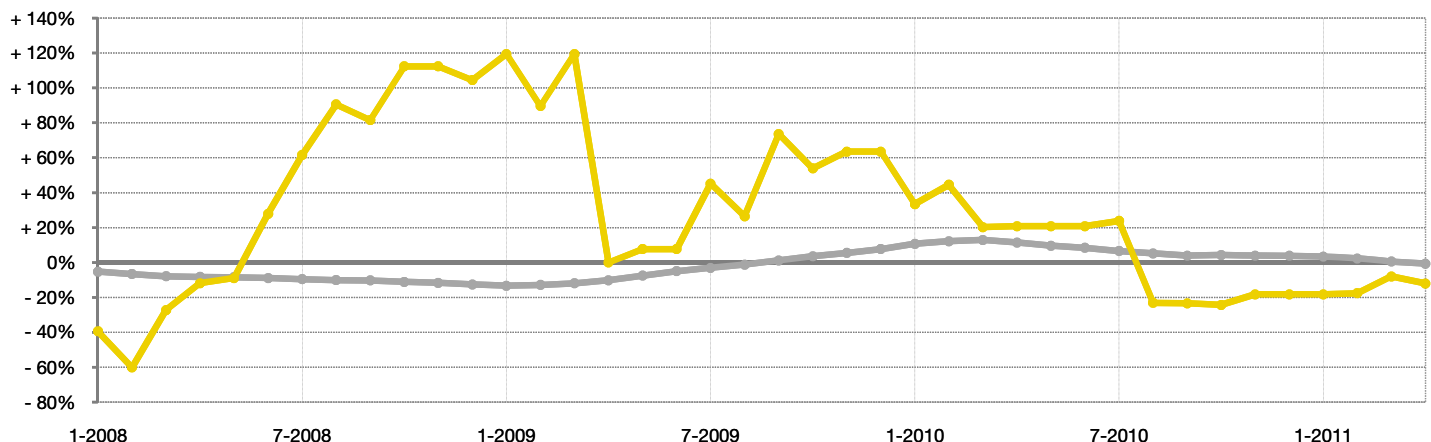
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Teller County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 15.9%

Change in
New Listings

- 14.0%

Change in
Closed Sales

+ 4.4%

Change in
Median Sales Price

Weld County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	577	590	+ 2.3%	--	--	--
Pending Sales*	20	43	+ 115.0%	--	--	--
Under Contract Listings	128	114	- 10.9%	397	368	- 7.3%
New Listings	226	190	- 15.9%	771	643	- 16.6%
Sold Listings	100	86	- 14.0%	322	301	- 6.5%
Total Days on Market	94	86	- 8.7%	101	101	- 0.7%
Median Sold Price**	\$186,750	\$195,000	+ 4.4%	\$192,450	\$180,000	- 6.5%
Average Sold Price**	\$216,330	\$200,121	- 7.5%	\$212,418	\$191,440	- 9.9%
Percent of Sold Price to List Price**	98.3%	97.1%	- 1.2%	98.0%	96.6%	- 1.5%

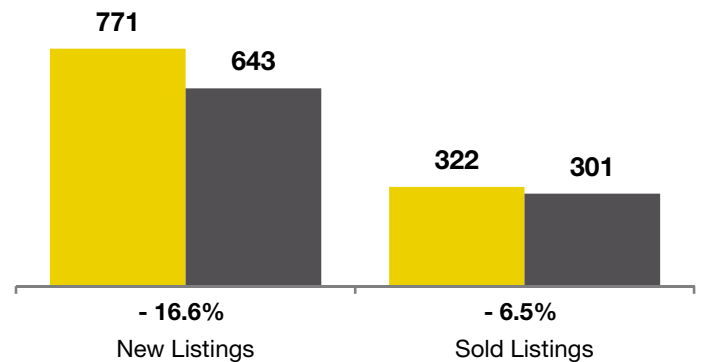
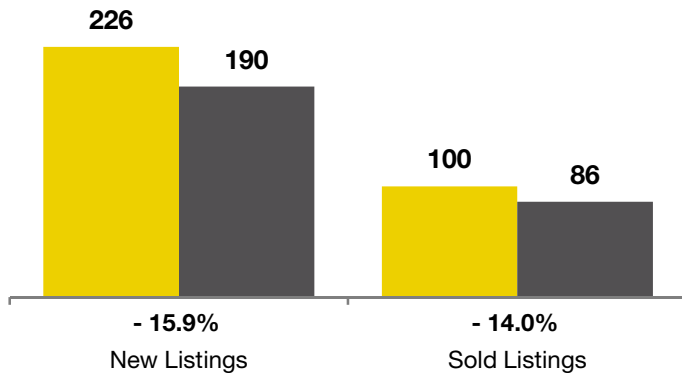
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April

■ 2010 ■ 2011

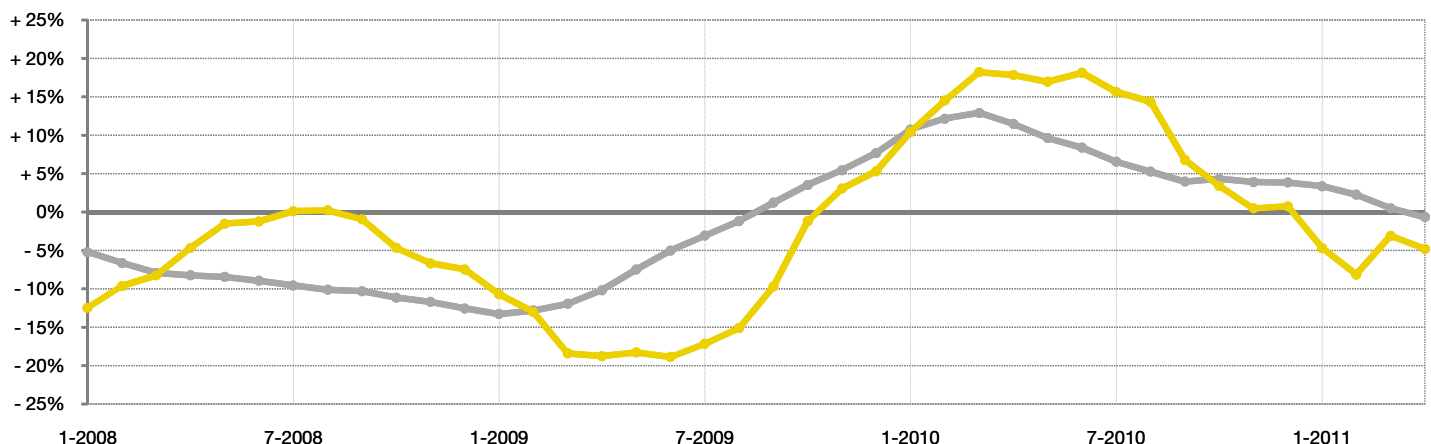
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Weld County —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 27.8% **- 18.0%** **- 4.8%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Denver-Aurora MSA

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

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	21,295	27,206	+ 27.8%	--	--	--
Pending Sales*	499	1,538	+ 208.2%	--	--	--
Under Contract Listings	5,108	3,903	- 23.6%	15,271	12,822	- 16.0%
New Listings	11,759	8,486	- 27.8%	38,453	30,657	- 20.3%
Sold Listings	3,933	3,227	- 18.0%	11,778	10,313	- 12.4%
Total Days on Market	78	108	+ 38.9%	84	116	+ 37.2%
Median Sold Price**	\$210,000	\$200,000	- 4.8%	\$205,000	\$200,000	- 2.4%
Average Sold Price**	\$247,882	\$246,875	- 0.4%	\$245,295	\$246,362	+ 0.4%
Percent of Sold Price to List Price**	97.9%	97.1%	- 0.8%	97.9%	96.8%	- 1.1%

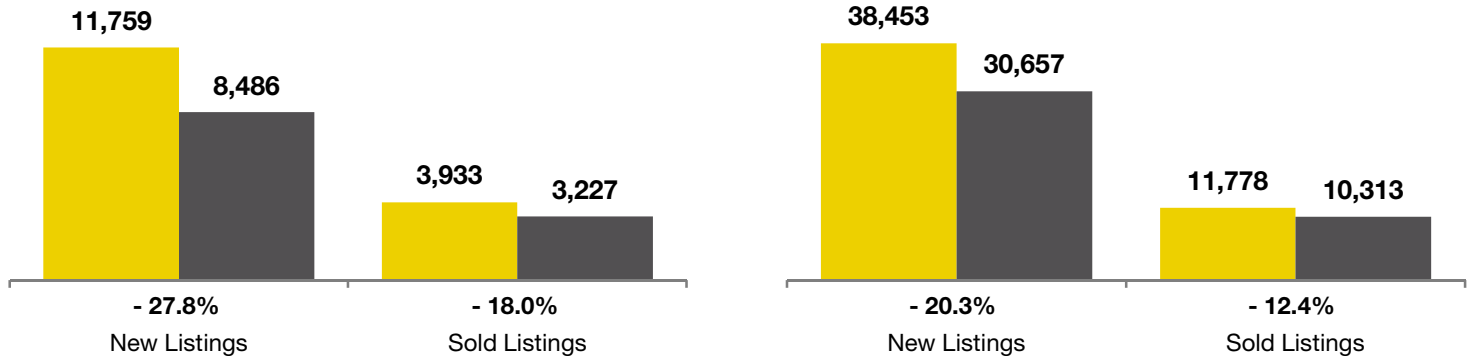
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April

■ 2010 ■ 2011

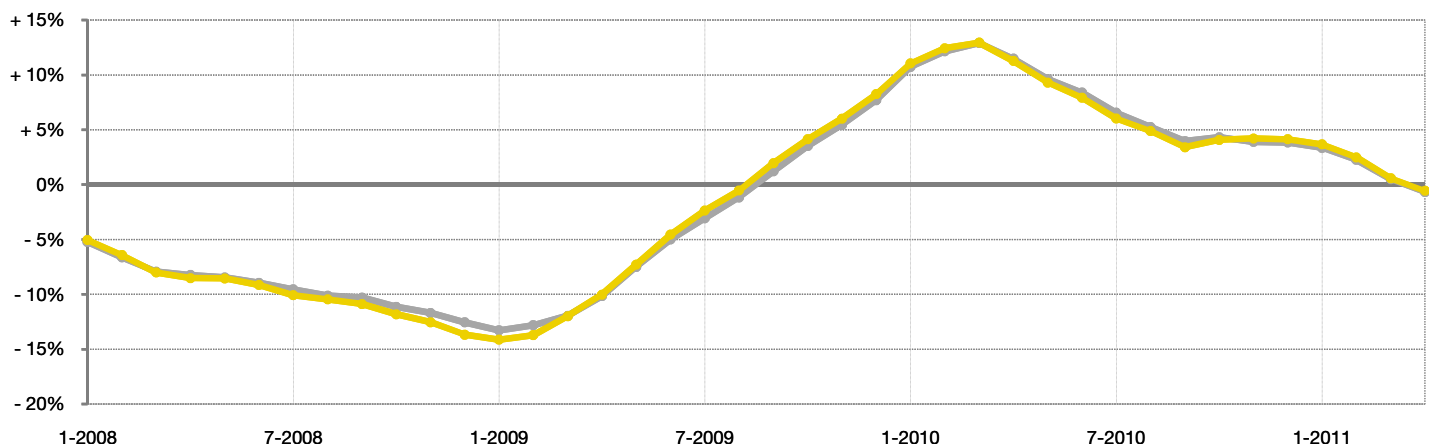
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Denver-Aurora MSA —



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 1.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 2.0%

Change in
Median Sales Price

Colorado Springs MSA

Includes El Paso & Teller counties

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	308	381	+ 23.7%	--	--	--
Pending Sales*	9	9	0.0%	--	--	--
Under Contract Listings	46	46	0.0%	141	168	+ 19.1%
New Listings	105	104	- 1.0%	330	384	+ 16.4%
Sold Listings	38	38	0.0%	112	123	+ 9.8%
Total Days on Market	85	95	+ 11.9%	90	102	+ 14.2%
Median Sold Price**	\$225,500	\$230,000	+ 2.0%	\$225,894	\$215,500	- 4.6%
Average Sold Price**	\$250,201	\$260,605	+ 4.2%	\$267,302	\$250,253	- 6.4%
Percent of Sold Price to List Price**	98.0%	97.7%	- 0.2%	97.9%	97.5%	- 0.5%

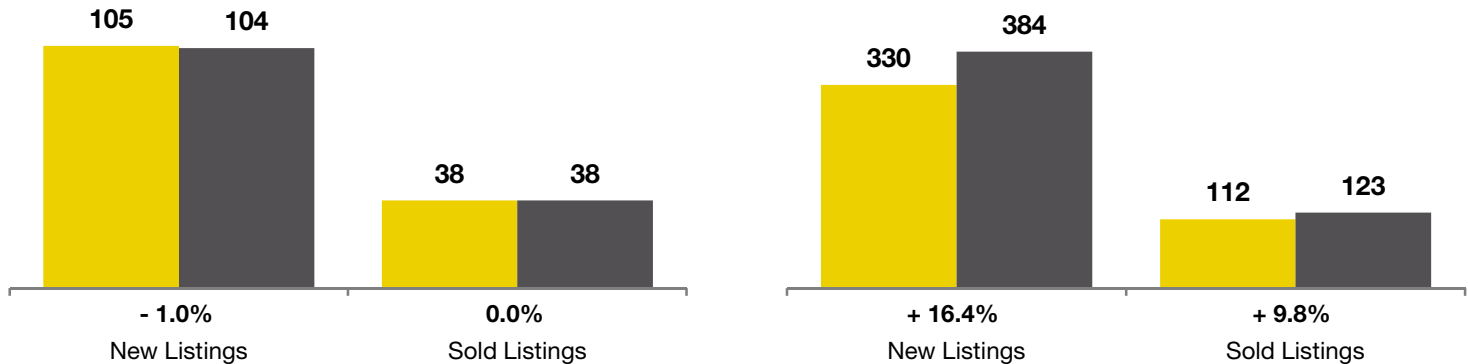
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April

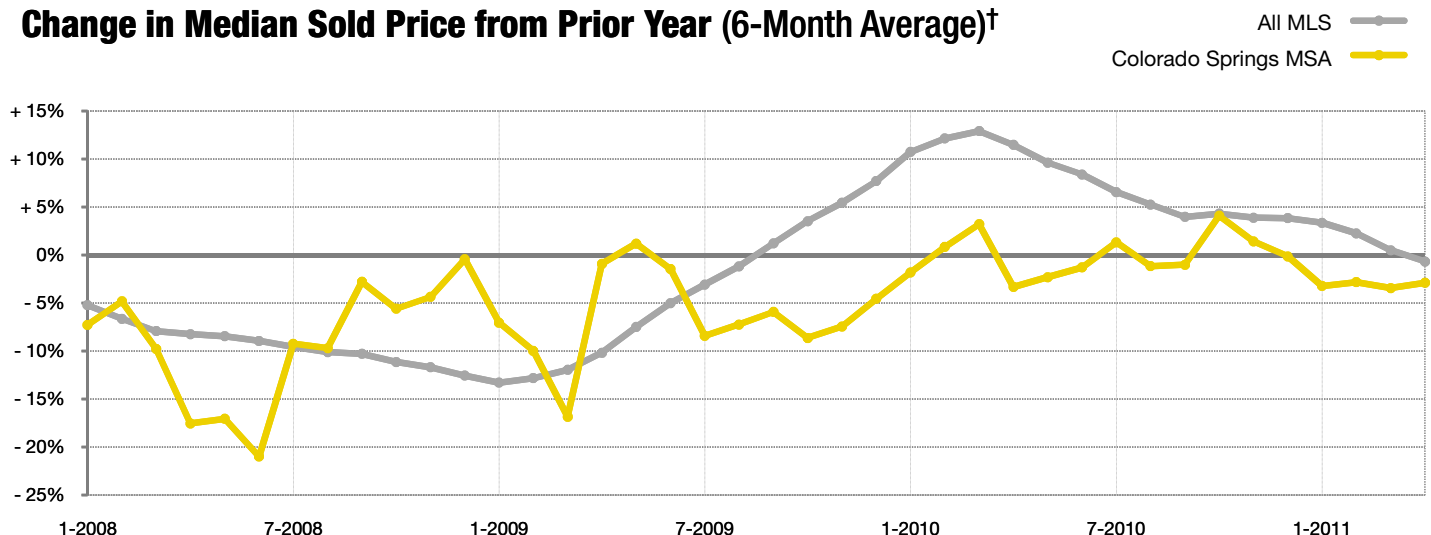
■ 2010 ■ 2011

Year to Date (YTD)

■ 2010 ■ 2011



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



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Boulder MSA

Includes Boulder County

- 7.5%

Change in
New Listings

- 19.7%

Change in
Closed Sales

+ 4.6%

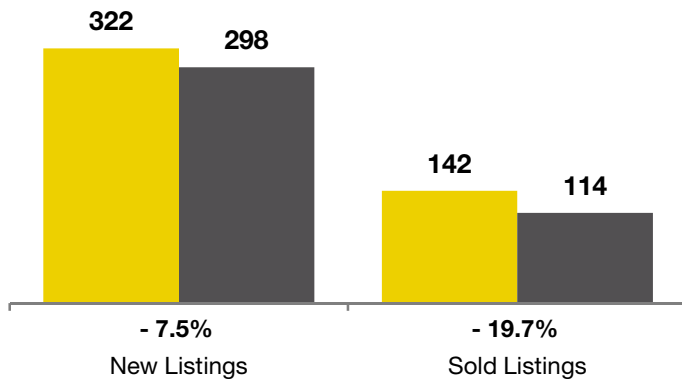
Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	830	917	+ 10.5%	--	--	--
Pending Sales*	8	32	+ 300.0%	--	--	--
Under Contract Listings	193	157	- 18.7%	597	491	- 17.8%
New Listings	322	298	- 7.5%	1,222	1,042	- 14.7%
Sold Listings	142	114	- 19.7%	430	373	- 13.3%
Total Days on Market	74	97	+ 31.8%	87	111	+ 27.5%
Median Sold Price**	\$257,620	\$269,500	+ 4.6%	\$271,250	\$282,500	+ 4.1%
Average Sold Price**	\$364,826	\$354,286	- 2.9%	\$345,519	\$374,168	+ 8.3%
Percent of Sold Price to List Price**	97.3%	98.0%	+ 0.8%	97.2%	97.3%	+ 0.1%

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

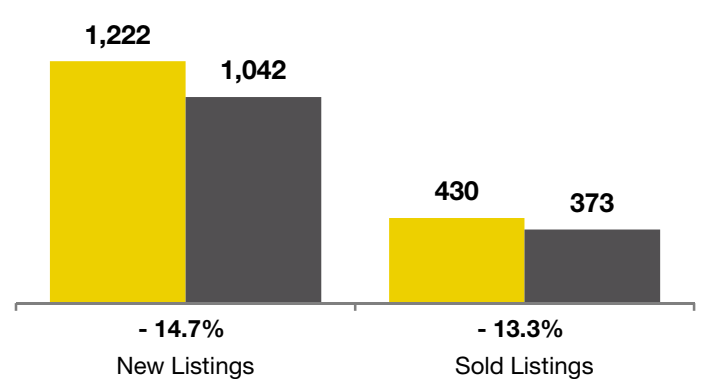
April

■ 2010 ■ 2011



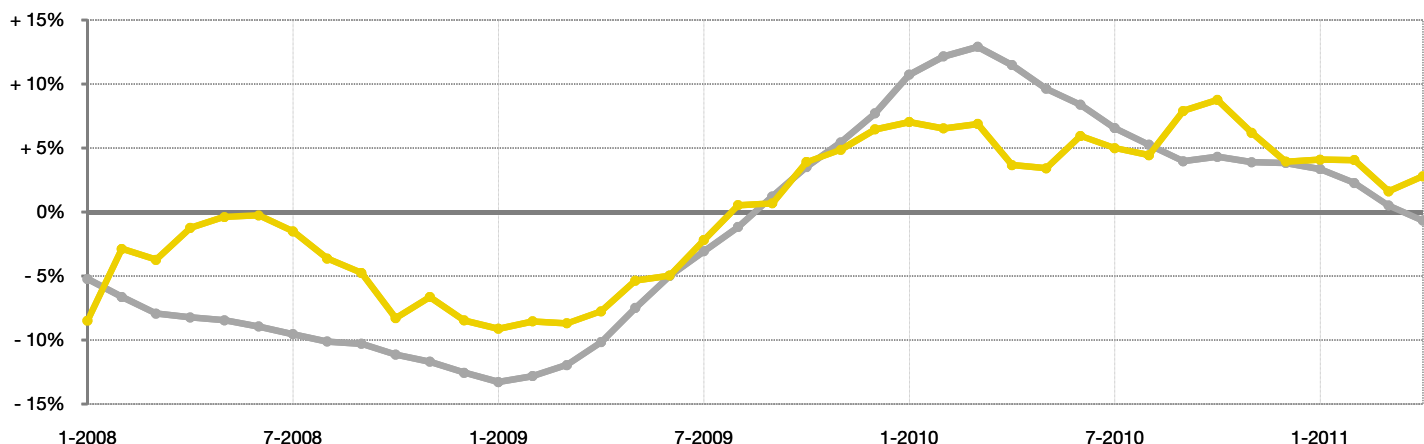
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Boulder MSA —



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

Local Market Update – April 2011

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



METROLIST®

- 16.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 14.8%

Change in
Median Sales Price

Fort Collins-Loveland MSA

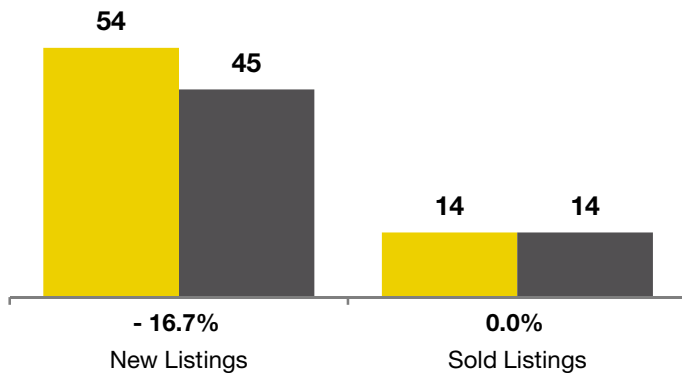
Includes Larimer County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	202	218	+ 7.9%	--	--	--
Pending Sales*	4	9	+ 125.0%	--	--	--
Under Contract Listings	23	29	+ 26.1%	64	88	+ 37.5%
New Listings	54	45	- 16.7%	175	189	+ 8.0%
Sold Listings	14	14	0.0%	55	59	+ 7.3%
Total Days on Market	88	197	+ 123.4%	103	144	+ 40.3%
Median Sold Price**	\$190,500	\$218,616	+ 14.8%	\$208,000	\$225,000	+ 8.2%
Average Sold Price**	\$246,436	\$260,717	+ 5.8%	\$263,775	\$279,045	+ 5.8%
Percent of Sold Price to List Price**	98.0%	97.0%	- 1.0%	97.8%	96.6%	- 1.2%

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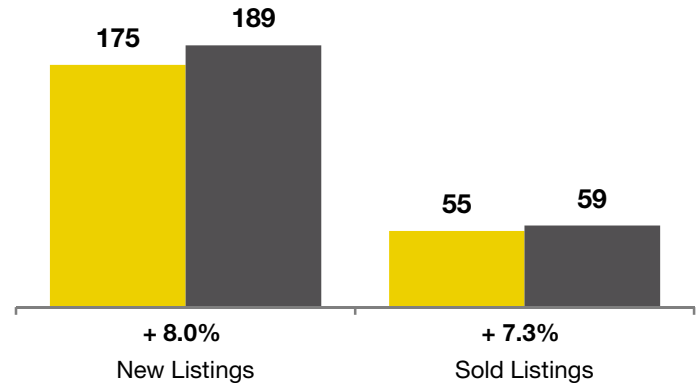
April

■ 2010 ■ 2011

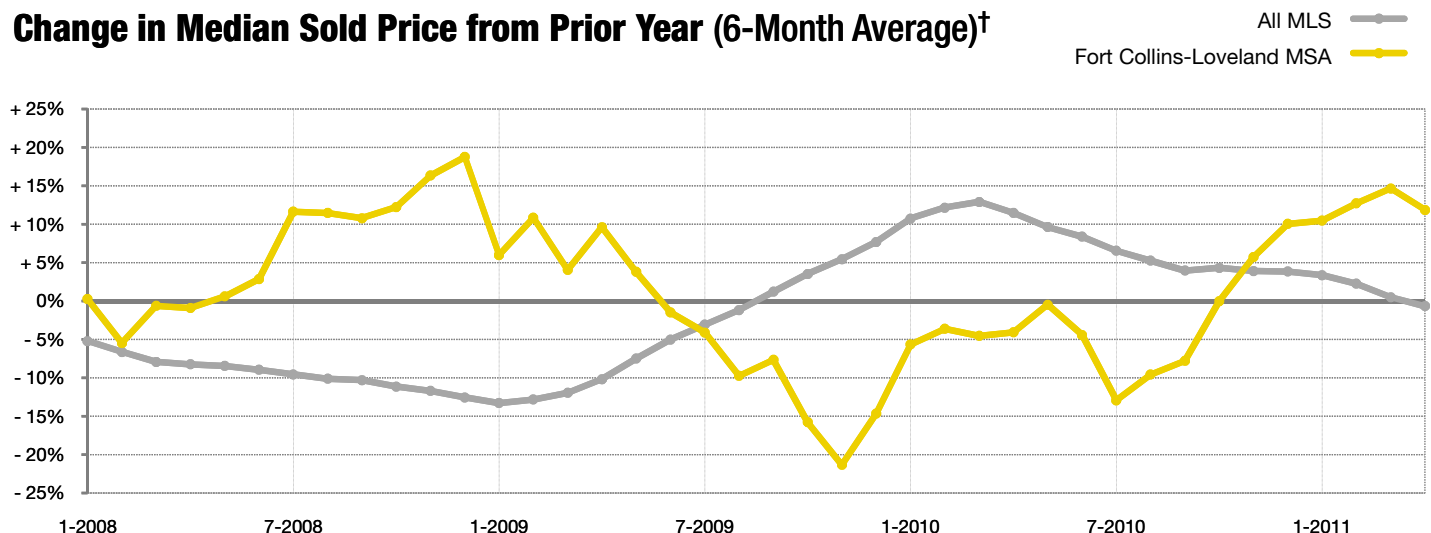


Year to Date (YTD)

■ 2010 ■ 2011



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



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Local Market Update – April 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Greeley MSA

Includes Weld County

- 15.9%

Change in
New Listings

- 14.0%

Change in
Closed Sales

+ 4.4%

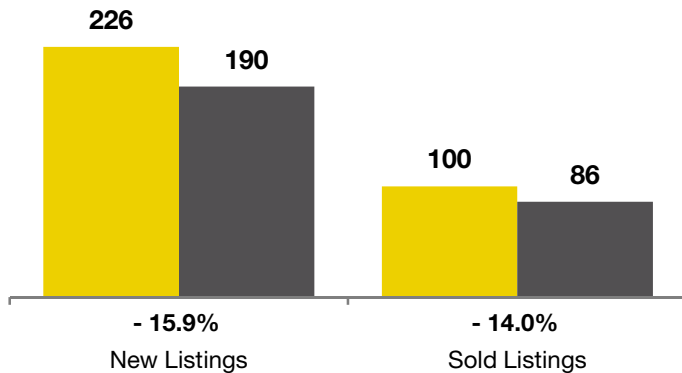
Change in
Median Sales Price

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	577	590	+ 2.3%	--	--	--
Pending Sales*	20	43	+ 115.0%	--	--	--
Under Contract Listings	128	114	- 10.9%	397	368	- 7.3%
New Listings	226	190	- 15.9%	771	643	- 16.6%
Sold Listings	100	86	- 14.0%	322	301	- 6.5%
Total Days on Market	94	86	- 8.7%	101	101	- 0.7%
Median Sold Price**	\$186,750	\$195,000	+ 4.4%	\$192,450	\$180,000	- 6.5%
Average Sold Price**	\$216,330	\$200,121	- 7.5%	\$212,418	\$191,440	- 9.9%
Percent of Sold Price to List Price**	98.3%	97.1%	- 1.2%	98.0%	96.6%	- 1.5%

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

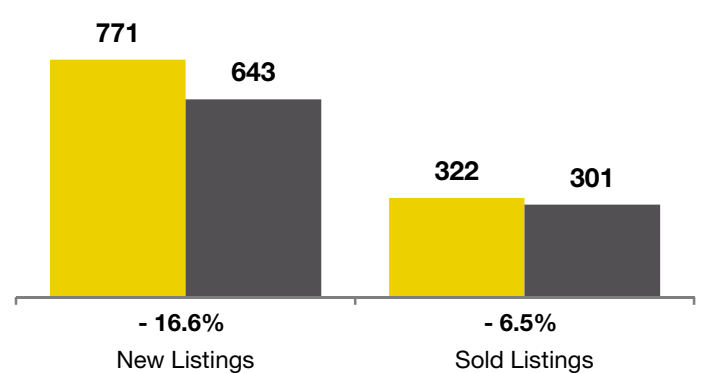
April

■ 2010 ■ 2011



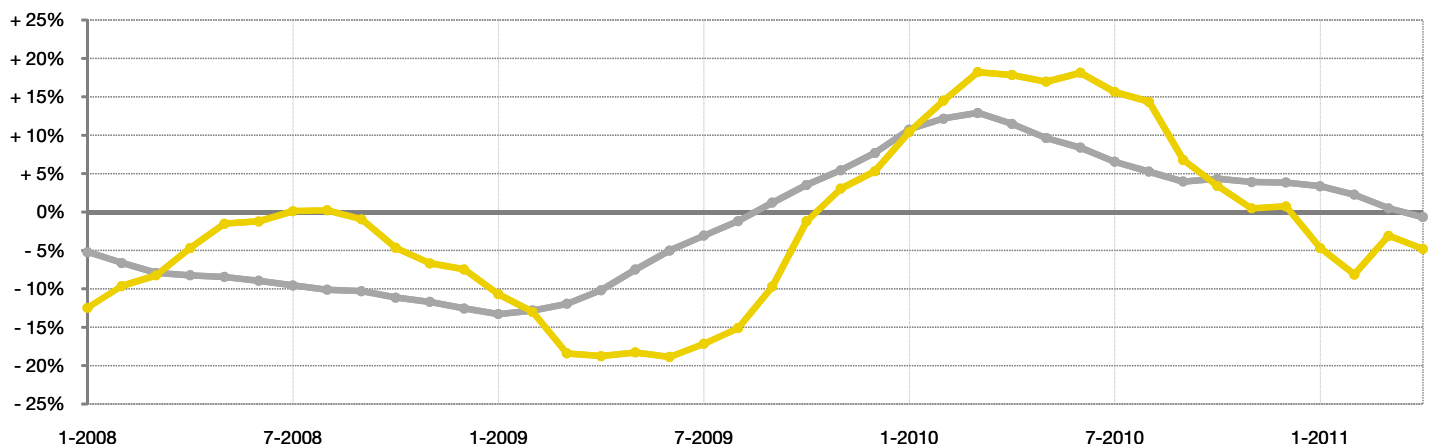
Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —
Greeley MSA —



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