

# Local Market Updates

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



## County

February 2011

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METROLIST®

**- 22.4%**      **- 17.0%**      **0.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

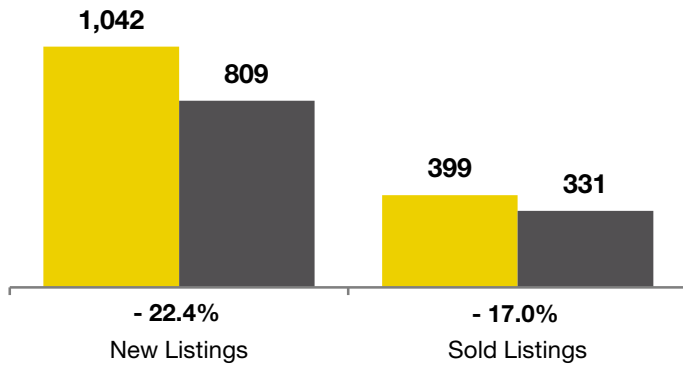
## Adams County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,292	<b>2,932</b>	+ 27.9%	--	--	--
Pending Sales*	54	<b>183</b>	+ 238.9%	--	--	--
Under Contract Listings	504	<b>486</b>	- 3.6%	934	865	- 7.4%
New Listings	1,042	<b>809</b>	- 22.4%	2,072	<b>1,788</b>	- 13.7%
Sold Listings	399	<b>331</b>	- 17.0%	762	<b>626</b>	- 17.8%
Total Days on Market	78	<b>100</b>	+ 29.3%	77	<b>104</b>	+ 35.3%
Median Sold Price**	\$155,000	<b>\$155,000</b>	0.0%	\$154,700	<b>\$154,350</b>	- 0.2%
Average Sold Price**	\$173,175	<b>\$175,411</b>	+ 1.3%	\$172,494	<b>\$171,079</b>	- 0.8%
Percent of Sold Price to List Price**	99.2%	<b>97.4%</b>	- 1.8%	99.5%	<b>97.3%</b>	- 2.1%

\* 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.

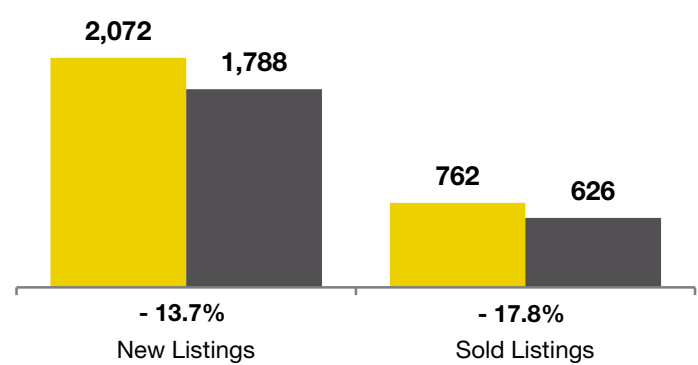
### February

■ 2010 ■ 2011

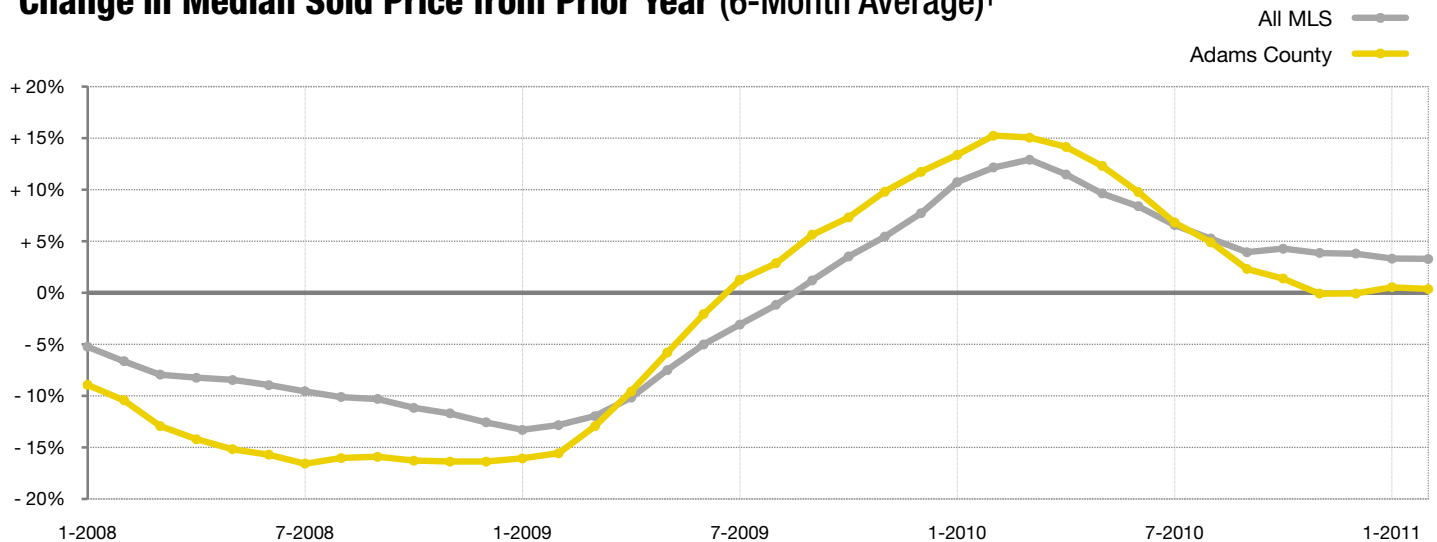


### Year to Date (YTD)

■ 2010 ■ 2011



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



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METROLIST®

**- 21.6%**

Change in  
New Listings

**- 5.6%**

Change in  
Closed Sales

**- 12.7%**

Change in  
Median Sales Price

## Arapahoe County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,652	<b>4,560</b>	+ 24.9%	--	--	--
Pending Sales*	76	<b>226</b>	+ 197.4%	--	--	--
Under Contract Listings	711	<b>659</b>	- 7.3%	1,298	1,231	- 5.2%
New Listings	1,738	<b>1,362</b>	- 21.6%	3,446	<b>2,872</b>	- 16.7%
Sold Listings	503	<b>475</b>	- 5.6%	995	<b>937</b>	- 5.8%
Total Days on Market	83	<b>124</b>	+ 49.2%	81	<b>119</b>	+ 47.2%
Median Sold Price**	\$187,487	<b>\$163,600</b>	- 12.7%	\$183,500	<b>\$170,000</b>	- 7.4%
Average Sold Price**	\$234,823	<b>\$209,318</b>	- 10.9%	\$227,721	<b>\$224,377</b>	- 1.5%
Percent of Sold Price to List Price**	97.9%	<b>96.9%</b>	- 1.0%	98.1%	<b>96.7%</b>	- 1.4%

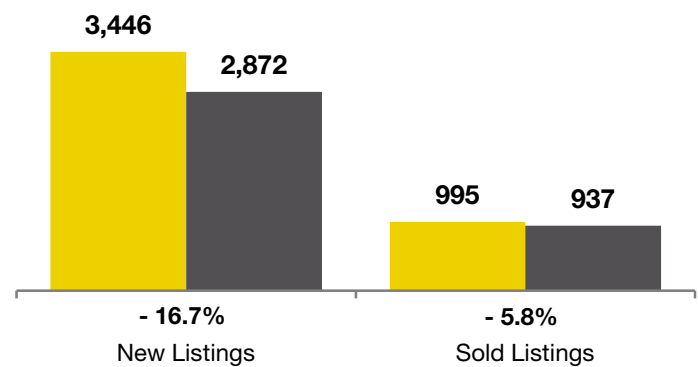
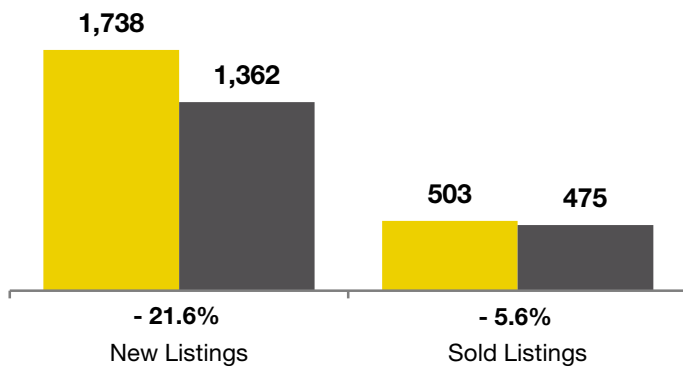
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### February

■ 2010 ■ 2011

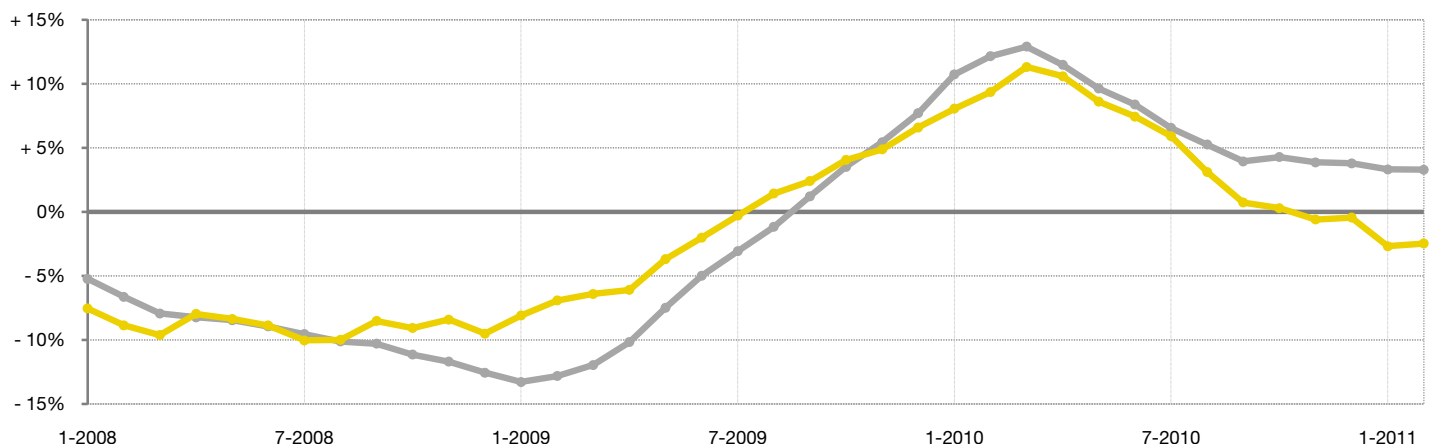
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Arapahoe County —



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METROLIST®

**- 19.0%**      **- 11.9%**      **+ 4.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

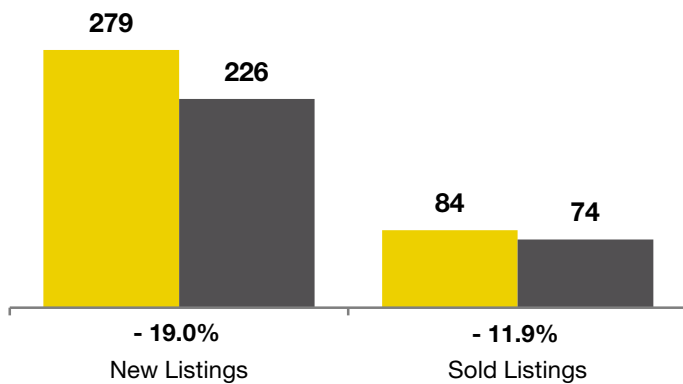
## Boulder County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	685	724	+ 5.7%	--	--	--
Pending Sales*	12	22	+ 83.3%	--	--	--
Under Contract Listings	142	93	- 34.5%	245	188	- 23.3%
New Listings	279	226	- 19.0%	535	444	- 17.0%
Sold Listings	84	74	- 11.9%	147	149	+ 1.4%
Total Days on Market	97	119	+ 22.6%	94	120	+ 28.1%
Median Sold Price**	\$275,000	\$286,000	+ 4.0%	\$271,500	\$285,000	+ 5.0%
Average Sold Price**	\$340,742	\$419,303	+ 23.1%	\$350,427	\$396,283	+ 13.1%
Percent of Sold Price to List Price**	97.5%	97.4%	- 0.1%	97.3%	96.6%	- 0.8%

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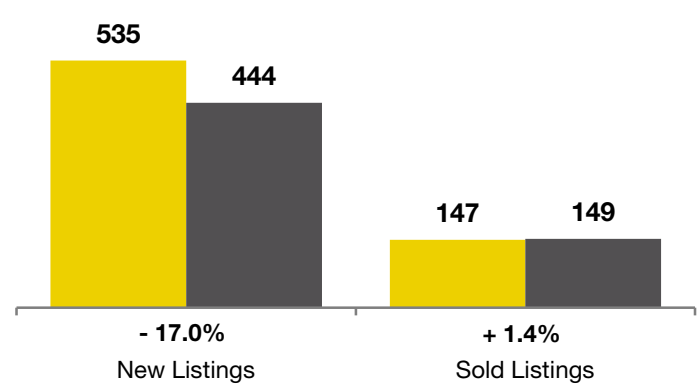
### February

■ 2010 ■ 2011



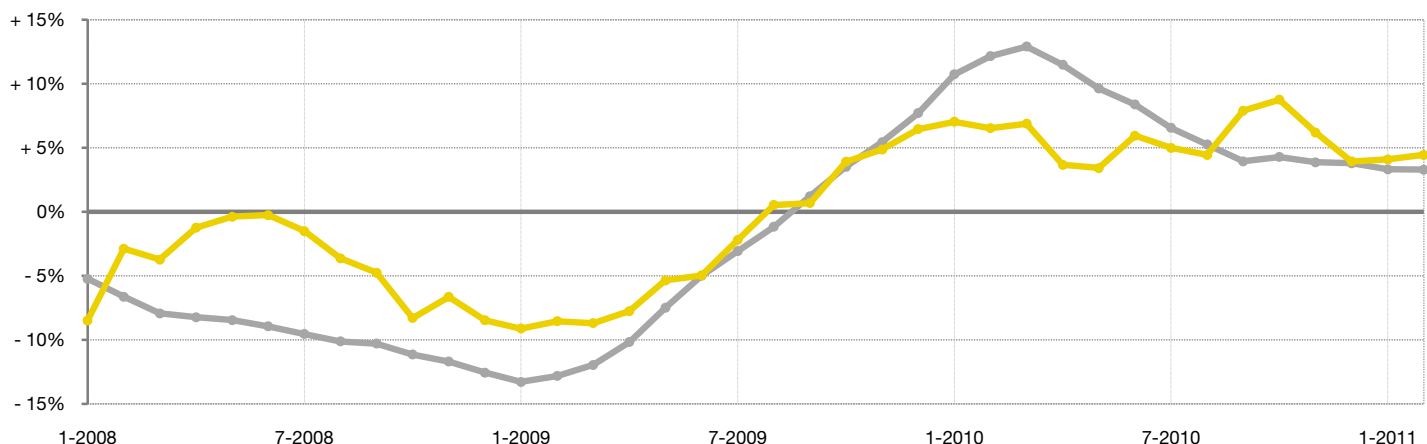
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Boulder County —



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## Broomfield County

**0.0%**

Change in  
New Listings

**+ 34.4%**

Change in  
Closed Sales

**- 7.1%**

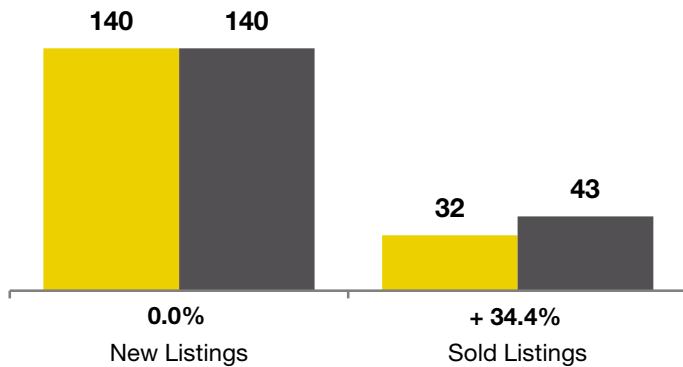
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	325	380	+ 16.9%	--	--	--
Pending Sales*	2	10	+ 400.0%	--	--	--
Under Contract Listings	61	48	- 21.3%	106	104	- 1.9%
New Listings	140	140	0.0%	281	252	- 10.3%
Sold Listings	32	43	+ 34.4%	88	69	- 21.6%
Total Days on Market	121	114	- 5.7%	94	108	+ 16.0%
Median Sold Price**	\$283,000	\$263,000	- 7.1%	\$252,000	\$236,700	- 6.1%
Average Sold Price**	\$329,515	\$285,860	- 13.2%	\$292,120	\$271,003	- 7.2%
Percent of Sold Price to List Price**	97.1%	97.8%	+ 0.8%	97.0%	97.7%	+ 0.7%

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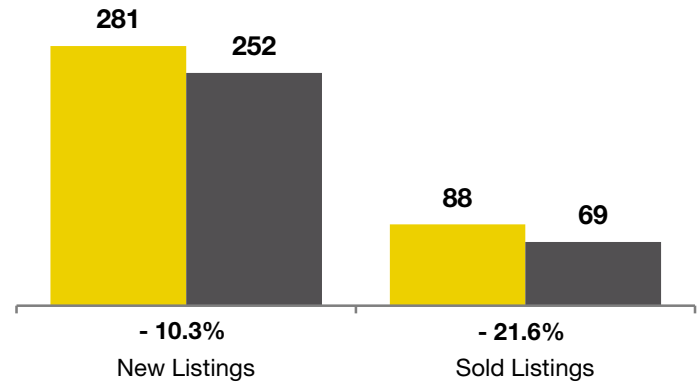
### February

■ 2010 ■ 2011



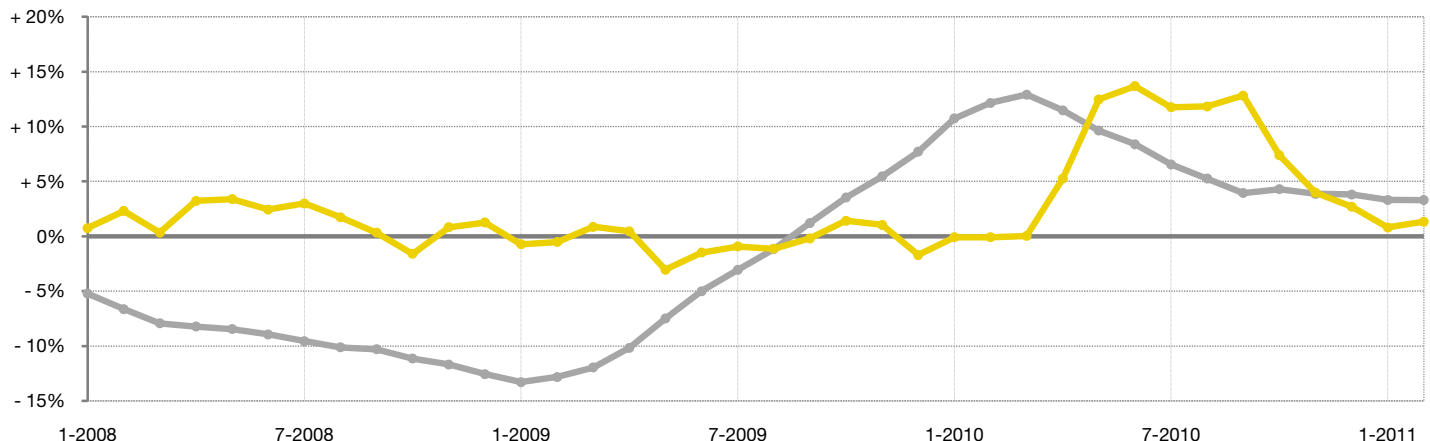
### Year to Date (YTD)

■ 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

**+ 3.4%**

Change in  
New Listings

**+ 27.3%**

Change in  
Closed Sales

**+ 166.7%**

Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	154	147	- 4.5%	--	--	--
Pending Sales*	0	7	--	--	--	--
Under Contract Listings	13	4	- 69.2%	23	18	- 21.7%
New Listings	29	30	+ 3.4%	58	49	- 15.5%
Sold Listings	11	14	+ 27.3%	17	31	+ 82.4%
Total Days on Market	121	150	+ 24.4%	149	160	+ 7.7%
Median Sold Price**	\$90,000	\$240,000	+ 166.7%	\$125,000	\$232,500	+ 86.0%
Average Sold Price**	\$160,700	\$244,896	+ 52.4%	\$193,682	\$240,875	+ 24.4%
Percent of Sold Price to List Price**	92.0%	91.5%	- 0.6%	93.6%	94.0%	+ 0.5%

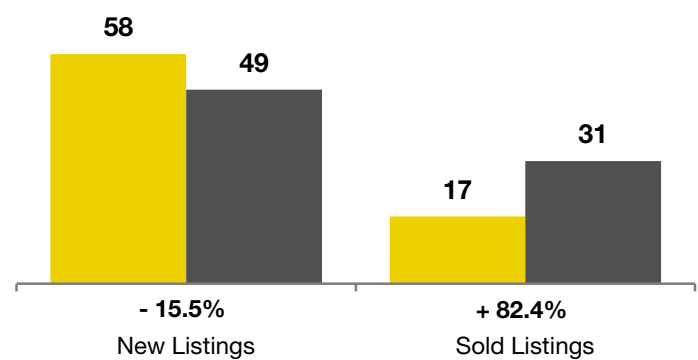
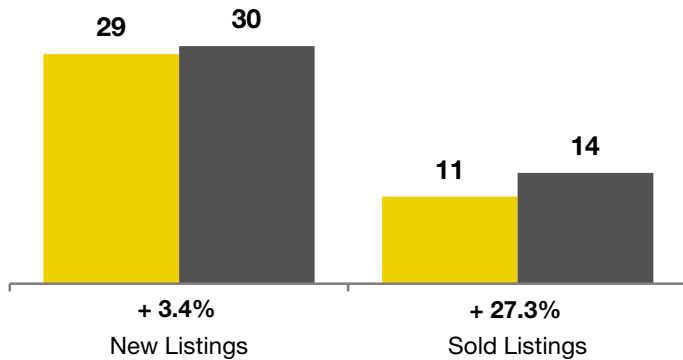
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### February

■ 2010 ■ 2011

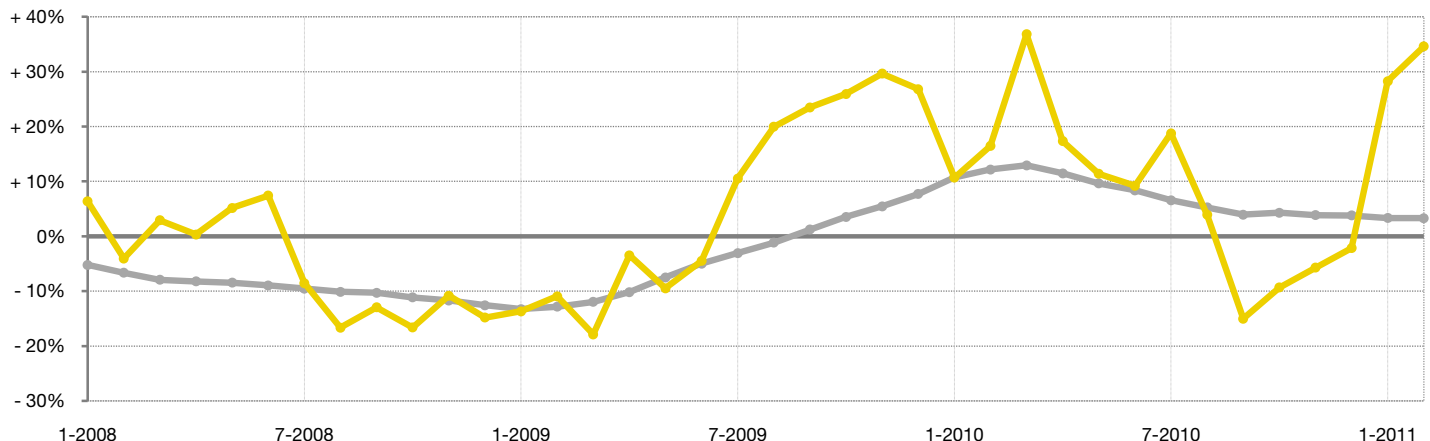
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Clear Creek County



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**- 30.6%**

Change in  
New Listings

**- 4.5%**

Change in  
Closed Sales

**+ 0.5%**

Change in  
Median Sales Price

## Denver County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	5,356	5,705	+ 6.5%	--	--	--
Pending Sales*	84	180	+ 114.3%	--	--	--
Under Contract Listings	817	792	- 3.1%	1,512	1,418	- 6.2%
New Listings	2,457	1,705	- 30.6%	4,872	3,679	- 24.5%
Sold Listings	537	513	- 4.5%	1,182	1,076	- 9.0%
Total Days on Market	89	122	+ 37.8%	87	120	+ 38.7%
Median Sold Price**	\$196,000	\$196,900	+ 0.5%	\$185,000	\$195,000	+ 5.4%
Average Sold Price**	\$256,809	\$248,223	- 3.3%	\$245,193	\$256,183	+ 4.5%
Percent of Sold Price to List Price**	97.4%	96.0%	- 1.5%	98.1%	95.7%	- 2.5%

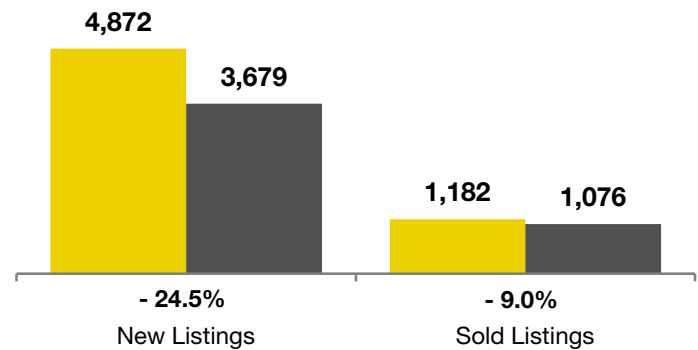
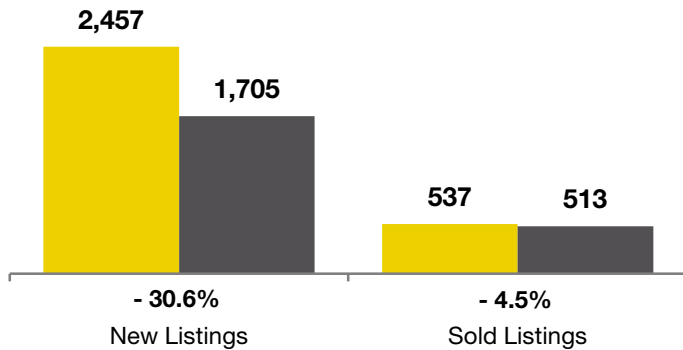
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### February

■ 2010 ■ 2011

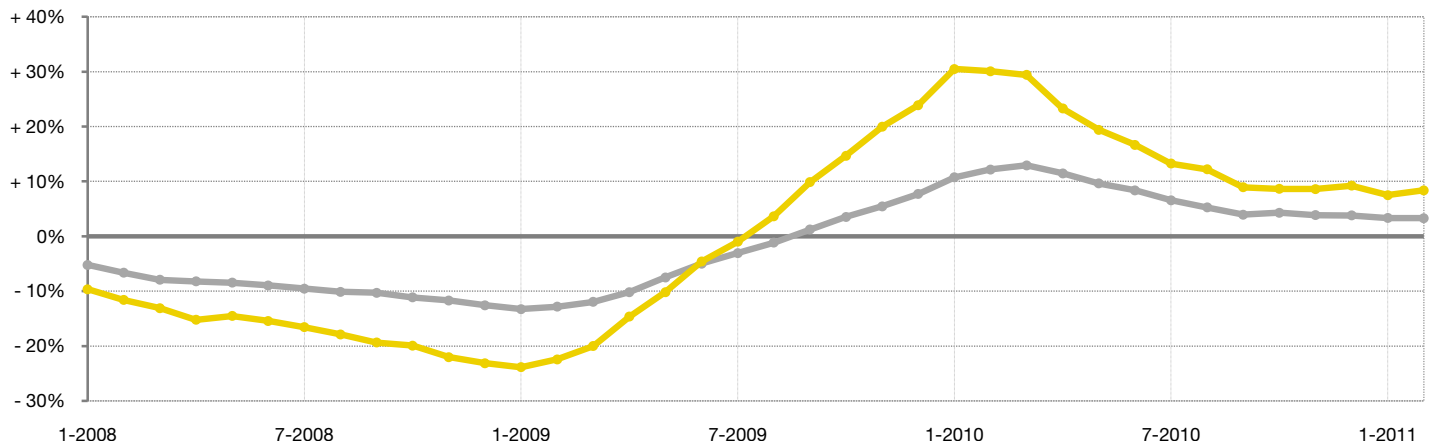
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Denver County —



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METROLIST®

## Douglas County

**- 27.6%**

Change in  
New Listings

**- 2.0%**

Change in  
Closed Sales

**+ 1.7%**

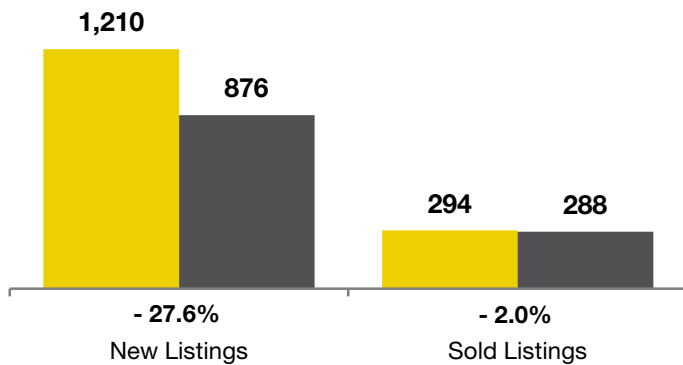
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	2,862	<b>3,110</b>	+ 8.7%	--	--	--
Pending Sales*	37	<b>101</b>	+ 173.0%	--	--	--
Under Contract Listings	421	<b>373</b>	- 11.4%	770	733	- 4.8%
New Listings	1,210	<b>876</b>	- 27.6%	2,345	<b>1,991</b>	- 15.1%
Sold Listings	294	<b>288</b>	- 2.0%	558	<b>575</b>	+ 3.0%
Total Days on Market	108	<b>139</b>	+ 28.4%	110	<b>134</b>	+ 21.8%
Median Sold Price**	\$291,500	<b>\$296,500</b>	+ 1.7%	\$287,500	<b>\$286,250</b>	- 0.4%
Average Sold Price**	\$335,457	<b>\$325,773</b>	- 2.9%	\$332,631	<b>\$335,084</b>	+ 0.7%
Percent of Sold Price to List Price**	97.1%	<b>97.2%</b>	+ 0.2%	96.6%	<b>96.7%</b>	+ 0.1%

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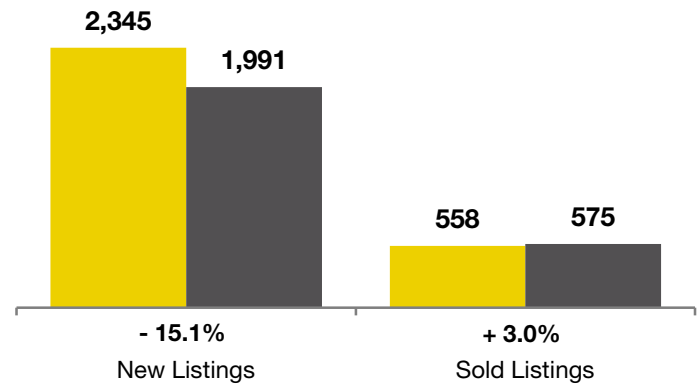
### February

■ 2010 ■ 2011



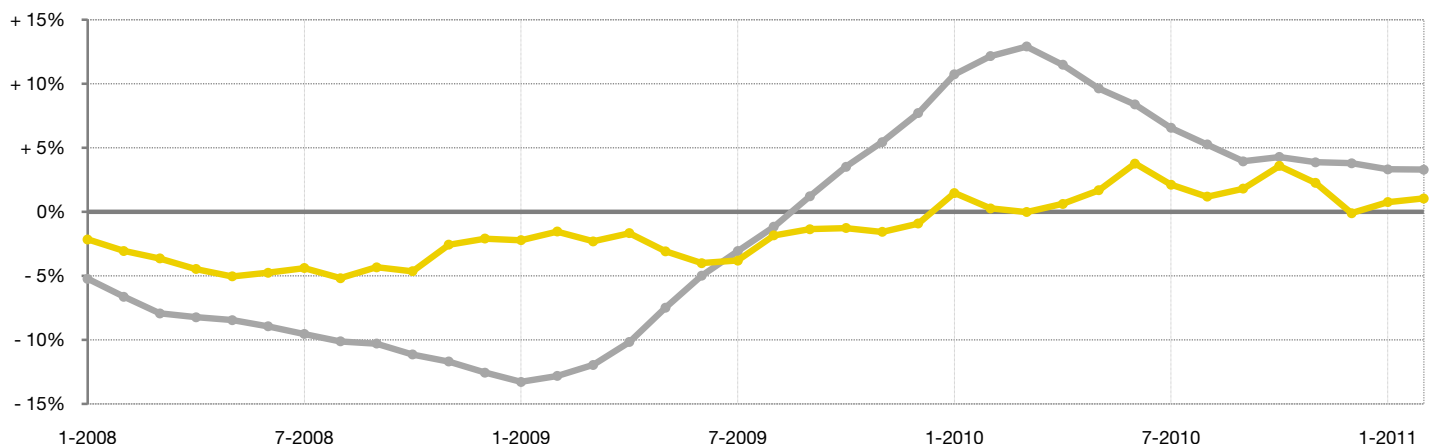
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Douglas County —



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METROLIST®

## Elbert County

**- 5.8%**

Change in  
New Listings

**- 42.3%**

Change in  
Closed Sales

**+ 3.5%**

Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	264	282	+ 6.8%	--	--	--
Pending Sales*	2	9	+ 350.0%	--	--	--
Under Contract Listings	30	25	- 16.7%	55	54	- 1.8%
New Listings	69	65	- 5.8%	157	143	- 8.9%
Sold Listings	26	15	- 42.3%	44	41	- 6.8%
Total Days on Market	128	88	- 31.3%	134	94	- 29.9%
Median Sold Price**	\$288,750	\$299,000	+ 3.5%	\$268,000	\$254,250	- 5.1%
Average Sold Price**	\$290,517	\$283,973	- 2.3%	\$294,431	\$275,344	- 6.5%
Percent of Sold Price to List Price**	95.7%	96.8%	+ 1.2%	95.7%	95.2%	- 0.6%

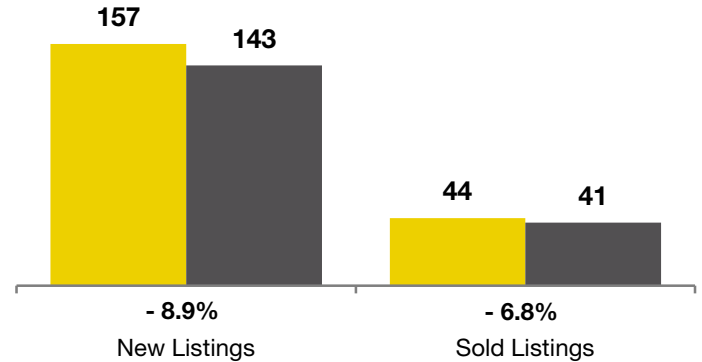
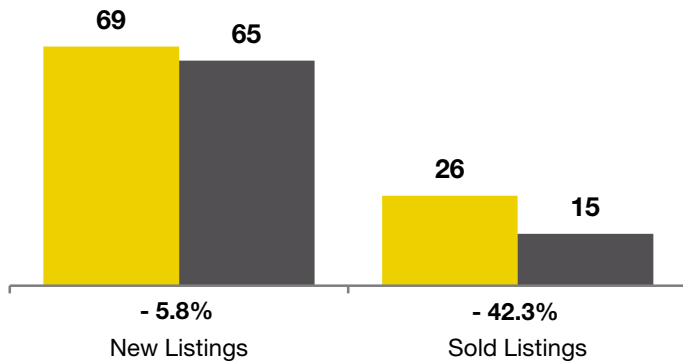
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■ 2010 ■ 2011

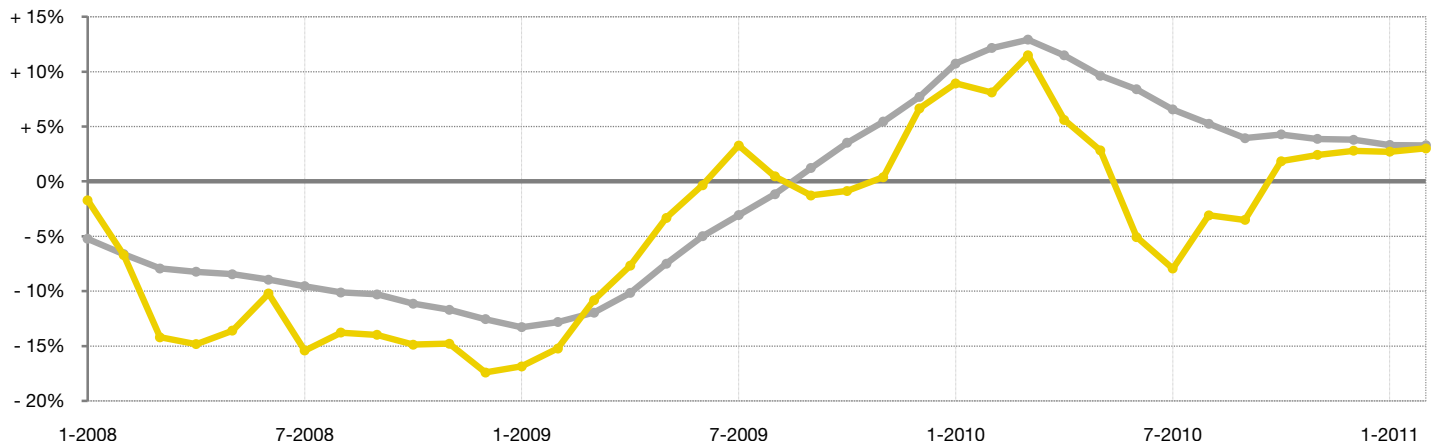
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Elbert County —



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METROLIST®

**+ 10.0%**

Change in  
New Listings

**0.0%**

Change in  
Closed Sales

**- 5.5%**

Change in  
Median Sales Price

## El Paso County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	241	263	+ 9.1%	--	--	--
Pending Sales*	5	6	+ 20.0%	--	--	--
Under Contract Listings	26	36	+ 38.5%	57	60	+ 5.3%
New Listings	70	77	+ 10.0%	130	140	+ 7.7%
Sold Listings	24	24	0.0%	44	49	+ 11.4%
Total Days on Market	94	106	+ 13.1%	88	105	+ 19.2%
Median Sold Price**	\$226,920	\$214,399	- 5.5%	\$230,405	\$220,081	- 4.5%
Average Sold Price**	\$249,706	\$261,335	+ 4.7%	\$295,079	\$254,745	- 13.7%
Percent of Sold Price to List Price**	98.1%	98.0%	- 0.1%	97.7%	98.0%	+ 0.2%

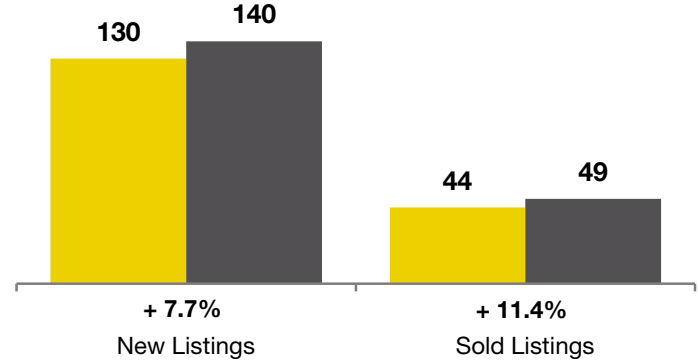
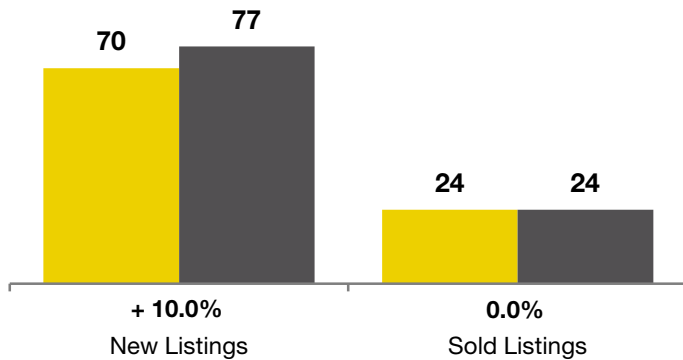
\* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | \*\* Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due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

### February

■ 2010 ■ 2011

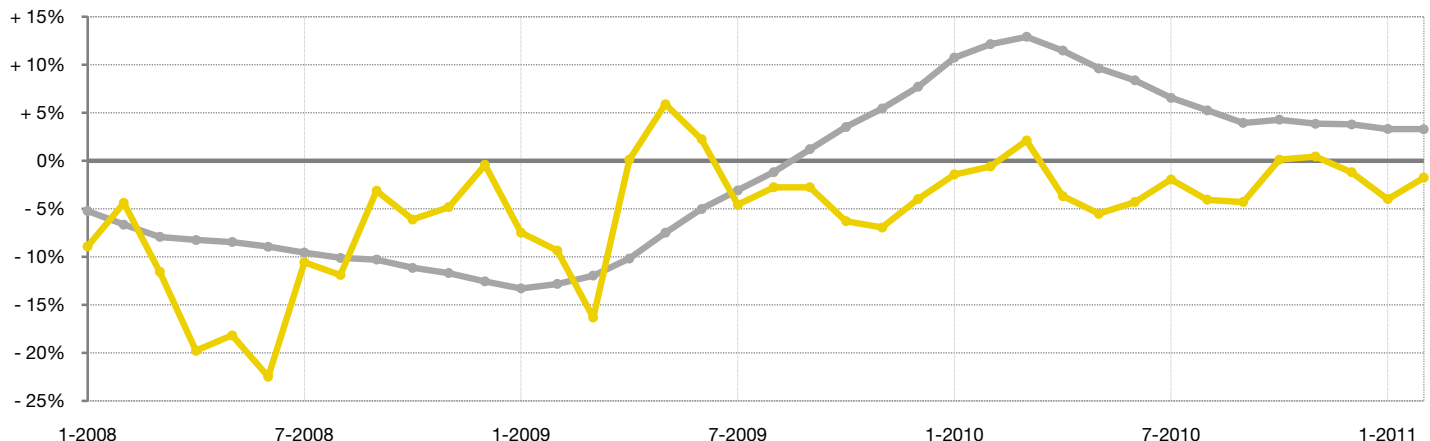
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — El Paso 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 – February 2011

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



METROLIST®

## Gilpin County

**+ 45.5%**

Change in  
New Listings

**- 40.0%**

Change in  
Closed Sales

**+ 52.4%**

Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	104	102	- 1.9%	--	--	--
Pending Sales*	1	1	0.0%	--	--	--
Under Contract Listings	6	5	- 16.7%	9	11	+ 22.2%
New Listings	11	16	+ 45.5%	29	27	- 6.9%
Sold Listings	5	3	- 40.0%	9	13	+ 44.4%
Total Days on Market	246	150	- 38.8%	197	173	- 12.3%
Median Sold Price**	\$143,000	\$218,000	+ 52.4%	\$196,000	\$170,000	- 13.3%
Average Sold Price**	\$184,421	\$171,667	- 6.9%	\$211,567	\$191,090	- 9.7%
Percent of Sold Price to List Price**	94.4%	95.3%	+ 1.0%	92.4%	92.2%	- 0.2%

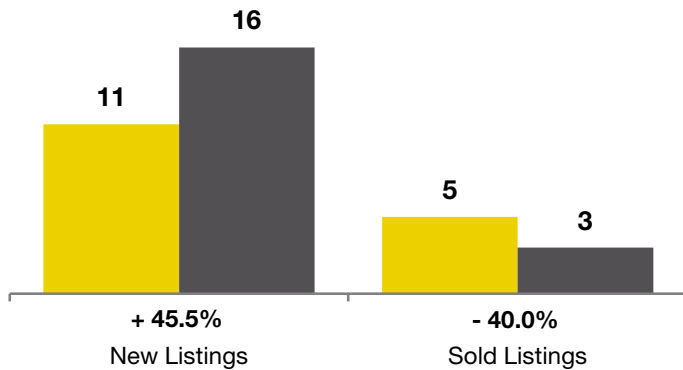
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### February

■ 2010 ■ 2011

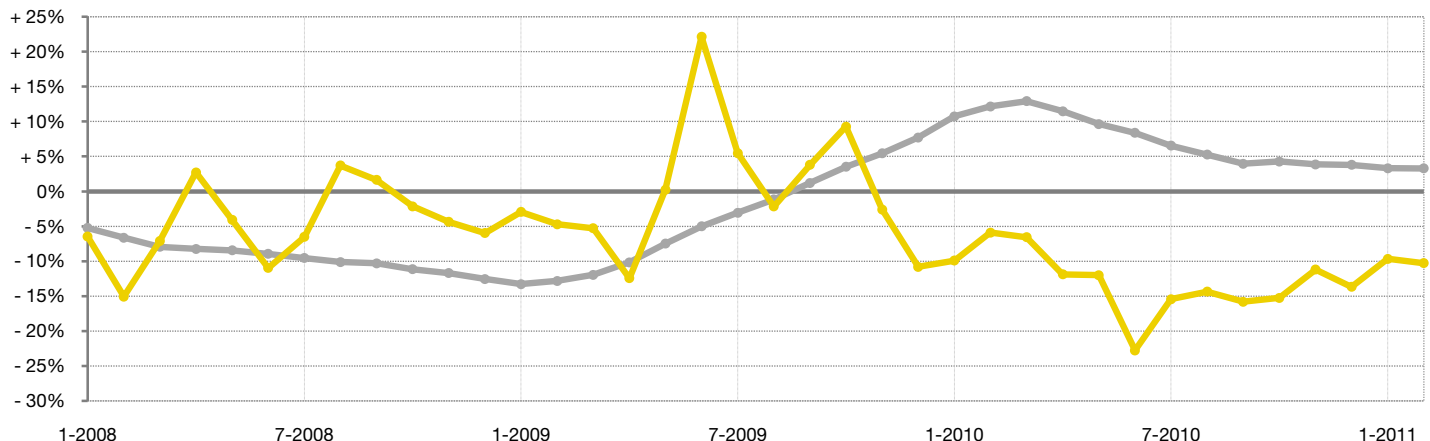
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Gilpin County —



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# Local Market Update – February 2011

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



METROLIST®

**- 28.4%**      **- 16.3%**      **+ 1.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Jefferson County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	3,342	<b>3,968</b>	+ 18.7%	--	--	--
Pending Sales*	37	<b>114</b>	+ 208.1%	--	--	--
Under Contract Listings	597	<b>485</b>	- 18.8%	1,085	950	- 12.4%
New Listings	1,544	<b>1,105</b>	- 28.4%	2,964	<b>2,433</b>	- 17.9%
Sold Listings	424	<b>355</b>	- 16.3%	787	<b>675</b>	- 14.2%
Total Days on Market	86	<b>126</b>	+ 46.1%	89	<b>122</b>	+ 37.3%
Median Sold Price**	\$220,000	<b>\$222,500</b>	+ 1.1%	\$212,500	<b>\$215,750</b>	+ 1.5%
Average Sold Price**	\$256,202	<b>\$256,603</b>	+ 0.2%	\$251,074	<b>\$246,519</b>	- 1.8%
Percent of Sold Price to List Price**	97.1%	<b>96.4%</b>	- 0.8%	97.4%	<b>96.3%</b>	- 1.2%

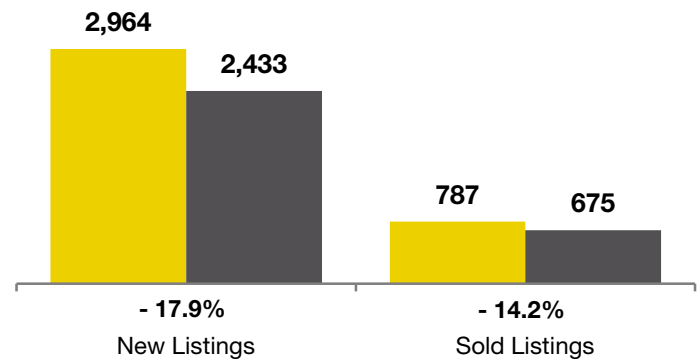
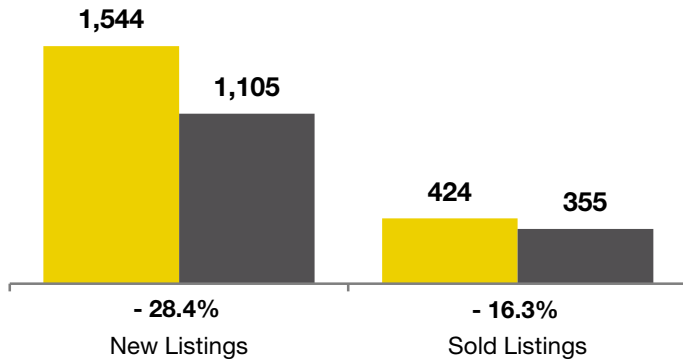
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### February

■ 2010 ■ 2011

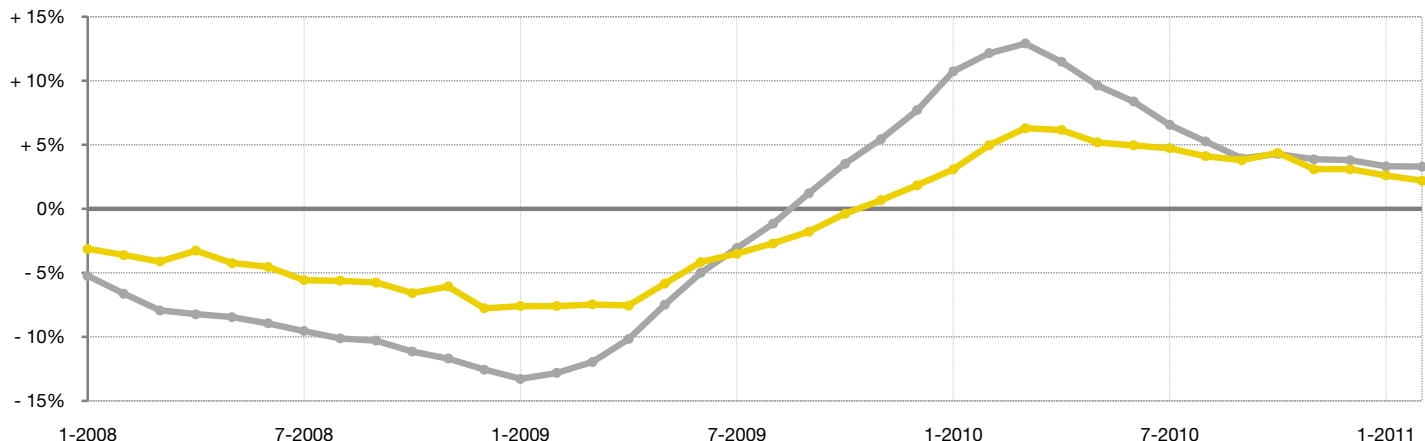
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Jefferson 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 – February 2011

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



METROLIST®

**+ 26.5%**      **- 46.7%**      **- 33.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

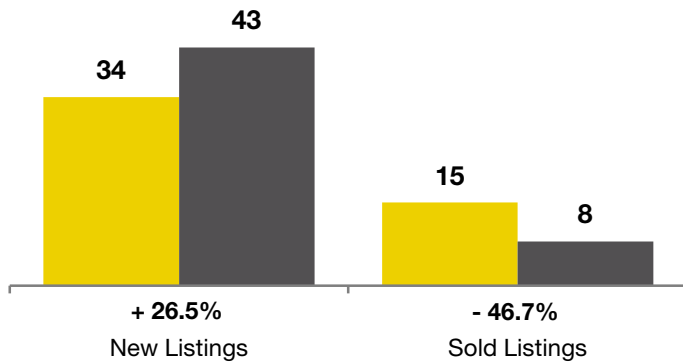
## Larimer County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	178	176	- 1.1%	--	--	--
Pending Sales*	1	9	+ 800.0%	--	--	--
Under Contract Listings	13	23	+ 76.9%	29	39	+ 34.5%
New Listings	34	43	+ 26.5%	71	71	0.0%
Sold Listings	15	8	- 46.7%	31	23	- 25.8%
Total Days on Market	122	167	+ 37.3%	111	136	+ 22.6%
Median Sold Price**	\$260,000	\$171,875	- 33.9%	\$225,000	\$245,900	+ 9.3%
Average Sold Price**	\$269,570	\$281,653	+ 4.5%	\$287,445	\$326,047	+ 13.4%
Percent of Sold Price to List Price**	97.5%	97.0%	- 0.5%	98.1%	97.2%	- 0.9%

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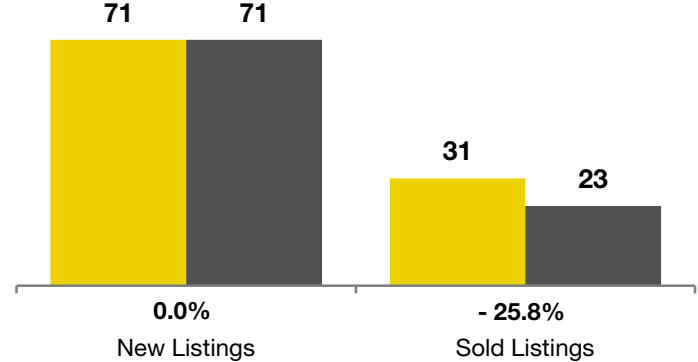
### February

■ 2010 ■ 2011



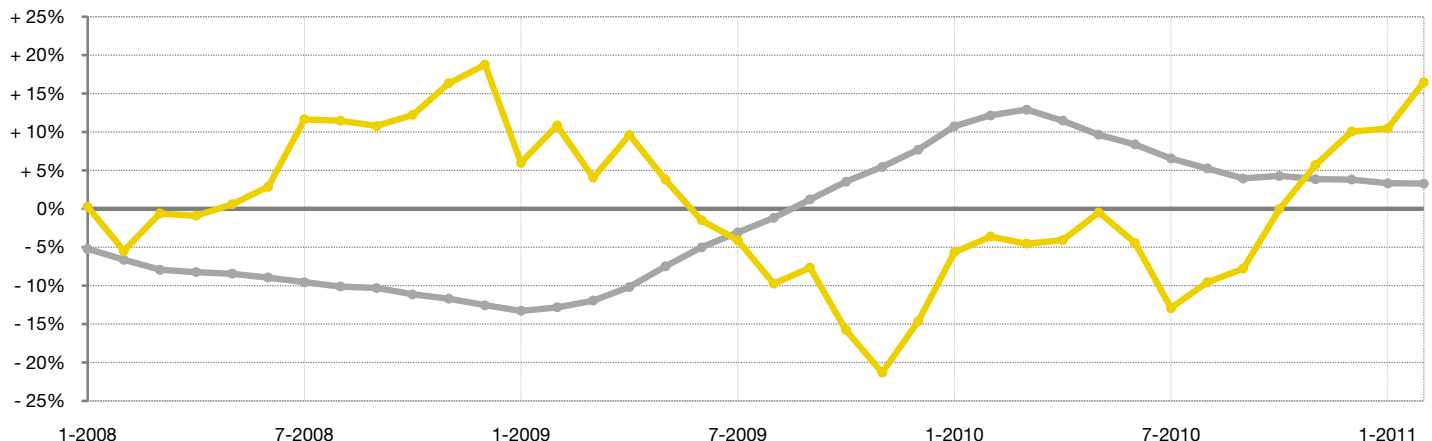
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Larimer County —



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# Local Market Update – February 2011

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



METROLIST®

**+ 150.0%**   **- 100.0%**   **- 100.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Morgan County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	33	23	- 30.3%	--	--	--
Pending Sales*	0	2	--	--	--	--
Under Contract Listings	1	3	+ 200.0%	2	4	+ 100.0%
New Listings	2	5	+ 150.0%	5	10	+ 100.0%
Sold Listings	3	0	- 100.0%	5	2	- 60.0%
Total Days on Market	239	0	- 100.0%	157	131	- 16.8%
Median Sold Price**	\$140,000	\$0	- 100.0%	\$138,500	\$84,950	- 38.7%
Average Sold Price**	\$126,600	\$0	- 100.0%	\$121,860	\$84,950	- 30.3%
Percent of Sold Price to List Price**	95.1%	0.0%	- 100.0%	96.4%	98.4%	+ 2.1%

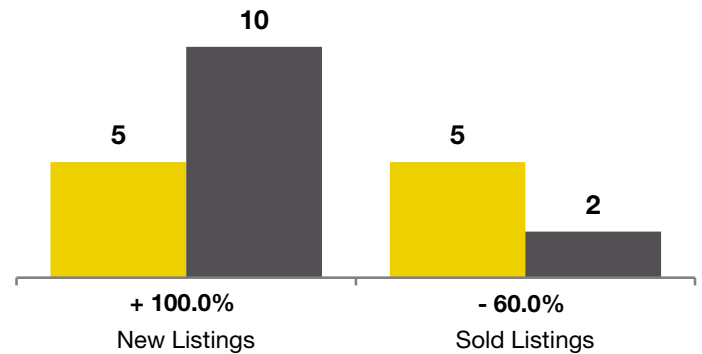
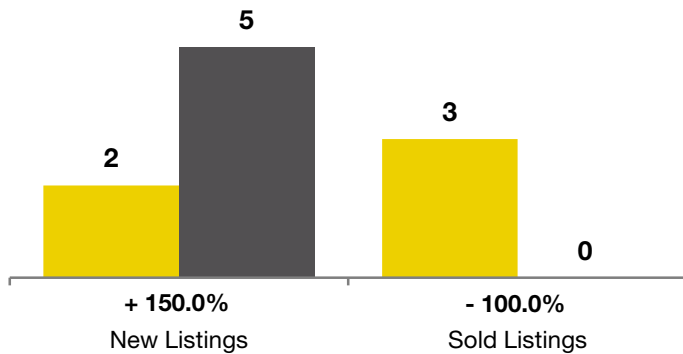
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### February

■ 2010 ■ 2011

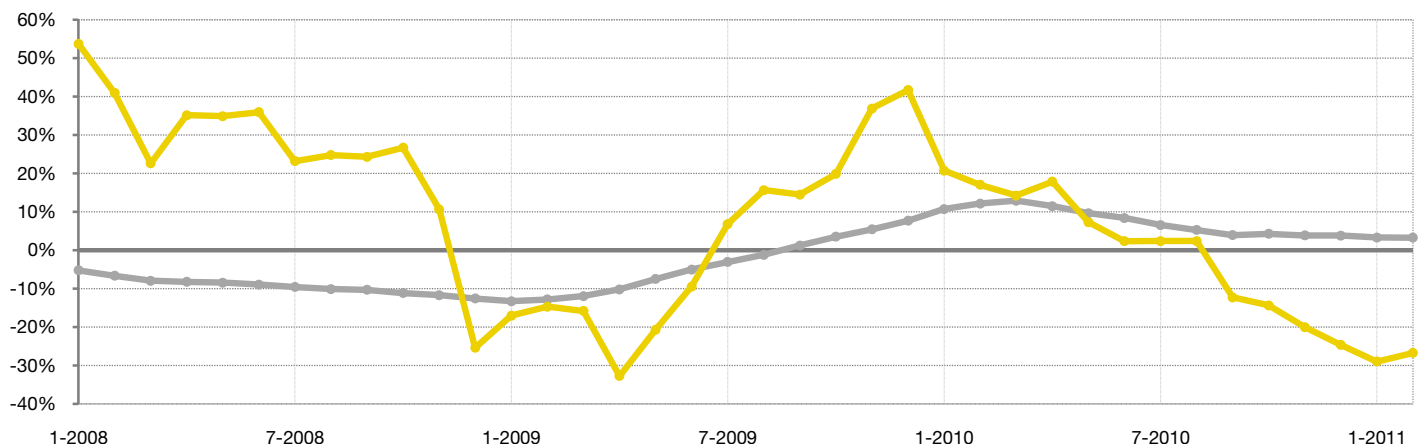
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Morgan County —



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# Local Market Update – February 2011

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



METROLIST®

## Park County

**+ 43.8%**

Change in  
New Listings

**- 4.8%**

Change in  
Closed Sales

**- 14.0%**

Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	330	362	+ 9.7%	--	--	--
Pending Sales*	1	2	+ 100.0%	--	--	--
Under Contract Listings	19	14	- 26.3%	38	34	- 10.5%
New Listings	48	69	+ 43.8%	97	117	+ 20.6%
Sold Listings	21	20	- 4.8%	36	34	- 5.6%
Total Days on Market	173	180	+ 4.4%	145	221	+ 51.9%
Median Sold Price**	\$186,000	\$160,000	- 14.0%	\$183,000	\$158,900	- 13.2%
Average Sold Price**	\$205,494	\$183,657	- 10.6%	\$193,014	\$180,616	- 6.4%
Percent of Sold Price to List Price**	94.5%	95.6%	+ 1.2%	94.4%	95.3%	+ 1.0%

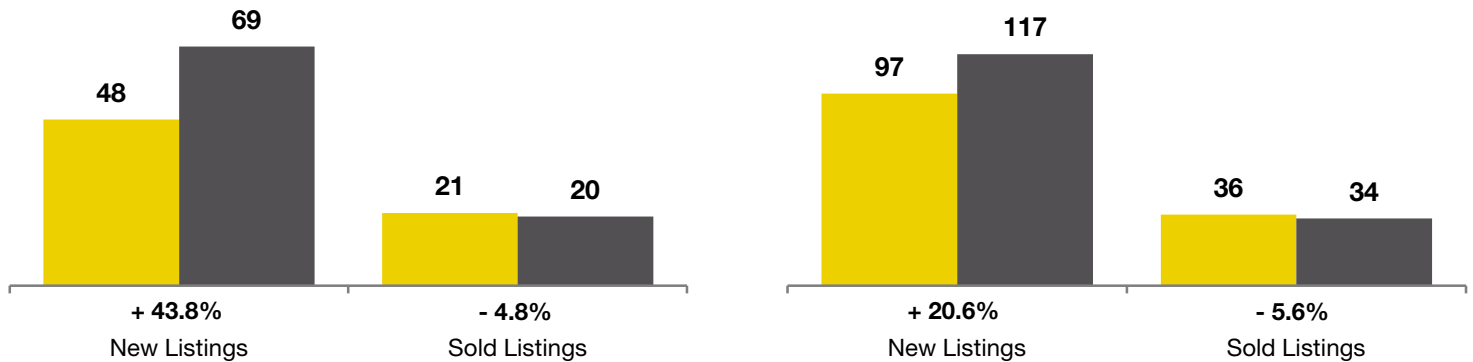
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### February

■ 2010 ■ 2011

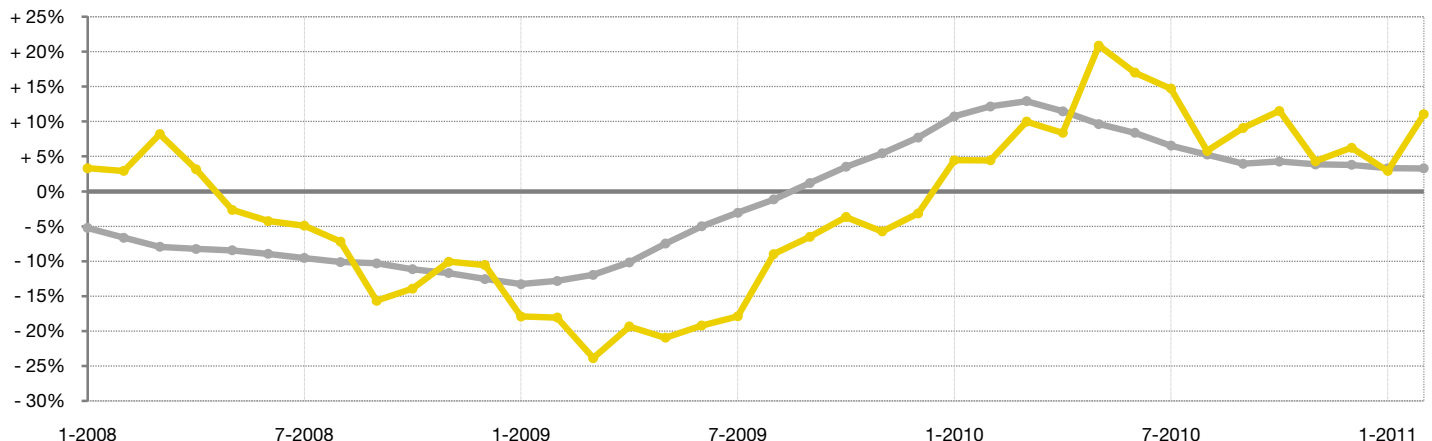
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Park County —



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# Local Market Update – February 2011

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



METROLIST®

## Summit County

**- 15.2%**

Change in  
New Listings

**- 27.3%**

Change in  
Closed Sales

**- 25.8%**

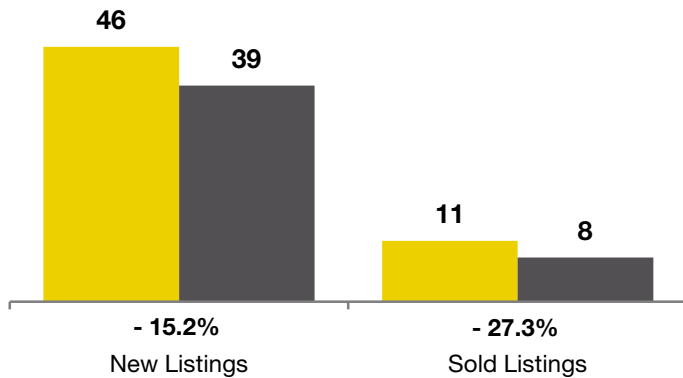
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	192	247	+ 28.6%	--	--	--
Pending Sales*	0	6	--	--	--	--
Under Contract Listings	2	4	+ 100.0%	6	8	+ 33.3%
New Listings	46	39	- 15.2%	73	78	+ 6.8%
Sold Listings	11	8	- 27.3%	15	14	- 6.7%
Total Days on Market	204	124	- 39.1%	174	178	+ 1.9%
Median Sold Price**	\$465,000	\$345,000	- 25.8%	\$419,000	\$311,500	- 25.7%
Average Sold Price**	\$570,000	\$400,625	- 29.7%	\$569,200	\$380,143	- 33.2%
Percent of Sold Price to List Price**	93.2%	93.3%	+ 0.1%	93.6%	93.9%	+ 0.3%

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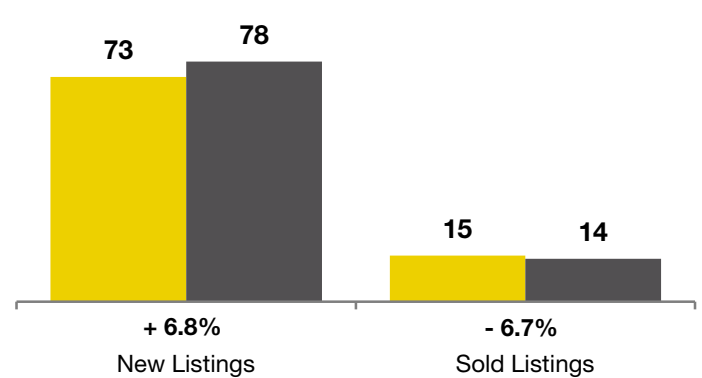
### February

■ 2010 ■ 2011



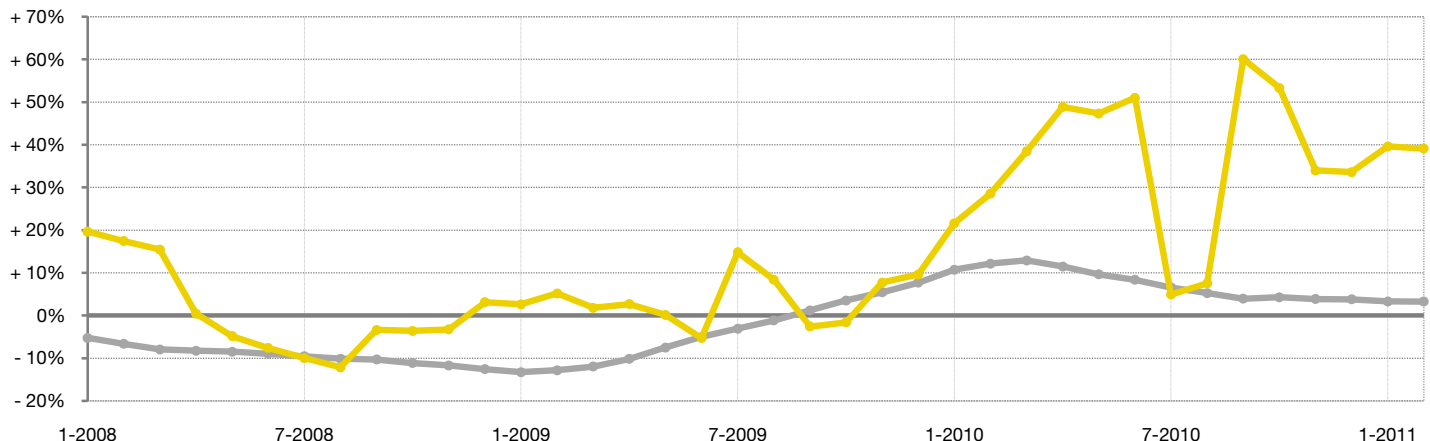
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Summit County —



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# Local Market Update – February 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

**+ 25.0%**    **- 100.0%**    **- 100.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Teller County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	22	42	+ 90.9%	--	--	--
Pending Sales*	0	2	--	--	--	--
Under Contract Listings	1	0	- 100.0%	4	5	+ 25.0%
New Listings	4	5	+ 25.0%	7	11	+ 57.1%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Total Days on Market	46	0	- 100.0%	46	0	- 100.0%
Median Sold Price**	\$73,000	\$0	- 100.0%	\$73,000	\$0	- 100.0%
Average Sold Price**	\$73,000	\$0	- 100.0%	\$73,000	\$0	- 100.0%
Percent of Sold Price to List Price**	86.0%	0.0%	- 100.0%	86.0%	0.0%	- 100.0%

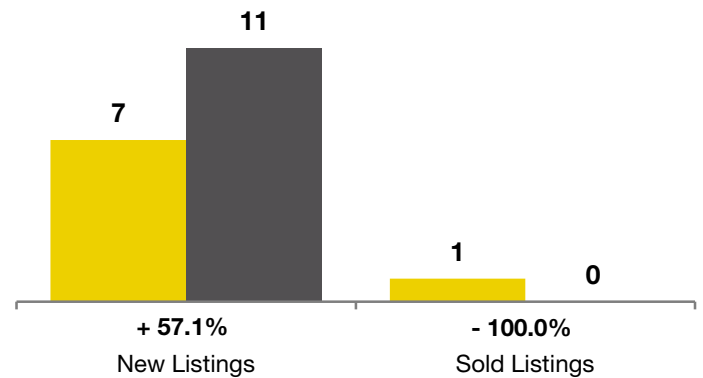
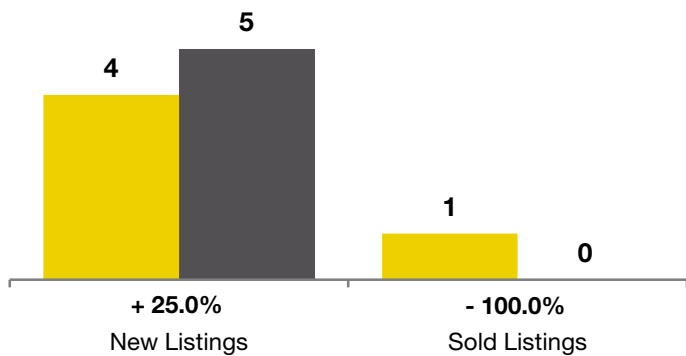
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### February

■ 2010 ■ 2011

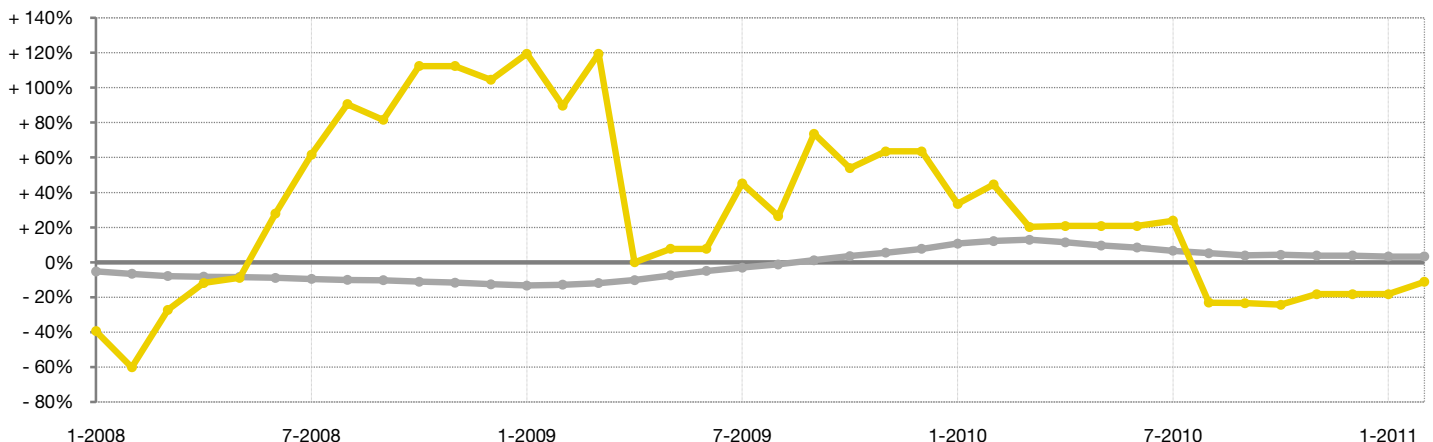
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS — Teller County —



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# Local Market Update – February 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Weld County

**- 16.0%**

Change in  
New Listings

**- 29.5%**

Change in  
Closed Sales

**- 30.5%**

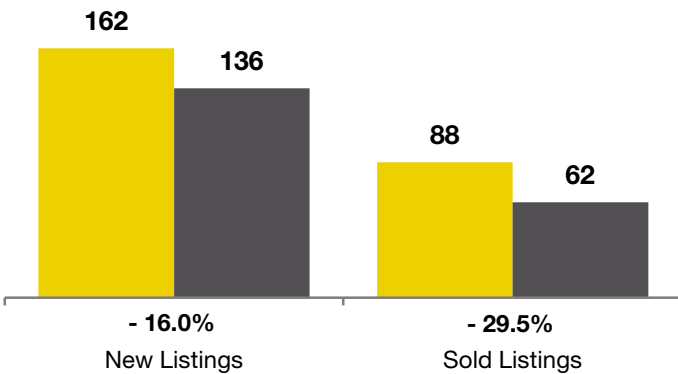
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	586	528	- 9.9%	--	--	--
Pending Sales*	9	34	+ 277.8%	--	--	--
Under Contract Listings	84	86	+ 2.4%	151	163	+ 7.9%
New Listings	162	136	- 16.0%	331	269	- 18.7%
Sold Listings	88	62	- 29.5%	142	127	- 10.6%
Total Days on Market	88	102	+ 16.6%	91	111	+ 21.8%
Median Sold Price**	\$196,500	\$136,525	- 30.5%	\$185,013	\$168,327	- 9.0%
Average Sold Price**	\$198,946	\$157,278	- 20.9%	\$199,577	\$189,435	- 5.1%
Percent of Sold Price to List Price**	98.6%	95.5%	- 3.1%	98.0%	96.1%	- 2.0%

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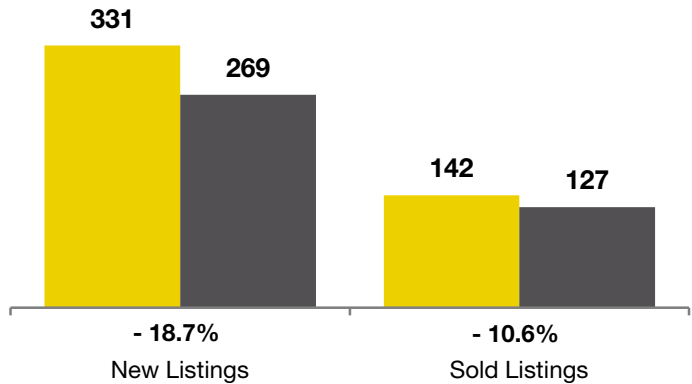
### February

■ 2010 ■ 2011



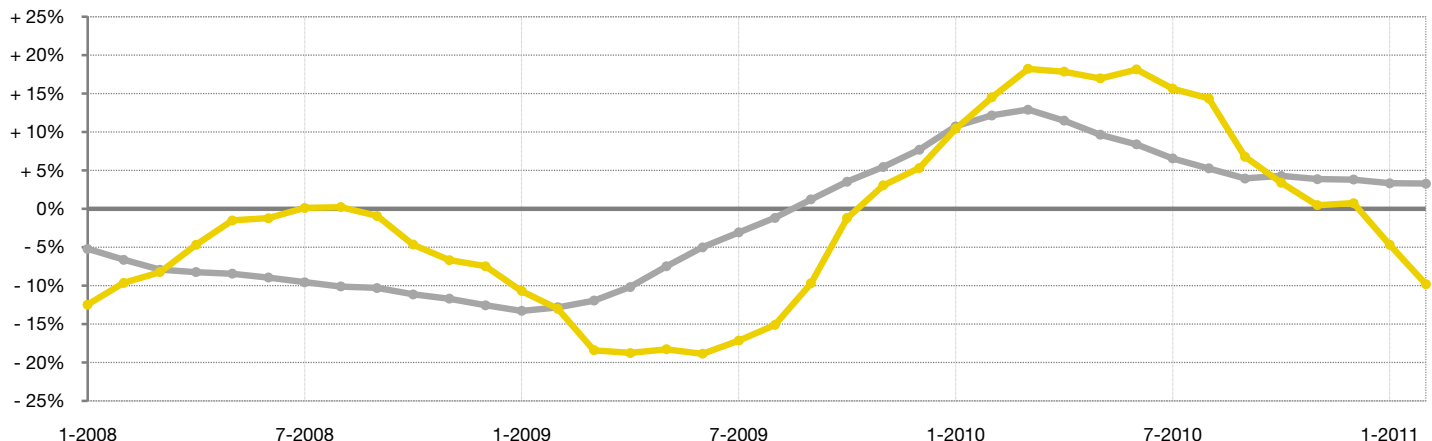
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Weld County —



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# Local Market Update – February 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

## Boulder MSA

Includes Boulder County

**- 19.0%**

Change in  
New Listings

**- 11.9%**

Change in  
Closed Sales

**+ 4.0%**

Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	685	724	+ 5.7%	--	--	--
Pending Sales*	12	22	+ 83.3%	--	--	--
Under Contract Listings	142	93	- 34.5%	245	188	- 23.3%
New Listings	279	226	- 19.0%	535	444	- 17.0%
Sold Listings	84	74	- 11.9%	147	149	+ 1.4%
Total Days on Market	97	119	+ 22.6%	94	120	+ 28.1%
Median Sold Price**	\$275,000	\$286,000	+ 4.0%	\$271,500	\$285,000	+ 5.0%
Average Sold Price**	\$340,742	\$419,303	+ 23.1%	\$350,427	\$396,283	+ 13.1%
Percent of Sold Price to List Price**	97.5%	97.4%	- 0.1%	97.3%	96.6%	- 0.8%

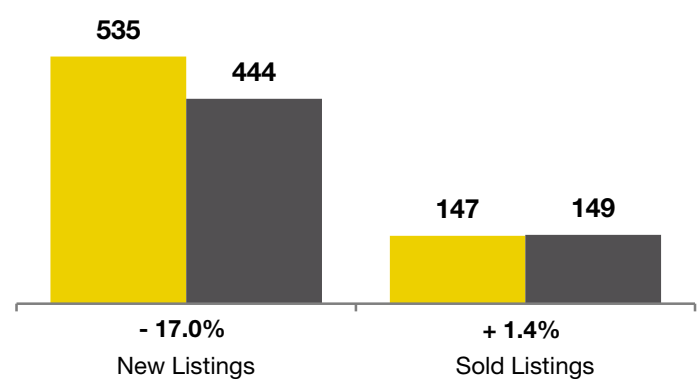
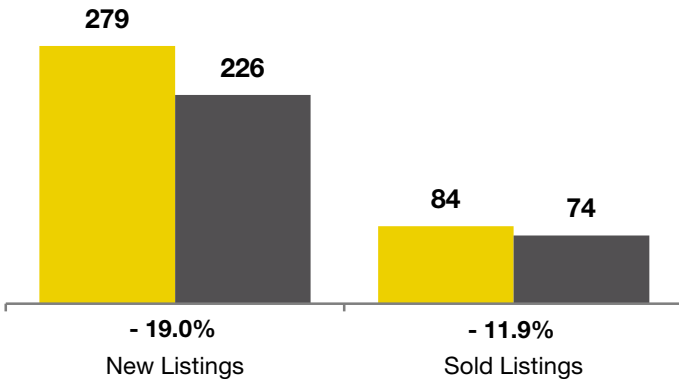
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### February

■ 2010 ■ 2011

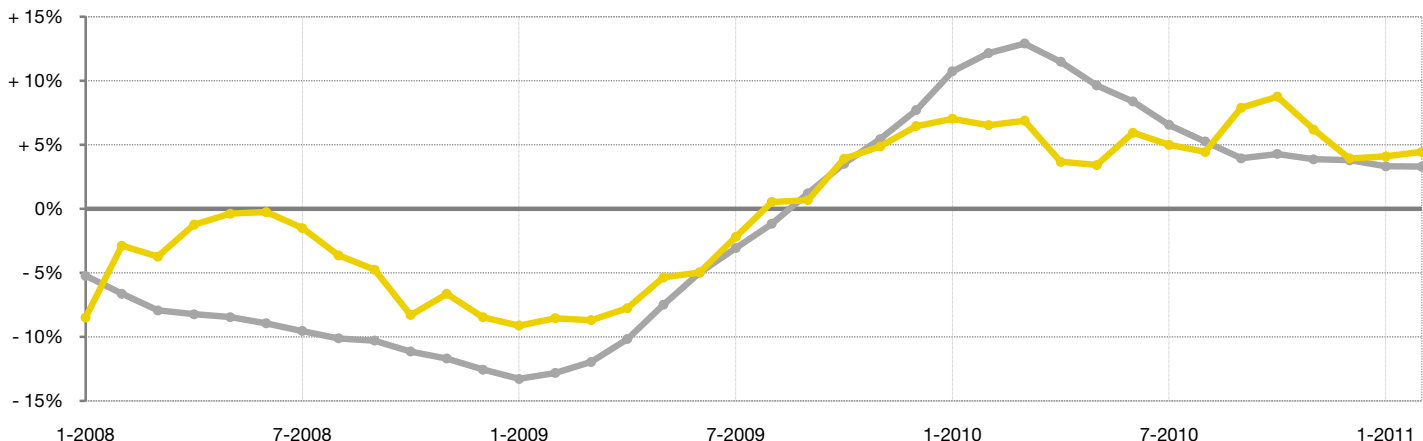
### Year to Date (YTD)

■ 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 – February 2011

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



METROLIST®

## Colorado Springs MSA

Includes El Paso & Teller counties

**+ 10.8%**

Change in  
New Listings

**- 4.0%**

Change in  
Closed Sales

**- 5.3%**

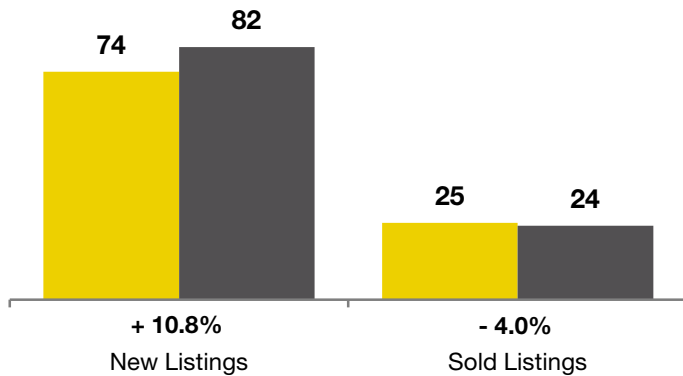
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	263	305	+ 16.0%	--	--	--
Pending Sales*	5	8	+ 60.0%	--	--	--
Under Contract Listings	27	36	+ 33.3%	61	65	+ 6.6%
New Listings	74	82	+ 10.8%	137	151	+ 10.2%
Sold Listings	25	24	- 4.0%	45	49	+ 8.9%
Total Days on Market	92	106	+ 15.5%	87	105	+ 20.5%
Median Sold Price**	\$226,420	\$214,399	- 5.3%	\$228,000	\$220,081	- 3.5%
Average Sold Price**	\$242,638	\$261,335	+ 7.7%	\$290,144	\$254,745	- 12.2%
Percent of Sold Price to List Price**	97.6%	98.0%	+ 0.4%	97.5%	98.0%	+ 0.5%

\* 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.

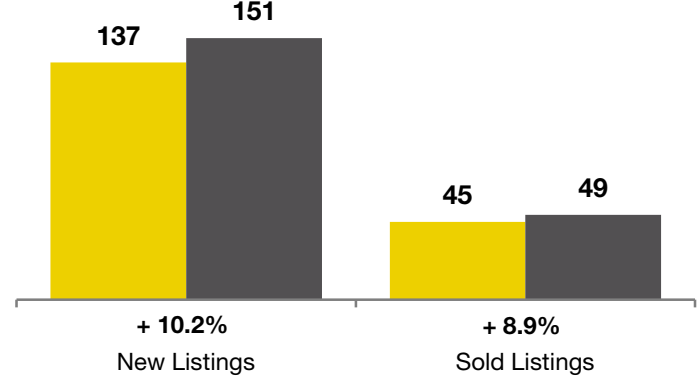
### February

■ 2010 ■ 2011



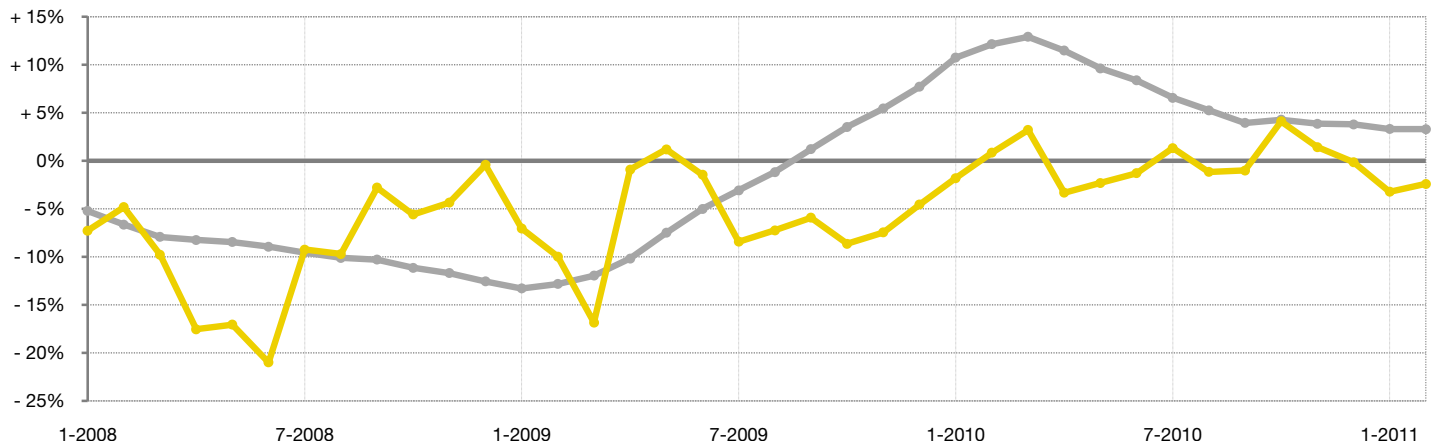
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Colorado Springs MSA —



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**- 25.5%**      **- 8.7%**      **- 0.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Denver-Aurora MSA

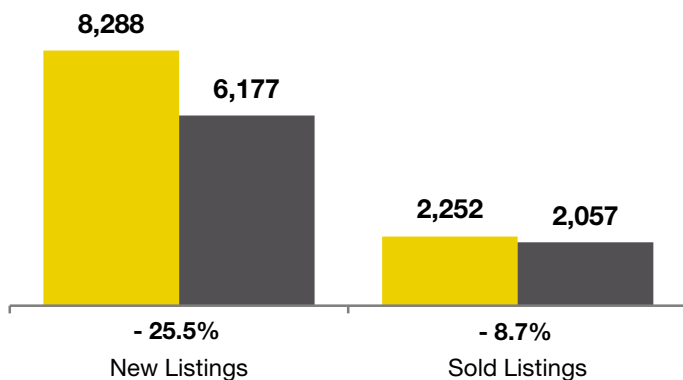
Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	18,681	21,548	+ 15.3%	--	--	--
Pending Sales*	294	833	+ 183.3%	--	--	--
Under Contract Listings	3,179	2,891	- 9.1%	5,830	5,418	- 7.1%
New Listings	8,288	6,177	- 25.5%	16,321	13,351	- 18.2%
Sold Listings	2,252	2,057	- 8.7%	4,478	4,077	- 9.0%
Total Days on Market	90	122	+ 36.5%	88	120	+ 36.2%
Median Sold Price**	\$203,558	\$202,950	- 0.3%	\$198,000	\$200,000	+ 1.0%
Average Sold Price**	\$247,603	\$240,215	- 3.0%	\$241,644	\$244,864	+ 1.3%
Percent of Sold Price to List Price**	97.7%	96.7%	- 1.0%	97.9%	96.4%	- 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.

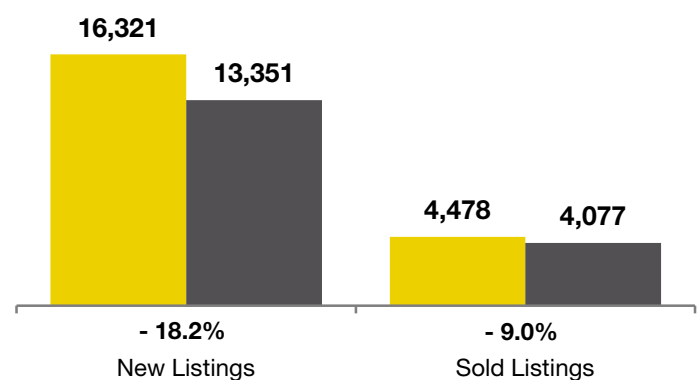
### February

■ 2010 ■ 2011



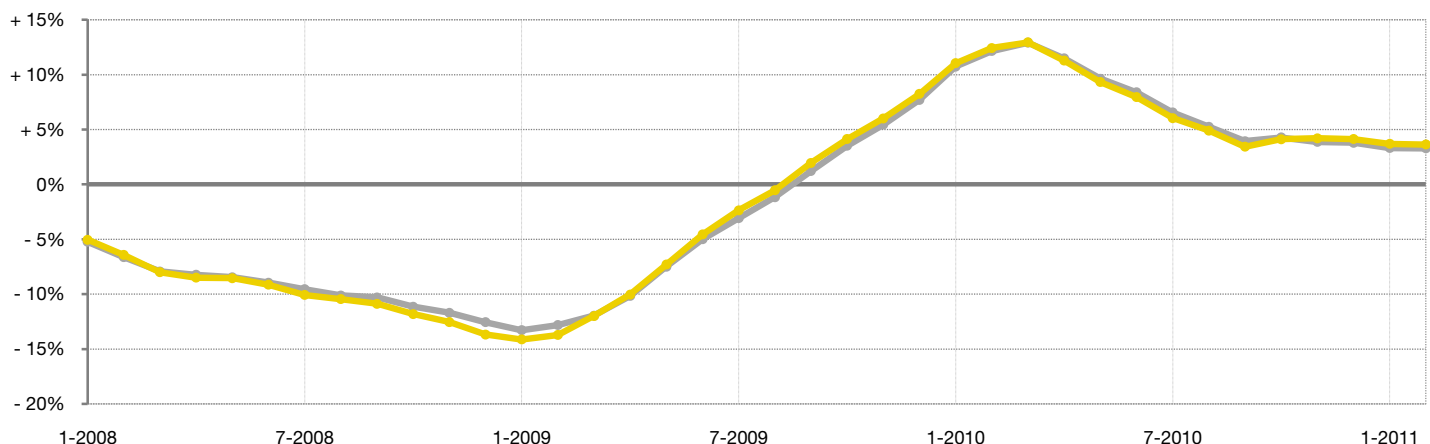
### Year to Date (YTD)

■ 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 – February 2011

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



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**+ 26.5%**      **- 46.7%**      **- 33.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Fort Collins-Loveland MSA

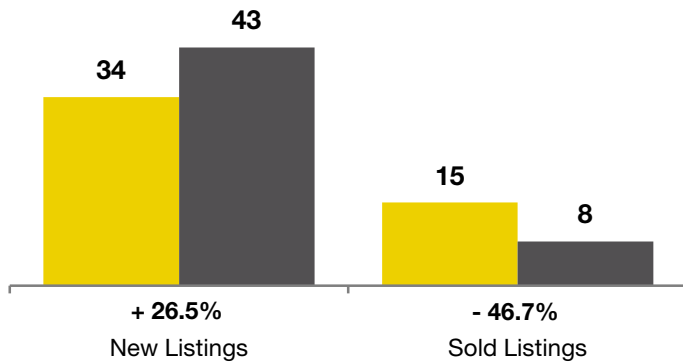
Includes Larimer County

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	178	176	- 1.1%	--	--	--
Pending Sales*	1	9	+ 800.0%	--	--	--
Under Contract Listings	13	23	+ 76.9%	29	39	+ 34.5%
New Listings	34	43	+ 26.5%	71	71	0.0%
Sold Listings	15	8	- 46.7%	31	23	- 25.8%
Total Days on Market	122	167	+ 37.3%	111	136	+ 22.6%
Median Sold Price**	\$260,000	\$171,875	- 33.9%	\$225,000	\$245,900	+ 9.3%
Average Sold Price**	\$269,570	\$281,653	+ 4.5%	\$287,445	\$326,047	+ 13.4%
Percent of Sold Price to List Price**	97.5%	97.0%	- 0.5%	98.1%	97.2%	- 0.9%

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### February

■ 2010 ■ 2011

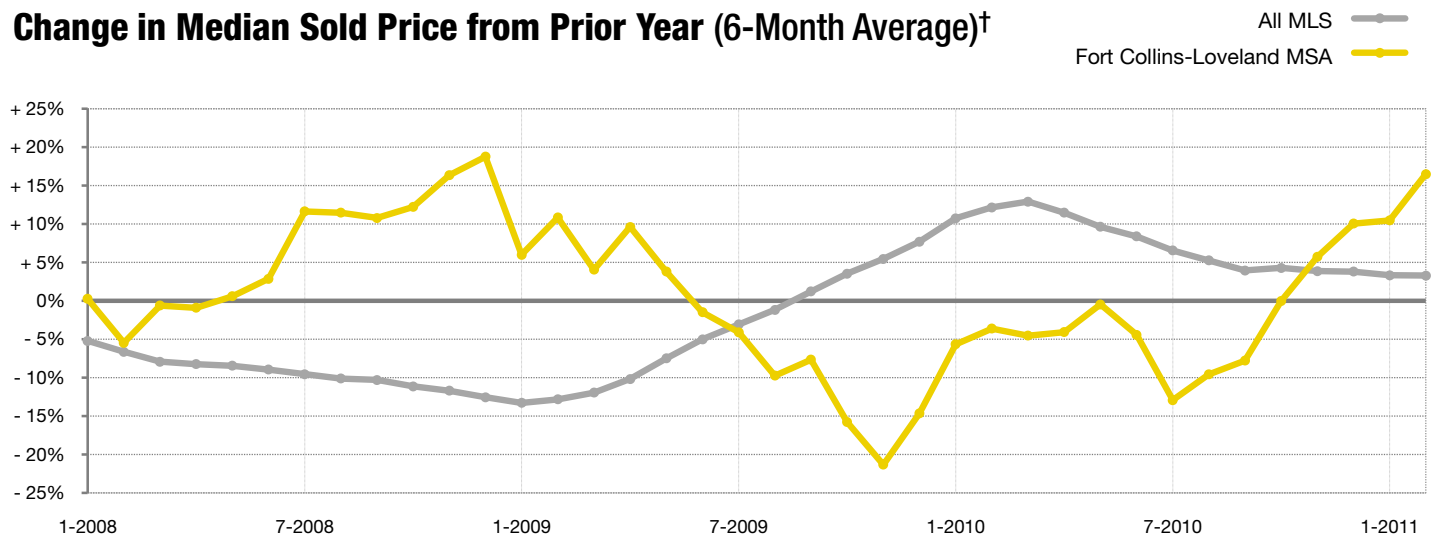


### Year to Date (YTD)

■ 2010 ■ 2011



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



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# Local Market Update – February 2011

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METROLIST®

## Greeley MSA

Includes Weld County

**- 16.0%**      **- 29.5%**      **- 30.5%**

Change in  
New Listings

Change in  
Closed Sales

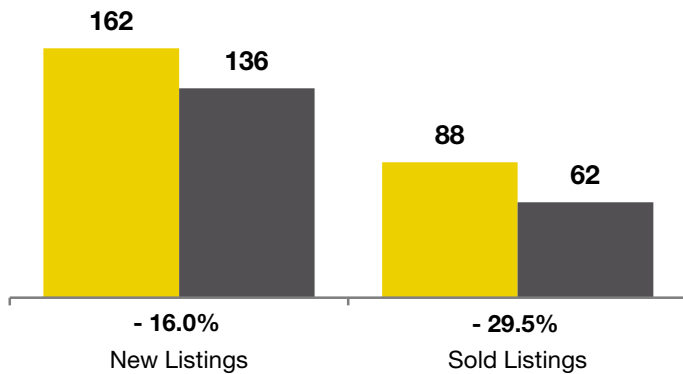
Change in  
Median Sales Price

	February			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	586	528	- 9.9%	--	--	--
Pending Sales*	9	34	+ 277.8%	--	--	--
Under Contract Listings	84	86	+ 2.4%	151	163	+ 7.9%
New Listings	162	136	- 16.0%	331	269	- 18.7%
Sold Listings	88	62	- 29.5%	142	127	- 10.6%
Total Days on Market	88	102	+ 16.6%	91	111	+ 21.8%
Median Sold Price**	\$196,500	\$136,525	- 30.5%	\$185,013	\$168,327	- 9.0%
Average Sold Price**	\$198,946	\$157,278	- 20.9%	\$199,577	\$189,435	- 5.1%
Percent of Sold Price to List Price**	98.6%	95.5%	- 3.1%	98.0%	96.1%	- 2.0%

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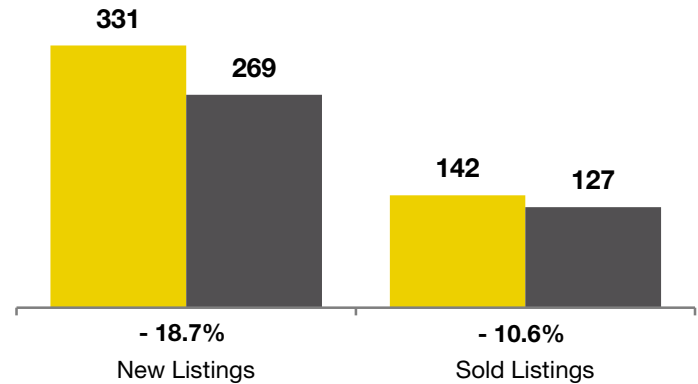
### February

■ 2010 ■ 2011



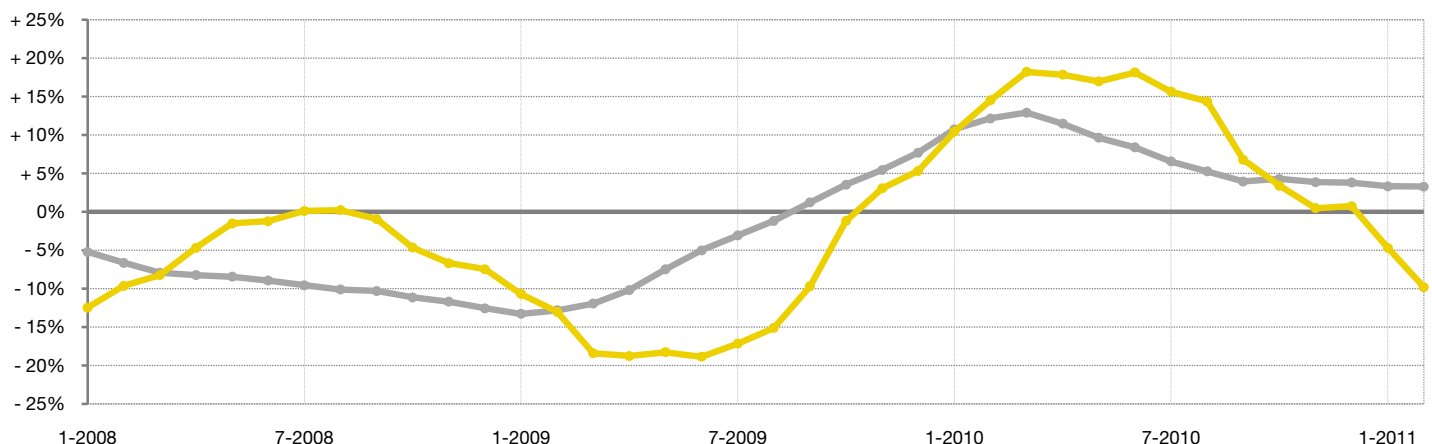
### Year to Date (YTD)

■ 2010 ■ 2011



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

All MLS —  
Greeley MSA —



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