



**METROLIST®**

# Local Market Updates

**September 2009**

## **County:**

<b>Adams</b>	<b>2</b>
<b>Arapahoe</b>	<b>3</b>
<b>Boulder</b>	<b>4</b>
<b>Broomfield</b>	<b>5</b>
<b>Clear Creek</b>	<b>6</b>
<b>Denver</b>	<b>7</b>
<b>Douglas</b>	<b>8</b>
<b>Elbert</b>	<b>9</b>
<b>El Paso</b>	<b>10</b>
<b>Gilpin</b>	<b>11</b>
<b>Jefferson</b>	<b>12</b>
<b>Larimer</b>	<b>13</b>
<b>Morgan</b>	<b>14</b>
<b>Park</b>	<b>15</b>
<b>Summit</b>	<b>16</b>
<b>Teller</b>	<b>17</b>
<b>Weld</b>	<b>18</b>

## **Metropolitan Statistical Area (MSA):**

<b>Denver-Aurora</b>	<b>19</b>
<b>Colorado Springs</b>	<b>20</b>
<b>Boulder</b>	<b>21</b>
<b>Fort Collins-Loveland</b>	<b>22</b>
<b>Greeley</b>	<b>23</b>

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[Click on a County or MSA to view report page.](#)

# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Adams County

### September

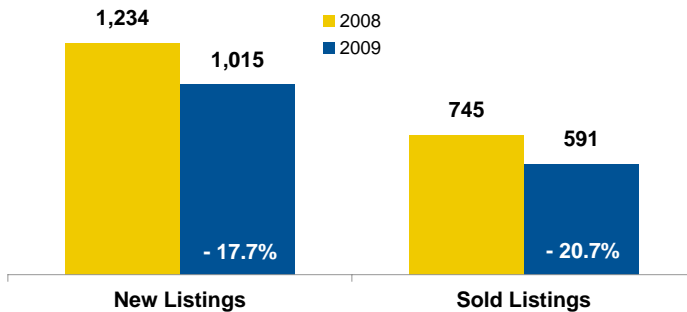
### Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	1,234	1,015	- 17.7%	12,290	9,163	- 25.4%
<b>Sold Listings</b>	745	591	- 20.7%	6,016	4,975	- 17.3%
<b>Median Sold Price*</b>	\$150,000	\$155,000	+ 3.3%	\$150,000	\$149,000	- 0.7%
<b>Average Sold Price*</b>	\$166,781	\$173,117	+ 3.8%	\$158,301	\$183,738	+ 16.1%
<b>Percent of Sold Price to List Price*</b>	99.0%	99.3%	+ 0.4%	97.9%	98.9%	+ 1.0%
<b>Total Days on Market</b>	98	81	- 17.4%	105	92	- 12.4%
<b>Active Listings</b>	NA	1,915	--	--	--	--

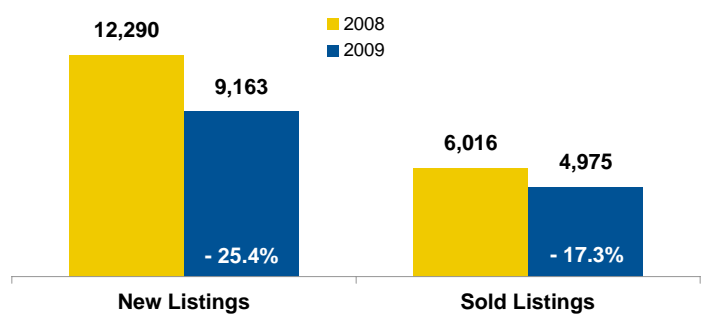
\*Does not account for sale concessions and/or down payment assistance.

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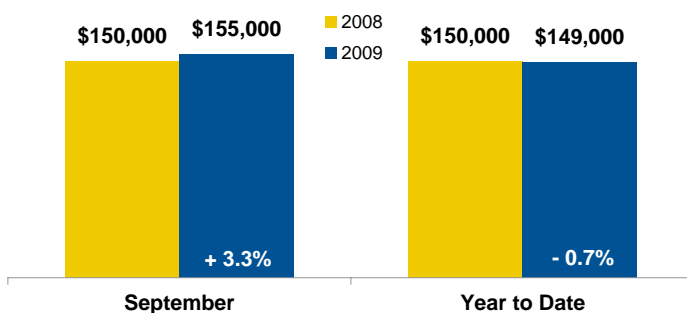
#### Activity—Most Recent Month



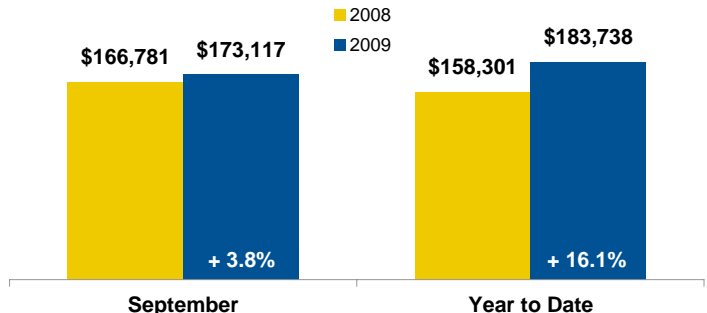
#### Activity—Year to Date



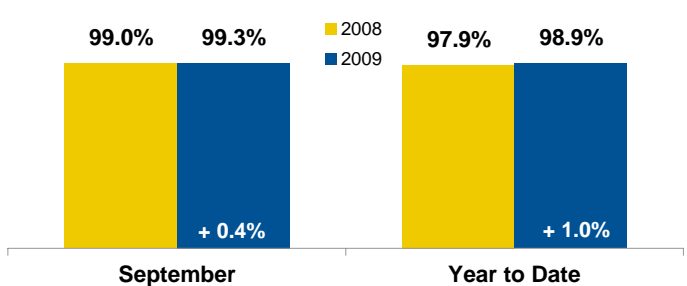
#### Median Sold Price\*



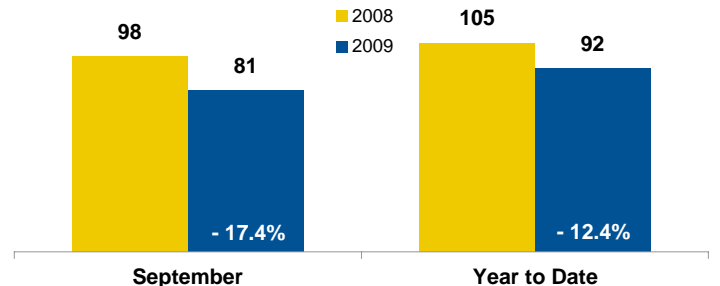
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Arapahoe County

### September

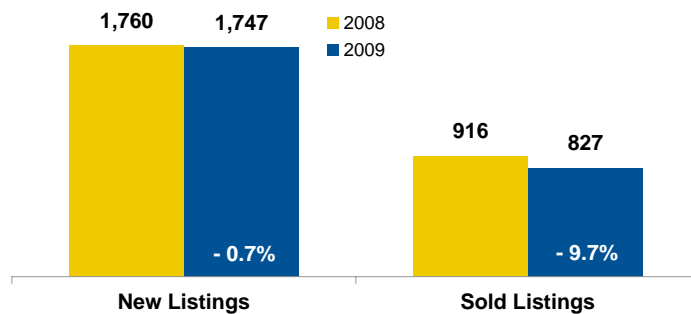
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,760	1,747	- 0.7%	18,899	15,098	- 20.1%
Sold Listings	916	827	- 9.7%	7,906	6,553	- 17.1%
Median Sold Price*	\$180,000	\$192,450	+ 6.9%	\$181,850	\$180,000	- 1.0%
Average Sold Price*	\$219,241	\$236,769	+ 8.0%	\$224,725	\$241,122	+ 7.3%
Percent of Sold Price to List Price*	98.0%	98.7%	+ 0.7%	97.4%	98.0%	+ 0.6%
Total Days on Market	88	94	+ 6.2%	98	95	- 3.1%
Active Listings	NA	3,304	--	--	--	--

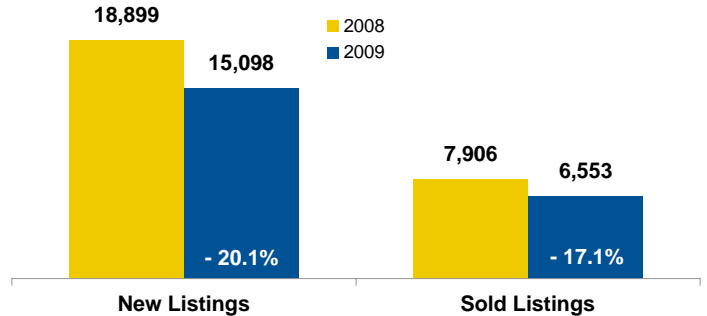
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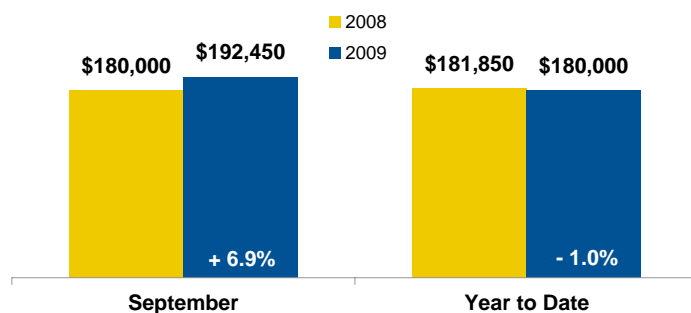
#### Activity—Most Recent Month



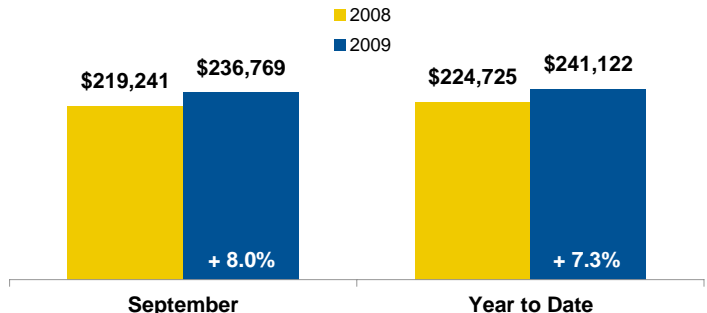
#### Activity—Year to Date



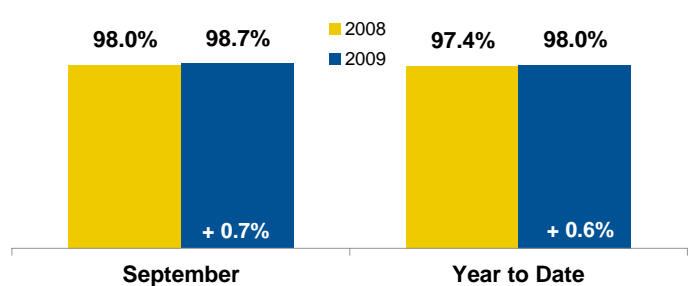
#### Median Sold Price\*



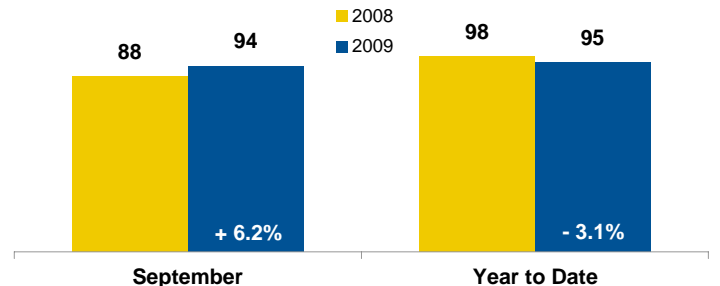
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Boulder County

### September

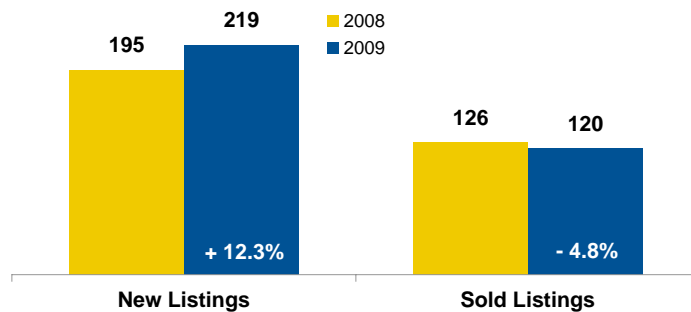
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	195	219	+ 12.3%	2,448	2,140	- 12.6%
Sold Listings	126	120	- 4.8%	1,270	1,004	- 20.9%
Median Sold Price*	\$244,000	\$265,930	+ 9.0%	\$287,500	\$275,000	- 4.3%
Average Sold Price*	\$312,474	\$325,043	+ 4.0%	\$341,591	\$350,538	+ 2.6%
Percent of Sold Price to List Price*	97.6%	97.7%	+ 0.1%	97.1%	96.9%	- 0.1%
Total Days on Market	79	95	+ 19.1%	103	98	- 5.2%
Active Listings	NA	752	--	--	--	--

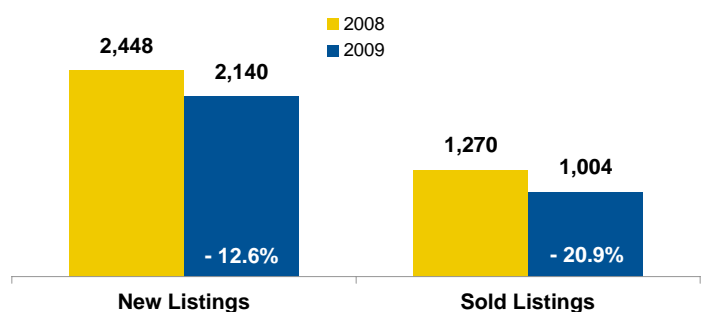
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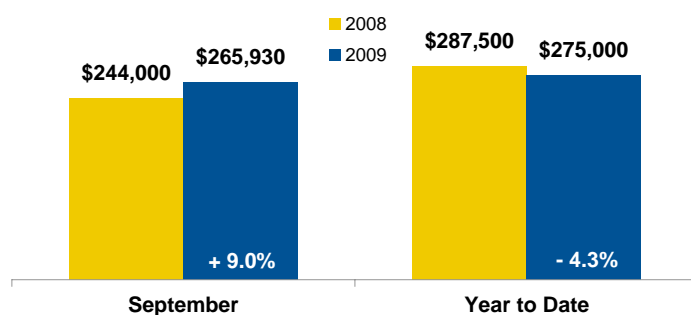
#### Activity—Most Recent Month



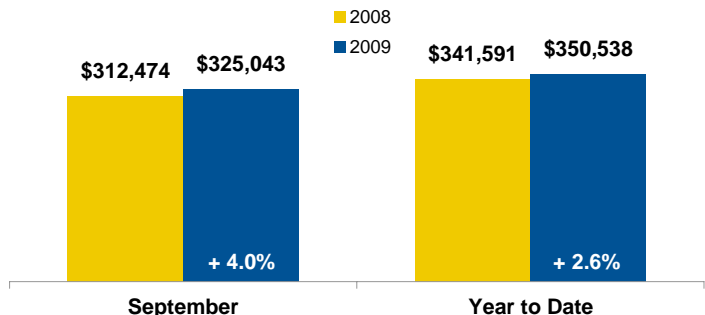
#### Activity—Year to Date



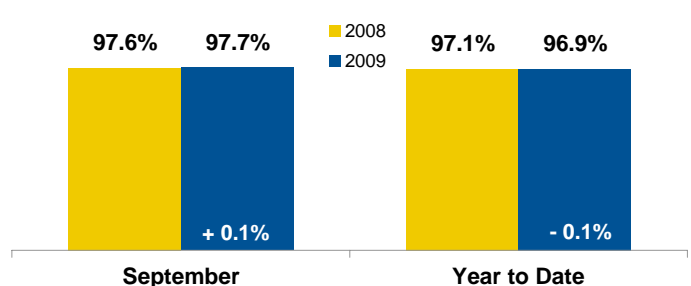
#### Median Sold Price\*



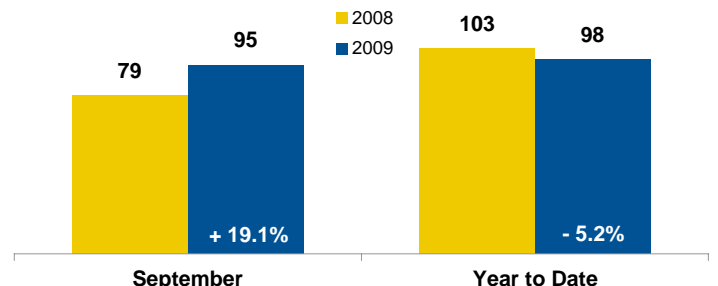
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Broomfield County

### September

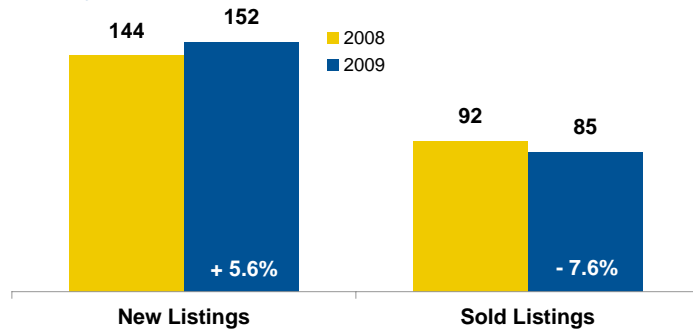
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	144	152	+ 5.6%	1,579	1,453	- 8.0%
Sold Listings	92	85	- 7.6%	673	625	- 7.1%
Median Sold Price*	\$263,000	\$269,052	+ 2.3%	\$265,000	\$262,000	- 1.1%
Average Sold Price*	\$310,678	\$299,195	- 3.7%	\$301,013	\$324,581	+ 7.8%
Percent of Sold Price to List Price*	96.8%	97.5%	+ 0.7%	97.4%	97.3%	- 0.1%
Total Days on Market	93	111	+ 20.2%	101	98	- 2.5%
Active Listings	NA	346	--	--	--	--

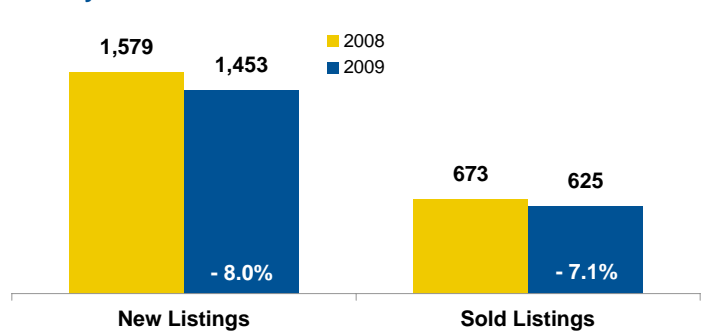
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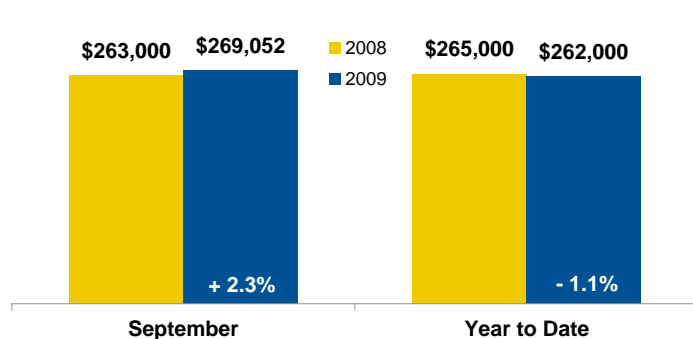
#### Activity—Most Recent Month



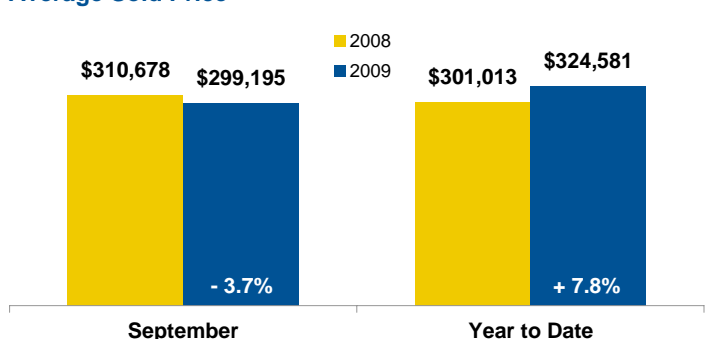
#### Activity—Year to Date



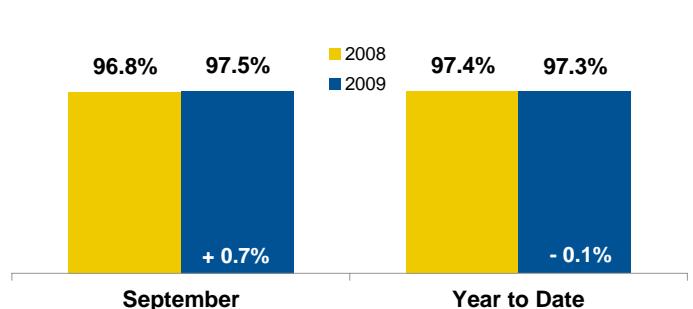
#### Median Sold Price\*



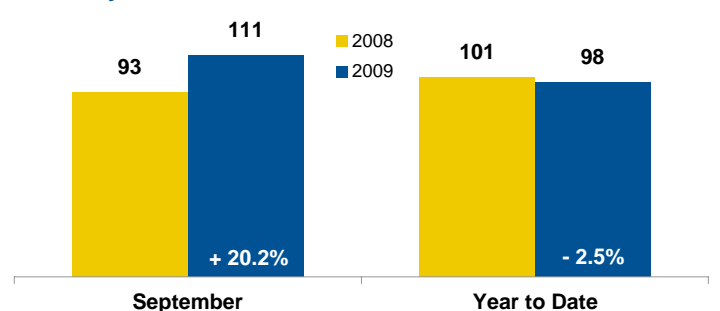
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Clear Creek County

### September

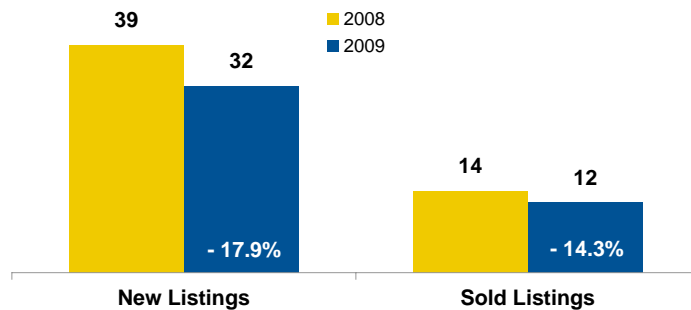
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	39	32	- 17.9%	407	349	- 14.3%
Sold Listings	14	12	- 14.3%	106	102	- 3.8%
Median Sold Price*	\$193,450	<b>\$246,500</b>	+ 27.4%	\$240,500	<b>\$226,500</b>	- 5.8%
Average Sold Price*	\$227,550	<b>\$236,583</b>	+ 4.0%	\$286,783	<b>\$254,034</b>	- 11.4%
Percent of Sold Price to List Price*	96.3%	<b>96.3%</b>	- 0.0%	96.6%	<b>94.8%</b>	- 1.8%
Total Days on Market	131	<b>85</b>	- 35.1%	135	<b>155</b>	+ 15.0%
Active Listings	NA	<b>204</b>	--	--	--	--

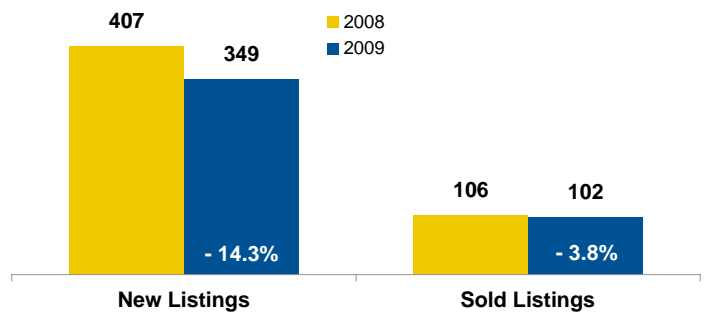
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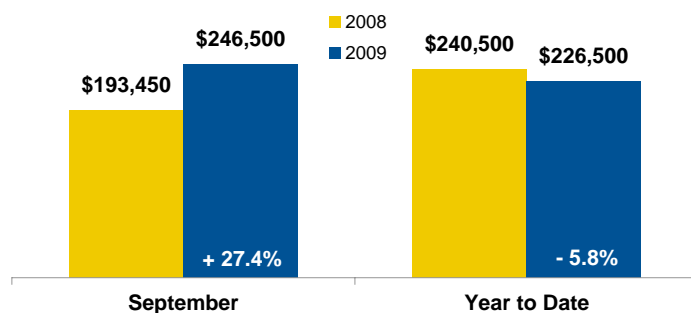
#### Activity—Most Recent Month



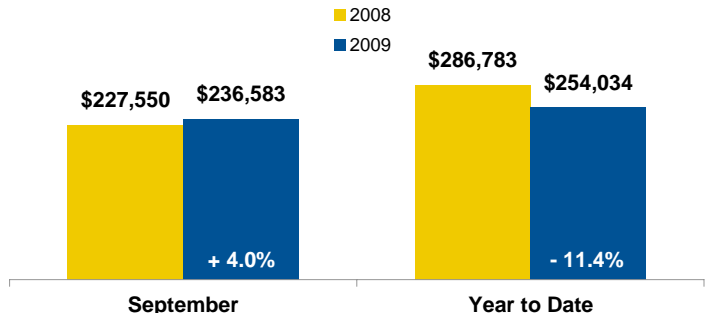
#### Activity—Year to Date



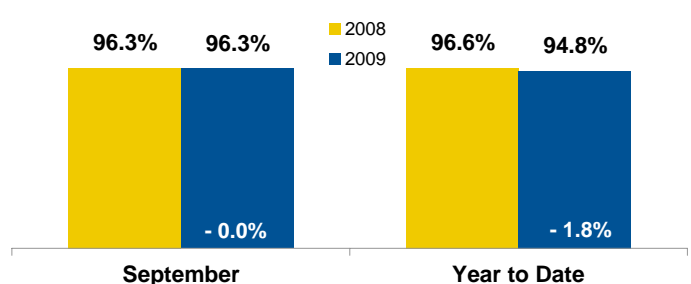
#### Median Sold Price\*



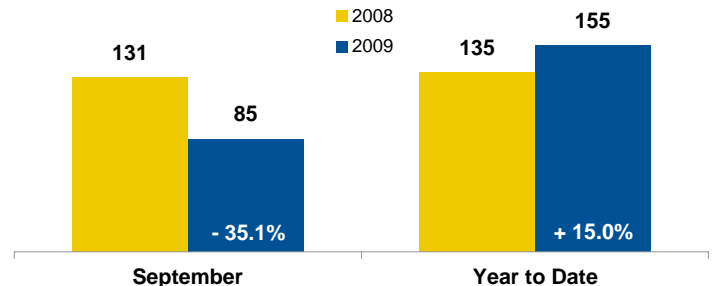
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Denver County

### September

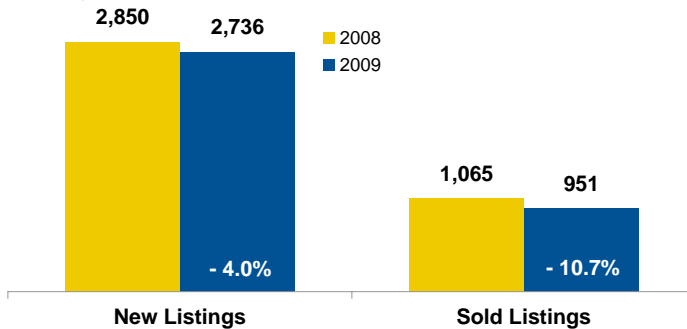
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2,850	2,736	- 4.0%	27,477	23,254	- 15.4%
Sold Listings	1,065	951	- 10.7%	9,406	8,082	- 14.1%
Median Sold Price*	\$165,000	\$195,000	+ 18.2%	\$180,000	\$178,250	- 1.0%
Average Sold Price*	\$233,627	\$259,283	+ 11.0%	\$246,737	\$265,231	+ 7.5%
Percent of Sold Price to List Price*	98.0%	98.3%	+ 0.2%	97.4%	98.2%	+ 0.7%
Total Days on Market	103	98	- 4.7%	102	98	- 4.3%
Active Listings	NA	5,383	--	--	--	--

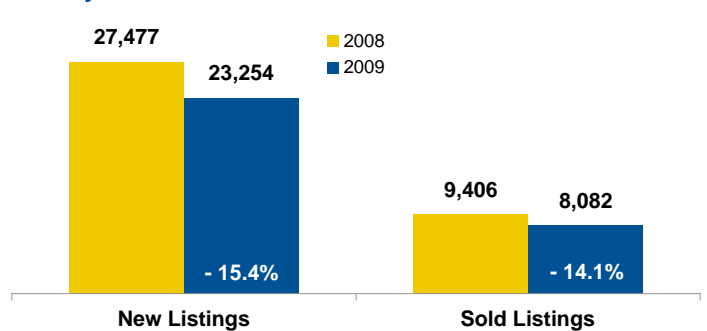
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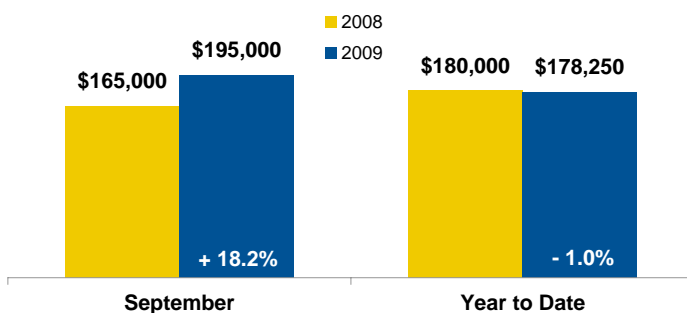
#### Activity—Most Recent Month



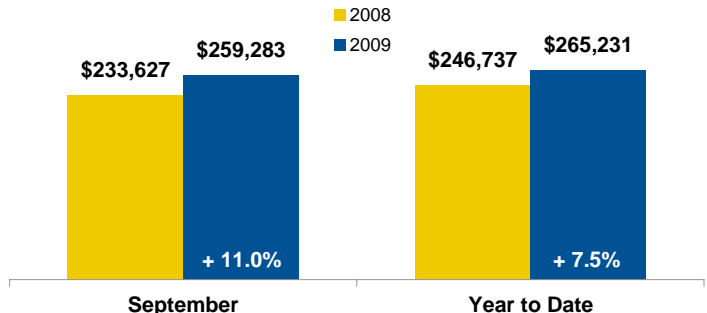
#### Activity—Year to Date



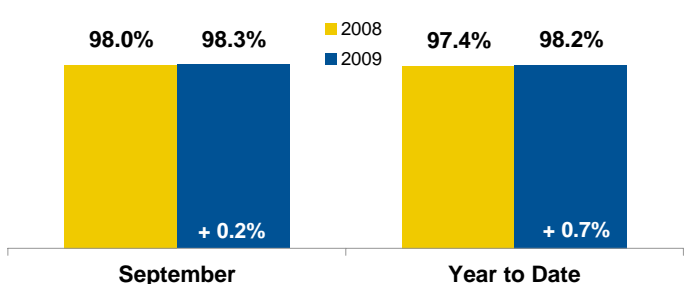
#### Median Sold Price\*



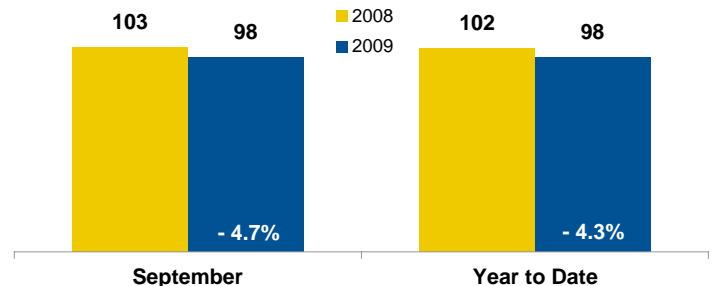
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Douglas County

### September

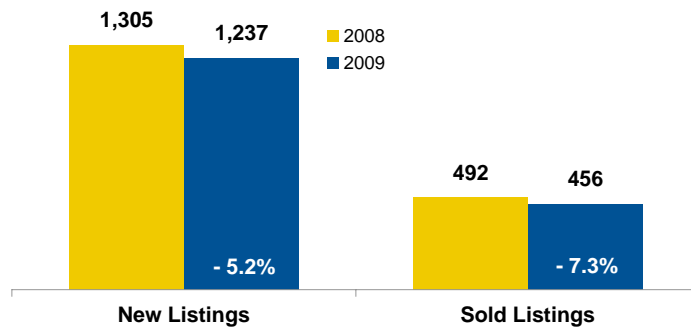
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,305	1,237	- 5.2%	13,226	11,371	- 14.0%
Sold Listings	492	456	- 7.3%	4,430	3,724	- 15.9%
Median Sold Price*	\$280,450	\$304,950	+ 8.7%	\$295,000	\$286,550	- 2.9%
Average Sold Price*	\$353,895	\$348,444	- 1.5%	\$347,496	\$351,936	+ 1.3%
Percent of Sold Price to List Price*	97.6%	97.5%	- 0.1%	97.6%	97.3%	- 0.3%
Total Days on Market	97	100	+ 3.5%	99	112	+ 13.4%
Active Listings	NA	3,056	--	--	--	--

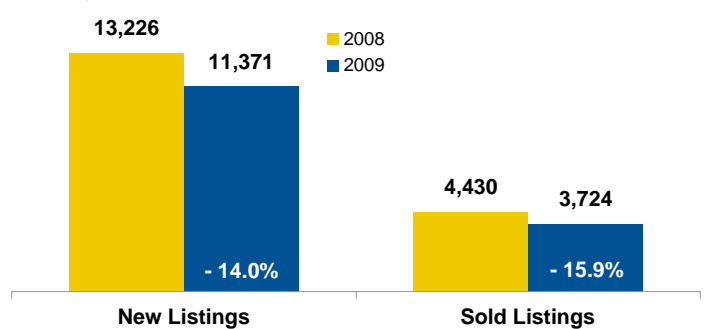
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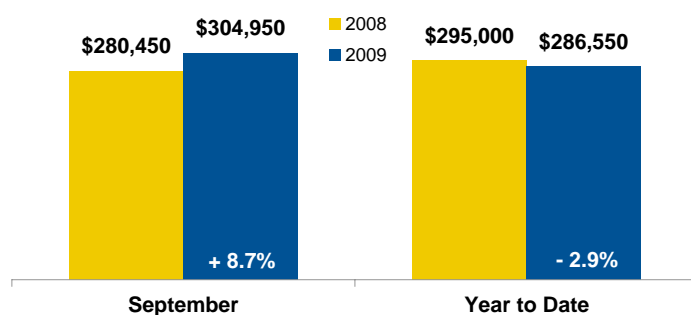
#### Activity—Most Recent Month



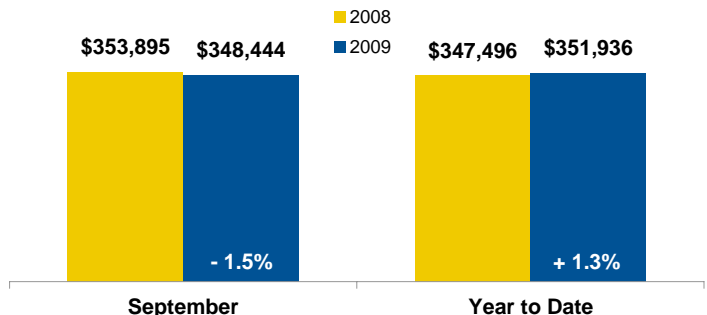
#### Activity—Year to Date



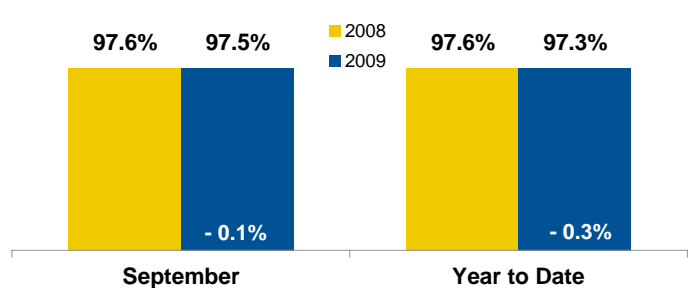
#### Median Sold Price\*



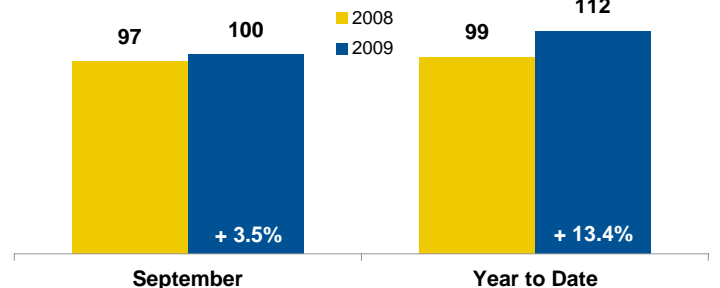
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Elbert County

### September

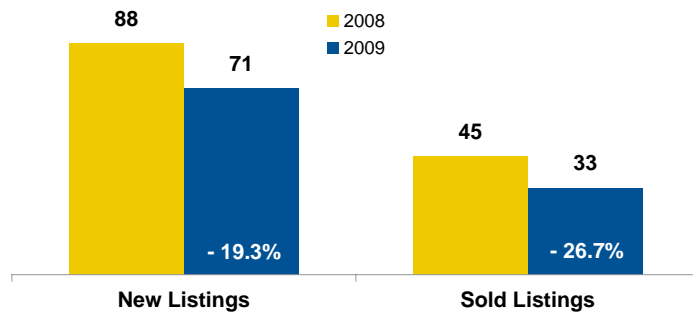
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	88	71	- 19.3%	974	719	- 26.2%
Sold Listings	45	33	- 26.7%	280	244	- 12.9%
Median Sold Price*	\$311,000	<b>\$287,000</b>	- 7.7%	\$276,775	<b>\$280,000</b>	+ 1.2%
Average Sold Price*	\$301,893	<b>\$305,417</b>	+ 1.2%	\$288,144	<b>\$313,871</b>	+ 8.9%
Percent of Sold Price to List Price*	96.8%	<b>96.4%</b>	- 0.4%	96.7%	<b>96.1%</b>	- 0.7%
Total Days on Market	121	<b>175</b>	+ 44.9%	135	<b>148</b>	+ 9.4%
Active Listings	NA	<b>307</b>	--	--	--	--

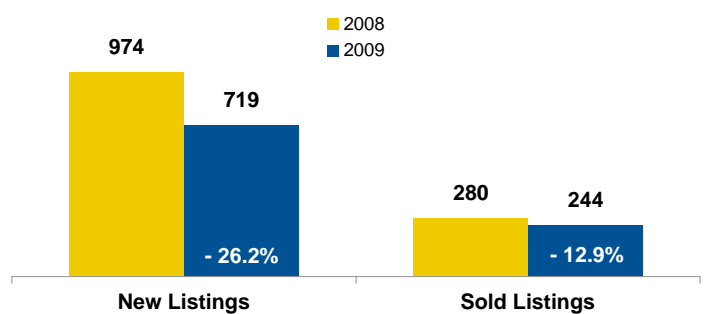
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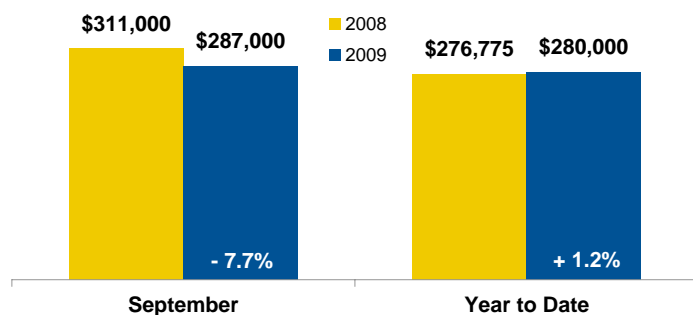
#### Activity—Most Recent Month



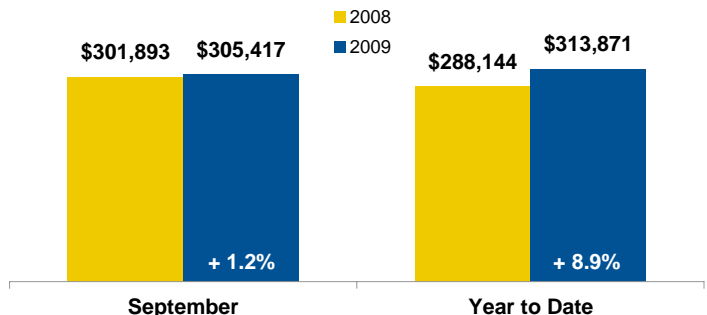
#### Activity—Year to Date



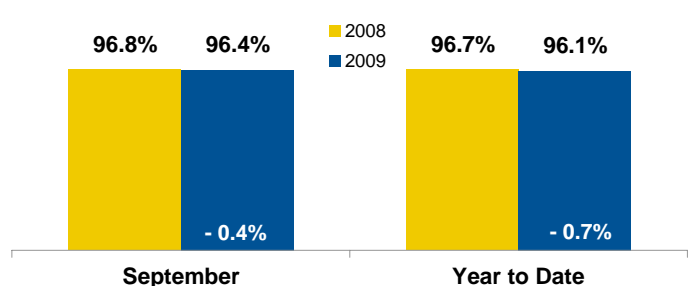
#### Median Sold Price\*



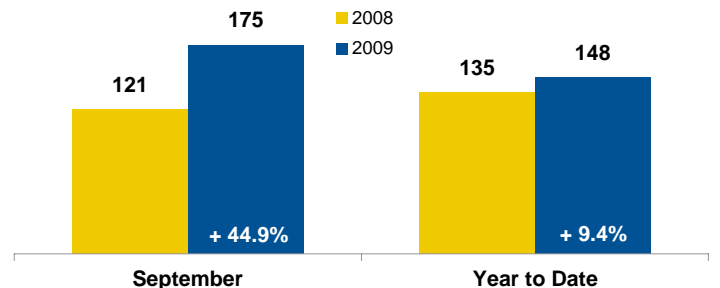
#### Average Sold Price\*



#### 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

### September

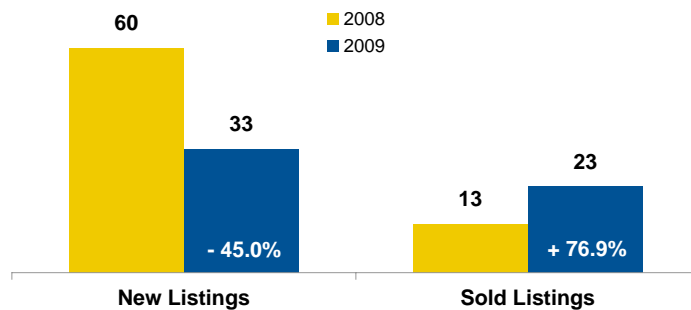
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	60	33	- 45.0%	693	466	- 32.8%
Sold Listings	13	23	+ 76.9%	229	145	- 36.7%
Median Sold Price*	\$265,000	\$244,500	- 7.7%	\$242,182	\$226,000	- 6.7%
Average Sold Price*	\$357,525	\$248,102	- 30.6%	\$239,043	\$259,663	+ 8.6%
Percent of Sold Price to List Price*	97.8%	96.7%	- 1.1%	97.1%	95.8%	- 1.3%
Total Days on Market	122	74	- 39.5%	111	110	- 0.7%
Active Listings	NA	227	--	--	--	--

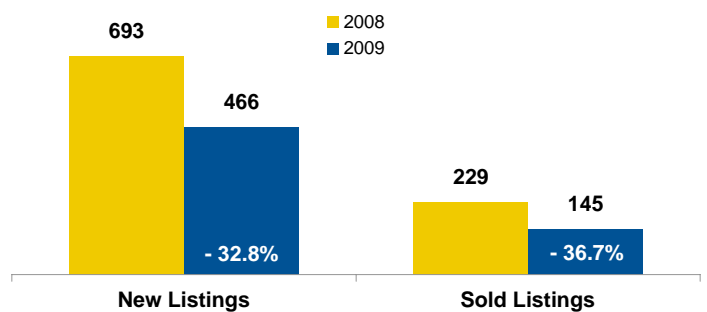
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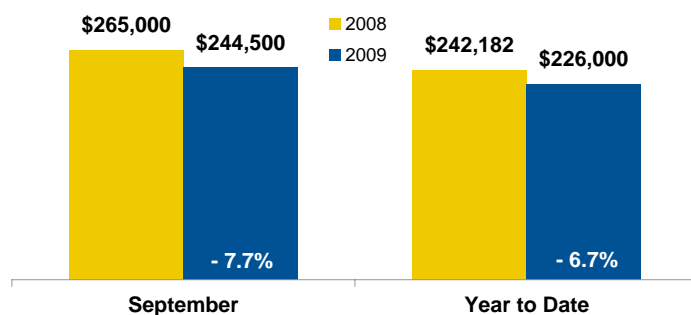
#### Activity—Most Recent Month



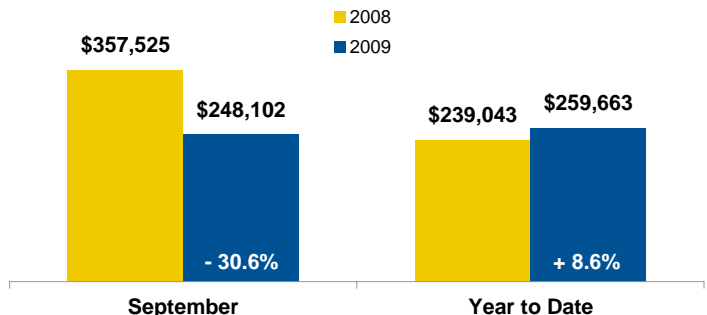
#### Activity—Year to Date



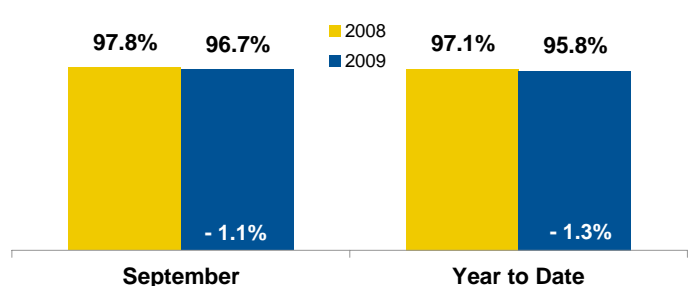
#### Median Sold Price\*



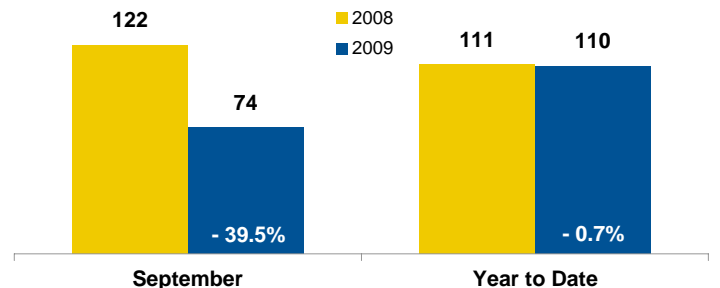
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Gilpin County

### September

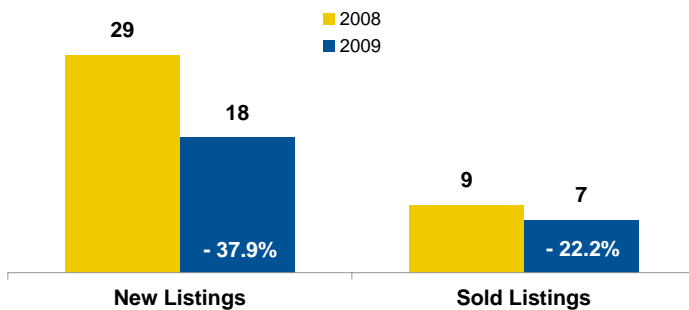
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	29	18	- 37.9%	239	194	- 18.8%
Sold Listings	9	7	- 22.2%	63	62	- 1.6%
Median Sold Price*	\$279,000	\$186,000	- 33.3%	\$225,450	\$200,975	- 10.9%
Average Sold Price*	\$303,175	\$225,843	- 25.5%	\$239,687	\$261,320	+ 9.0%
Percent of Sold Price to List Price*	97.9%	98.4%	+ 0.5%	96.6%	94.7%	- 1.9%
Total Days on Market	116	148	+ 27.1%	164	181	+ 9.9%
Active Listings	NA	122	--	--	--	--

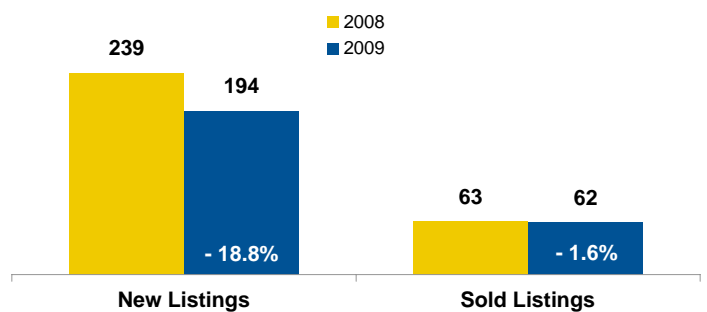
\*Does not account for sale concessions and/or down payment assistance.

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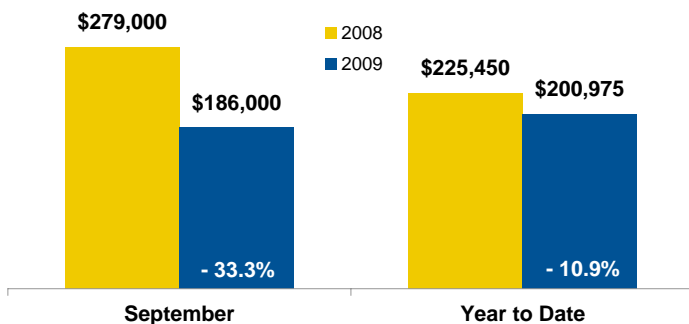
#### Activity—Most Recent Month



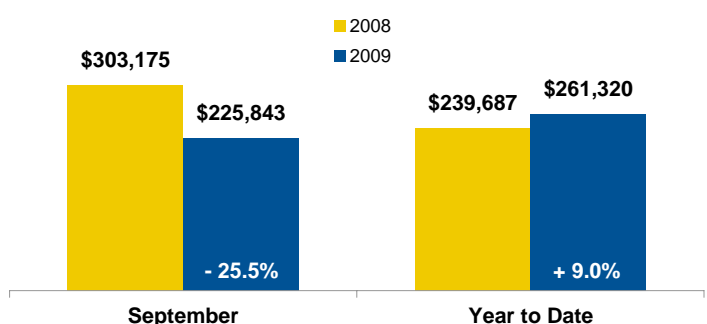
#### Activity—Year to Date



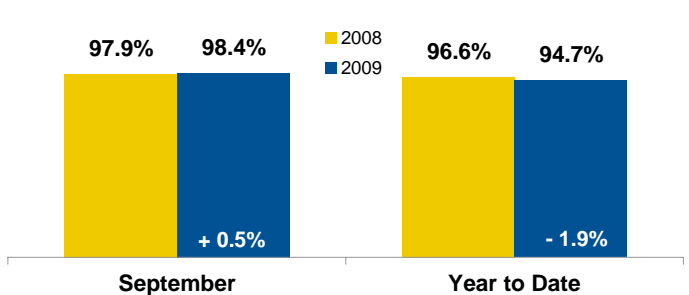
#### Median Sold Price\*



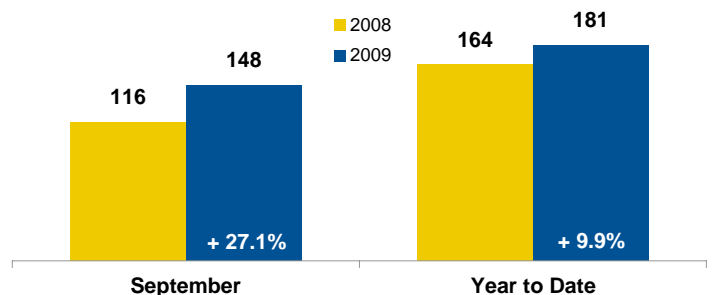
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Jefferson County

### September

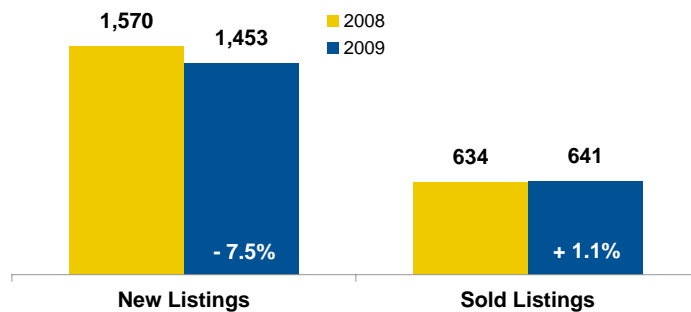
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,570	1,453	- 7.5%	15,468	13,593	- 12.1%
Sold Listings	634	641	+ 1.1%	5,945	5,140	- 13.5%
Median Sold Price*	\$216,000	\$214,950	- 0.5%	\$225,000	\$215,000	- 4.4%
Average Sold Price*	\$250,274	\$247,790	- 1.0%	\$260,265	\$266,797	+ 2.5%
Percent of Sold Price to List Price*	97.8%	98.3%	+ 0.6%	97.8%	97.5%	- 0.2%
Total Days on Market	88	87	- 0.5%	98	95	- 2.2%
Active Listings	NA	3,416	--	--	--	--

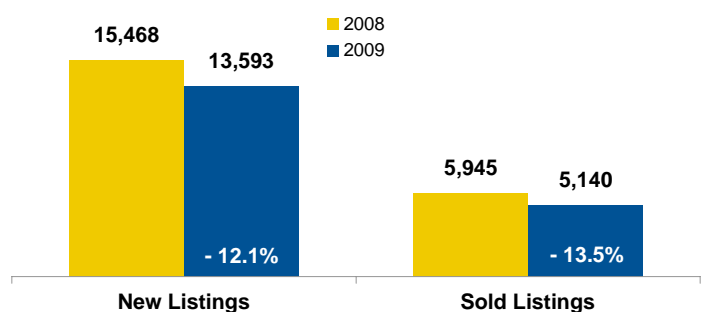
\*Does not account for sale concessions and/or down payment assistance.

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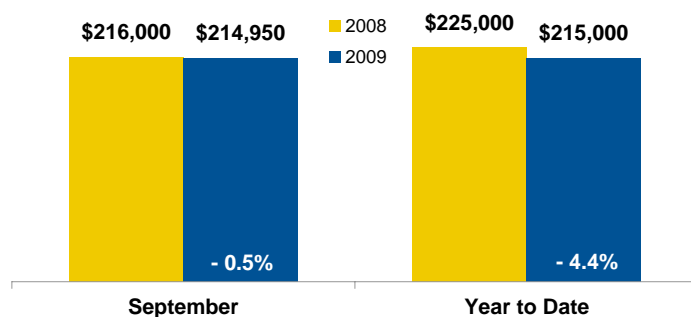
#### Activity—Most Recent Month



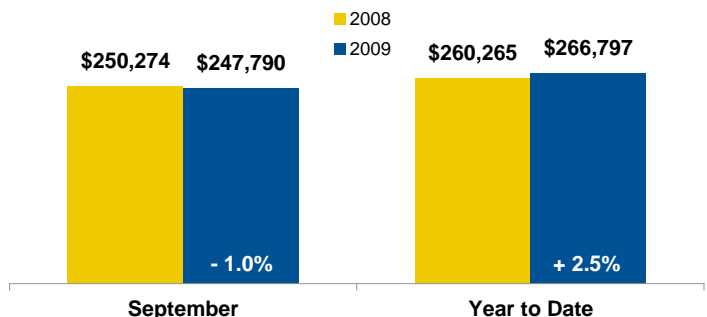
#### Activity—Year to Date



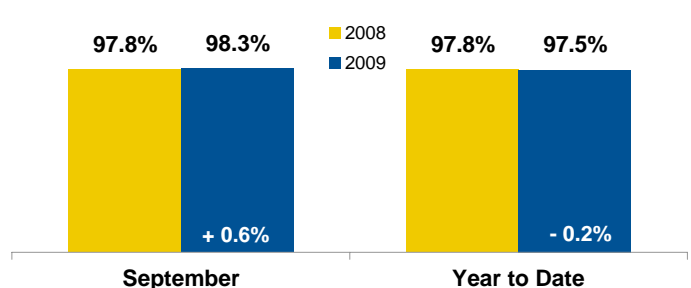
#### Median Sold Price\*



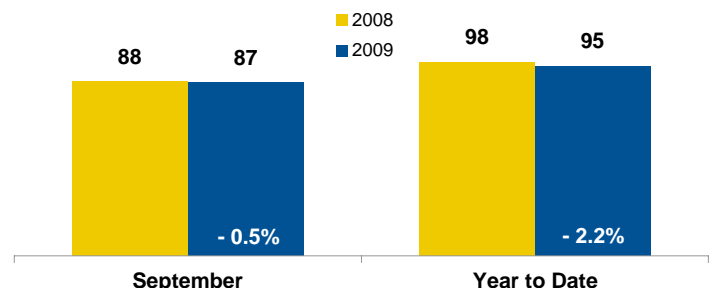
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Larimer County

### September

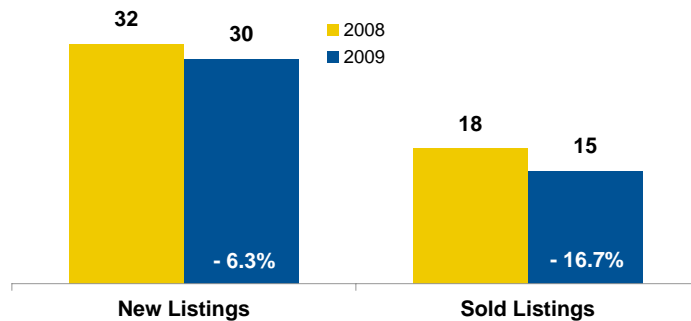
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	32	30	- 6.3%	422	331	- 21.6%
Sold Listings	18	15	- 16.7%	162	133	- 17.9%
Median Sold Price*	\$254,500	\$180,000	- 29.3%	\$226,000	\$209,900	- 7.1%
Average Sold Price*	\$341,470	\$234,333	- 31.4%	\$307,351	\$267,081	- 13.1%
Percent of Sold Price to List Price*	94.9%	96.4%	+ 1.6%	95.5%	96.5%	+ 1.1%
Total Days on Market	163	50	- 69.3%	124	109	- 11.9%
Active Listings	NA	168	--	--	--	--

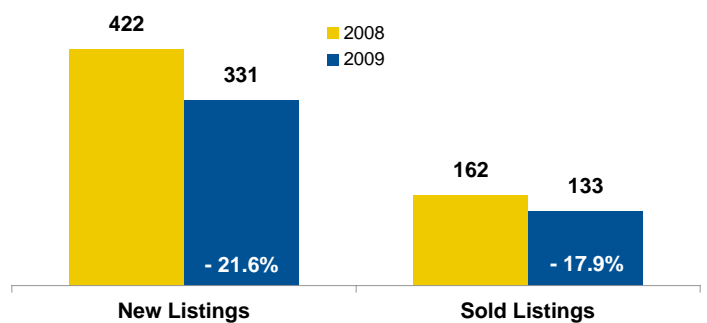
\*Does not account for sale concessions and/or down payment assistance.

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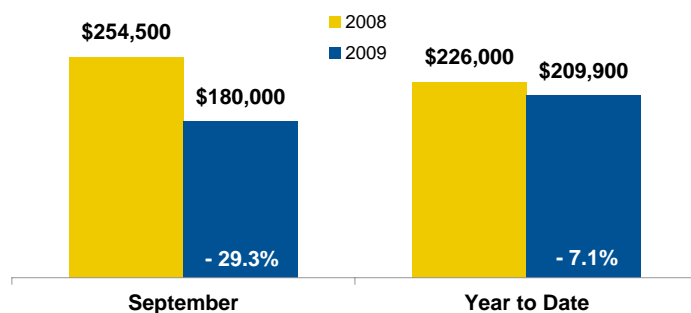
#### Activity—Most Recent Month



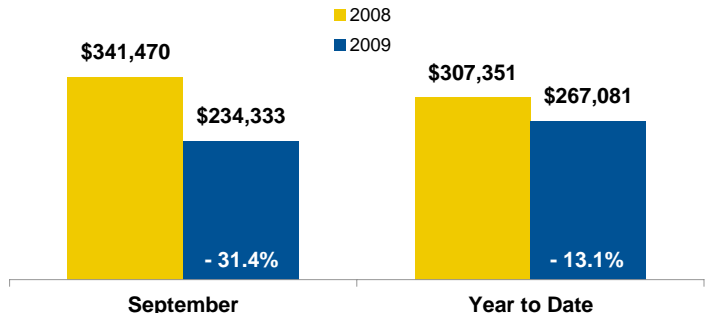
#### Activity—Year to Date



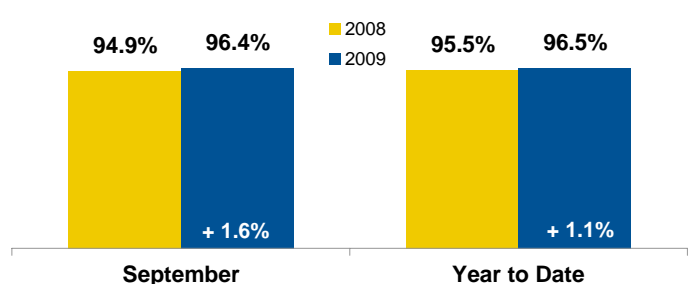
#### Median Sold Price\*



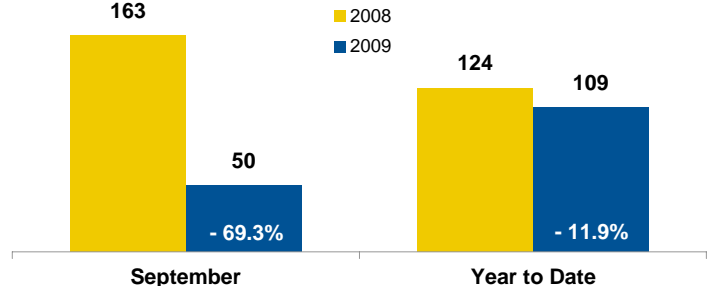
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Morgan County

### September

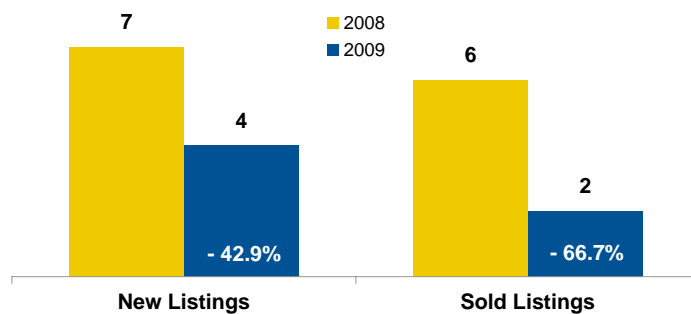
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	7	4	- 42.9%	131	50	- 61.8%
Sold Listings	6	2	- 66.7%	51	21	- 58.8%
Median Sold Price*	\$128,950	<b>\$182,000</b>	+ 41.1%	\$140,000	<b>\$145,000</b>	+ 3.6%
Average Sold Price*	\$122,467	<b>\$182,000</b>	+ 48.6%	\$164,266	<b>\$157,595</b>	- 4.1%
Percent of Sold Price to List Price*	95.9%	<b>95.9%</b>	+ 0.0%	95.0%	<b>91.7%</b>	- 3.6%
Total Days on Market	105	<b>440</b>	+ 320.4%	116	<b>184</b>	+ 59.2%
Active Listings	NA	<b>45</b>	--	--	--	--

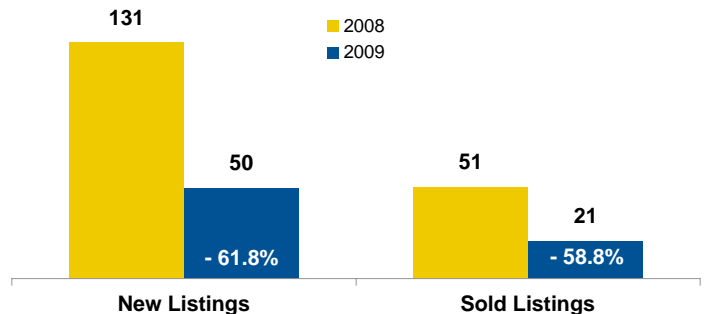
\*Does not account for sale concessions and/or down payment assistance.

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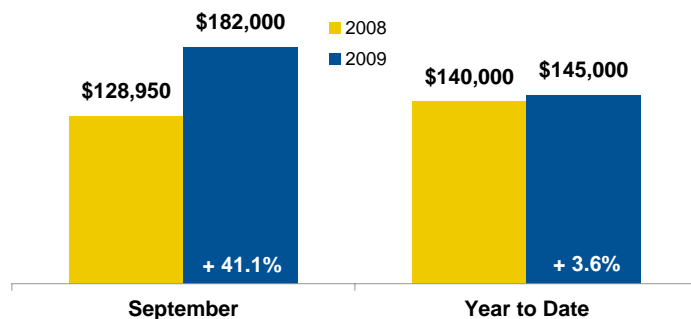
#### Activity—Most Recent Month



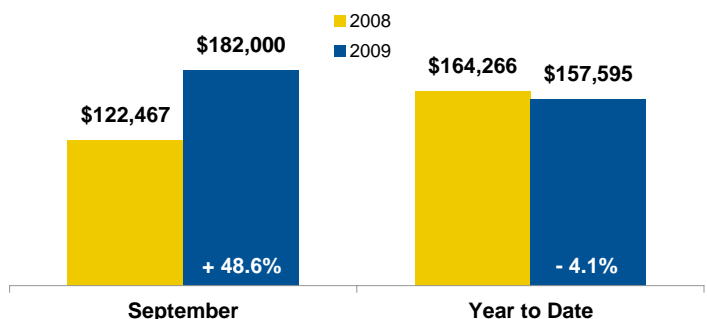
#### Activity—Year to Date



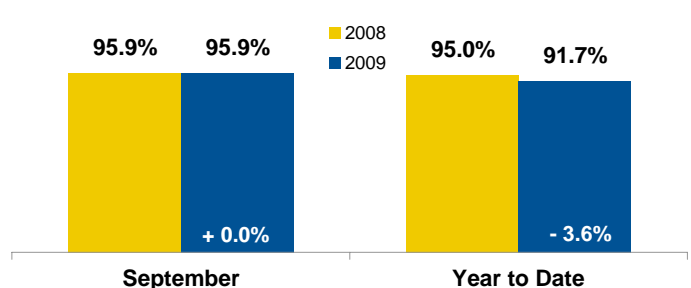
#### Median Sold Price\*



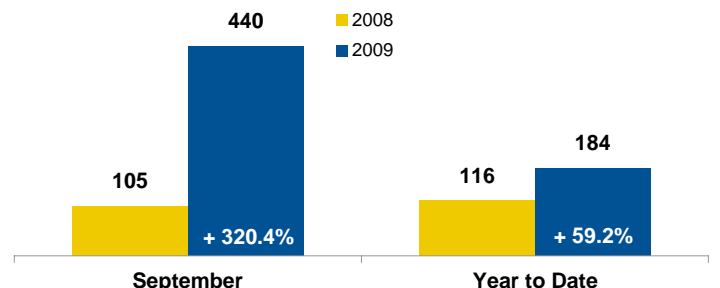
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Park County

### September

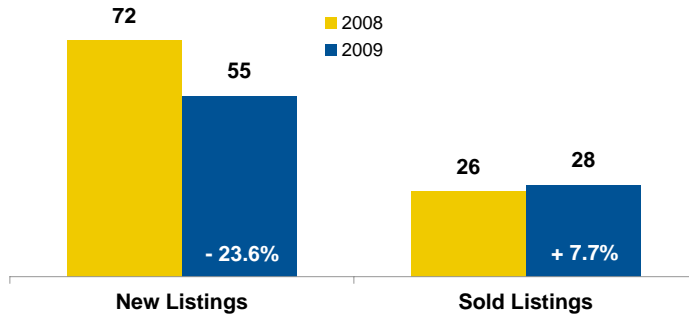
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	72	55	- 23.6%	747	634	- 15.1%
Sold Listings	26	28	+ 7.7%	230	190	- 17.4%
Median Sold Price*	\$170,250	<b>\$208,000</b>	+ 22.2%	\$210,900	<b>\$173,000</b>	- 18.0%
Average Sold Price*	\$202,929	<b>\$213,015</b>	+ 5.0%	\$221,078	<b>\$193,707</b>	- 12.4%
Percent of Sold Price to List Price*	95.8%	<b>97.2%</b>	+ 1.5%	95.8%	<b>95.3%</b>	- 0.5%
Total Days on Market	175	<b>180</b>	+ 3.1%	177	<b>166</b>	- 6.3%
Active Listings	NA	<b>370</b>	--	--	--	--

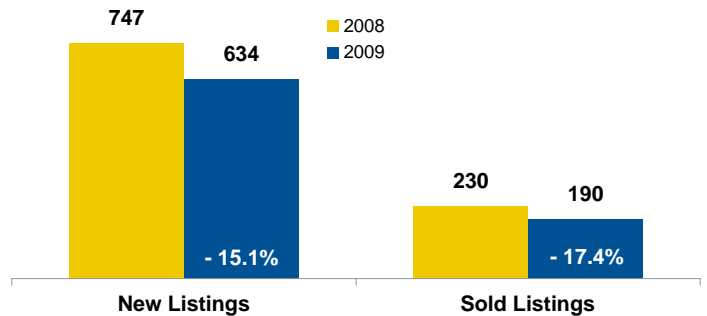
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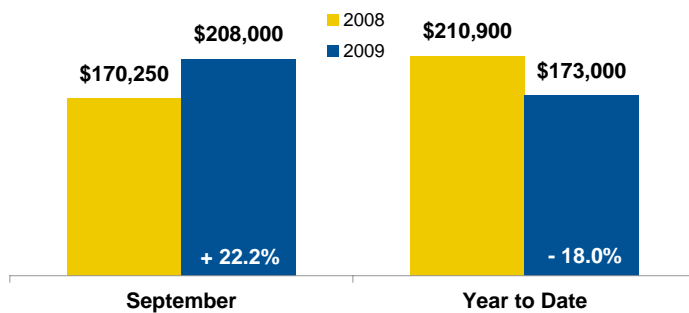
#### Activity—Most Recent Month



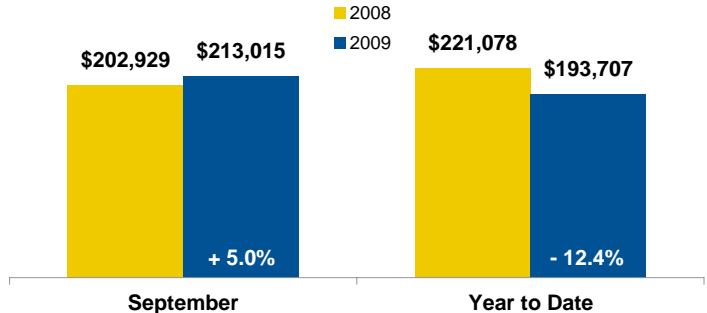
#### Activity—Year to Date



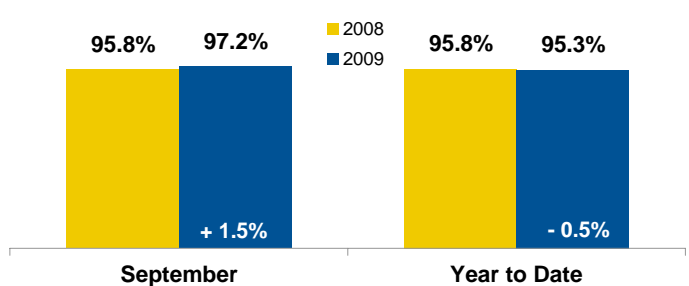
#### Median Sold Price\*



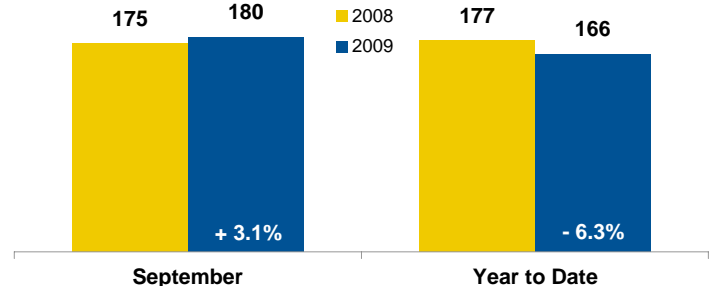
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Summit County

### September

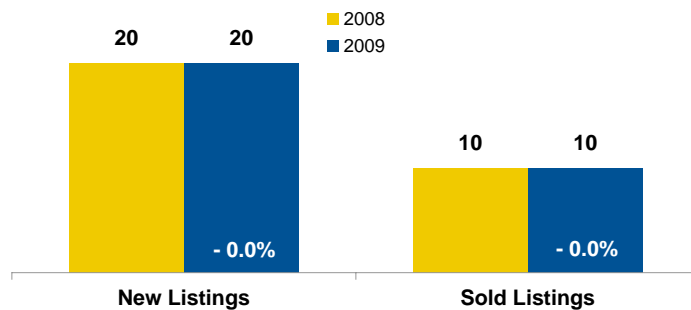
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	20	20	- 0.0%	310	294	- 5.2%
Sold Listings	10	10	- 0.0%	82	68	- 17.1%
Median Sold Price*	\$439,000	<b>\$344,000</b>	- 21.6%	\$418,450	<b>\$393,500</b>	- 6.0%
Average Sold Price*	\$431,050	<b>\$541,175</b>	+ 25.5%	\$409,621	<b>\$614,917</b>	+ 50.1%
Percent of Sold Price to List Price*	96.2%	<b>94.5%</b>	- 1.8%	96.7%	<b>94.0%</b>	- 2.7%
Total Days on Market	113	<b>149</b>	+ 31.5%	94	<b>161</b>	+ 72.6%
Active Listings	NA	<b>199</b>	--	--	--	--

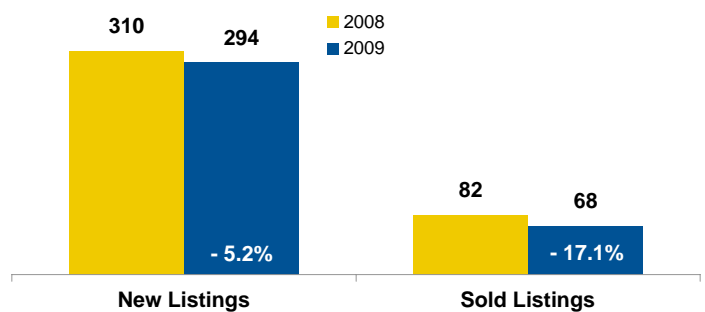
\*Does not account for sale concessions and/or down payment assistance.

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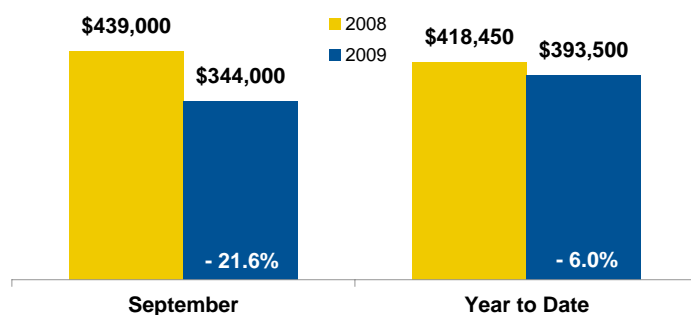
#### Activity—Most Recent Month



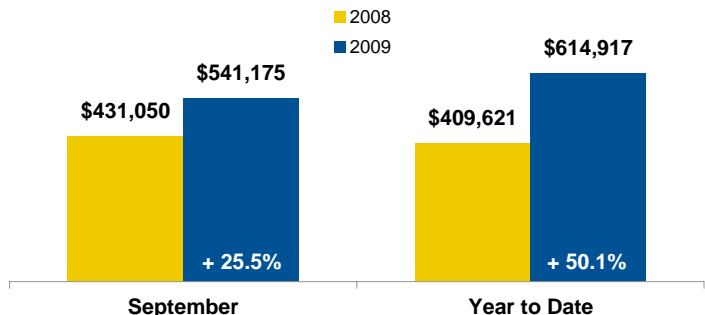
#### Activity—Year to Date



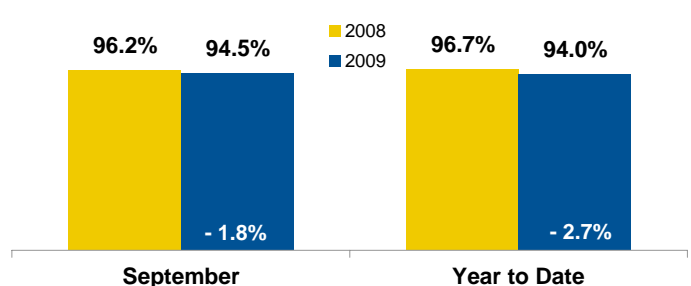
#### Median Sold Price\*



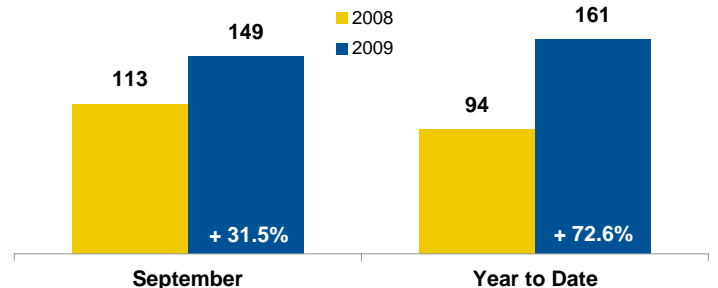
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Teller County

### September

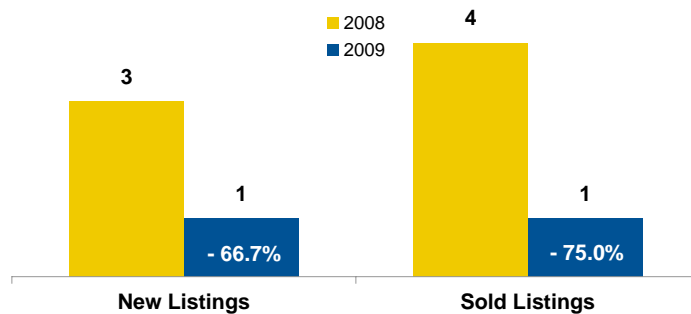
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	3	1	- 66.7%	51	25	- 51.0%
Sold Listings	4	1	- 75.0%	10	4	- 60.0%
Median Sold Price*	\$296,000	\$129,900	- 56.1%	\$259,000	\$157,500	- 39.2%
Average Sold Price*	\$591,250	\$129,900	- 78.0%	\$304,718	\$160,225	- 47.4%
Percent of Sold Price to List Price*	91.6%	100.0%	+ 9.2%	94.1%	95.2%	+ 1.2%
Total Days on Market	222	145	- 34.5%	129	208	+ 61.4%
Active Listings	NA	17	--	--	--	--

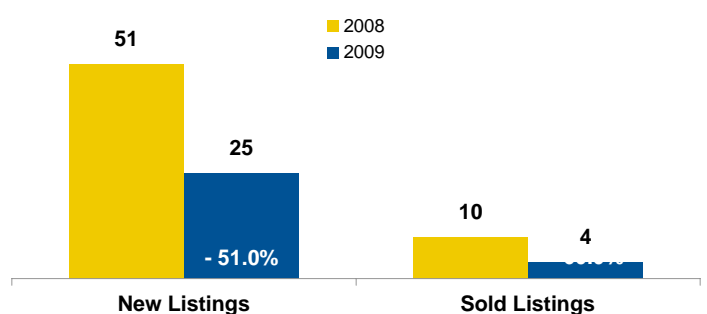
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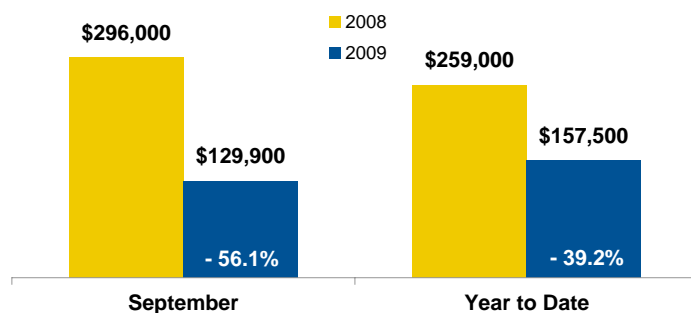
#### Activity—Most Recent Month



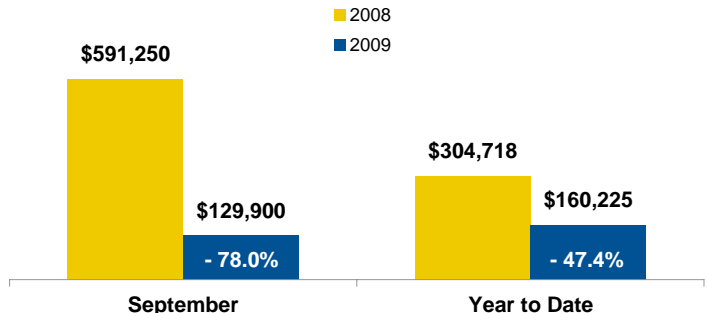
#### Activity—Year to Date



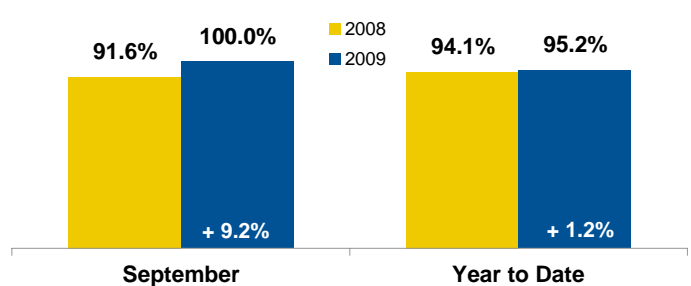
#### Median Sold Price\*



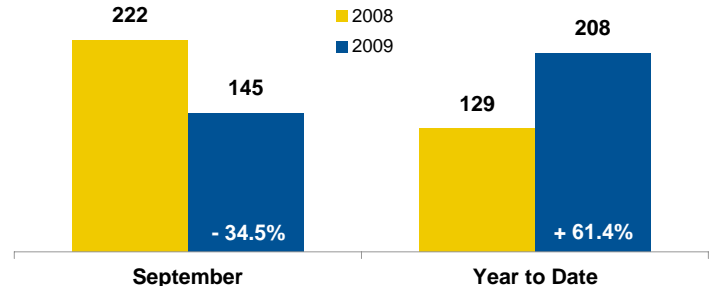
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Weld County

### September

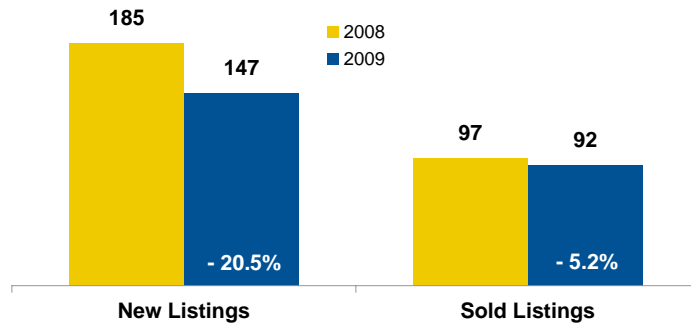
### Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	185	147	- 20.5%	2,058	1,576	- 23.4%
Sold Listings	97	92	- 5.2%	916	772	- 15.7%
Median Sold Price*	\$173,000	\$170,500	- 1.4%	\$204,250	\$175,000	- 14.3%
Average Sold Price*	\$195,944	\$184,197	- 6.0%	\$208,983	\$217,050	+ 3.9%
Percent of Sold Price to List Price*	97.9%	98.4%	+ 0.6%	97.2%	97.9%	+ 0.7%
Total Days on Market	116	99	- 15.0%	119	104	- 12.7%
Active Listings	NA	535	--	--	--	--

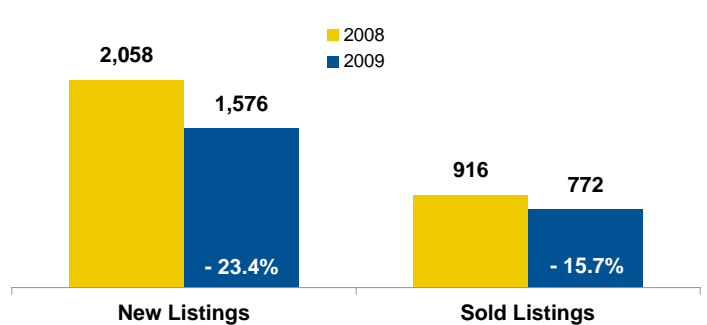
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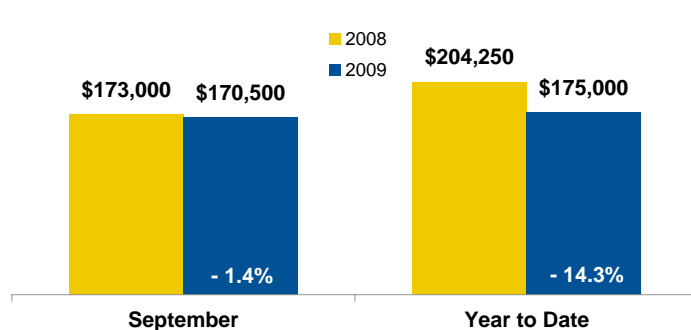
#### Activity—Most Recent Month



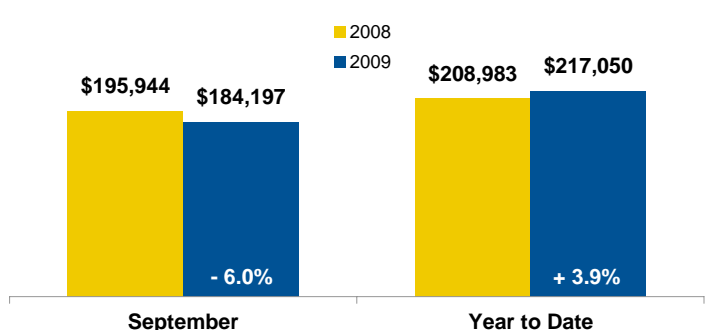
#### Activity—Year to Date



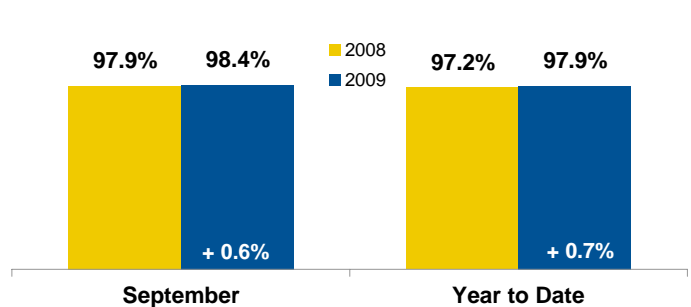
#### Median Sold Price\*



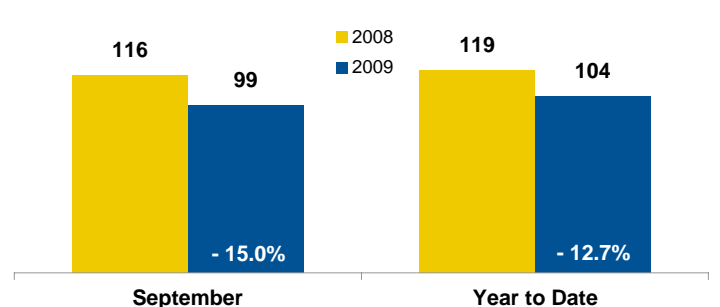
#### Average Sold Price\*



#### Percent of Sold Price to List Price\*



#### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Denver-Aurora MSA

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

## September

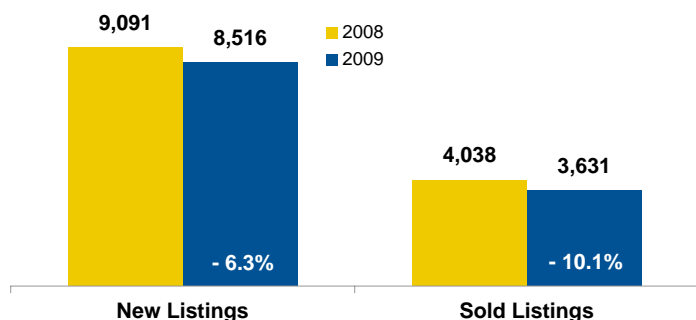
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	9,091	8,516	- 6.3%	91,306	75,828	- 17.0%
<b>Sold Listings</b>	4,038	3,631	- 10.1%	35,055	29,697	- 15.3%
<b>Median Sold Price*</b>	\$197,000	\$205,063	+ 4.1%	\$204,900	\$196,988	- 3.9%
<b>Average Sold Price*</b>	\$237,764	\$250,240	+ 5.2%	\$241,595	\$257,161	+ 6.4%
<b>Percent of Sold Price to List Price*</b>	98.1%	98.4%	+ 0.4%	97.6%	95.8%	- 1.8%
<b>Total Days on Market</b>	96	94	- 1.9%	102	99	- 2.6%
<b>Active Listings</b>	NA	18,423	--	--	--	--

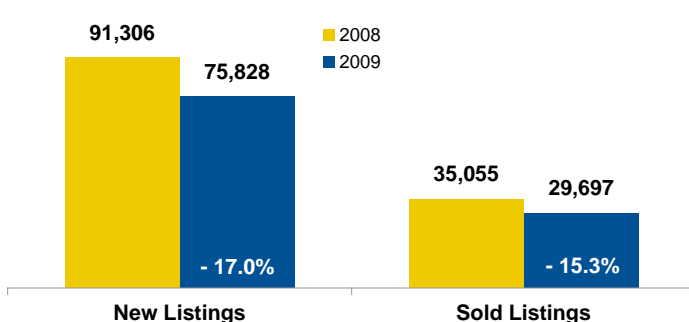
\*Does not account for sale concessions and/or down payment assistance.

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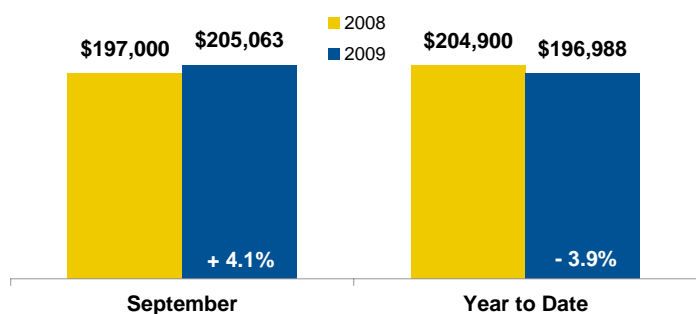
### Activity—Most Recent Month



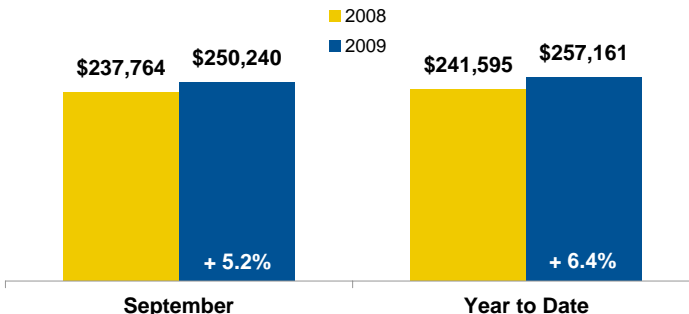
### Activity—Year to Date



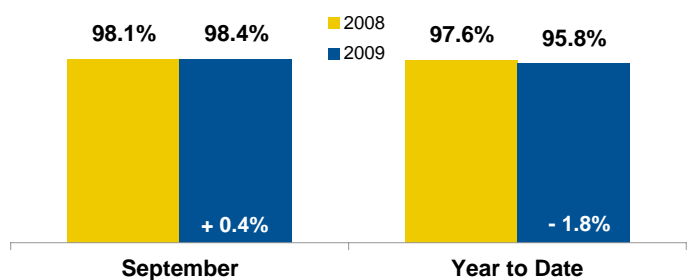
### Median Sold Price\*



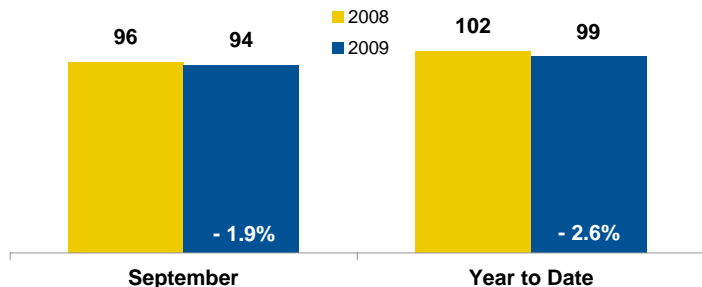
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Colorado Springs MSA

Includes El Paso & Teller counties

## September

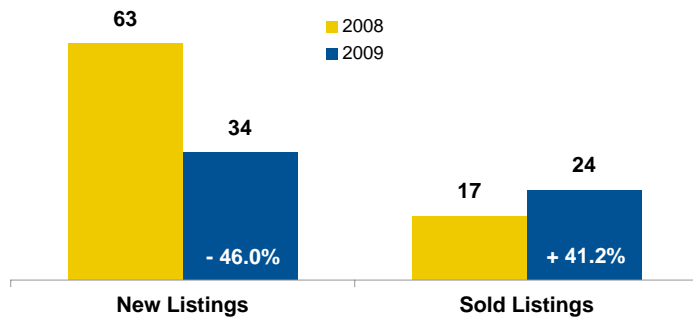
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	63	34	- 46.0%	744	491	- 34.0%
Sold Listings	17	24	+ 41.2%	239	149	- 37.7%
Median Sold Price*	\$275,000	\$235,250	- 14.5%	\$243,050	\$225,000	- 7.4%
Average Sold Price*	\$412,519	\$243,177	- 41.1%	\$241,595	\$257,161	+ 6.4%
Percent of Sold Price to List Price*	96.3%	96.8%	+ 0.6%	96.9%	95.8%	- 1.2%
Total Days on Market	146	77	- 47.2%	112	113	+ 1.0%
Active Listings	NA	244	--	--	--	--

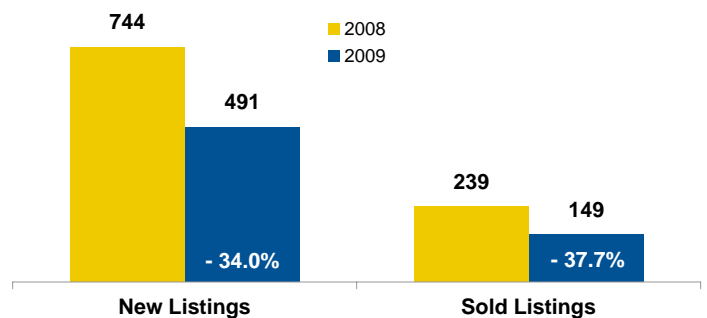
\*Does not account for sale concessions and/or down payment assistance.

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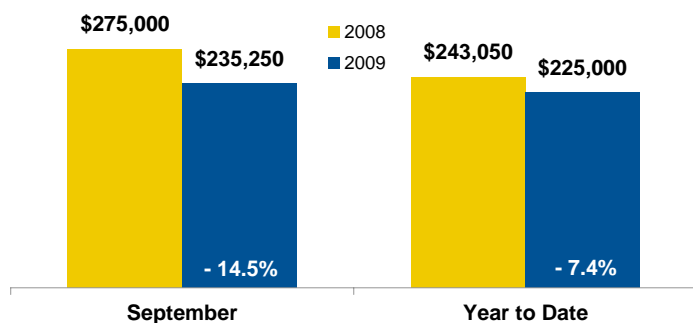
### Activity—Most Recent Month



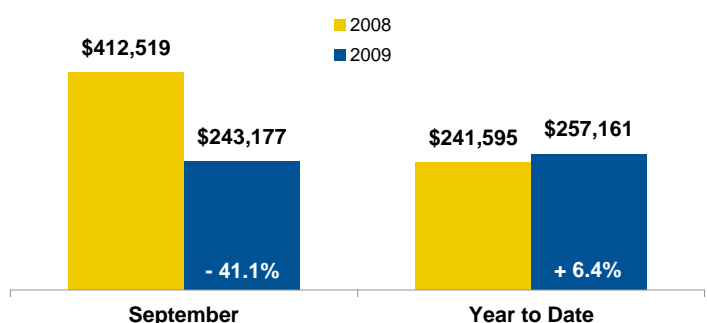
### Activity—Year to Date



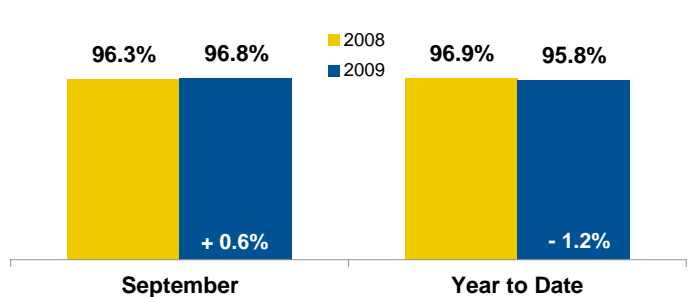
### Median Sold Price\*



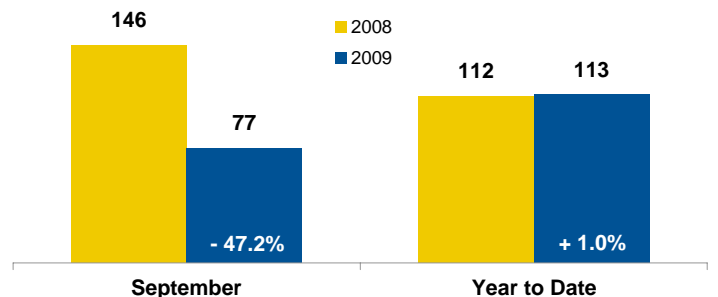
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Boulder MSA

Includes Boulder County

## September

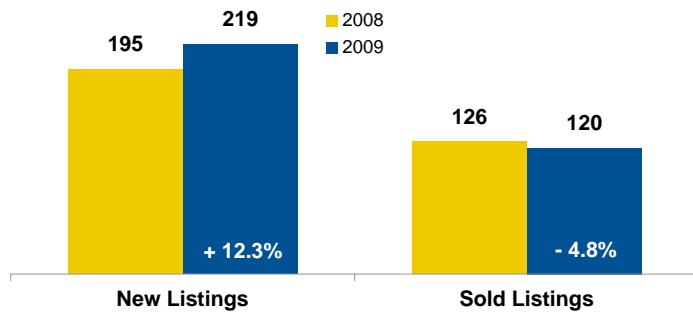
## Year to Date

	2008	2009	Change	2008	2009	Change
<b>New Listings</b>	195	219	+ 12.3%	2,448	2,140	- 12.6%
<b>Sold Listings</b>	126	120	- 4.8%	1,270	1,004	- 20.9%
<b>Median Sold Price*</b>	\$244,000	\$265,930	+ 9.0%	\$287,500	\$275,000	- 4.3%
<b>Average Sold Price*</b>	\$312,474	\$325,043	+ 4.0%	\$341,591	\$350,538	+ 2.6%
<b>Percent of Sold Price to List Price*</b>	97.6%	97.7%	+ 0.1%	97.1%	96.9%	- 0.1%
<b>Total Days on Market</b>	79	95	+ 19.1%	103	98	- 5.2%
<b>Active Listings</b>	NA	752	--	--	--	--

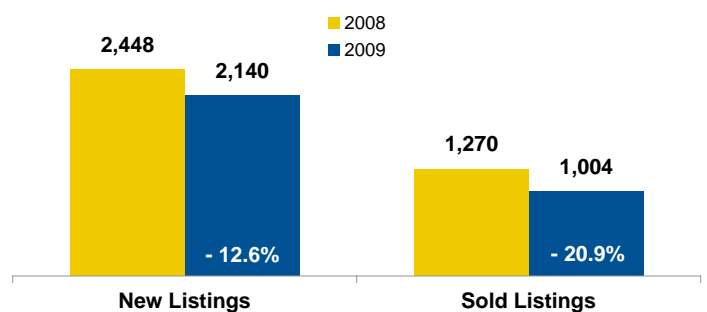
\*Does not account for sale concessions and/or down payment assistance.

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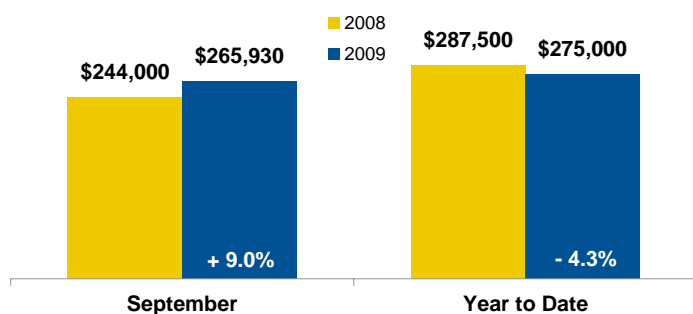
### Activity—Most Recent Month



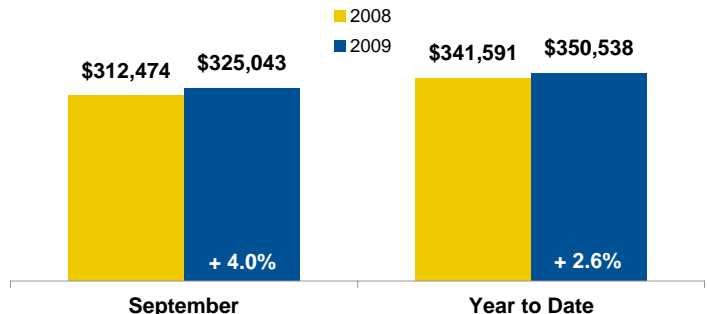
### Activity—Year to Date



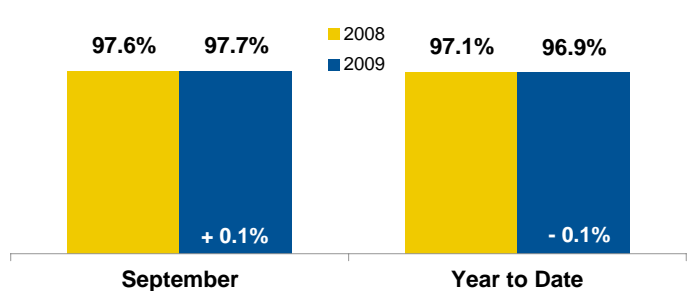
### Median Sold Price\*



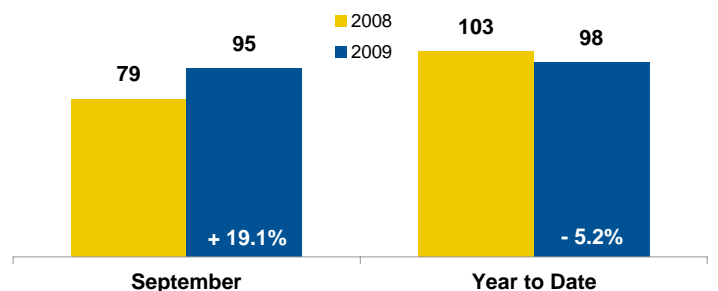
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Fort Collins-Loveland MSA

## September

## Year to Date

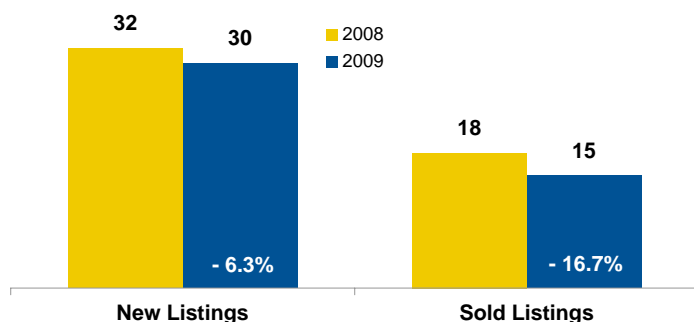
Includes Larimer County

	2008	2009	Change	2008	2009	Change
New Listings	32	30	- 6.3%	422	331	- 21.6%
Sold Listings	18	15	- 16.7%	162	133	- 17.9%
Median Sold Price*	\$254,500	\$180,000	- 29.3%	\$226,000	\$209,900	- 7.1%
Average Sold Price*	\$341,470	\$234,333	- 31.4%	\$307,351	\$267,081	- 13.1%
Percent of Sold Price to List Price*	94.9%	96.4%	+ 1.6%	95.5%	96.5%	+ 1.1%
Total Days on Market	163	50	- 69.3%	124	109	- 11.9%
Active Listings	NA	168	--	--	--	--

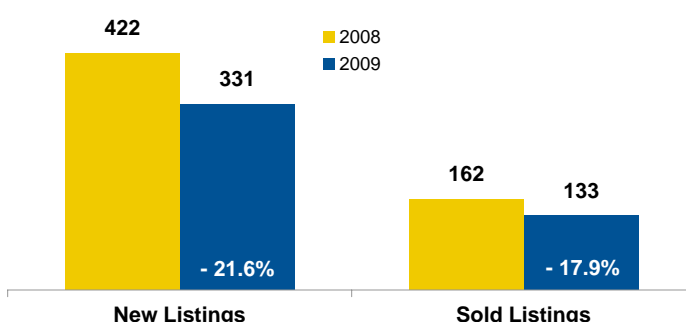
\*Does not account for sale concessions and/or down payment assistance.

Figures in this report are for one month worth of activity. As such, they can sometimes look extreme due to the small sample size involved.

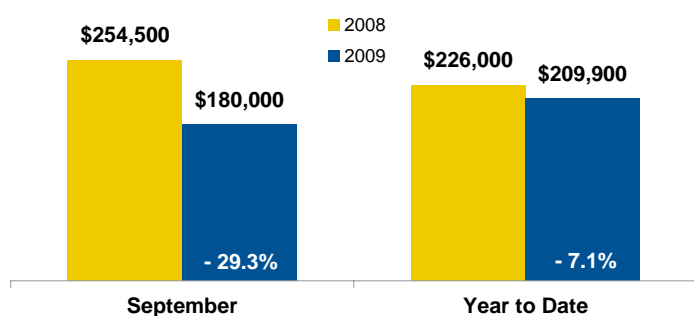
### Activity—Most Recent Month



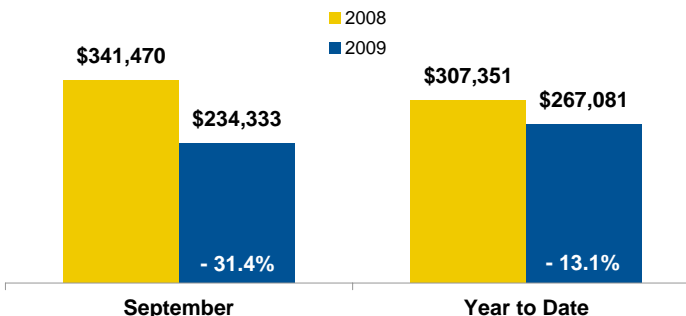
### Activity—Year to Date



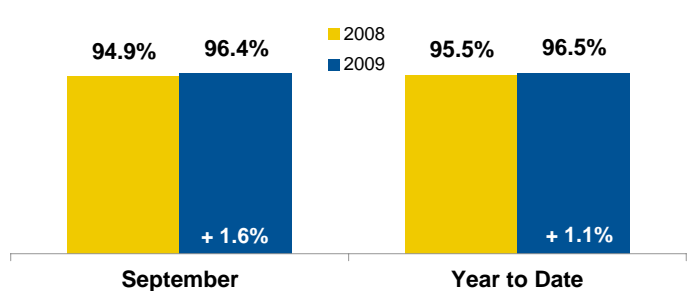
### Median Sold Price\*



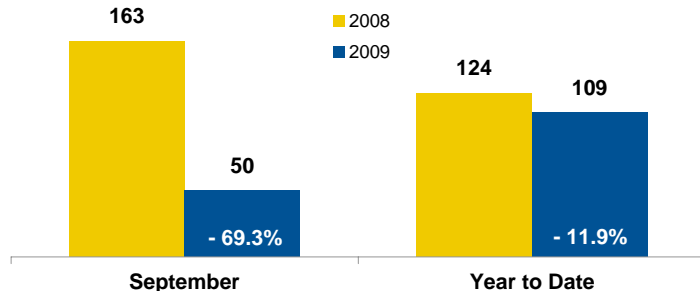
### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market



# Local Market Updates

Based on Single Family (Residential and Condo) listings



## Greeley MSA

Includes Weld County

## September

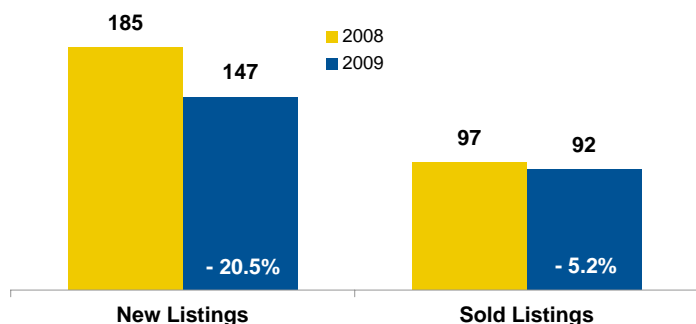
## Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	185	147	- 20.5%	2,058	1,576	- 23.4%
Sold Listings	97	92	- 5.2%	916	772	- 15.7%
Median Sold Price*	\$173,000	\$170,500	- 1.4%	\$204,250	\$175,000	- 14.3%
Average Sold Price*	\$195,944	\$184,197	- 6.0%	\$208,983	\$217,050	+ 3.9%
Percent of Sold Price to List Price*	97.9%	98.4%	+ 0.6%	97.2%	97.9%	+ 0.7%
Total Days on Market	116	99	- 15.0%	119	104	- 12.7%
Active Listings	NA	535	--	--	--	--

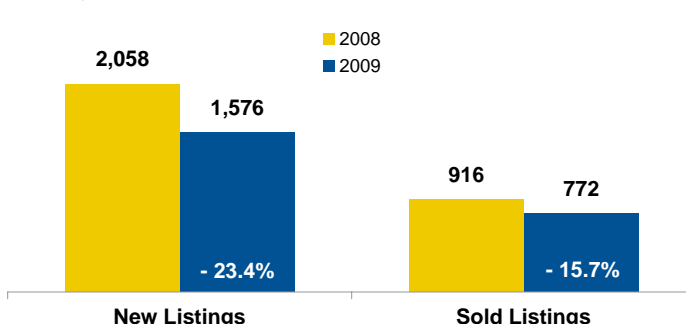
\*Does not account for sale concessions and/or down payment assistance.

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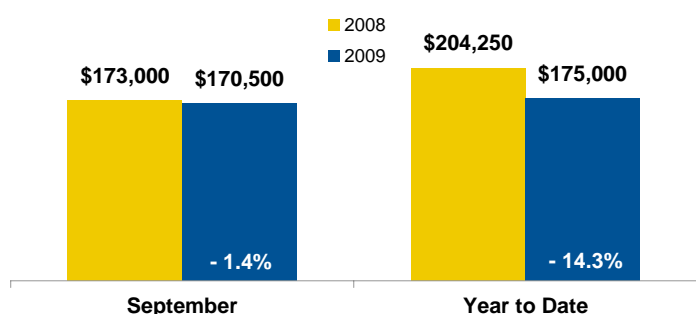
### Activity—Most Recent Month



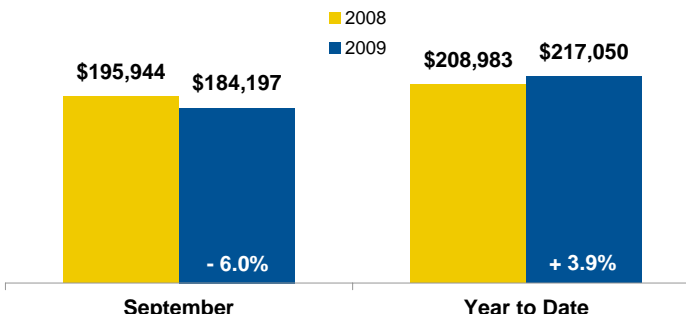
### Activity—Year to Date



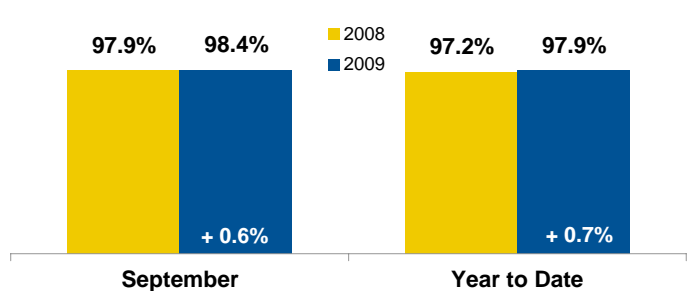
### Median Sold Price\*



### Average Sold Price\*



### Percent of Sold Price to List Price\*



### Total Days on Market

