

Local Market Updates

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



METROLIST®

City

May 2013

Agate	2	Greenwood Village	35
Arvada	3	Henderson	36
Aurora	4	Highlands Ranch	37
Bailey	5	Idaho Springs	38
Bennett	6	Indian Hills	39
Bow Mar	7	Keenesburg	40
Brighton	8	Kiowa	41
Broomfield	9	Kittredge	42
Byers	10	Lafayette	43
Castle Pines North	11	Lakewood	44
Castle Rock	12	Larkspur	45
Centennial	13	Littleton	46
Cherry Hills Village	14	Lone Tree	47
Columbine Valley	15	Longmont	48
Commerce City	16	Louisville	49
Conifer	17	Louviers	50
Dacono	18	Morrison	51
Deckers	19	Northglenn	52
Deer Trail	20	Parker	53
Denver	21	Sedalia	54
Edgewater	22	Sheridan	55
Elbert	23	Simla	56
Elizabeth	24	Strasburg	57
Englewood	25	Superior	58
Evergreen	26	Thornton	59
Federal Heights	27	Twin Lakes	60
Firestone	28	Watkins	61
Fort Lupton	29	Westminster	62
Foxfield	30	Wheat Ridge	63
Franktown	31		
Frederick	32		
Glendale	33		
Golden	34		

Local Market Update – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Agate

- 50.0%

Change in
New Listings

- 33.3%

Change in
Sold Listings

+ 133.2%

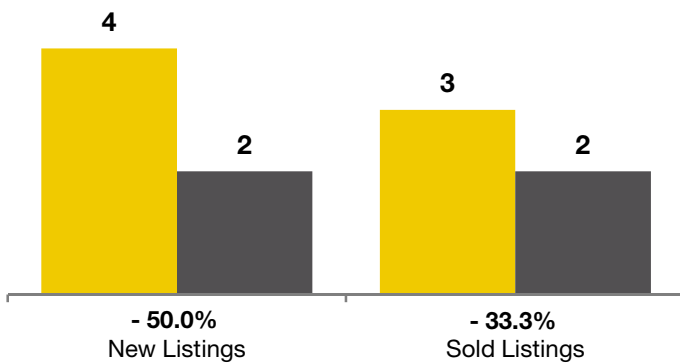
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	5	8	+ 60.0%	--	--	--
Pending Listings*	0	0	--	1	0	- 100.0%
Under Contract Listings	3	1	- 66.7%	6	9	+ 50.0%
New Listings	4	2	- 50.0%	12	16	+ 33.3%
Sold Listings	3	2	- 33.3%	4	6	+ 50.0%
Total Days on Market	5	62	+ 1217.9%	4	48	+ 1184.4%
Median Sold Price**	\$193,000	\$450,000	+ 133.2%	\$219,052	\$362,500	+ 65.5%
Average Sold Price**	\$200,600	\$450,000	+ 124.3%	\$211,726	\$371,583	+ 75.5%
Percent of Sold Price to List Price**	100.2%	97.6%	- 2.7%	100.2%	99.8%	- 0.4%

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

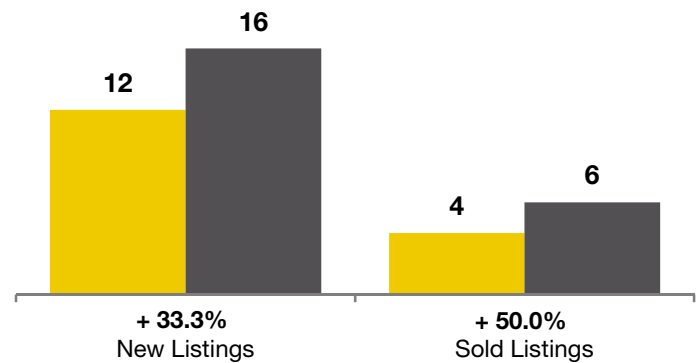
May

■ 2012 ■ 2013

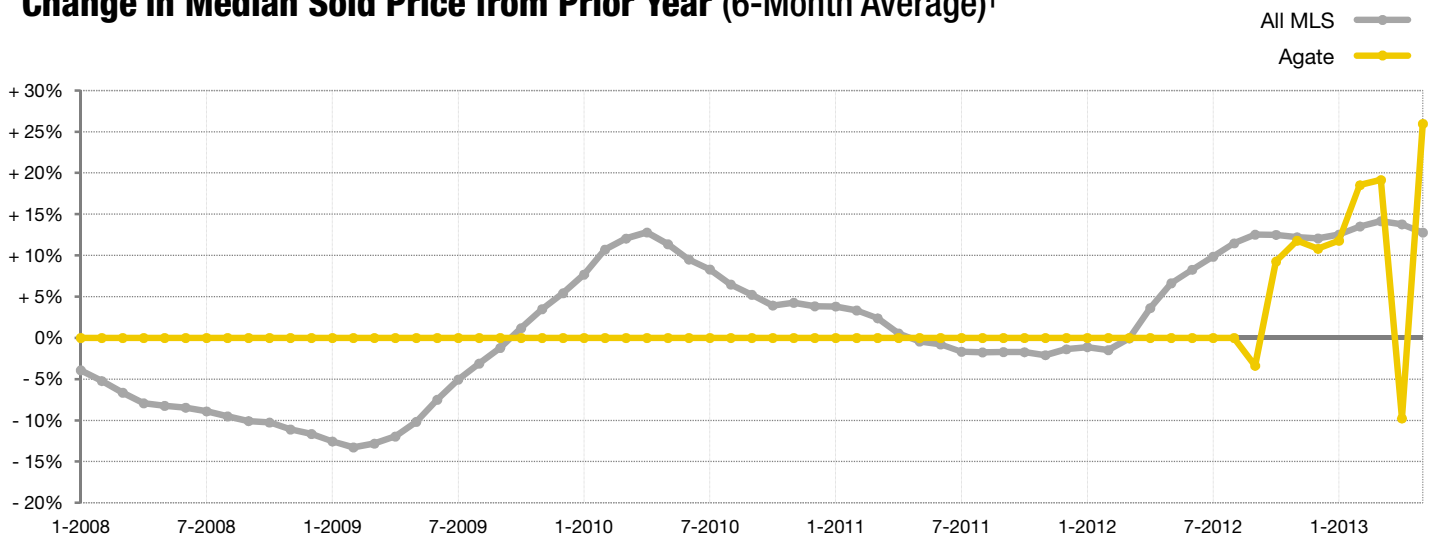


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Arvada

+ 21.4%

Change in
New Listings

+ 12.6%

Change in
Sold Listings

+ 10.0%

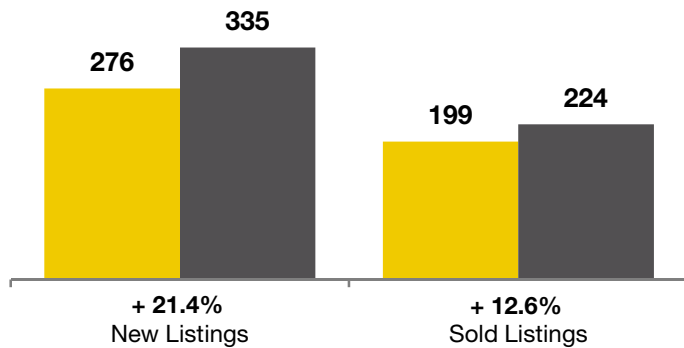
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	396	260	- 34.3%	--	--	--
Pending Listings*	72	44	- 38.9%	313	223	- 28.8%
Under Contract Listings	260	293	+ 12.7%	990	1,197	+ 20.9%
New Listings	276	335	+ 21.4%	1,109	1,155	+ 4.1%
Sold Listings	199	224	+ 12.6%	650	866	+ 33.2%
Total Days on Market	70	46	- 34.3%	78	59	- 24.5%
Median Sold Price**	\$229,950	\$253,000	+ 10.0%	\$218,875	\$237,950	+ 8.7%
Average Sold Price**	\$261,031	\$283,207	+ 8.5%	\$246,084	\$269,302	+ 9.4%
Percent of Sold Price to List Price**	98.4%	99.4%	+ 1.0%	97.8%	99.1%	+ 1.3%

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

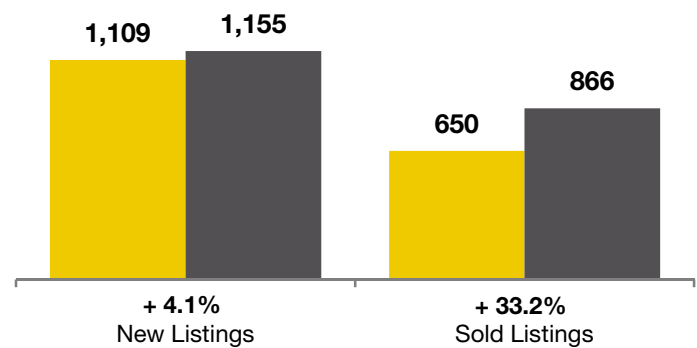
May

■ 2012 ■ 2013

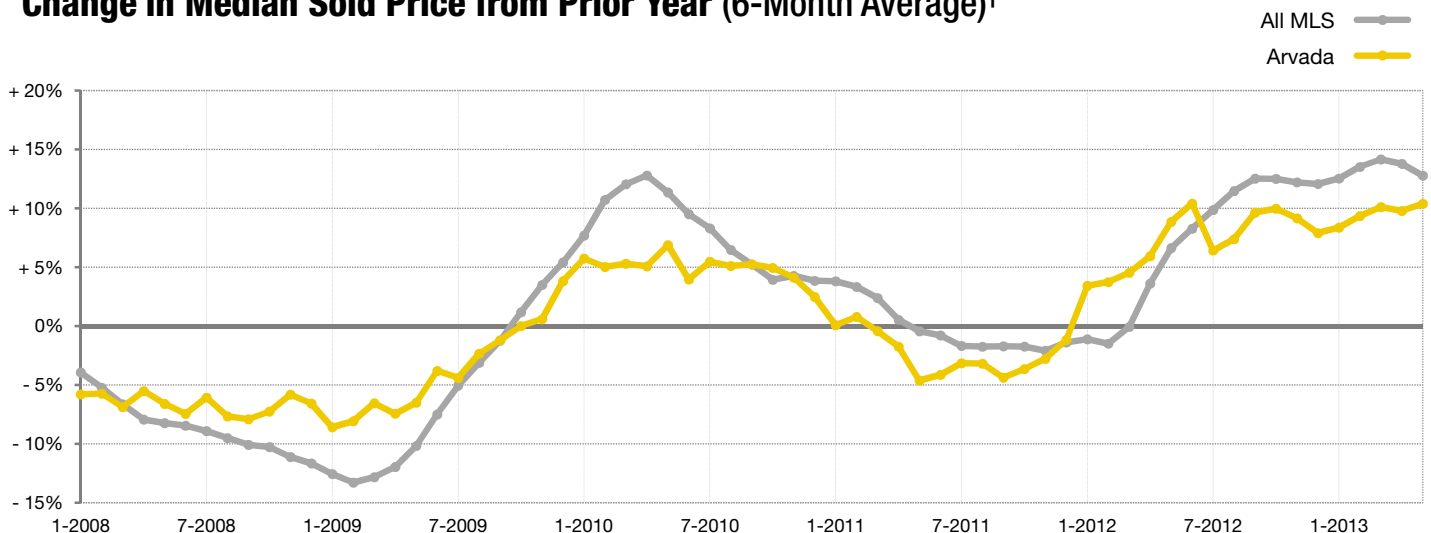


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Aurora

+ 22.3%

Change in
New Listings

+ 44.4%

Change in
Sold Listings

+ 20.1%

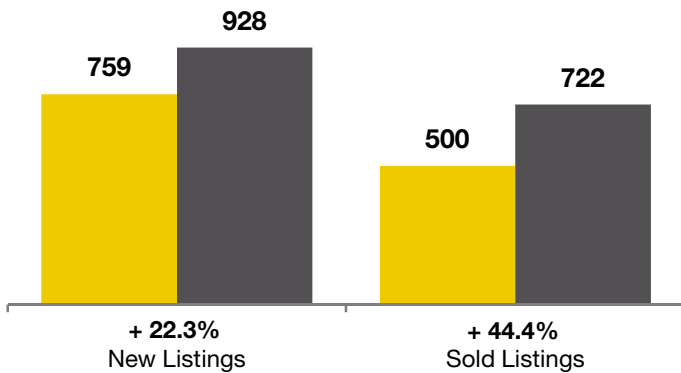
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	794	614	- 22.7%	--	--	--
Pending Listings*	400	248	- 38.0%	1,857	1,441	- 22.4%
Under Contract Listings	670	933	+ 39.3%	2,981	3,632	+ 21.8%
New Listings	759	928	+ 22.3%	3,273	3,556	+ 8.6%
Sold Listings	500	722	+ 44.4%	2,147	2,577	+ 20.0%
Total Days on Market	68	43	- 36.5%	81	56	- 31.3%
Median Sold Price**	\$166,500	\$200,000	+ 20.1%	\$155,000	\$183,000	+ 18.1%
Average Sold Price**	\$183,933	\$218,994	+ 19.1%	\$173,377	\$202,686	+ 16.9%
Percent of Sold Price to List Price**	99.1%	100.3%	+ 1.2%	98.7%	99.8%	+ 1.2%

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

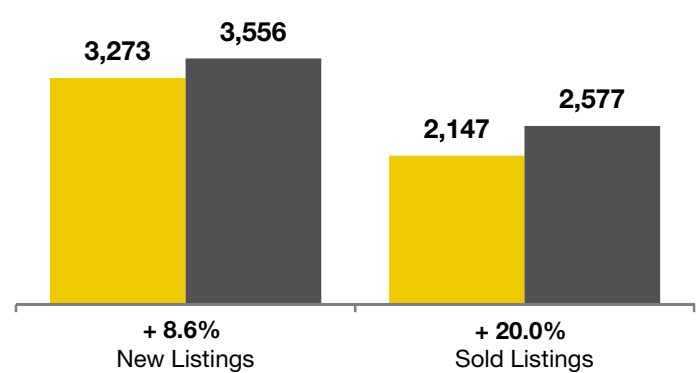
May

■ 2012 ■ 2013

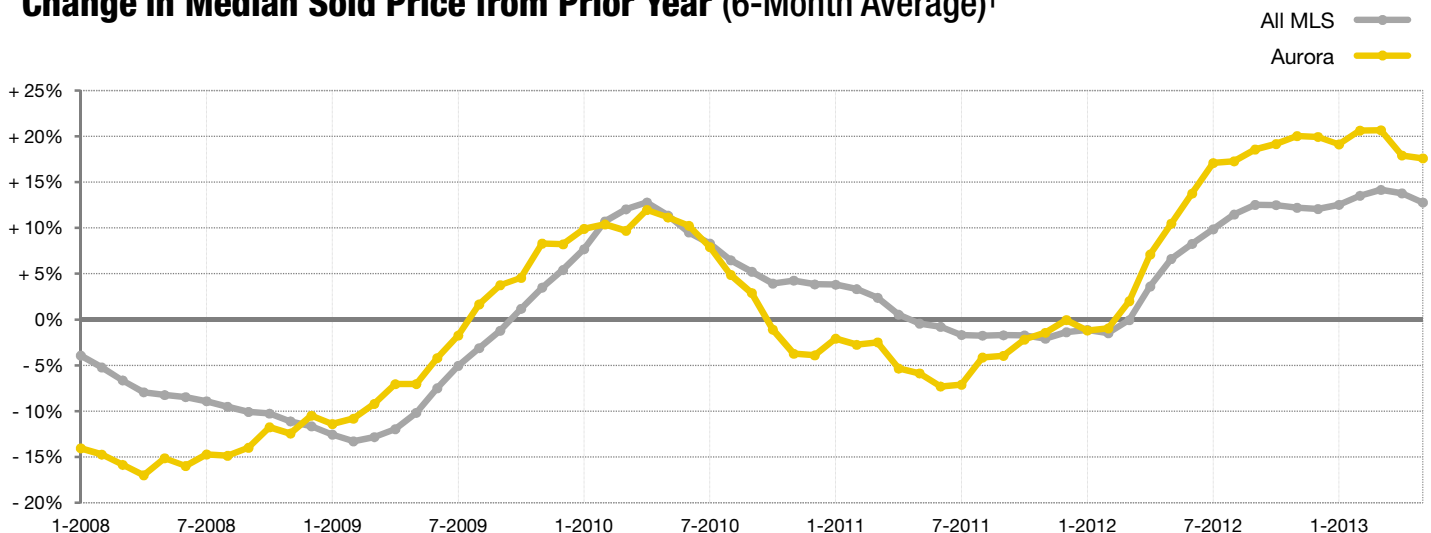


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Bailey

- 11.8%

Change in
New Listings

+ 33.3%

Change in
Sold Listings

- 16.2%

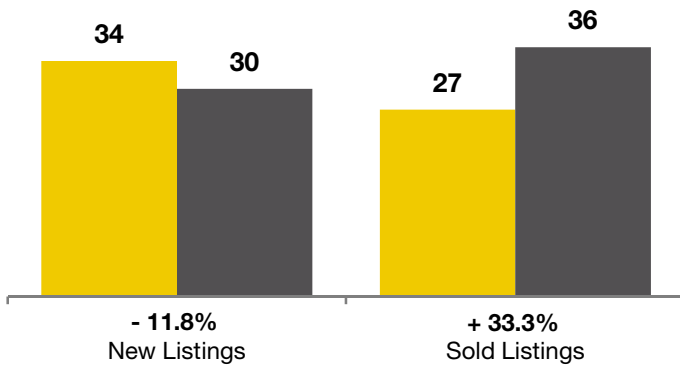
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	124	77	- 37.9%	--	--	--
Pending Listings*	6	8	+ 33.3%	24	34	+ 41.7%
Under Contract Listings	32	30	- 6.3%	114	147	+ 28.9%
New Listings	34	30	- 11.8%	158	145	- 8.2%
Sold Listings	27	36	+ 33.3%	67	112	+ 67.2%
Total Days on Market	138	112	- 18.5%	134	114	- 14.7%
Median Sold Price**	\$243,300	\$204,000	- 16.2%	\$180,000	\$188,750	+ 4.9%
Average Sold Price**	\$229,659	\$223,131	- 2.8%	\$200,709	\$203,302	+ 1.3%
Percent of Sold Price to List Price**	98.3%	98.4%	+ 0.1%	97.3%	97.3%	+ 0.1%

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

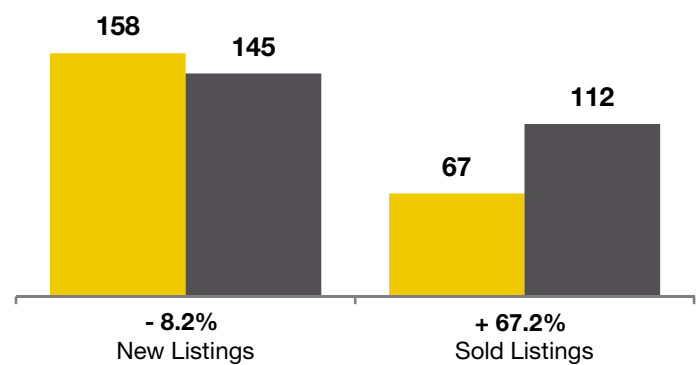
May

■ 2012 ■ 2013



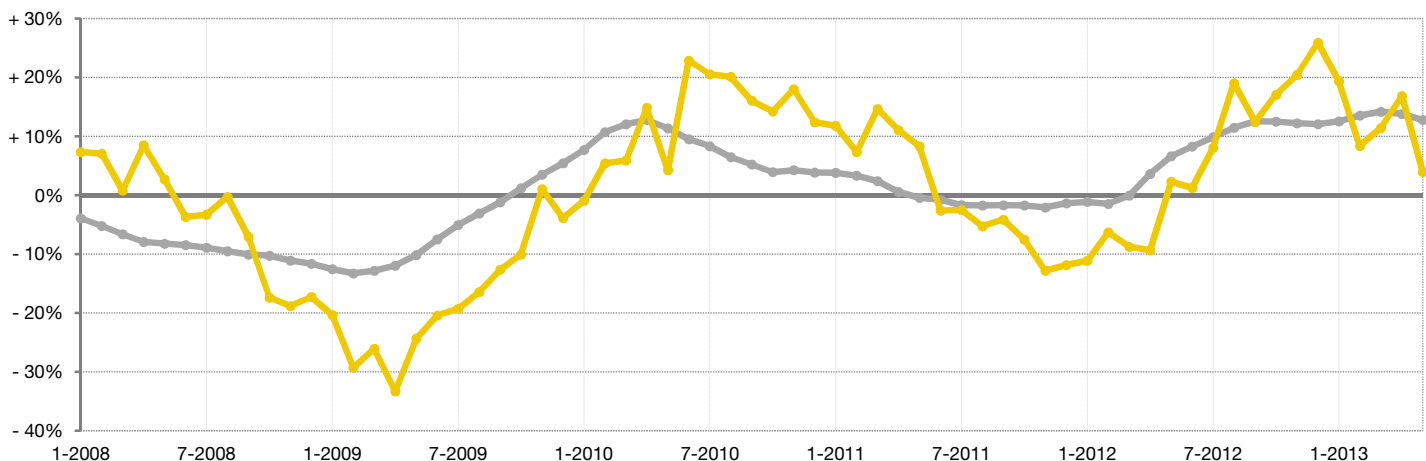
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Bailey —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Bennett

- 10.0%

Change in
New Listings

0.0%

Change in
Sold Listings

+ 43.2%

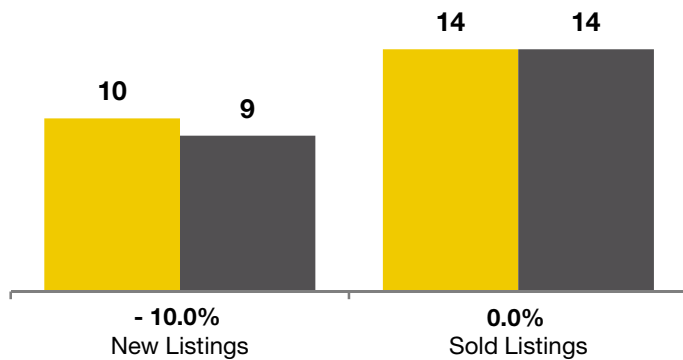
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	36	19	- 47.2%	--	--	--
Pending Listings*	3	4	+ 33.3%	26	22	- 15.4%
Under Contract Listings	8	11	+ 37.5%	46	47	+ 2.2%
New Listings	10	9	- 10.0%	54	51	- 5.6%
Sold Listings	14	14	0.0%	39	35	- 10.3%
Total Days on Market	138	70	- 49.0%	103	68	- 33.6%
Median Sold Price**	\$158,950	\$227,600	+ 43.2%	\$150,900	\$234,500	+ 55.4%
Average Sold Price**	\$184,508	\$223,529	+ 21.1%	\$192,423	\$231,336	+ 20.2%
Percent of Sold Price to List Price**	104.8%	98.0%	- 6.5%	98.7%	99.2%	+ 0.5%

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

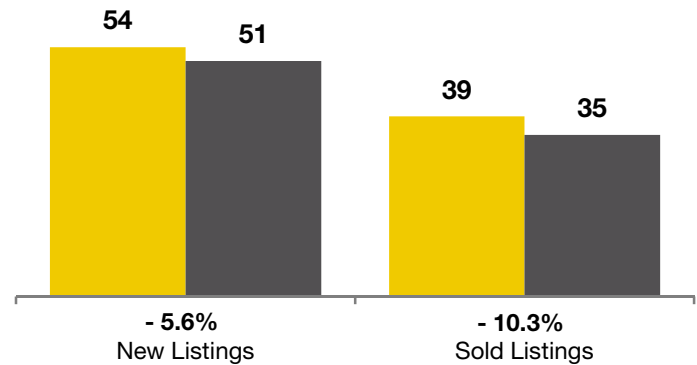
May

■ 2012 ■ 2013

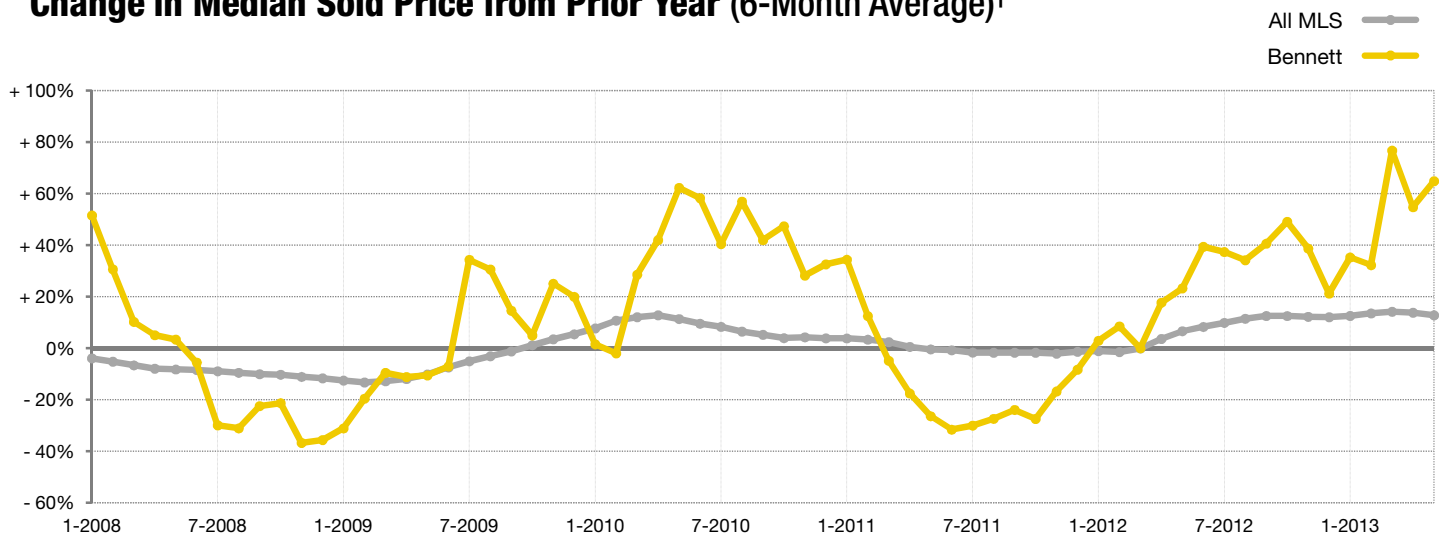


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Bow Mar

- 80.0%

--

--

Change in
New Listings

Change in
Sold Listings

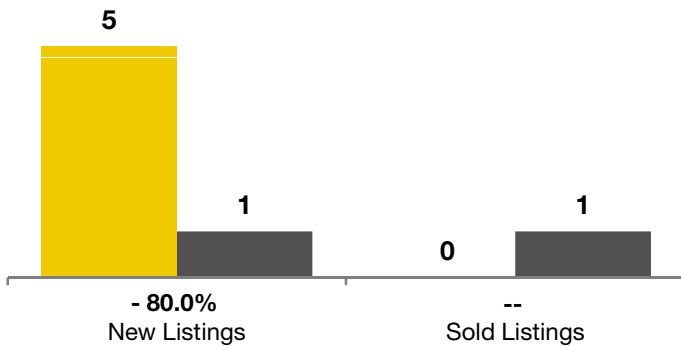
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	8	4	- 50.0%	--	--	--
Pending Listings*	0	0	--	0	0	--
Under Contract Listings	3	2	- 33.3%	8	8	0.0%
New Listings	5	1	- 80.0%	13	9	- 30.8%
Sold Listings	0	1	--	5	6	+ 20.0%
Total Days on Market	0	2	--	331	96	- 71.0%
Median Sold Price**	0	\$1,199,000	--	\$776,350	\$874,500	+ 12.6%
Average Sold Price**	0	\$1,199,000	--	\$738,670	\$939,667	+ 27.2%
Percent of Sold Price to List Price**	0	100.0%	--	94.4%	96.2%	+ 1.9%

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

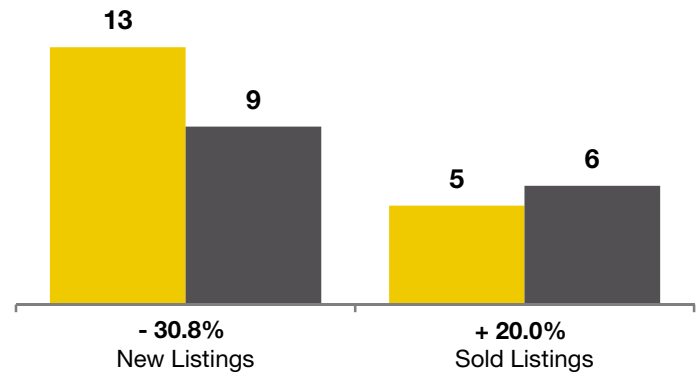
May

■ 2012 ■ 2013

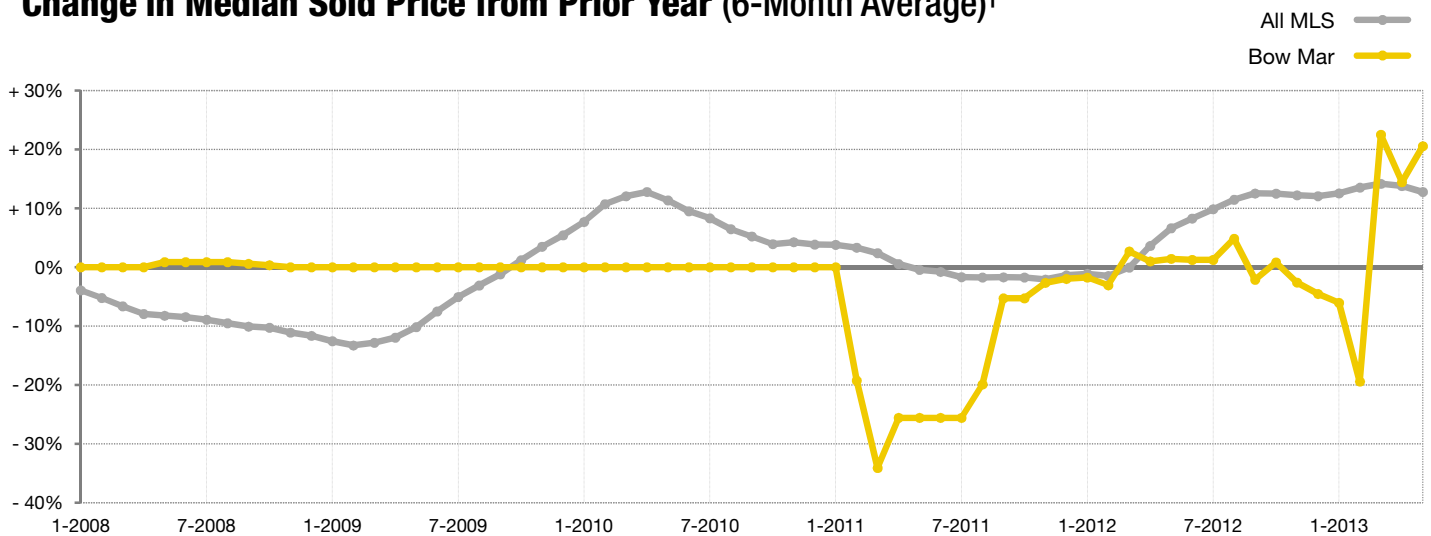


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Brighton

+ 46.3%

Change in
New Listings

+ 47.1%

Change in
Sold Listings

+ 21.6%

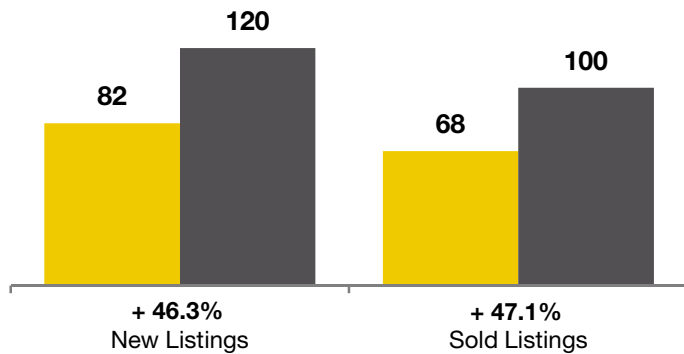
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	147	189	+ 28.6%	--	--	--
Pending Listings*	53	36	- 32.1%	241	196	- 18.7%
Under Contract Listings	82	97	+ 18.3%	354	469	+ 32.5%
New Listings	82	120	+ 46.3%	368	512	+ 39.1%
Sold Listings	68	100	+ 47.1%	263	370	+ 40.7%
Total Days on Market	103	64	- 37.5%	114	75	- 34.0%
Median Sold Price**	\$194,000	\$236,000	+ 21.6%	\$190,000	\$217,750	+ 14.6%
Average Sold Price**	\$210,088	\$259,988	+ 23.8%	\$217,079	\$244,251	+ 12.5%
Percent of Sold Price to List Price**	99.4%	99.2%	- 0.2%	98.1%	98.9%	+ 0.8%

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

May

■ 2012 ■ 2013

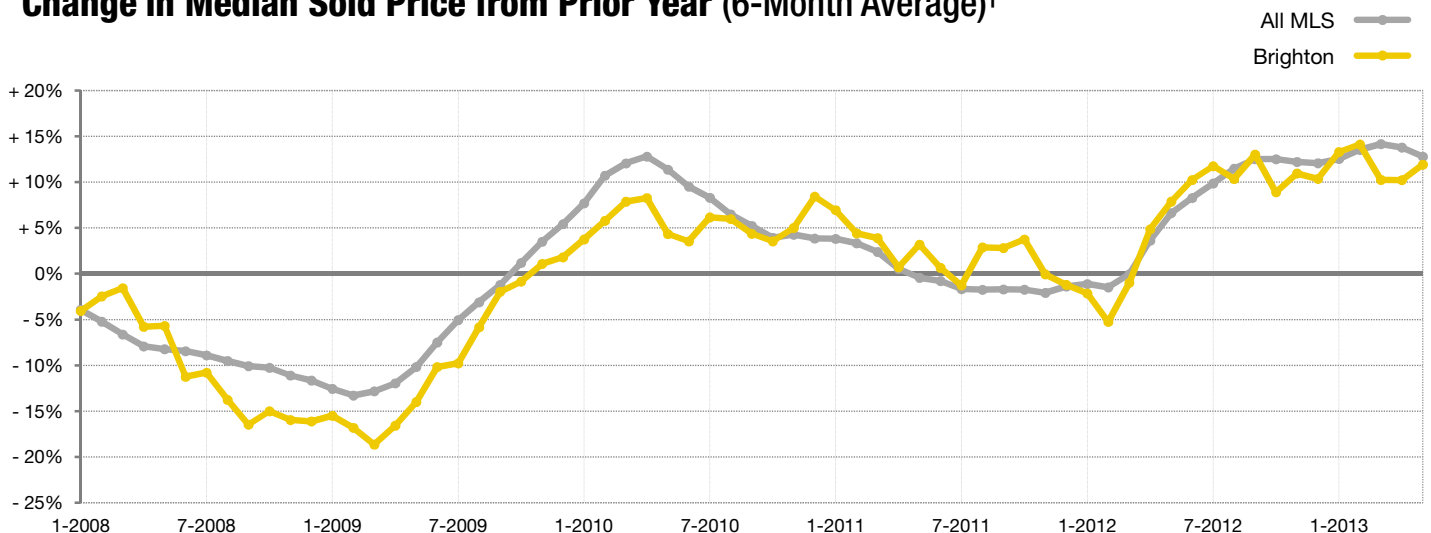


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Broomfield

+ 7.6%

Change in
New Listings

- 19.1%

Change in
Sold Listings

- 5.6%

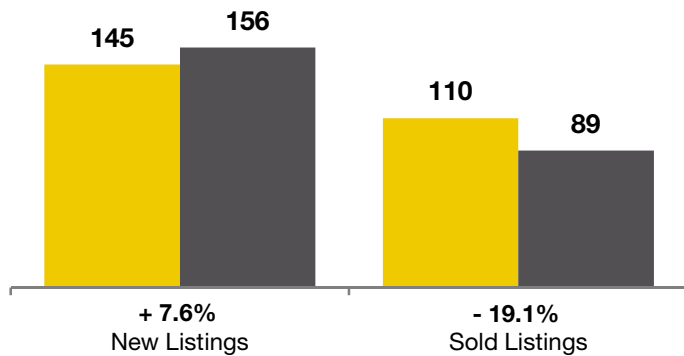
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	255	157	- 38.4%	--	--	--
Pending Listings*	23	15	- 34.8%	102	84	- 17.6%
Under Contract Listings	125	132	+ 5.6%	503	545	+ 8.3%
New Listings	145	156	+ 7.6%	577	572	- 0.9%
Sold Listings	110	89	- 19.1%	360	388	+ 7.8%
Total Days on Market	77	45	- 41.9%	92	55	- 40.3%
Median Sold Price**	\$287,000	\$271,000	- 5.6%	\$283,900	\$284,633	+ 0.3%
Average Sold Price**	\$308,737	\$315,235	+ 2.1%	\$310,810	\$325,938	+ 4.9%
Percent of Sold Price to List Price**	98.7%	99.3%	+ 0.6%	97.6%	98.8%	+ 1.3%

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

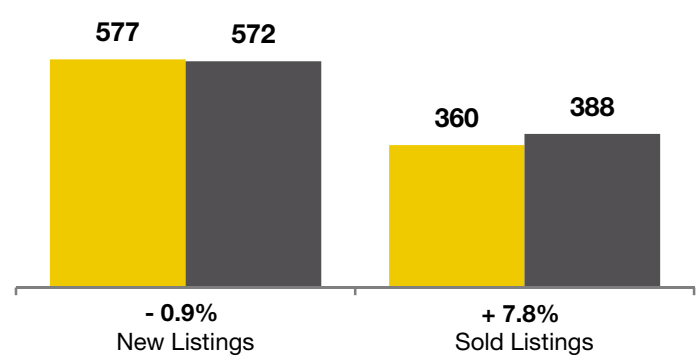
May

■ 2012 ■ 2013

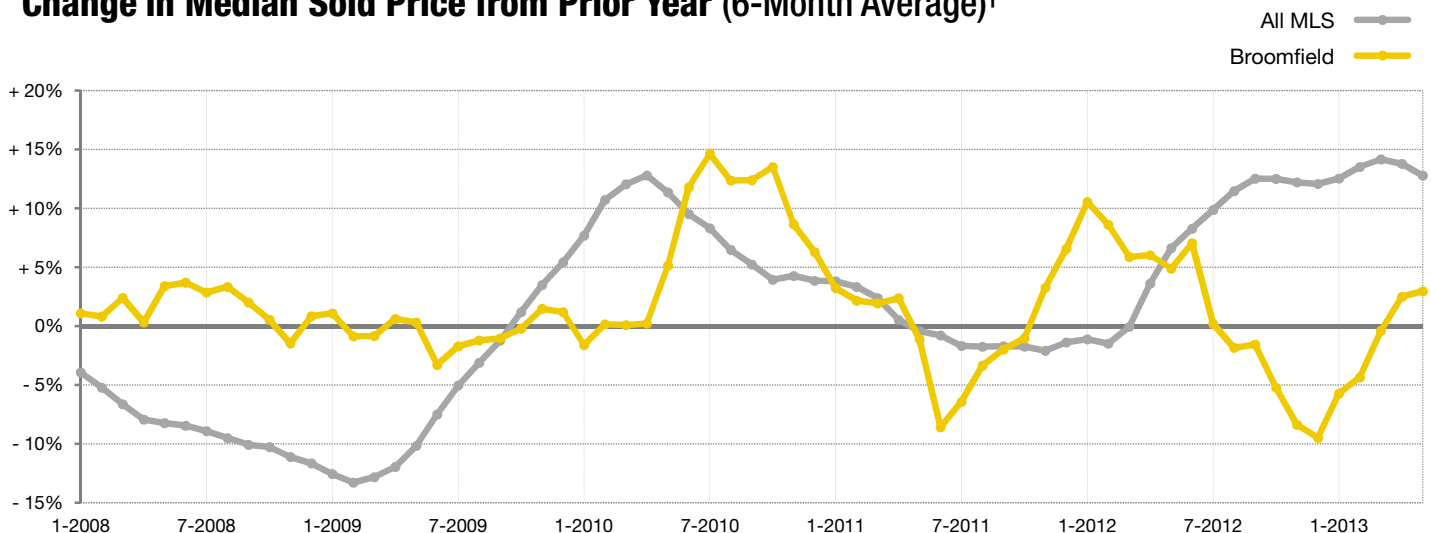


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Byers

+ 125.0%

Change in
New Listings

+ 66.7%

Change in
Sold Listings

+ 45.6%

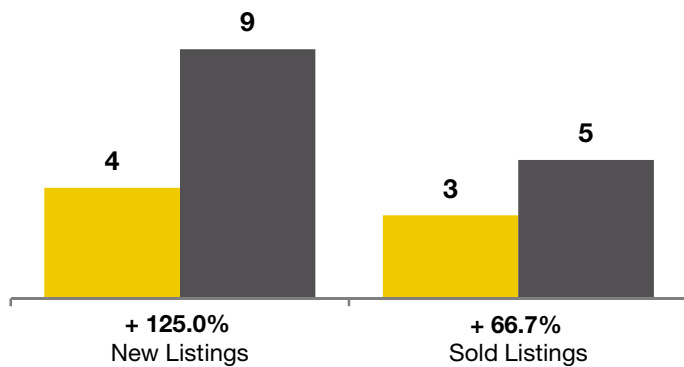
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	15	14	- 6.7%	--	--	--
Pending Listings*	4	2	- 50.0%	12	14	+ 16.7%
Under Contract Listings	5	6	+ 20.0%	12	25	+ 108.3%
New Listings	4	9	+ 125.0%	22	26	+ 18.2%
Sold Listings	3	5	+ 66.7%	10	20	+ 100.0%
Total Days on Market	134	90	- 33.3%	176	98	- 44.2%
Median Sold Price**	\$103,000	\$150,000	+ 45.6%	\$104,450	\$174,148	+ 66.7%
Average Sold Price**	\$166,833	\$207,200	+ 24.2%	\$144,190	\$203,978	+ 41.5%
Percent of Sold Price to List Price**	95.9%	96.1%	+ 0.2%	93.5%	97.0%	+ 3.8%

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

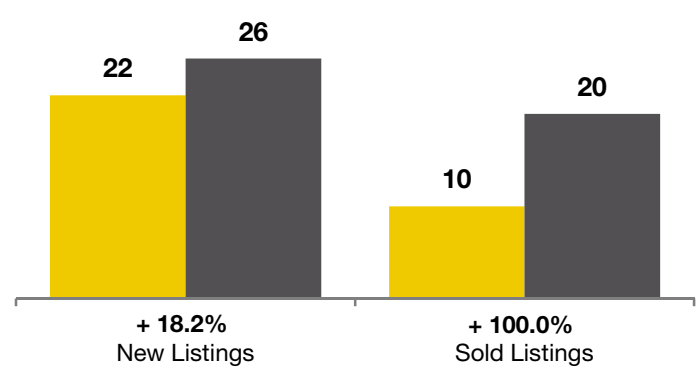
May

■ 2012 ■ 2013



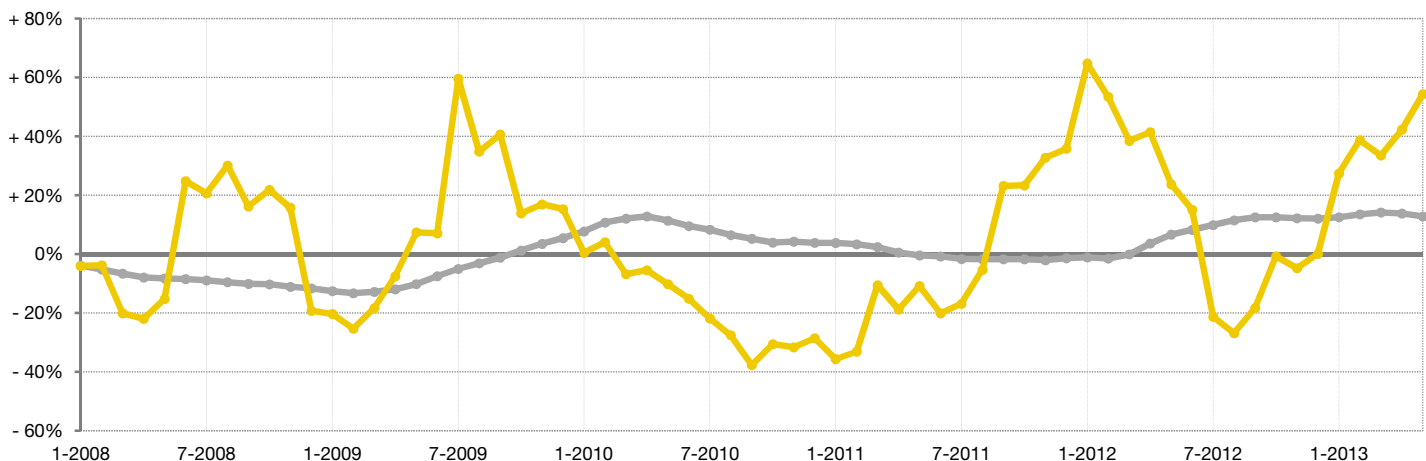
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Byers —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Castle Pines North

- 100.0% **- 100.0%** **- 100.0%**

Change in
New Listings

Change in
Sold Listings

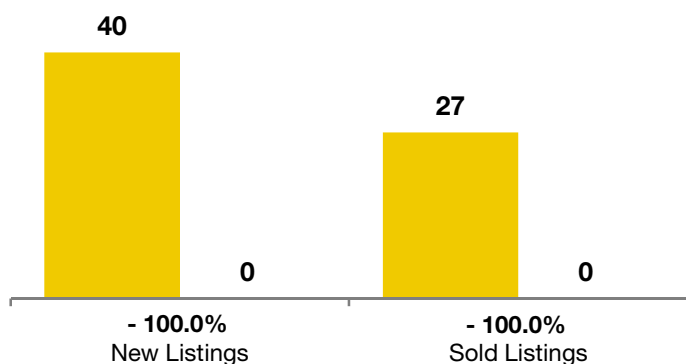
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	89	4	- 95.5%	--	--	--
Pending Listings*	8	0	- 100.0%	29	0	- 100.0%
Under Contract Listings	30	0	- 100.0%	112	38	- 66.1%
New Listings	40	0	- 100.0%	167	31	- 81.4%
Sold Listings	27	0	- 100.0%	80	46	- 42.5%
Total Days on Market	36	0	- 100.0%	92	77	- 15.7%
Median Sold Price**	\$387,500	0	- 100.0%	\$405,000	\$459,500	+ 13.5%
Average Sold Price**	\$447,951	0	- 100.0%	\$453,154	\$505,205	+ 11.5%
Percent of Sold Price to List Price**	97.8%	0	- 100.0%	97.1%	98.0%	+ 0.9%

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

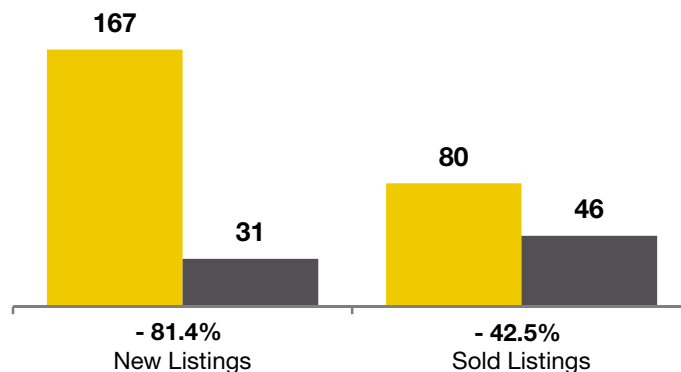
May

■ 2012 ■ 2013

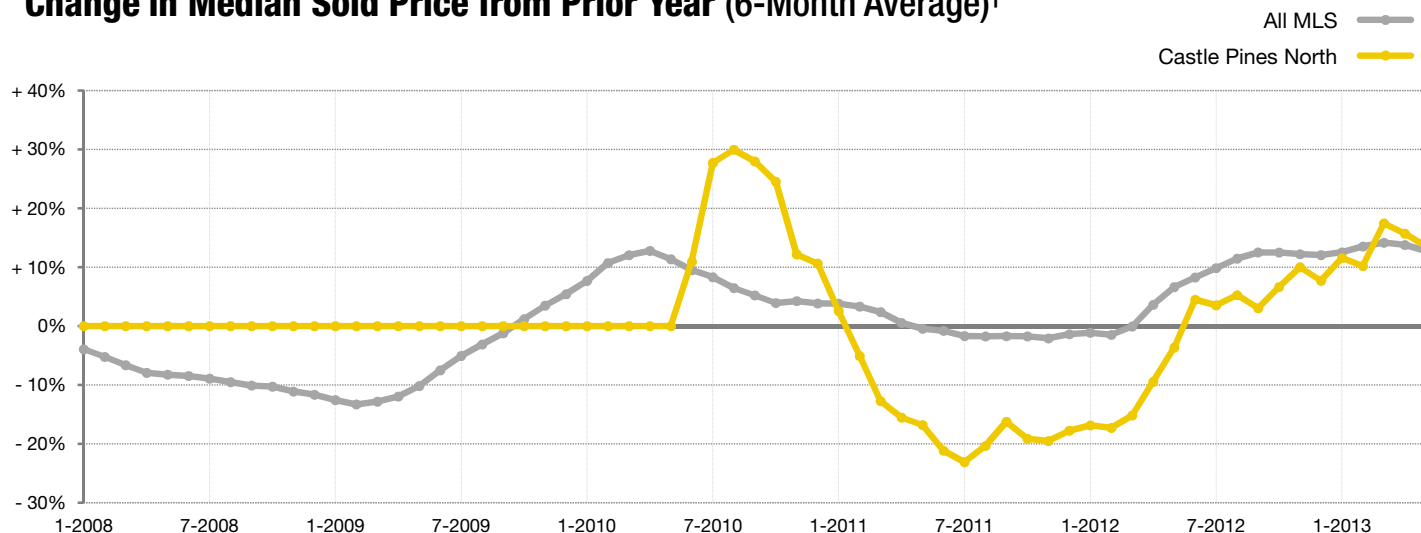


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Castle Rock

+ 32.1%

Change in
New Listings

+ 34.5%

Change in
Sold Listings

+ 9.0%

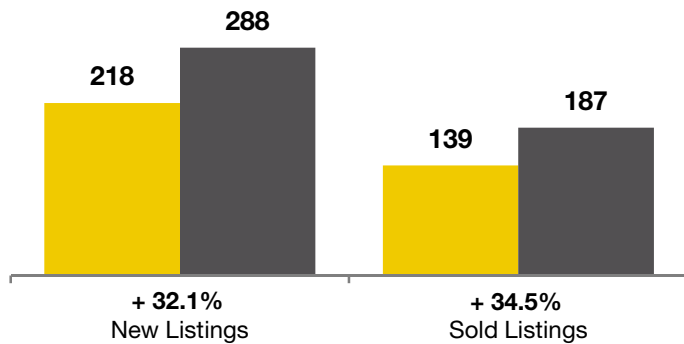
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	501	417	- 16.8%	--	--	--
Pending Listings*	63	43	- 31.7%	306	217	- 29.1%
Under Contract Listings	194	235	+ 21.1%	728	997	+ 37.0%
New Listings	218	288	+ 32.1%	979	1,107	+ 13.1%
Sold Listings	139	187	+ 34.5%	525	719	+ 37.0%
Total Days on Market	96	65	- 31.8%	106	77	- 27.1%
Median Sold Price**	\$286,000	\$311,804	+ 9.0%	\$265,000	\$309,500	+ 16.8%
Average Sold Price**	\$369,720	\$383,273	+ 3.7%	\$339,106	\$375,829	+ 10.8%
Percent of Sold Price to List Price**	97.4%	98.5%	+ 1.1%	97.5%	98.5%	+ 1.0%

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

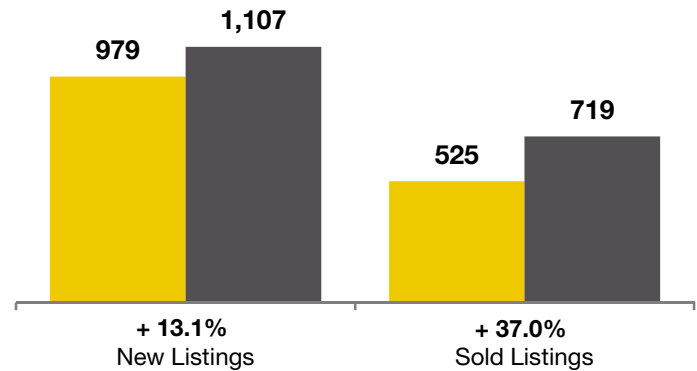
May

■ 2012 ■ 2013

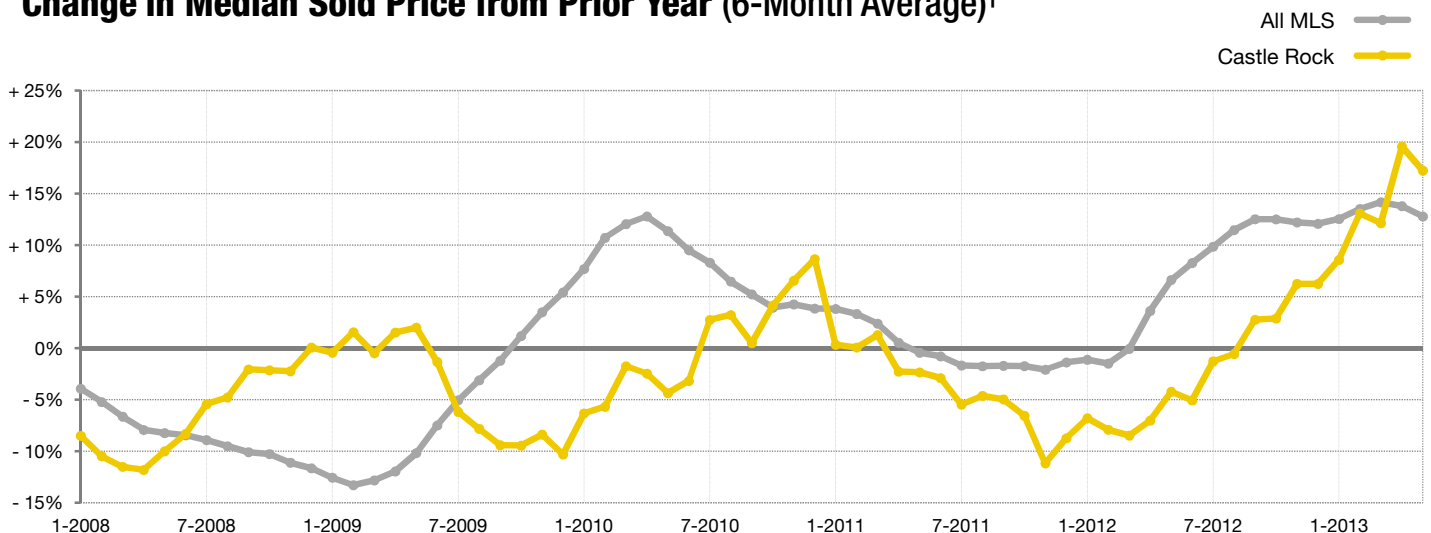


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Centennial

+ 27.8%

Change in
New Listings

+ 10.6%

Change in
Sold Listings

- 1.3%

Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	295	172	- 41.7%	--	--	--
Pending Listings*	69	32	- 53.6%	319	229	- 28.2%
Under Contract Listings	235	286	+ 21.7%	943	1,205	+ 27.8%
New Listings	252	322	+ 27.8%	1,019	1,161	+ 13.9%
Sold Listings	208	230	+ 10.6%	614	865	+ 40.9%
Total Days on Market	70	34	- 51.2%	84	52	- 38.8%
Median Sold Price**	\$263,500	\$259,950	- 1.3%	\$257,000	\$275,000	+ 7.0%
Average Sold Price**	\$307,976	\$298,226	- 3.2%	\$291,648	\$304,415	+ 4.4%
Percent of Sold Price to List Price**	98.8%	99.4%	+ 0.6%	97.9%	99.2%	+ 1.3%

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

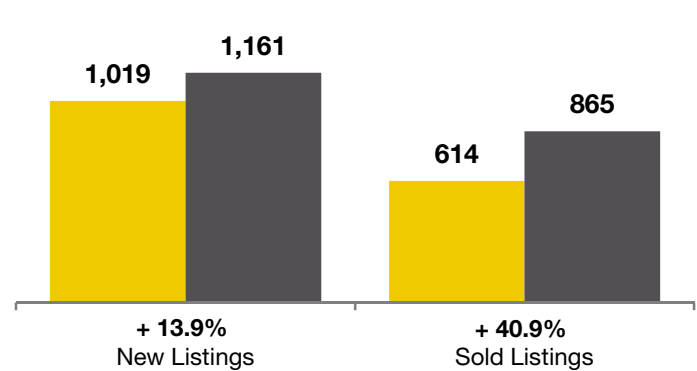
May

■ 2012 ■ 2013

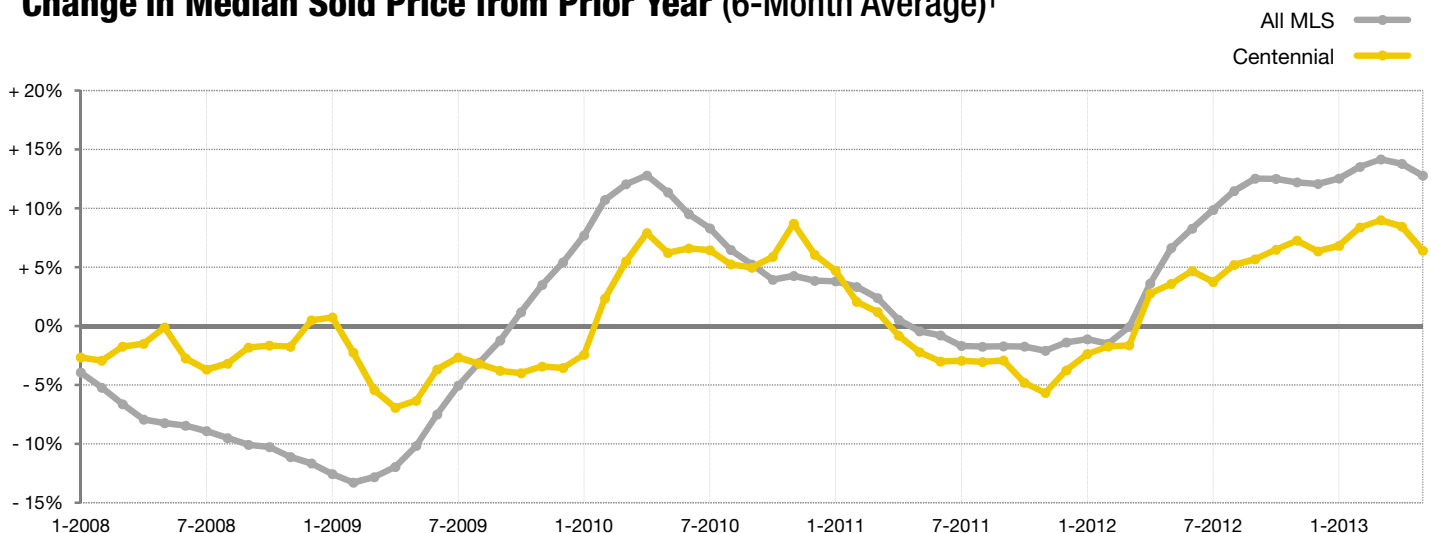


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Cherry Hills Village

+ 27.3%

Change in
New Listings

+ 150.0%

Change in
Sold Listings

+ 15.6%

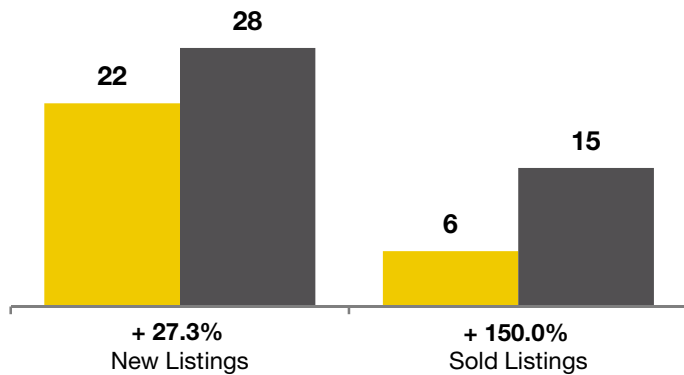
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	72	68	- 5.6%	--	--	--
Pending Listings*	1	1	0.0%	8	2	- 75.0%
Under Contract Listings	12	23	+ 91.7%	70	71	+ 1.4%
New Listings	22	28	+ 27.3%	91	99	+ 8.8%
Sold Listings	6	15	+ 150.0%	41	54	+ 31.7%
Total Days on Market	72	112	+ 55.4%	156	134	- 13.7%
Median Sold Price**	\$1,045,000	\$1,207,500	+ 15.6%	\$1,200,000	\$1,225,000	+ 2.1%
Average Sold Price**	\$1,015,500	\$1,312,886	+ 29.3%	\$1,469,459	\$1,483,245	+ 0.9%
Percent of Sold Price to List Price**	95.1%	95.0%	- 0.2%	93.6%	95.3%	+ 1.8%

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

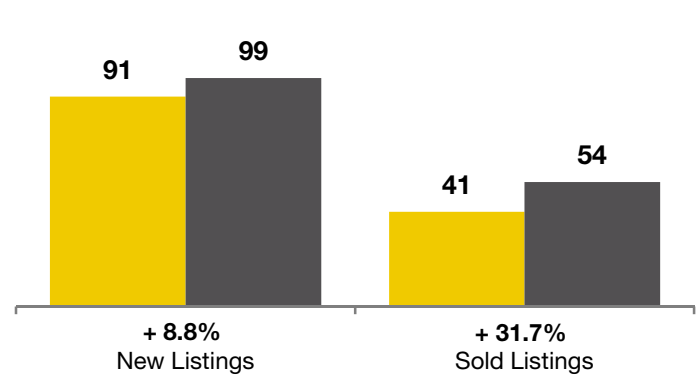
May

■ 2012 ■ 2013

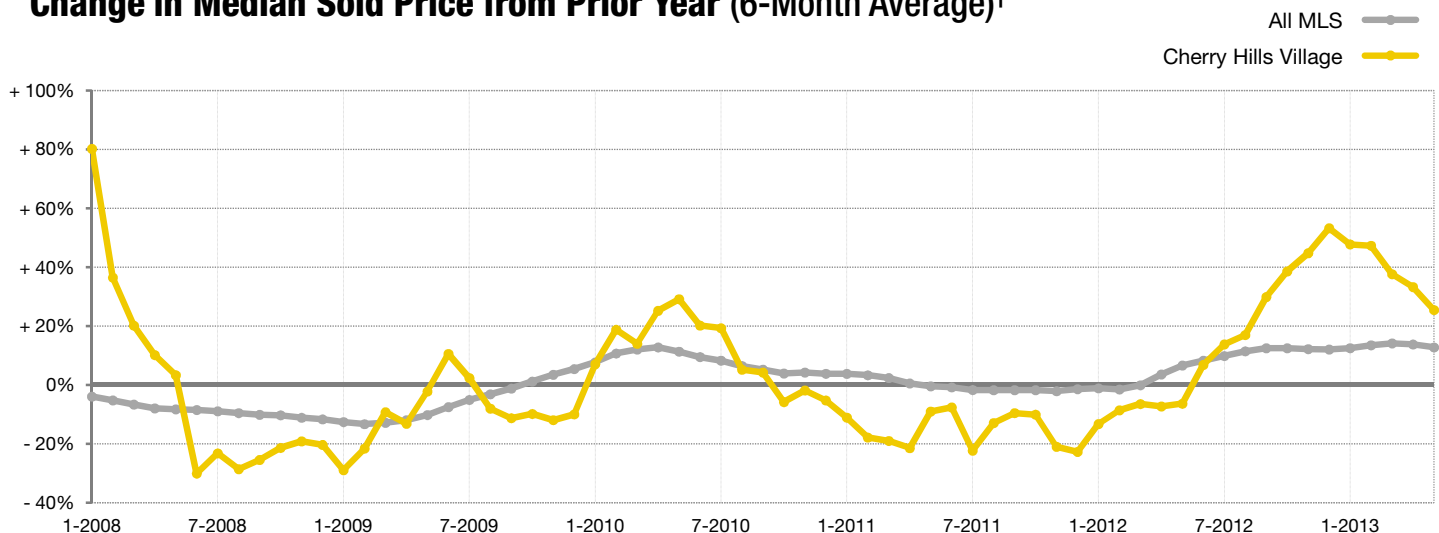


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

+ 16.7%

Change in
New Listings

+ 100.0%

Change in
Sold Listings

- 10.2%

Change in
Median Sold Price**

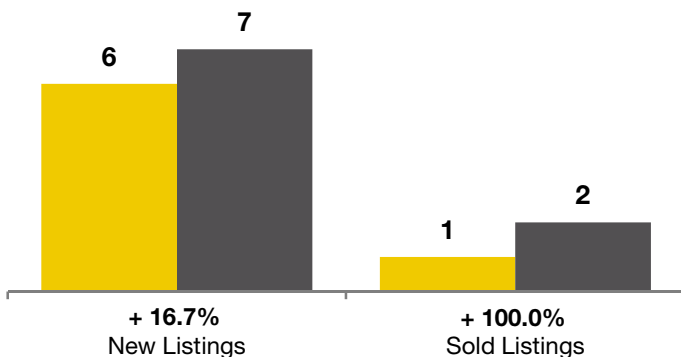
Columbine Valley

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	15	13	- 13.3%	--	--	--
Pending Listings*	1	0	- 100.0%	2	0	- 100.0%
Under Contract Listings	2	3	+ 50.0%	10	14	+ 40.0%
New Listings	6	7	+ 16.7%	19	18	- 5.3%
Sold Listings	1	2	+ 100.0%	7	14	+ 100.0%
Total Days on Market	17	10	- 44.1%	87	77	- 10.9%
Median Sold Price**	\$545,000	\$489,600	- 10.2%	\$435,000	\$613,000	+ 40.9%
Average Sold Price**	\$545,000	\$489,600	- 10.2%	\$474,143	\$701,074	+ 47.9%
Percent of Sold Price to List Price**	100.0%	96.6%	- 3.4%	94.8%	95.7%	+ 1.0%

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

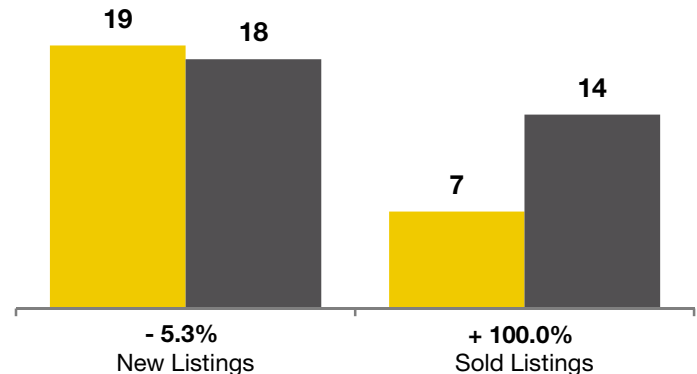
May

■ 2012 ■ 2013

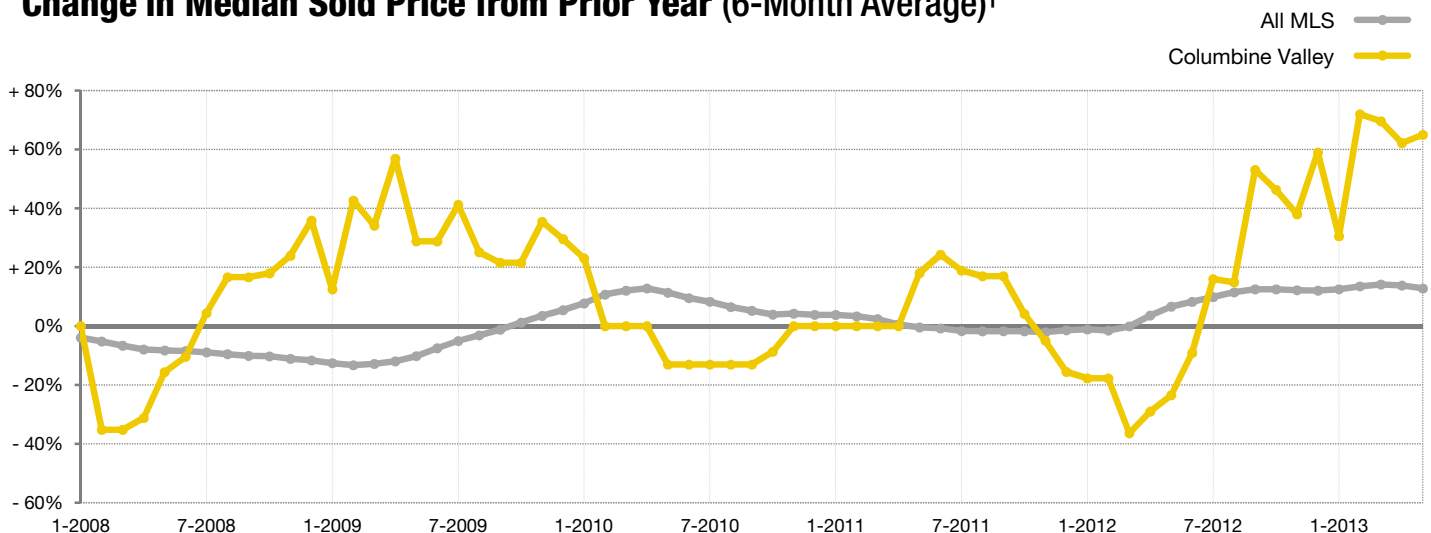


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Commerce City

+ 37.0%

Change in
New Listings

+ 25.4%

Change in
Sold Listings

+ 10.3%

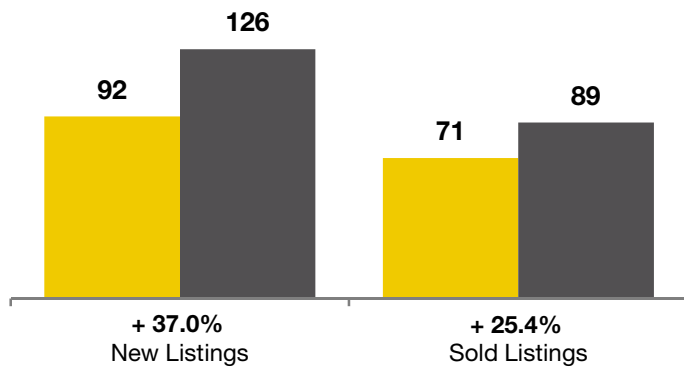
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	128	134	+ 4.7%	--	--	--
Pending Listings*	70	40	- 42.9%	301	230	- 23.6%
Under Contract Listings	84	115	+ 36.9%	441	496	+ 12.5%
New Listings	92	126	+ 37.0%	485	521	+ 7.4%
Sold Listings	71	89	+ 25.4%	316	353	+ 11.7%
Total Days on Market	66	52	- 22.1%	80	56	- 30.7%
Median Sold Price**	\$195,000	\$215,000	+ 10.3%	\$177,000	\$200,000	+ 13.0%
Average Sold Price**	\$186,872	\$205,205	+ 9.8%	\$170,265	\$194,540	+ 14.3%
Percent of Sold Price to List Price**	99.4%	101.2%	+ 1.8%	99.3%	100.6%	+ 1.3%

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

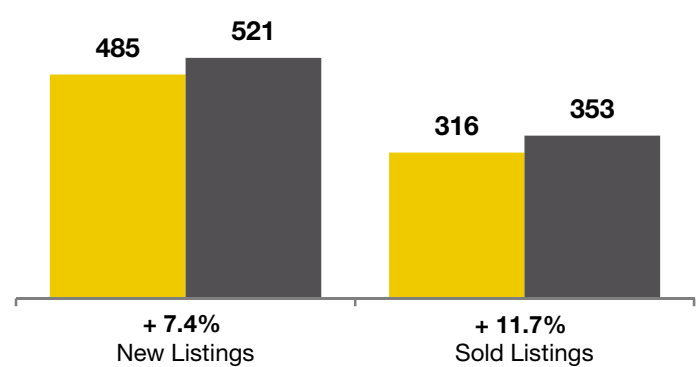
May

■ 2012 ■ 2013

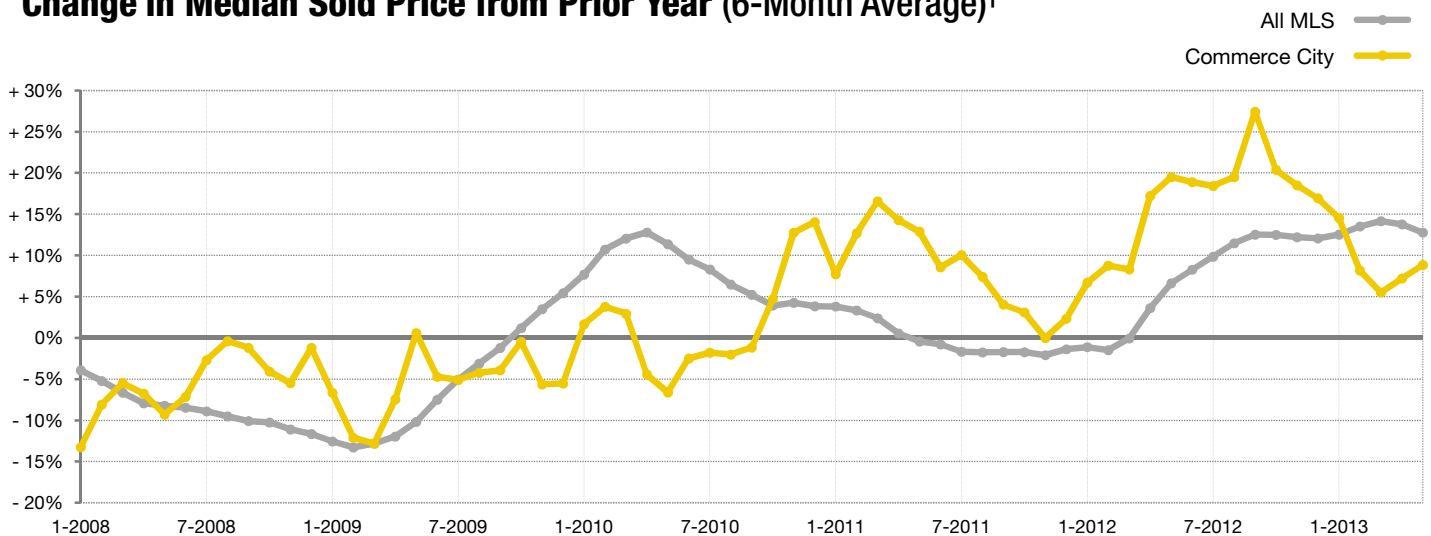


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Conifer

+ 44.4%

Change in
New Listings

+ 4.8%

Change in
Sold Listings

- 9.7%

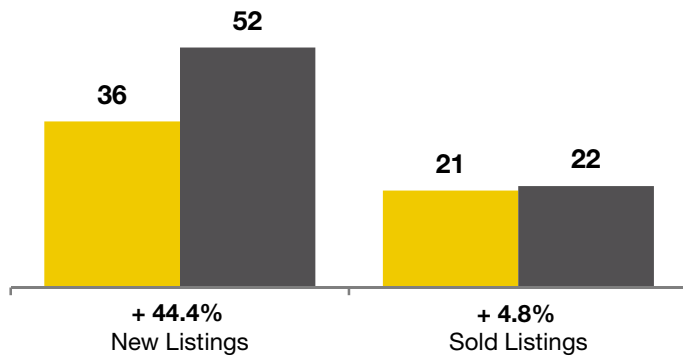
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	91	79	- 13.2%	--	--	--
Pending Listings*	6	1	- 83.3%	25	14	- 44.0%
Under Contract Listings	14	40	+ 185.7%	84	133	+ 58.3%
New Listings	36	52	+ 44.4%	125	152	+ 21.6%
Sold Listings	21	22	+ 4.8%	59	80	+ 35.6%
Total Days on Market	127	136	+ 7.4%	174	149	- 14.5%
Median Sold Price**	\$350,000	\$316,000	- 9.7%	\$290,000	\$319,500	+ 10.2%
Average Sold Price**	\$364,510	\$340,878	- 6.5%	\$317,947	\$329,739	+ 3.7%
Percent of Sold Price to List Price**	97.0%	98.0%	+ 1.1%	96.6%	97.0%	+ 0.4%

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

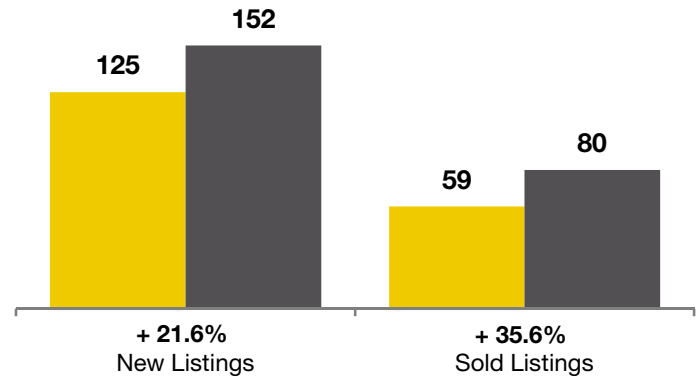
May

■ 2012 ■ 2013



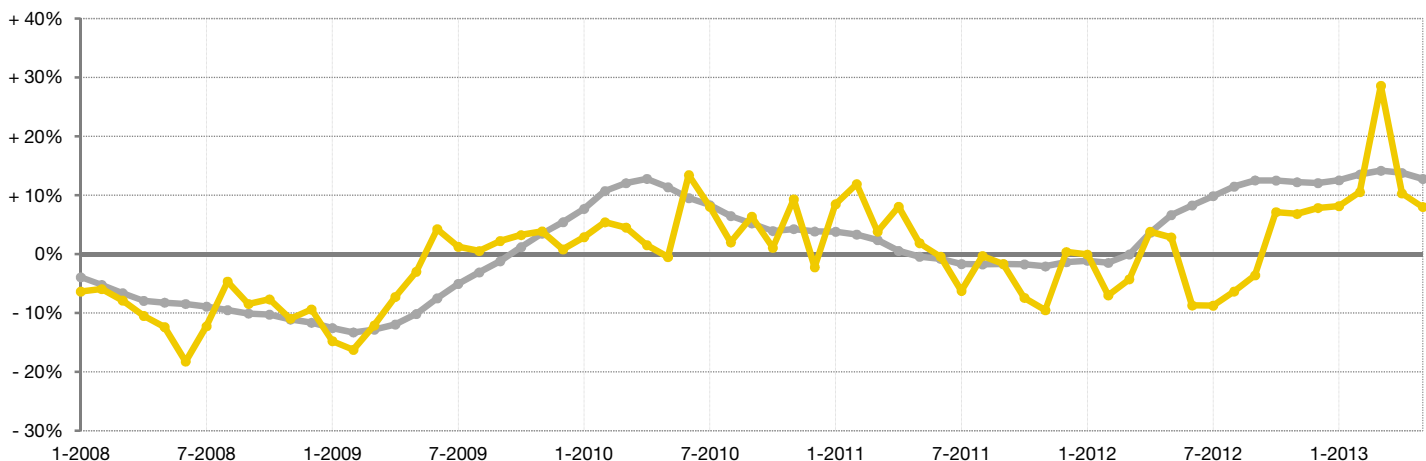
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Conifer —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Dacono

+ 16.7%

Change in
New Listings

- 40.0%

Change in
Sold Listings

- 46.7%

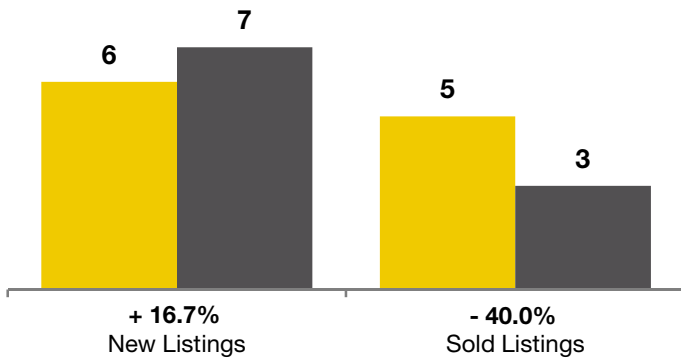
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	9	7	- 22.2%	--	--	--
Pending Listings*	4	2	- 50.0%	15	9	- 40.0%
Under Contract Listings	8	4	- 50.0%	27	15	- 44.4%
New Listings	6	7	+ 16.7%	29	24	- 17.2%
Sold Listings	5	3	- 40.0%	22	12	- 45.5%
Total Days on Market	153	17	- 88.9%	87	23	- 73.5%
Median Sold Price**	\$154,900	\$82,500	- 46.7%	\$149,400	\$176,700	+ 18.3%
Average Sold Price**	\$175,800	\$100,167	- 43.0%	\$152,748	\$162,433	+ 6.3%
Percent of Sold Price to List Price**	102.1%	97.9%	- 4.1%	103.1%	97.8%	- 5.2%

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

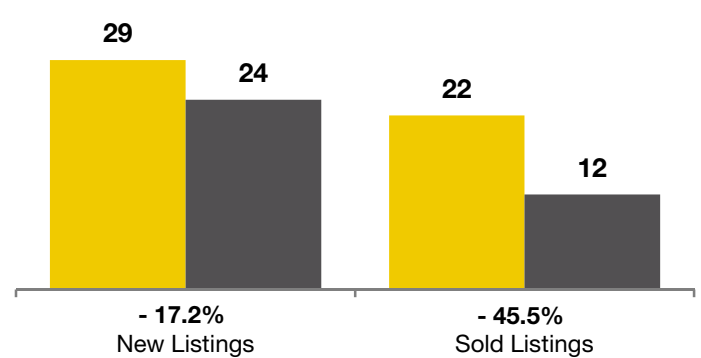
May

■ 2012 ■ 2013



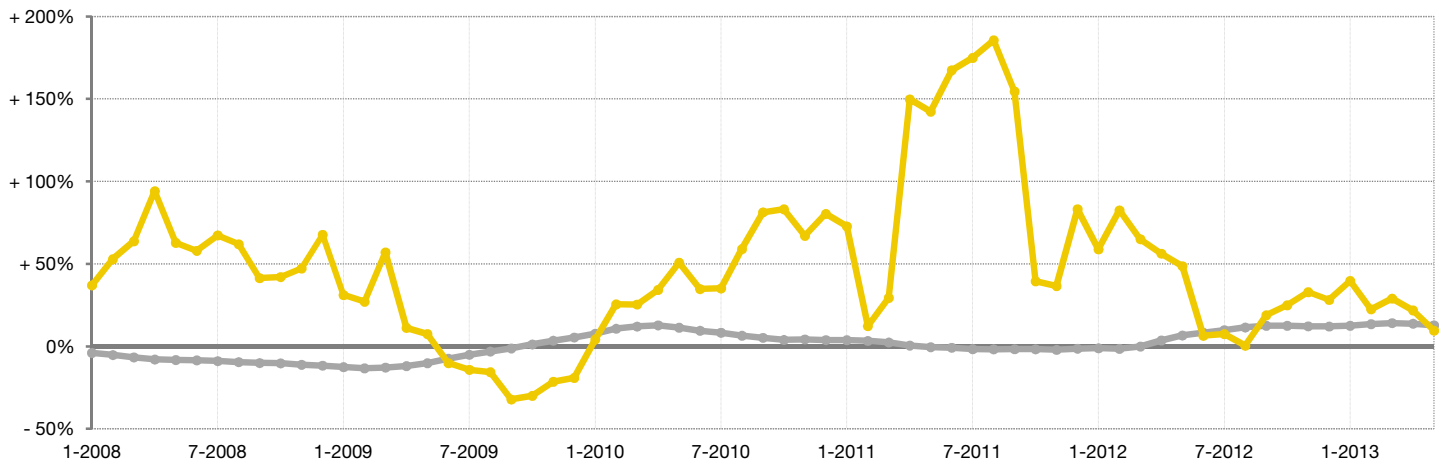
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Dacono —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Deckers

Change in New Listings	Change in Sold Listings	Change in Median Sold Price**
---------------------------	----------------------------	----------------------------------

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	0	0	--	--	--	--
Pending Listings*	0	0	--	0	0	--
Under Contract Listings	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Total Days on Market	0	0	--	0	0	--
Median Sold Price**	0	0	--	0	0	--
Average Sold Price**	0	0	--	0	0	--
Percent of Sold Price to List Price**	0	0	--	0	0	--

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

May

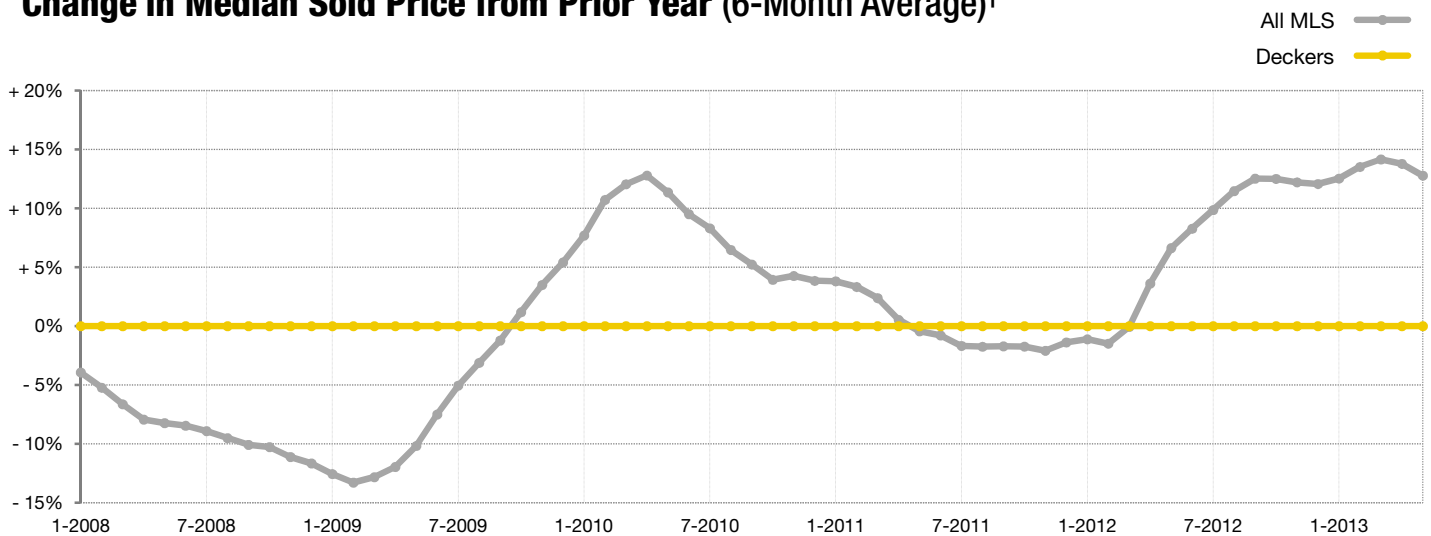
■ 2012 ■ 2013

Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Deer Trail

- 66.7%

--

--

Change in
New Listings

Change in
Sold Listings

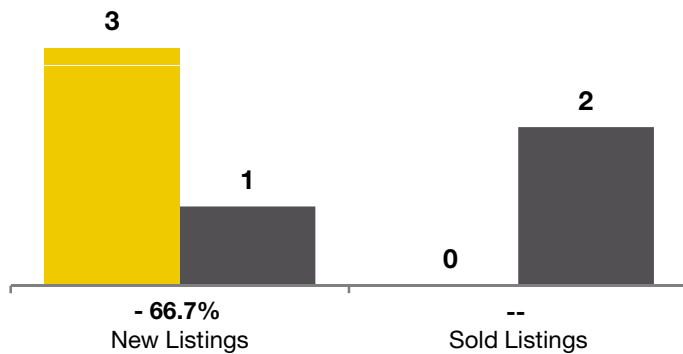
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	11	4	- 63.6%	--	--	--
Pending Listings*	1	0	- 100.0%	4	4	0.0%
Under Contract Listings	5	1	- 80.0%	12	10	- 16.7%
New Listings	3	1	- 66.7%	15	8	- 46.7%
Sold Listings	0	2	--	8	9	+ 12.5%
Total Days on Market	0	44	--	177	138	- 21.6%
Median Sold Price**	0	\$129,450	--	\$97,500	\$113,900	+ 16.8%
Average Sold Price**	0	\$129,450	--	\$124,104	\$131,367	+ 5.9%
Percent of Sold Price to List Price**	0	92.7%	--	89.7%	97.3%	+ 8.5%

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

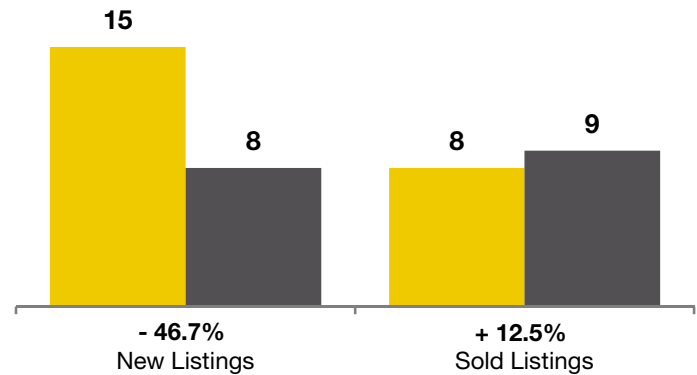
May

■ 2012 ■ 2013

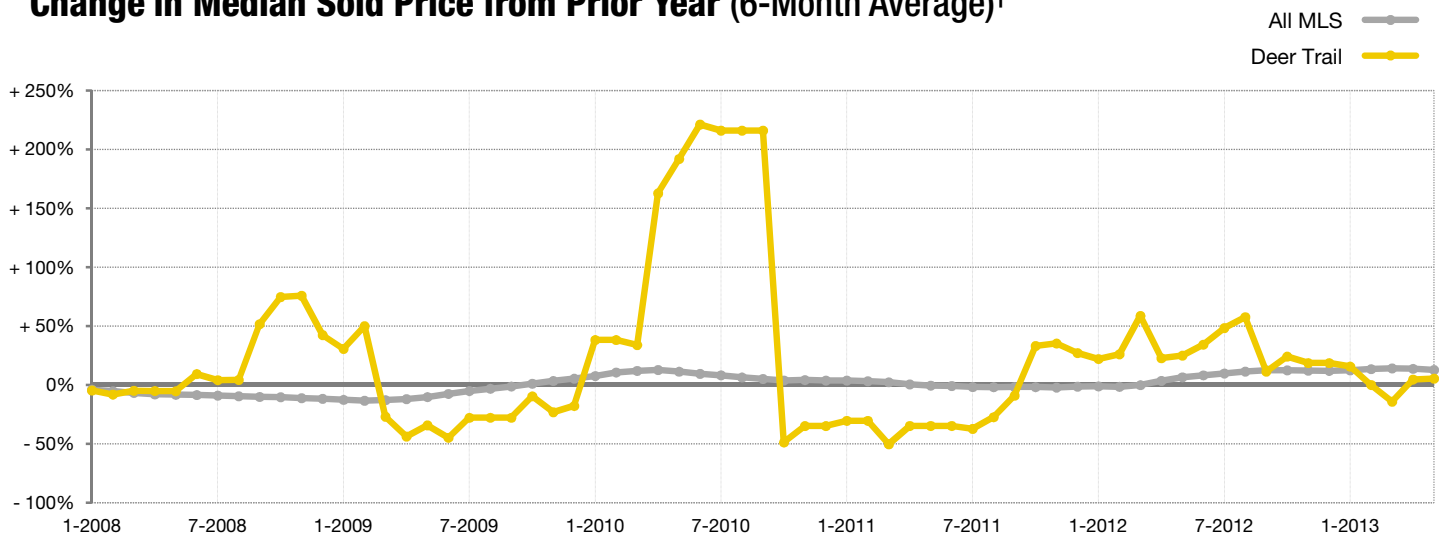


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Denver

+ 29.3%

Change in
New Listings

+ 10.3%

Change in
Sold Listings

+ 6.9%

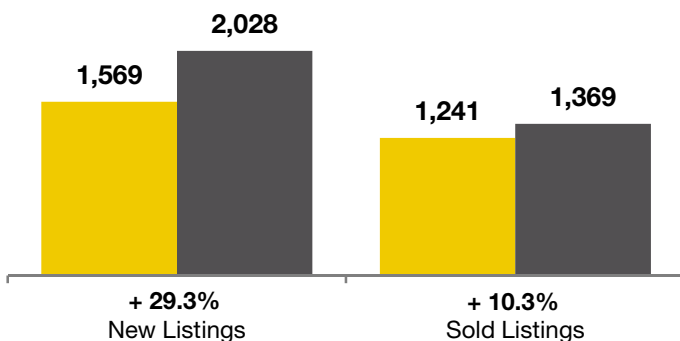
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	2,389	1,717	- 28.1%	--	--	--
Pending Listings*	472	261	- 44.7%	2,155	1,423	- 34.0%
Under Contract Listings	1,513	1,762	+ 16.5%	6,335	7,163	+ 13.1%
New Listings	1,569	2,028	+ 29.3%	7,024	7,411	+ 5.5%
Sold Listings	1,241	1,369	+ 10.3%	4,444	5,070	+ 14.1%
Total Days on Market	69	40	- 41.6%	84	56	- 33.6%
Median Sold Price**	\$248,000	\$265,000	+ 6.9%	\$220,000	\$258,250	+ 17.4%
Average Sold Price**	\$305,965	\$327,847	+ 7.2%	\$276,026	\$318,586	+ 15.4%
Percent of Sold Price to List Price**	98.2%	99.6%	+ 1.4%	97.9%	99.1%	+ 1.3%

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

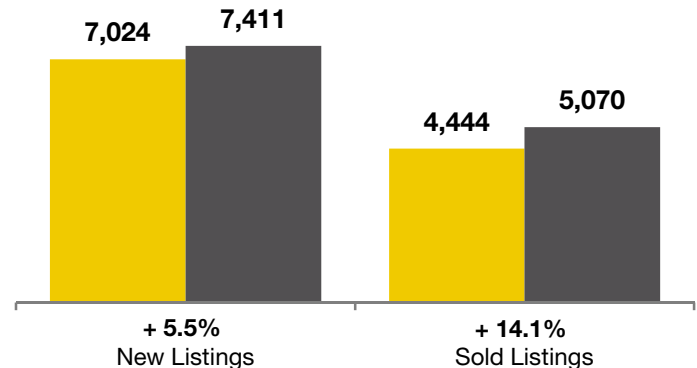
May

■ 2012 ■ 2013

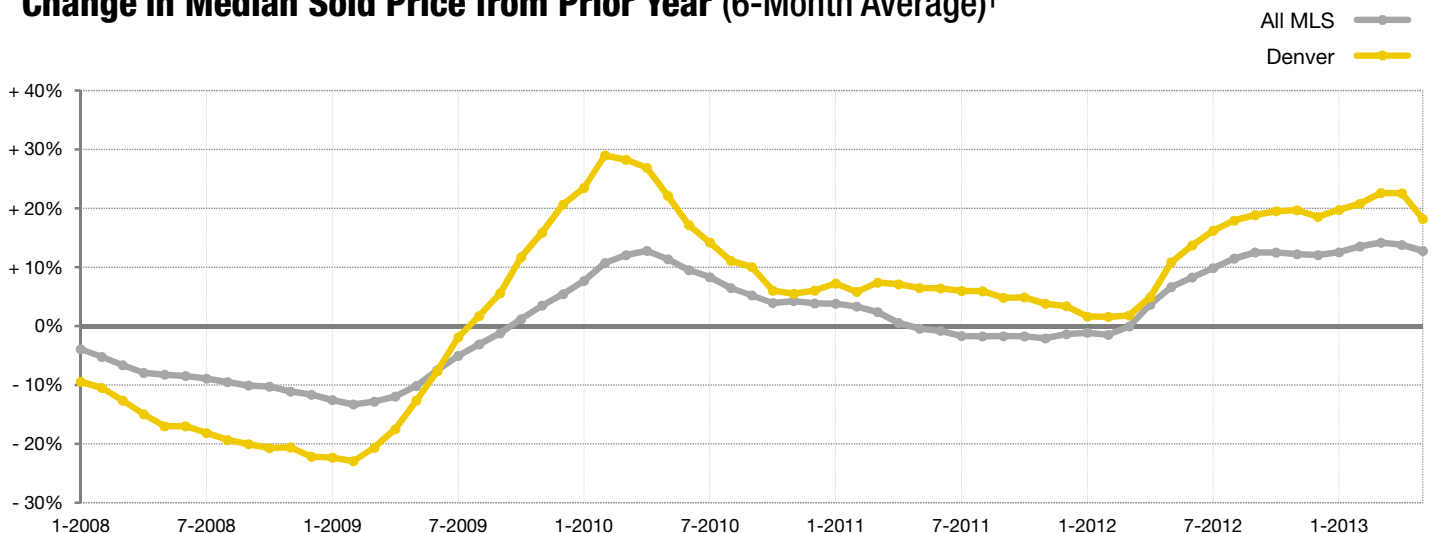


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Edgewater

- 30.8%

Change in
New Listings

+ 8.3%

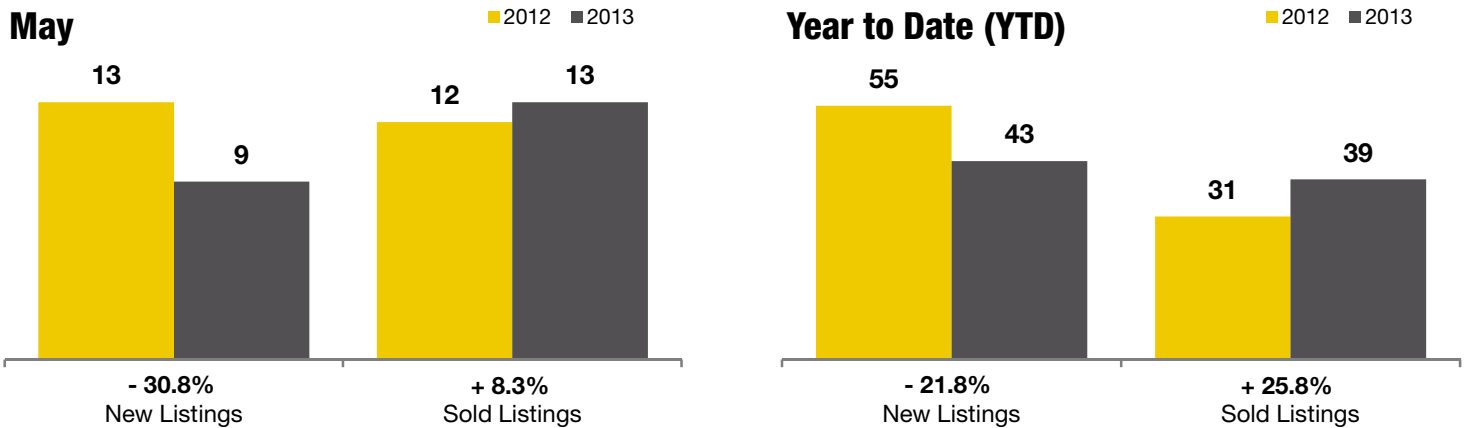
Change in
Sold Listings

+ 49.1%

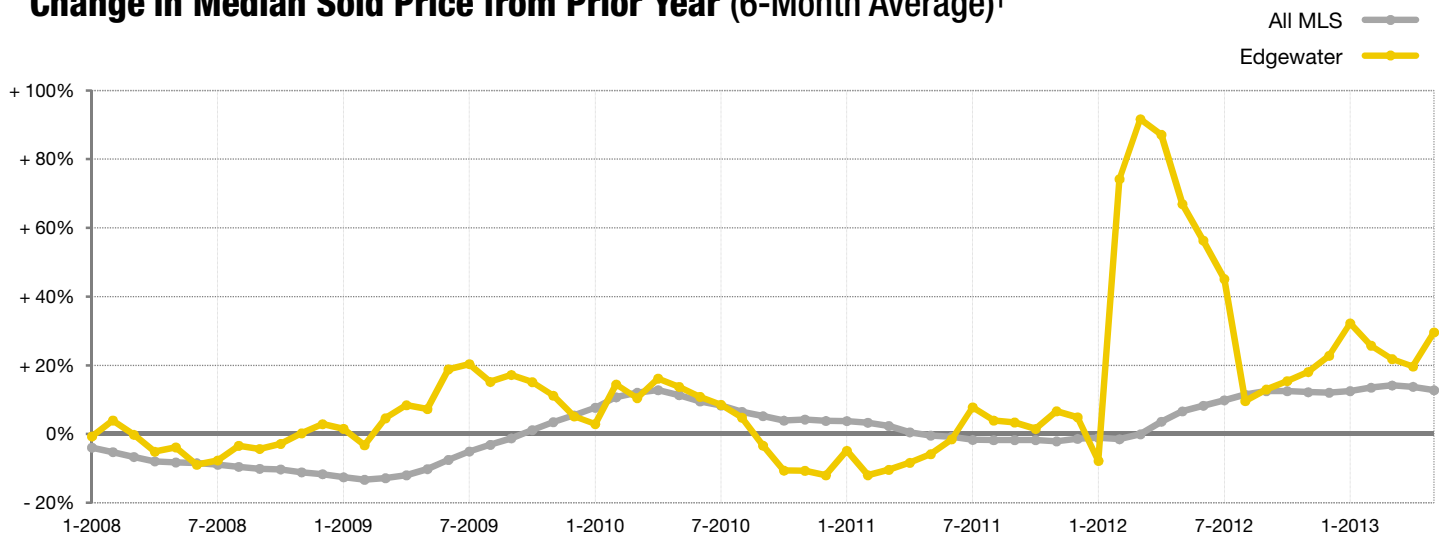
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	18	3	- 83.3%	--	--	--
Pending Listings*	5	0	- 100.0%	16	7	- 56.3%
Under Contract Listings	8	7	- 12.5%	45	47	+ 4.4%
New Listings	13	9	- 30.8%	55	43	- 21.8%
Sold Listings	12	13	+ 8.3%	31	39	+ 25.8%
Total Days on Market	64	5	- 92.8%	79	30	- 61.9%
Median Sold Price**	\$165,000	\$246,000	+ 49.1%	\$180,000	\$235,000	+ 30.6%
Average Sold Price**	\$167,492	\$245,577	+ 46.6%	\$176,446	\$222,709	+ 26.2%
Percent of Sold Price to List Price**	97.0%	104.0%	+ 7.3%	97.5%	100.9%	+ 3.5%

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



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Elbert

- 42.9%

Change in
New Listings

+ 50.0%

Change in
Sold Listings

- 38.2%

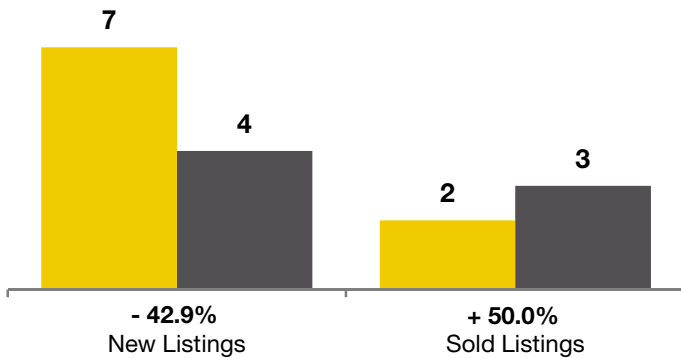
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	30	22	- 26.7%	--	--	--
Pending Listings*	1	0	- 100.0%	1	6	+ 500.0%
Under Contract Listings	3	6	+ 100.0%	14	18	+ 28.6%
New Listings	7	4	- 42.9%	27	25	- 7.4%
Sold Listings	2	3	+ 50.0%	8	12	+ 50.0%
Total Days on Market	128	147	+ 14.6%	107	143	+ 33.8%
Median Sold Price**	\$396,313	\$245,000	- 38.2%	\$328,700	\$291,500	- 11.3%
Average Sold Price**	\$396,313	\$251,667	- 36.5%	\$305,892	\$334,658	+ 9.4%
Percent of Sold Price to List Price**	96.2%	100.2%	+ 4.1%	94.4%	97.5%	+ 3.3%

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

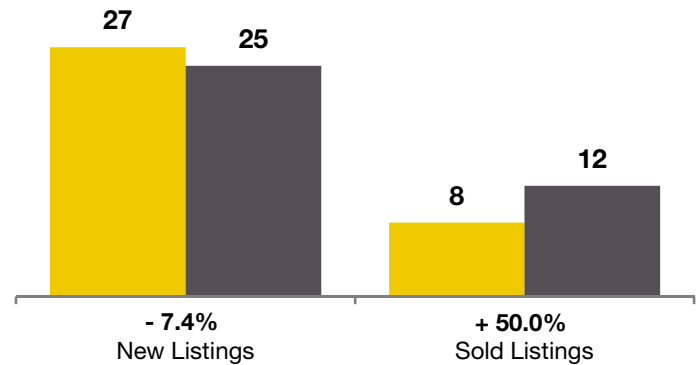
May

■ 2012 ■ 2013



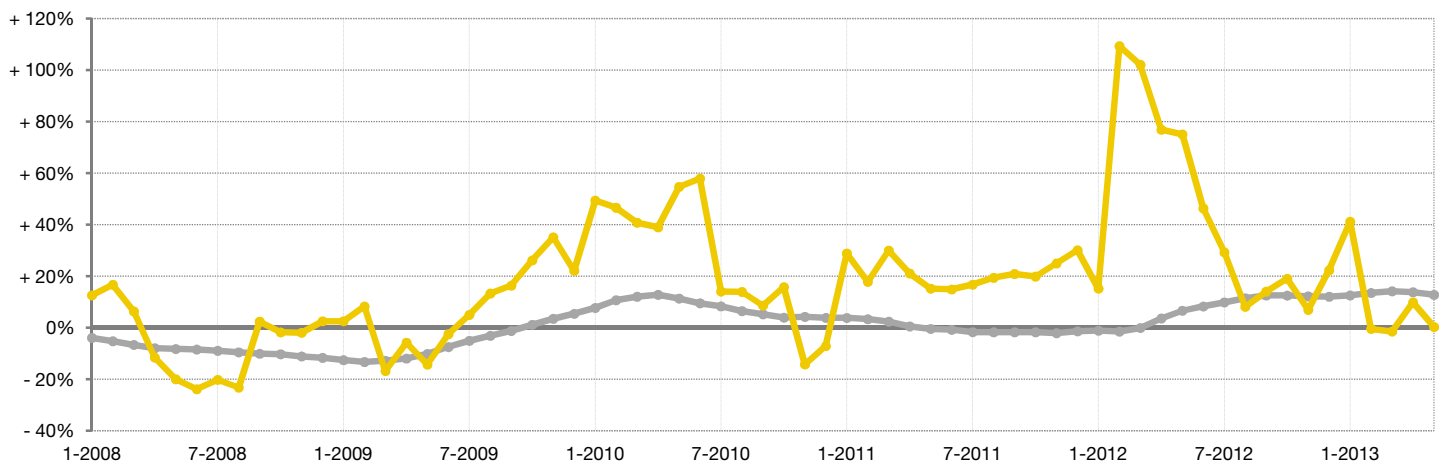
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Elbert —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Elizabeth

+ 100.0%

Change in
New Listings

0.0%

Change in
Sold Listings

+ 14.6%

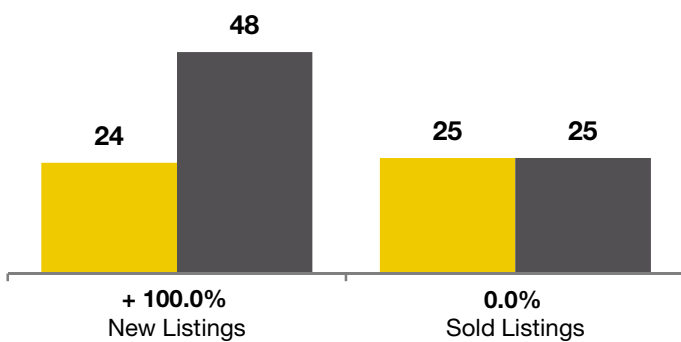
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	84	62	- 26.2%	--	--	--
Pending Listings*	11	2	- 81.8%	59	42	- 28.8%
Under Contract Listings	35	39	+ 11.4%	129	161	+ 24.8%
New Listings	24	48	+ 100.0%	150	175	+ 16.7%
Sold Listings	25	25	0.0%	96	118	+ 22.9%
Total Days on Market	114	87	- 24.2%	104	101	- 2.9%
Median Sold Price**	\$283,500	\$325,000	+ 14.6%	\$285,000	\$342,750	+ 20.3%
Average Sold Price**	\$300,844	\$327,206	+ 8.8%	\$297,040	\$343,163	+ 15.5%
Percent of Sold Price to List Price**	97.7%	97.5%	- 0.2%	97.8%	98.4%	+ 0.7%

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

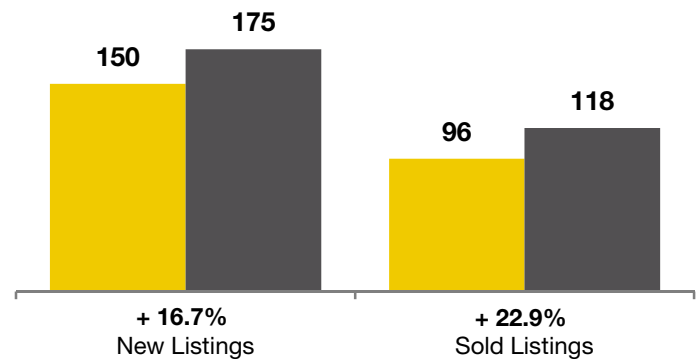
May

■ 2012 ■ 2013

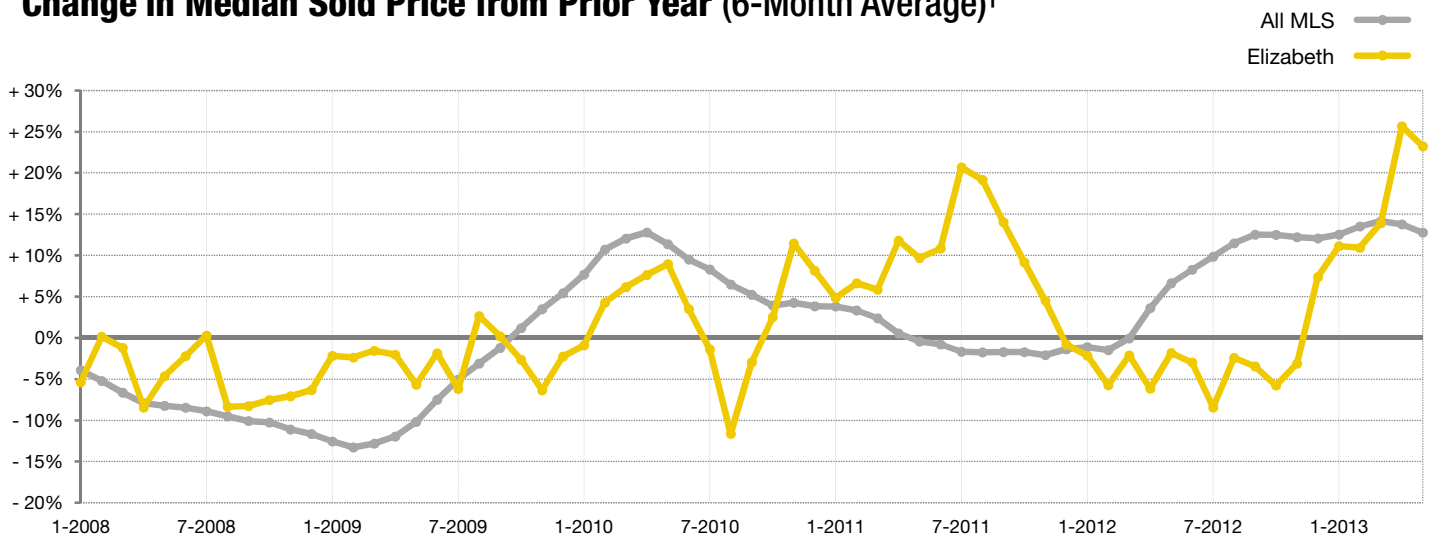


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Englewood

+ 20.6%

Change in
New Listings

+ 43.9%

Change in
Sold Listings

+ 25.7%

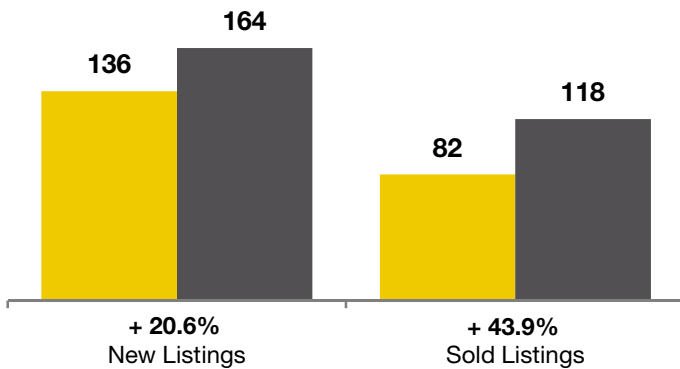
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	172	97	- 43.6%	--	--	--
Pending Listings*	42	15	- 64.3%	179	110	- 38.5%
Under Contract Listings	121	146	+ 20.7%	466	565	+ 21.2%
New Listings	136	164	+ 20.6%	507	568	+ 12.0%
Sold Listings	82	118	+ 43.9%	288	387	+ 34.4%
Total Days on Market	77	31	- 59.9%	87	44	- 50.0%
Median Sold Price**	\$187,000	\$235,050	+ 25.7%	\$184,950	\$228,000	+ 23.3%
Average Sold Price**	\$240,827	\$293,097	+ 21.7%	\$227,580	\$268,382	+ 17.9%
Percent of Sold Price to List Price**	98.0%	99.8%	+ 1.8%	97.7%	99.2%	+ 1.5%

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

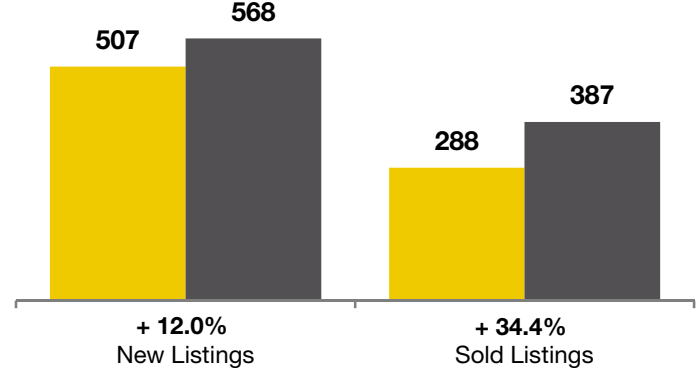
May

■ 2012 ■ 2013

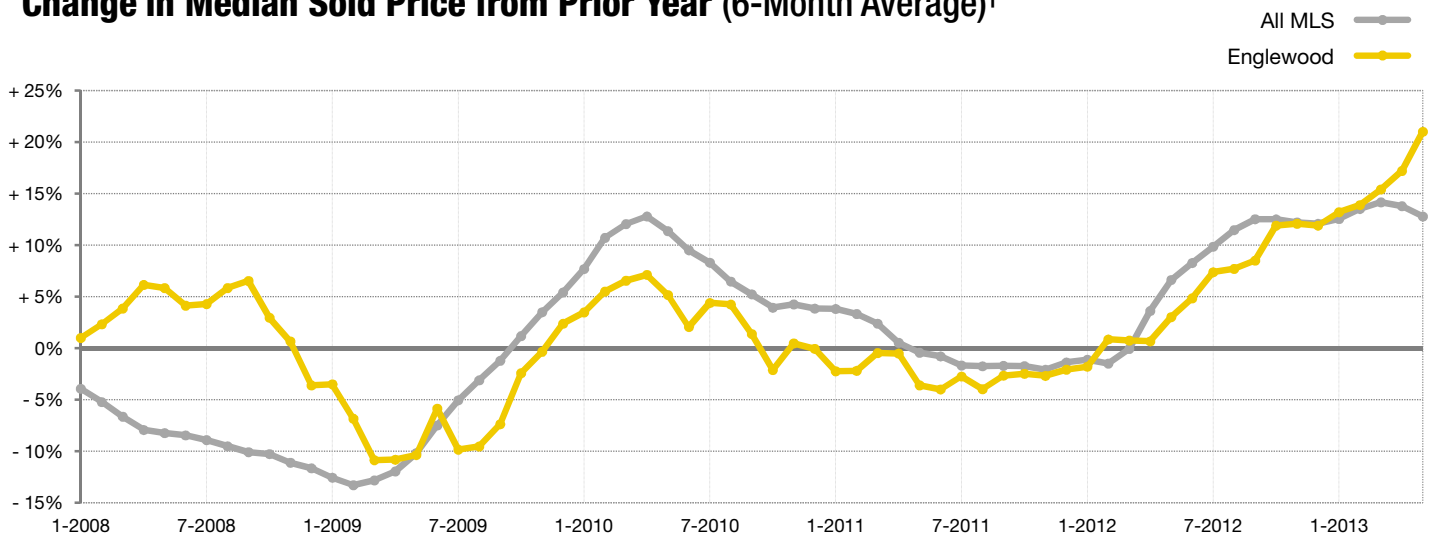


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Evergreen

+ 33.9%

Change in
New Listings

+ 49.0%

Change in
Sold Listings

+ 21.6%

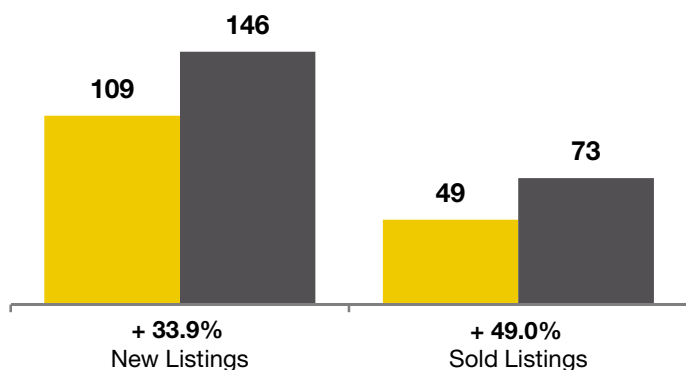
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	299	233	- 22.1%	--	--	--
Pending Listings*	21	7	- 66.7%	87	41	- 52.9%
Under Contract Listings	48	93	+ 93.8%	272	355	+ 30.5%
New Listings	109	146	+ 33.9%	361	433	+ 19.9%
Sold Listings	49	73	+ 49.0%	173	242	+ 39.9%
Total Days on Market	120	71	- 40.4%	165	113	- 31.6%
Median Sold Price**	\$366,000	\$445,000	+ 21.6%	\$362,000	\$380,000	+ 5.0%
Average Sold Price**	\$429,928	\$610,934	+ 42.1%	\$407,840	\$486,467	+ 19.3%
Percent of Sold Price to List Price**	97.2%	97.1%	- 0.1%	96.4%	97.1%	+ 0.7%

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

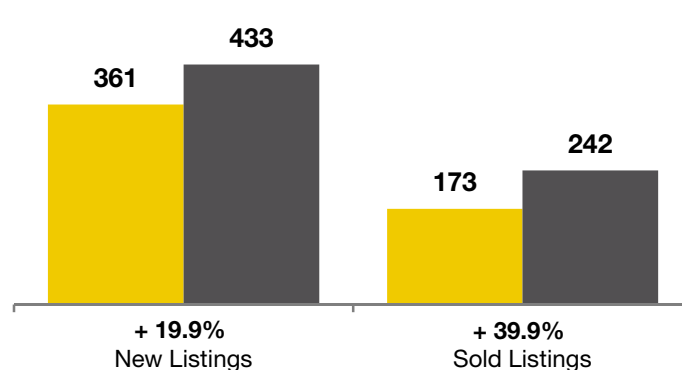
May

■ 2012 ■ 2013

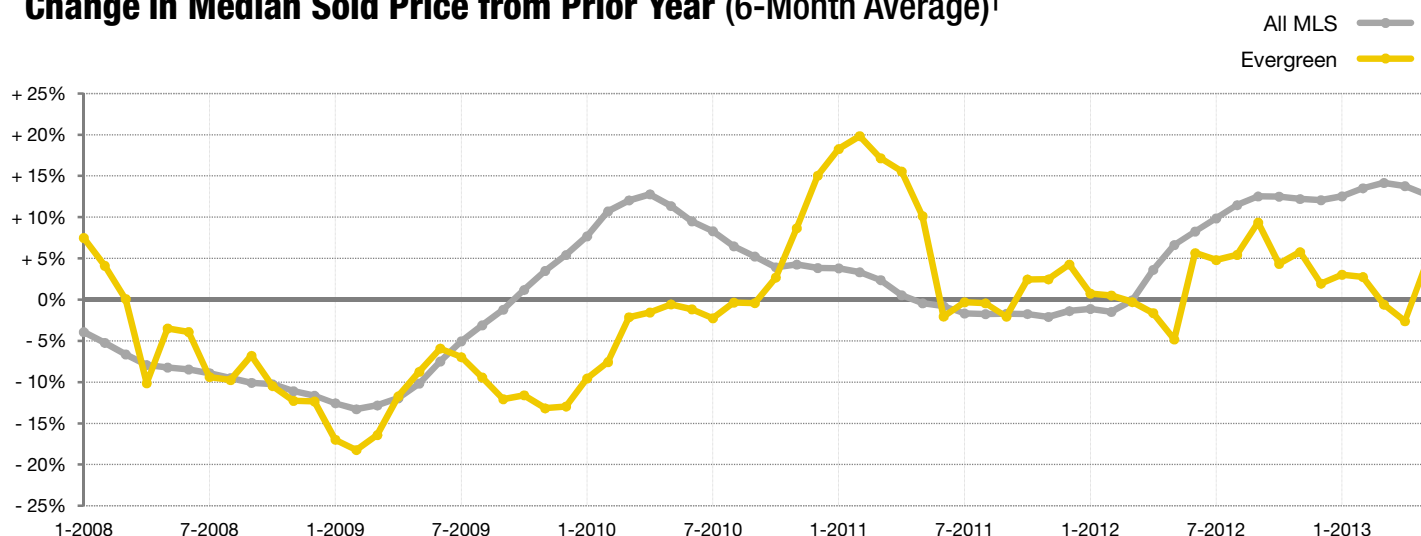


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Federal Heights

- 50.0%

Change in
New Listings

+ 100.0%

Change in
Sold Listings

+ 25.8%

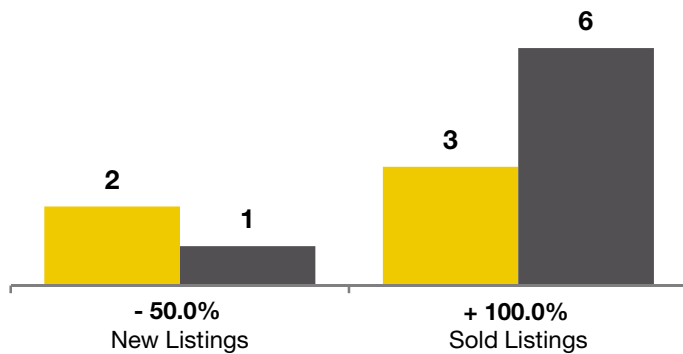
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	5	3	- 40.0%	--	--	--
Pending Listings*	0	1	--	6	8	+ 33.3%
Under Contract Listings	1	7	+ 600.0%	16	32	+ 100.0%
New Listings	2	1	- 50.0%	18	19	+ 5.6%
Sold Listings	3	6	+ 100.0%	22	17	- 22.7%
Total Days on Market	7	43	+ 537.5%	182	57	- 68.9%
Median Sold Price**	\$160,000	\$201,313	+ 25.8%	\$146,775	\$169,653	+ 15.6%
Average Sold Price**	\$143,667	\$174,752	+ 21.6%	\$138,117	\$149,569	+ 8.3%
Percent of Sold Price to List Price**	102.8%	97.1%	- 5.6%	99.1%	95.1%	- 4.0%

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

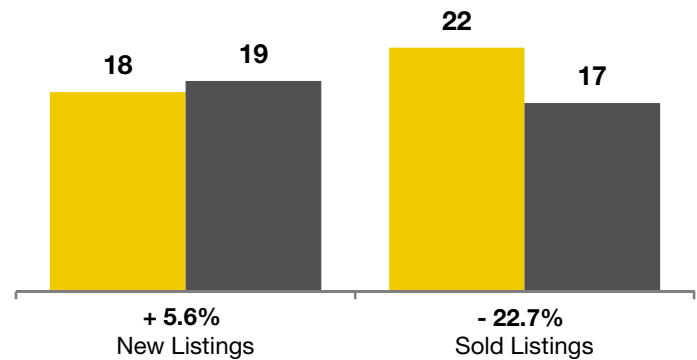
May

■ 2012 ■ 2013

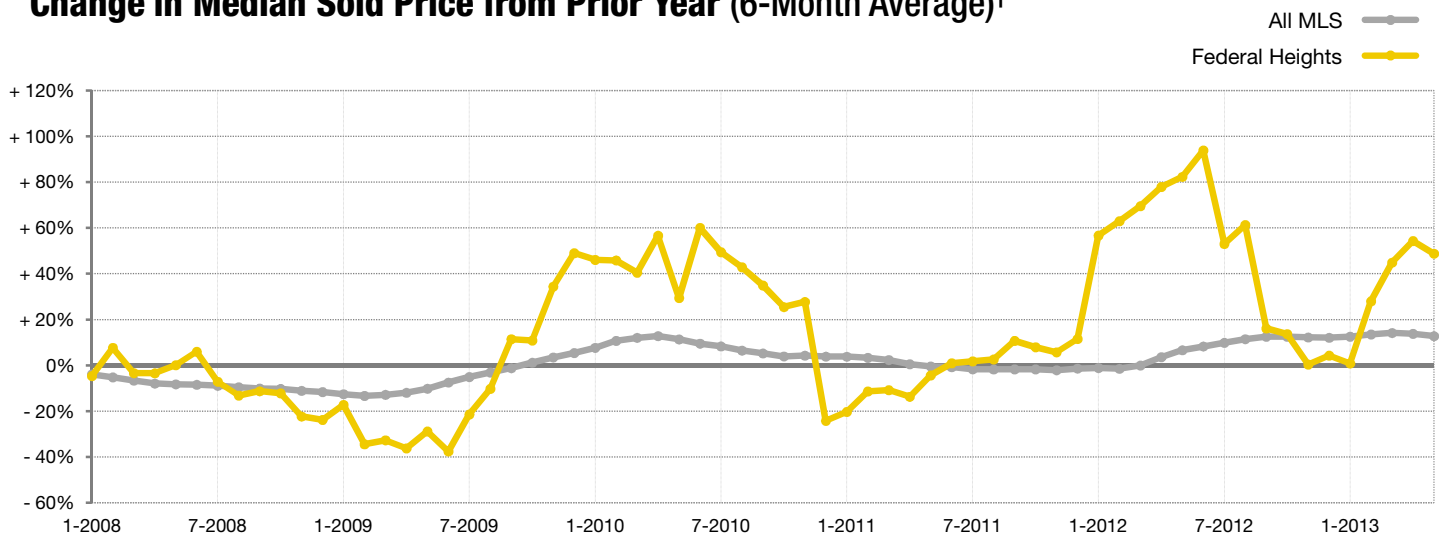


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Firestone

- 11.1%

Change in
New Listings

+ 38.5%

Change in
Sold Listings

+ 1.5%

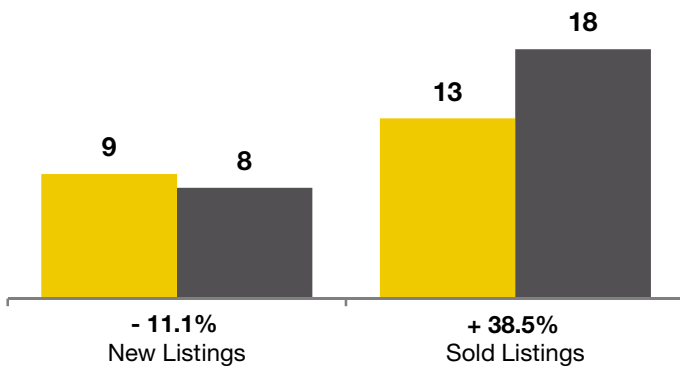
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	18	12	- 33.3%	--	--	--
Pending Listings*	1	6	+ 500.0%	15	17	+ 13.3%
Under Contract Listings	14	10	- 28.6%	48	65	+ 35.4%
New Listings	9	8	- 11.1%	53	75	+ 41.5%
Sold Listings	13	18	+ 38.5%	41	54	+ 31.7%
Total Days on Market	56	43	- 23.5%	91	50	- 44.7%
Median Sold Price**	\$257,500	\$261,250	+ 1.5%	\$225,000	\$246,500	+ 9.6%
Average Sold Price**	\$243,838	\$257,466	+ 5.6%	\$220,670	\$245,704	+ 11.3%
Percent of Sold Price to List Price**	97.9%	99.8%	+ 1.9%	96.9%	99.7%	+ 2.9%

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

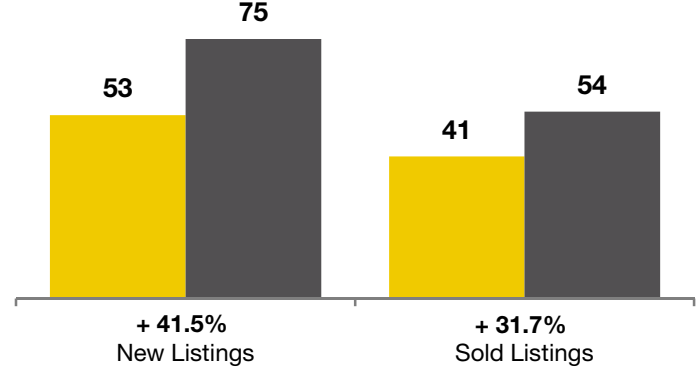
May

■ 2012 ■ 2013

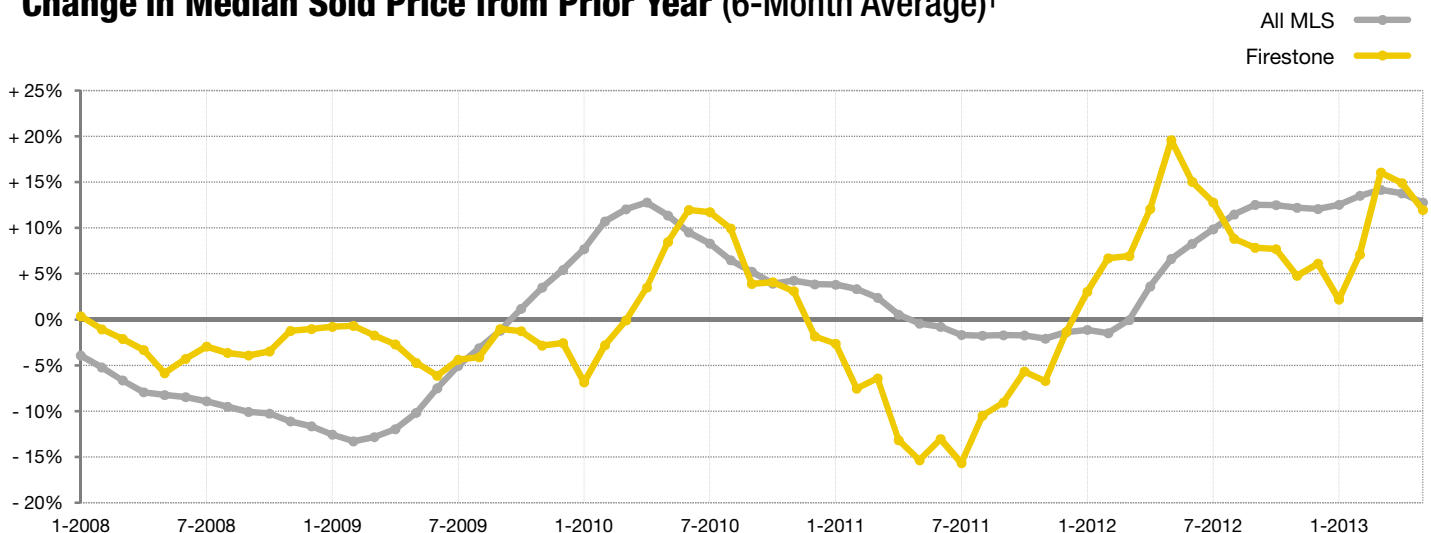


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Fort Lupton

+ 280.0%

Change in
New Listings

- 22.2%

Change in
Sold Listings

+ 24.8%

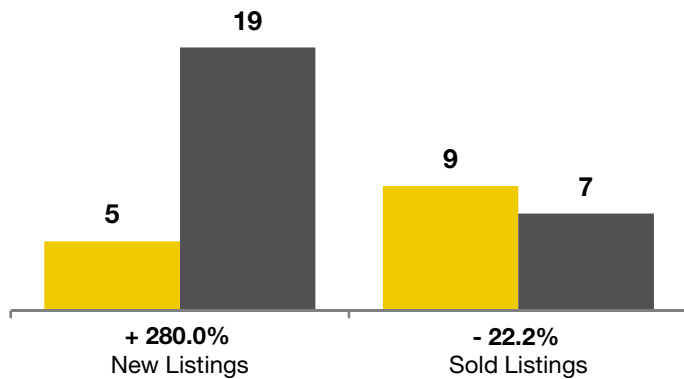
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	11	21	+ 90.9%	--	--	--
Pending Listings*	2	3	+ 50.0%	26	28	+ 7.7%
Under Contract Listings	12	18	+ 50.0%	32	50	+ 56.3%
New Listings	5	19	+ 280.0%	36	49	+ 36.1%
Sold Listings	9	7	- 22.2%	20	24	+ 20.0%
Total Days on Market	84	87	+ 3.5%	85	65	- 23.2%
Median Sold Price**	\$117,750	\$147,000	+ 24.8%	\$130,250	\$143,500	+ 10.2%
Average Sold Price**	\$148,383	\$157,614	+ 6.2%	\$166,935	\$156,092	- 6.5%
Percent of Sold Price to List Price**	96.9%	101.9%	+ 5.2%	97.7%	99.4%	+ 1.7%

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

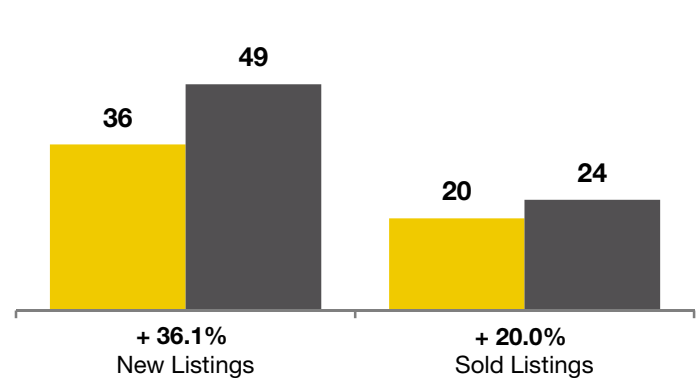
May

■ 2012 ■ 2013

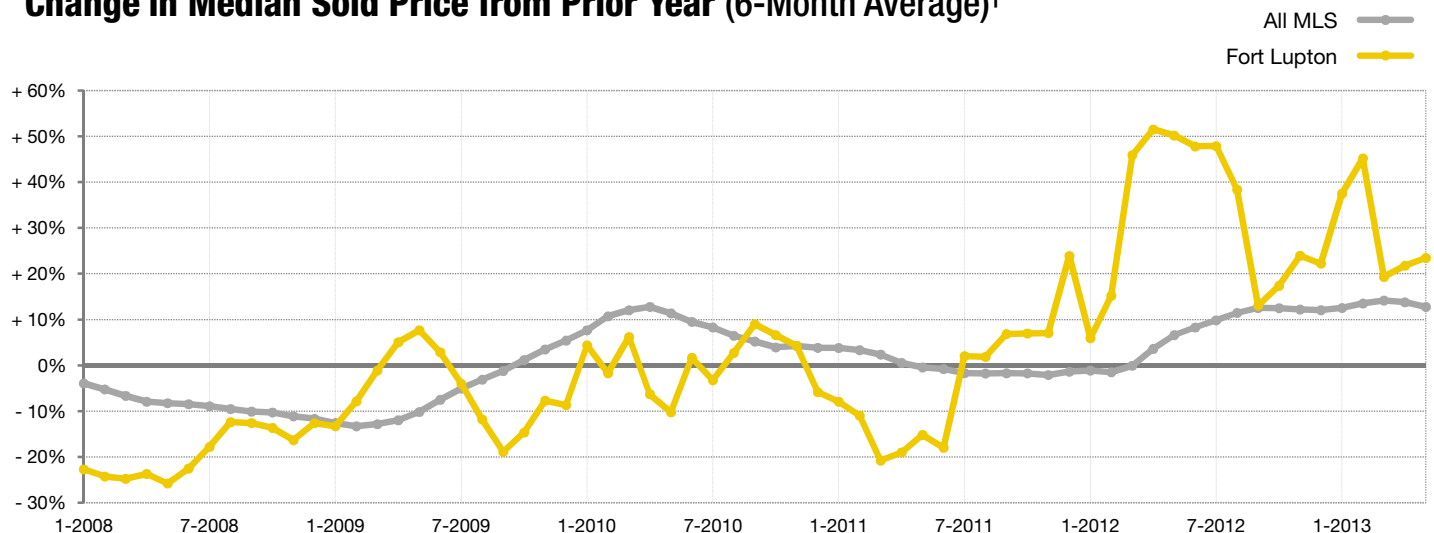


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Foxfield

+ 100.0%

Change in
New Listings

- 100.0%

Change in
Sold Listings

- 100.0%

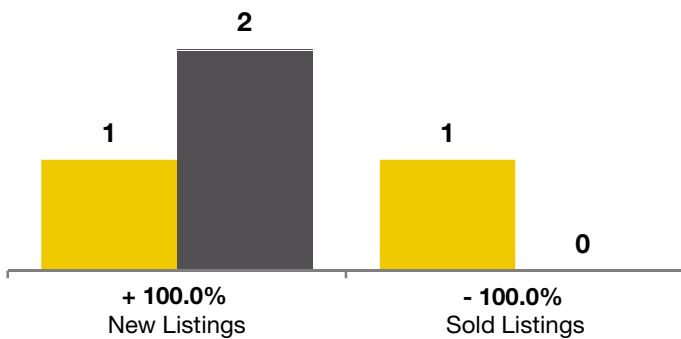
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	2	6	+ 200.0%	--	--	--
Pending Listings*	1	0	- 100.0%	1	0	- 100.0%
Under Contract Listings	1	1	0.0%	5	4	- 20.0%
New Listings	1	2	+ 100.0%	4	7	+ 75.0%
Sold Listings	1	0	- 100.0%	3	3	0.0%
Total Days on Market	4	0	- 100.0%	71	64	- 10.3%
Median Sold Price**	\$675,100	0	- 100.0%	\$370,000	\$417,000	+ 12.7%
Average Sold Price**	\$675,100	0	- 100.0%	\$468,367	\$506,167	+ 8.1%
Percent of Sold Price to List Price**	102.1%	0	- 100.0%	100.8%	95.9%	- 4.8%

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

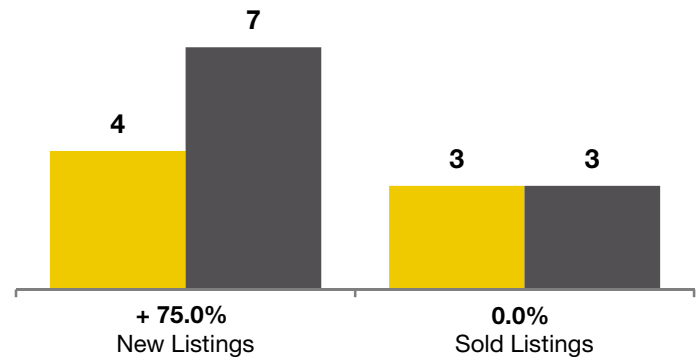
May

■ 2012 ■ 2013

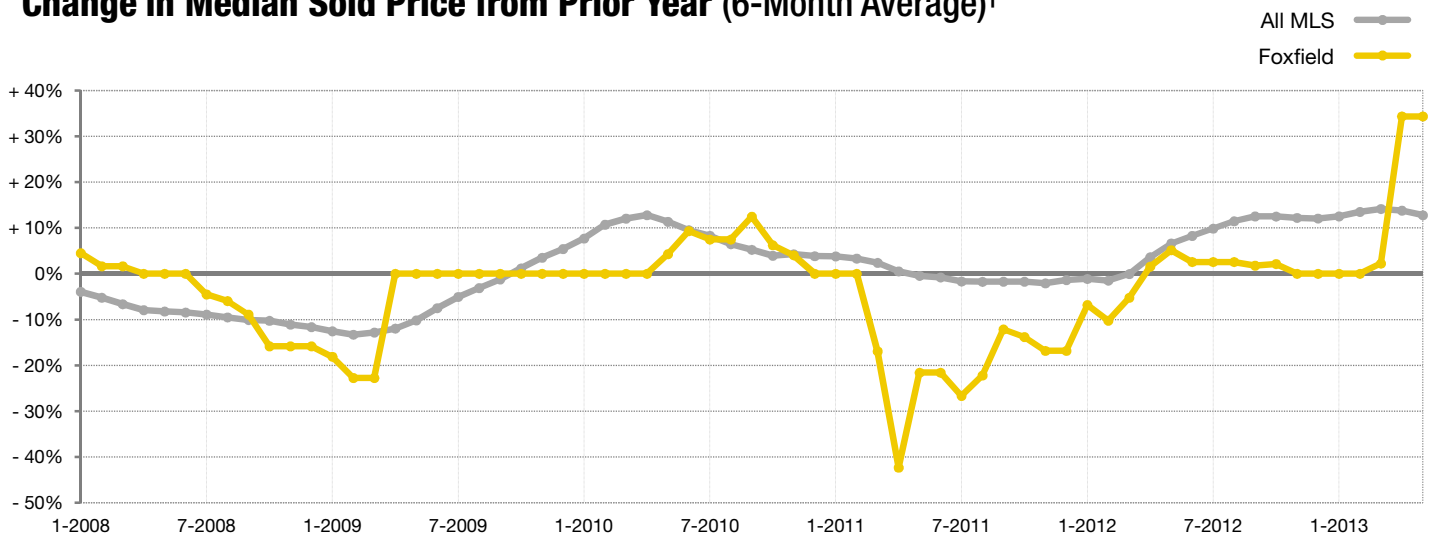


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Franktown

- 8.3%

Change in
New Listings

+ 66.7%

Change in
Sold Listings

- 3.9%

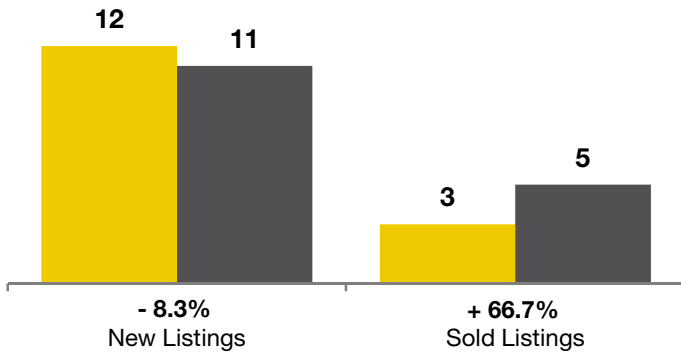
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	53	40	- 24.5%	--	--	--
Pending Listings*	6	1	- 83.3%	20	9	- 55.0%
Under Contract Listings	3	9	+ 200.0%	24	36	+ 50.0%
New Listings	12	11	- 8.3%	55	53	- 3.6%
Sold Listings	3	5	+ 66.7%	19	26	+ 36.8%
Total Days on Market	126	60	- 52.7%	179	141	- 21.4%
Median Sold Price**	\$450,000	\$432,500	- 3.9%	\$435,000	\$467,750	+ 7.5%
Average Sold Price**	\$613,333	\$433,980	- 29.2%	\$480,961	\$508,458	+ 5.7%
Percent of Sold Price to List Price**	93.5%	98.5%	+ 5.3%	96.2%	96.7%	+ 0.6%

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

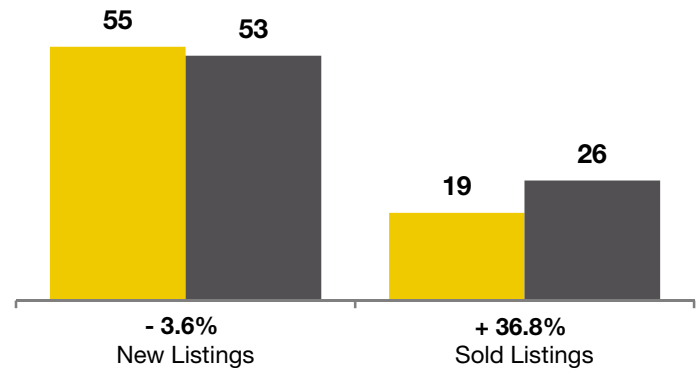
May

■ 2012 ■ 2013

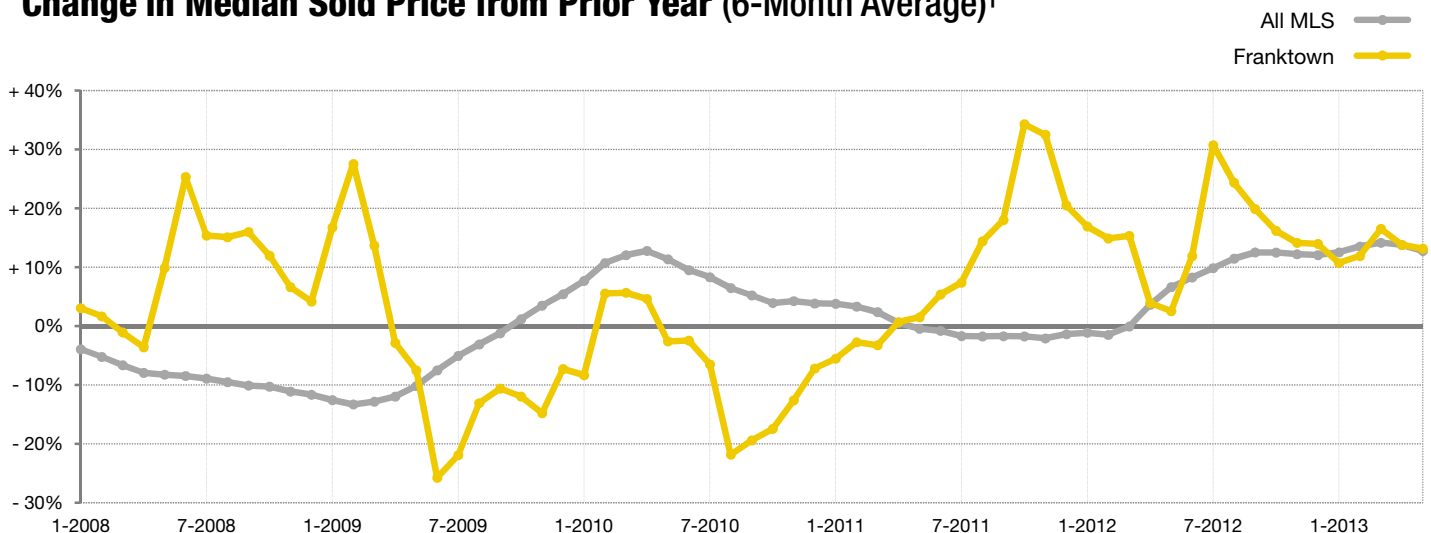


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Frederick

+ 52.9%

Change in
New Listings

+ 30.8%

Change in
Sold Listings

+ 52.3%

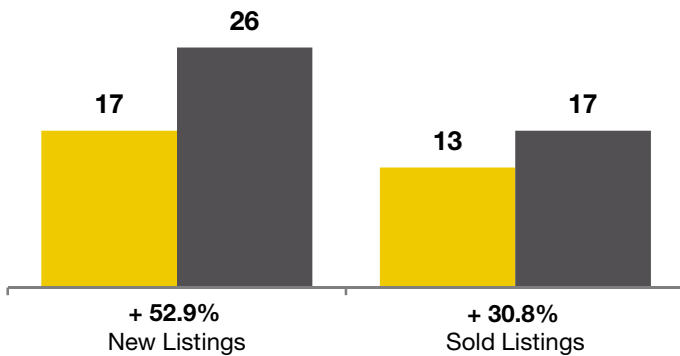
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	33	20	- 39.4%	--	--	--
Pending Listings*	3	3	0.0%	16	17	+ 6.3%
Under Contract Listings	14	21	+ 50.0%	75	96	+ 28.0%
New Listings	17	26	+ 52.9%	74	92	+ 24.3%
Sold Listings	13	17	+ 30.8%	52	72	+ 38.5%
Total Days on Market	84	82	- 2.5%	81	84	+ 3.6%
Median Sold Price**	\$195,000	\$297,000	+ 52.3%	\$213,950	\$249,950	+ 16.8%
Average Sold Price**	\$194,608	\$280,860	+ 44.3%	\$211,447	\$253,102	+ 19.7%
Percent of Sold Price to List Price**	95.0%	99.7%	+ 4.9%	97.6%	98.6%	+ 1.0%

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

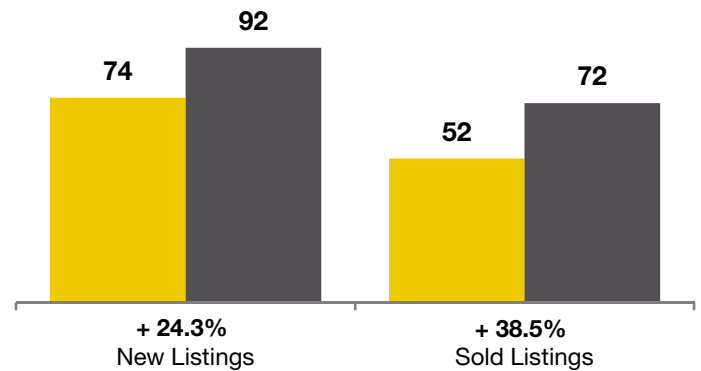
May

■ 2012 ■ 2013

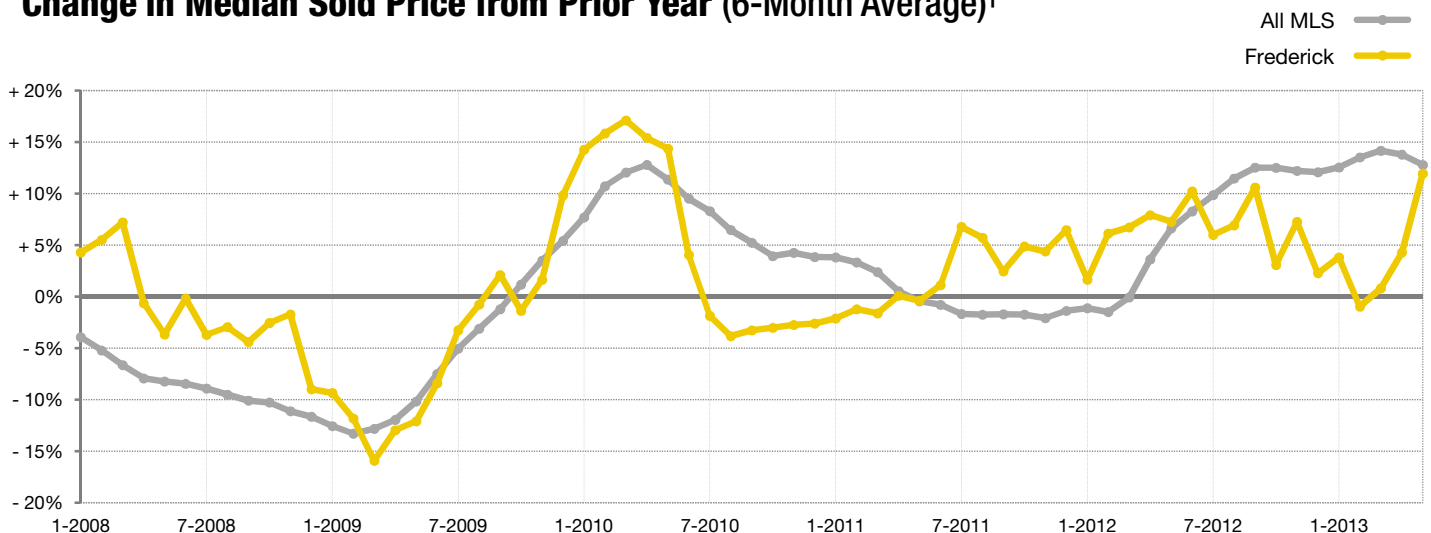


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Glendale

+ 400.0%

--

--

Change in
New Listings

Change in
Sold Listings

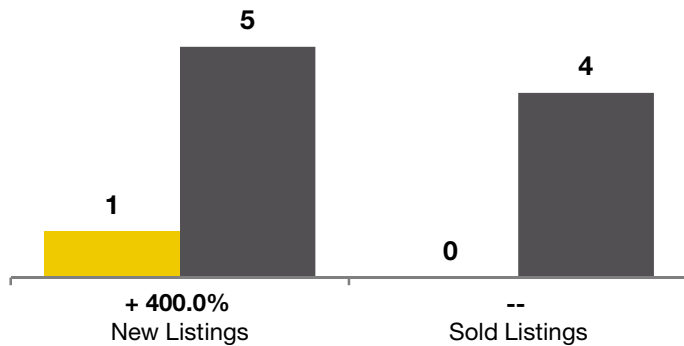
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	4	2	- 50.0%	--	--	--
Pending Listings*	0	2	--	4	3	- 25.0%
Under Contract Listings	0	4	--	1	15	+ 1400.0%
New Listings	1	5	+ 400.0%	5	15	+ 200.0%
Sold Listings	0	4	--	3	8	+ 166.7%
Total Days on Market	0	43	--	51	28	- 45.2%
Median Sold Price**	0	\$194,400	--	\$121,000	\$194,400	+ 60.7%
Average Sold Price**	0	\$184,575	--	\$120,500	\$183,400	+ 52.2%
Percent of Sold Price to List Price**	0	99.2%	--	98.1%	99.6%	+ 1.5%

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

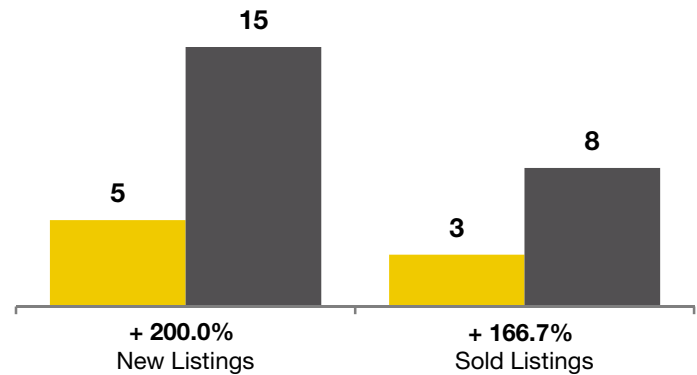
May

■ 2012 ■ 2013



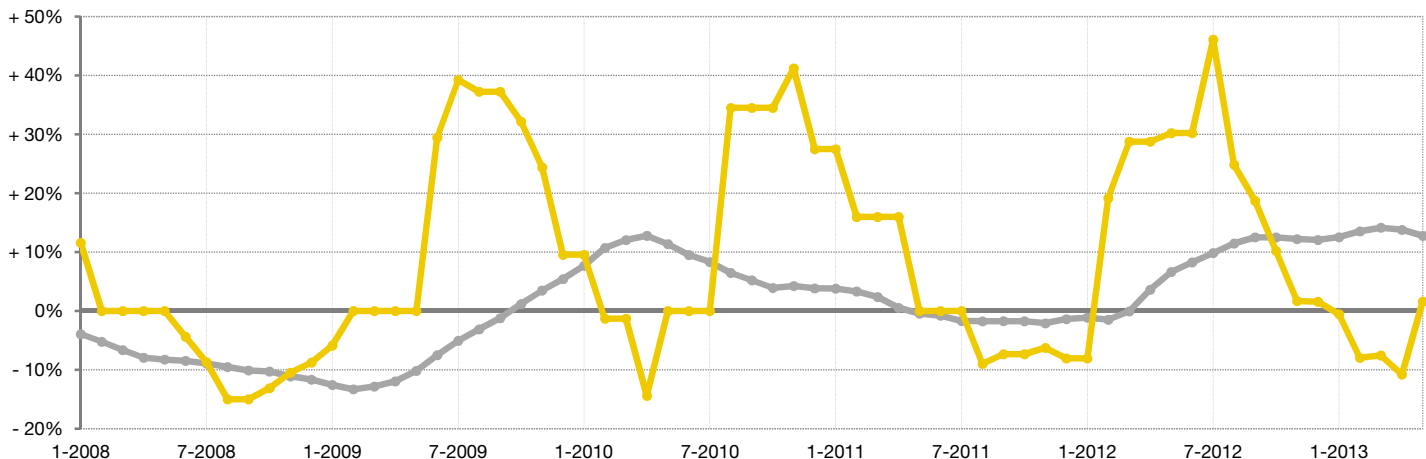
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Glendale —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Golden

- 11.5%

Change in
New Listings

+ 35.2%

Change in
Sold Listings

+ 11.2%

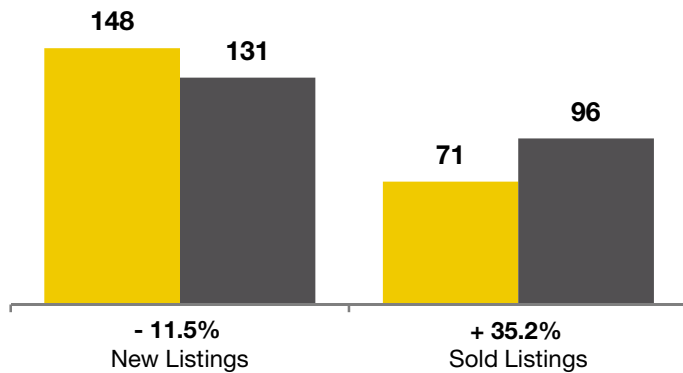
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	315	198	- 37.1%	--	--	--
Pending Listings*	29	13	- 55.2%	106	75	- 29.2%
Under Contract Listings	101	99	- 2.0%	376	437	+ 16.2%
New Listings	148	131	- 11.5%	531	489	- 7.9%
Sold Listings	71	96	+ 35.2%	255	323	+ 26.7%
Total Days on Market	105	71	- 32.9%	120	99	- 17.5%
Median Sold Price**	\$365,000	\$405,750	+ 11.2%	\$351,500	\$375,750	+ 6.9%
Average Sold Price**	\$402,467	\$446,706	+ 11.0%	\$370,171	\$417,992	+ 12.9%
Percent of Sold Price to List Price**	97.2%	98.6%	+ 1.4%	96.9%	98.5%	+ 1.6%

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

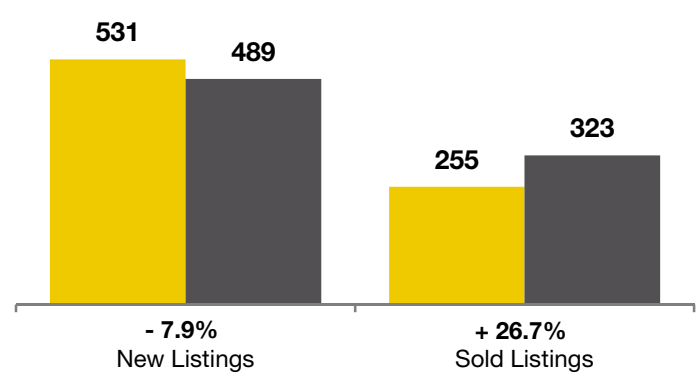
May

■ 2012 ■ 2013



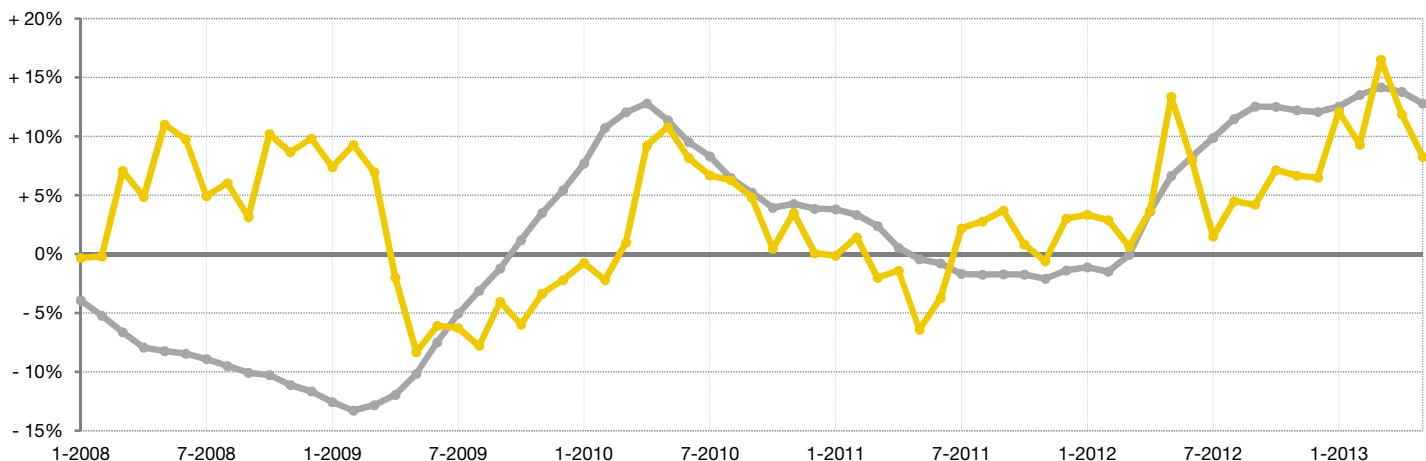
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Golden —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Greenwood Village

- 8.2%

Change in
New Listings

+ 14.8%

Change in
Sold Listings

- 21.2%

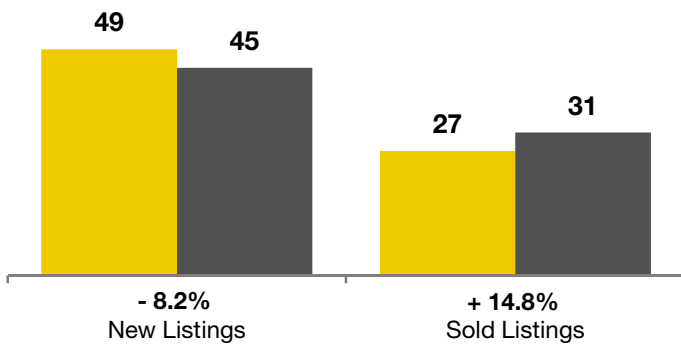
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	116	95	- 18.1%	--	--	--
Pending Listings*	6	2	- 66.7%	25	18	- 28.0%
Under Contract Listings	44	34	- 22.7%	139	151	+ 8.6%
New Listings	49	45	- 8.2%	193	214	+ 10.9%
Sold Listings	27	31	+ 14.8%	81	104	+ 28.4%
Total Days on Market	97	58	- 40.8%	133	92	- 31.3%
Median Sold Price**	\$592,500	\$466,900	- 21.2%	\$620,000	\$610,500	- 1.5%
Average Sold Price**	\$692,331	\$725,927	+ 4.9%	\$735,488	\$755,769	+ 2.8%
Percent of Sold Price to List Price**	94.9%	98.3%	+ 3.5%	95.2%	97.4%	+ 2.3%

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

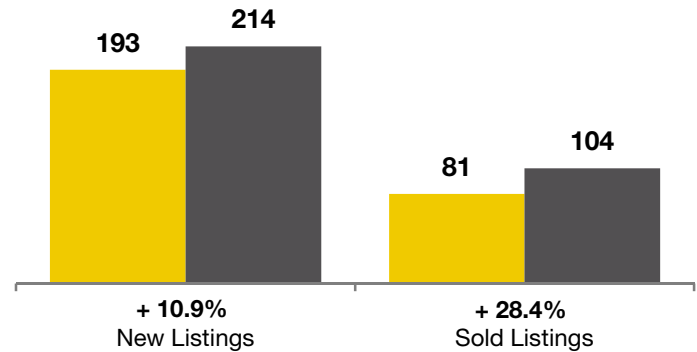
May

■ 2012 ■ 2013

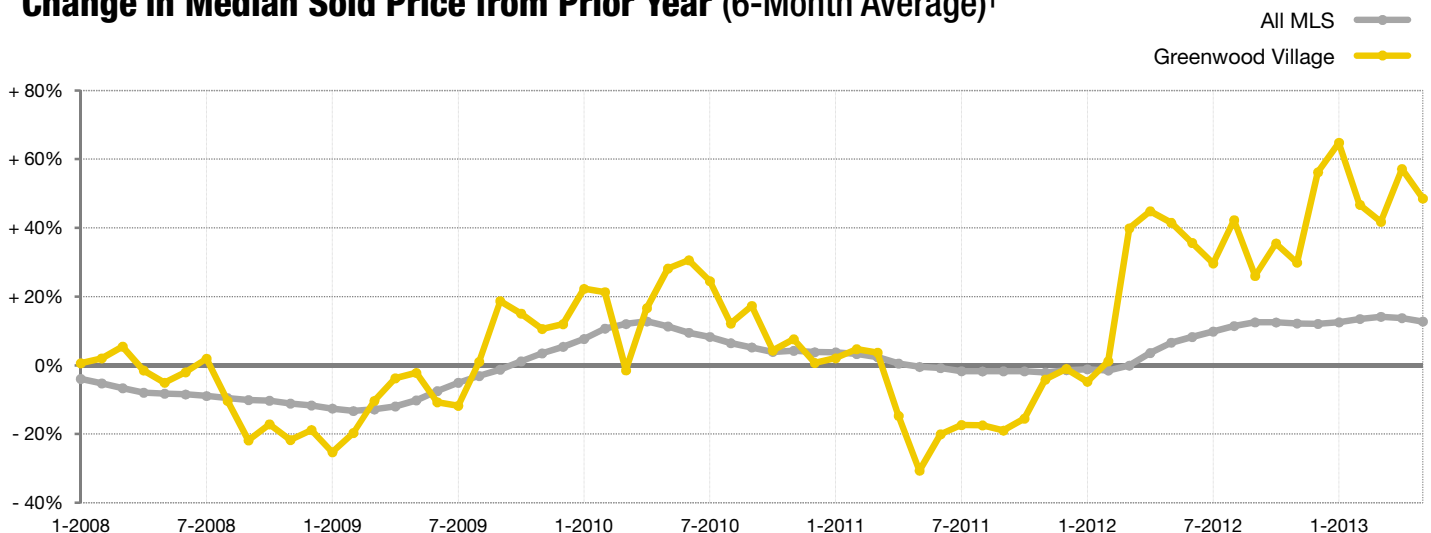


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Henderson

+ 100.0%

--

--

Change in
New Listings

Change in
Sold Listings

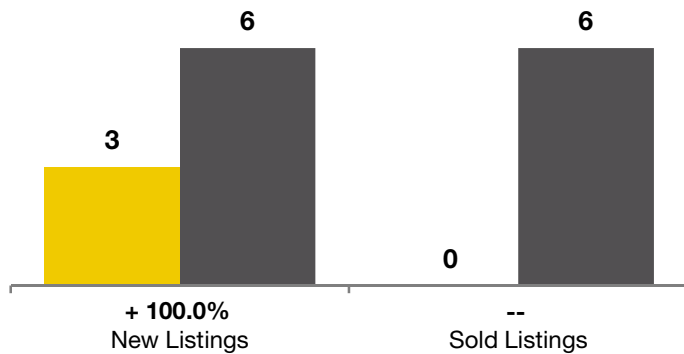
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	16	7	- 56.3%	--	--	--
Pending Listings*	4	4	0.0%	16	11	- 31.3%
Under Contract Listings	5	9	+ 80.0%	16	39	+ 143.8%
New Listings	3	6	+ 100.0%	25	32	+ 28.0%
Sold Listings	0	6	--	14	25	+ 78.6%
Total Days on Market	0	78	--	186	75	- 59.7%
Median Sold Price**	0	\$242,000	--	\$194,000	\$245,000	+ 26.3%
Average Sold Price**	0	\$235,333	--	\$220,125	\$232,238	+ 5.5%
Percent of Sold Price to List Price**	0	96.7%	--	97.0%	98.3%	+ 1.3%

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

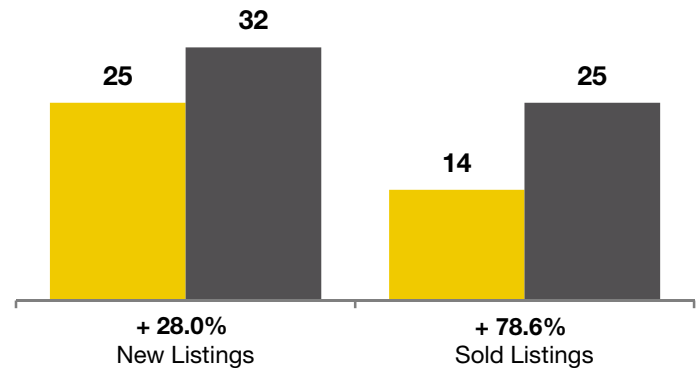
May

■ 2012 ■ 2013

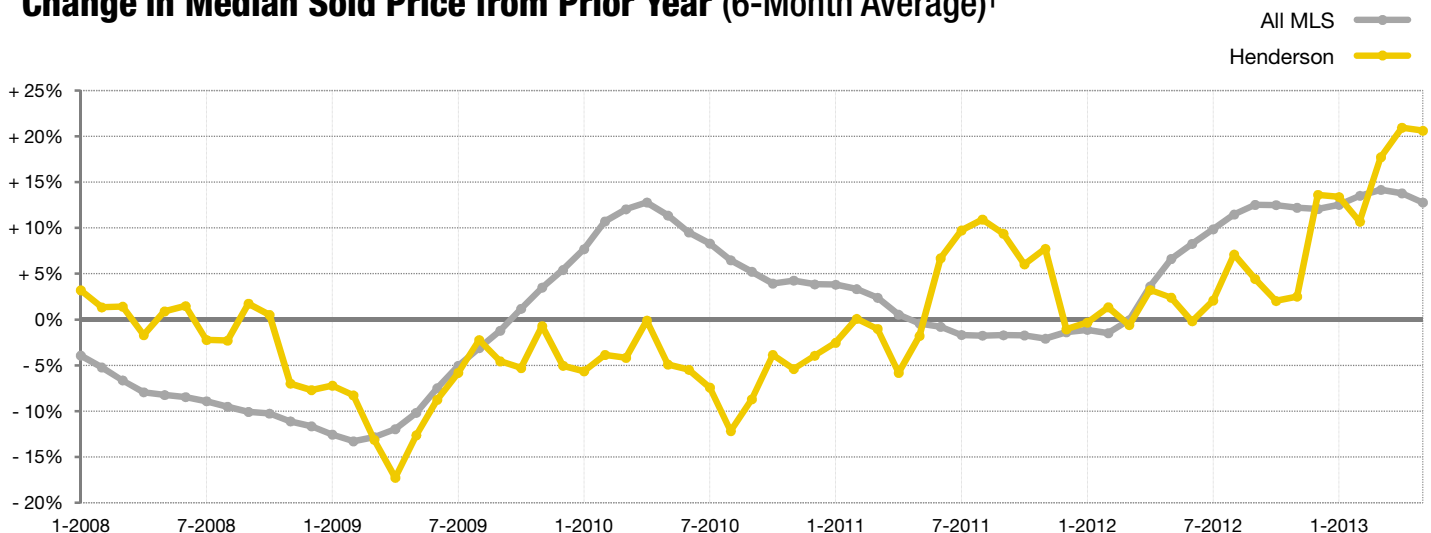


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Highlands Ranch

+ 34.5%

Change in
New Listings

+ 13.5%

Change in
Sold Listings

+ 6.7%

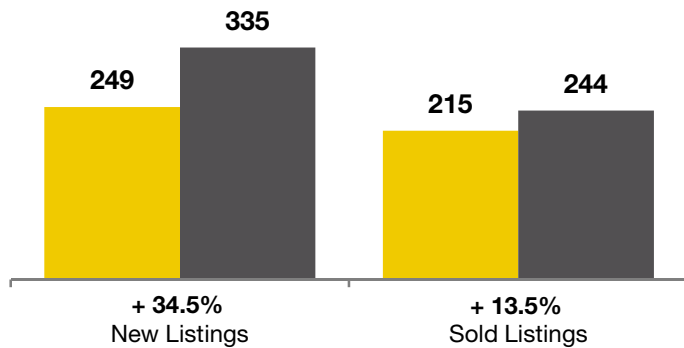
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	269	129	- 52.0%	--	--	--
Pending Listings*	57	22	- 61.4%	229	146	- 36.2%
Under Contract Listings	267	326	+ 22.1%	1,008	1,240	+ 23.0%
New Listings	249	335	+ 34.5%	1,067	1,171	+ 9.7%
Sold Listings	215	244	+ 13.5%	686	848	+ 23.6%
Total Days on Market	51	22	- 57.3%	76	41	- 45.8%
Median Sold Price**	\$299,900	\$320,000	+ 6.7%	\$293,000	\$319,450	+ 9.0%
Average Sold Price**	\$331,705	\$359,365	+ 8.3%	\$334,186	\$356,008	+ 6.5%
Percent of Sold Price to List Price**	98.5%	99.4%	+ 1.0%	98.1%	98.9%	+ 0.9%

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

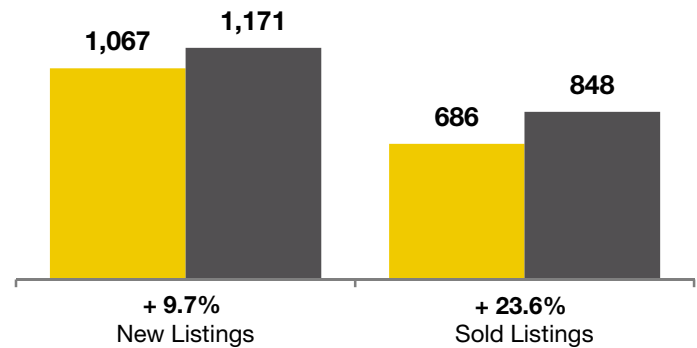
May

■ 2012 ■ 2013

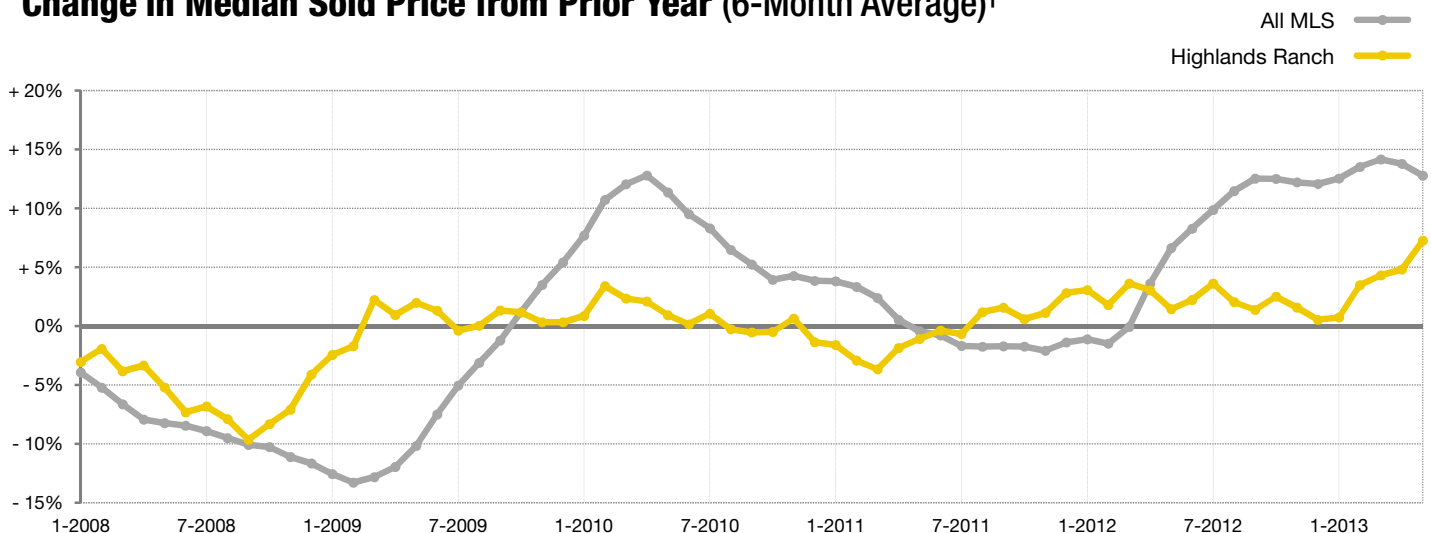


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Idaho Springs

+ 30.0%

Change in
New Listings

+ 20.0%

Change in
Sold Listings

- 20.7%

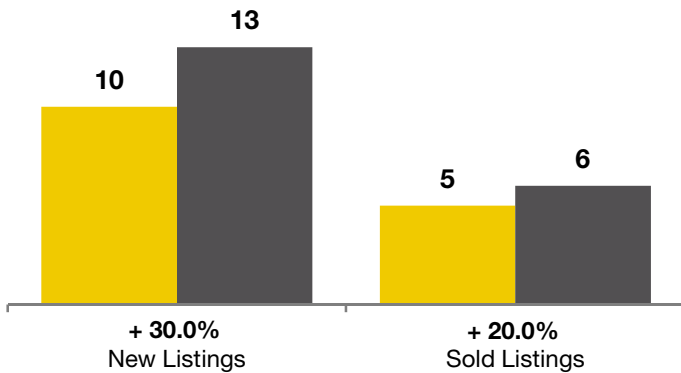
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	49	34	- 30.6%	--	--	--
Pending Listings*	5	1	- 80.0%	20	13	- 35.0%
Under Contract Listings	6	11	+ 83.3%	26	37	+ 42.3%
New Listings	10	13	+ 30.0%	49	38	- 22.4%
Sold Listings	5	6	+ 20.0%	21	24	+ 14.3%
Total Days on Market	181	192	+ 6.2%	118	137	+ 15.8%
Median Sold Price**	\$162,000	\$128,500	- 20.7%	\$136,100	\$184,250	+ 35.4%
Average Sold Price**	\$199,074	\$393,767	+ 97.8%	\$166,990	\$258,043	+ 54.5%
Percent of Sold Price to List Price**	88.5%	92.4%	+ 4.4%	93.3%	95.5%	+ 2.4%

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

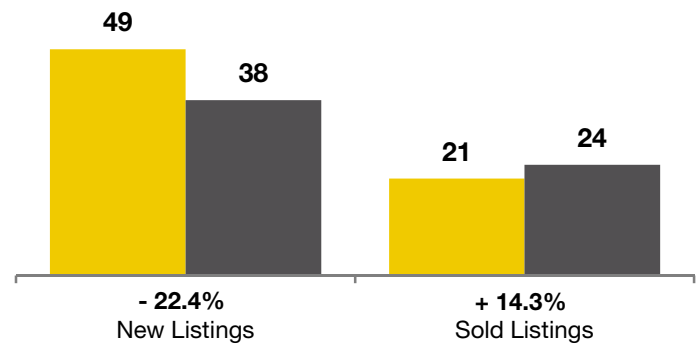
May

■ 2012 ■ 2013

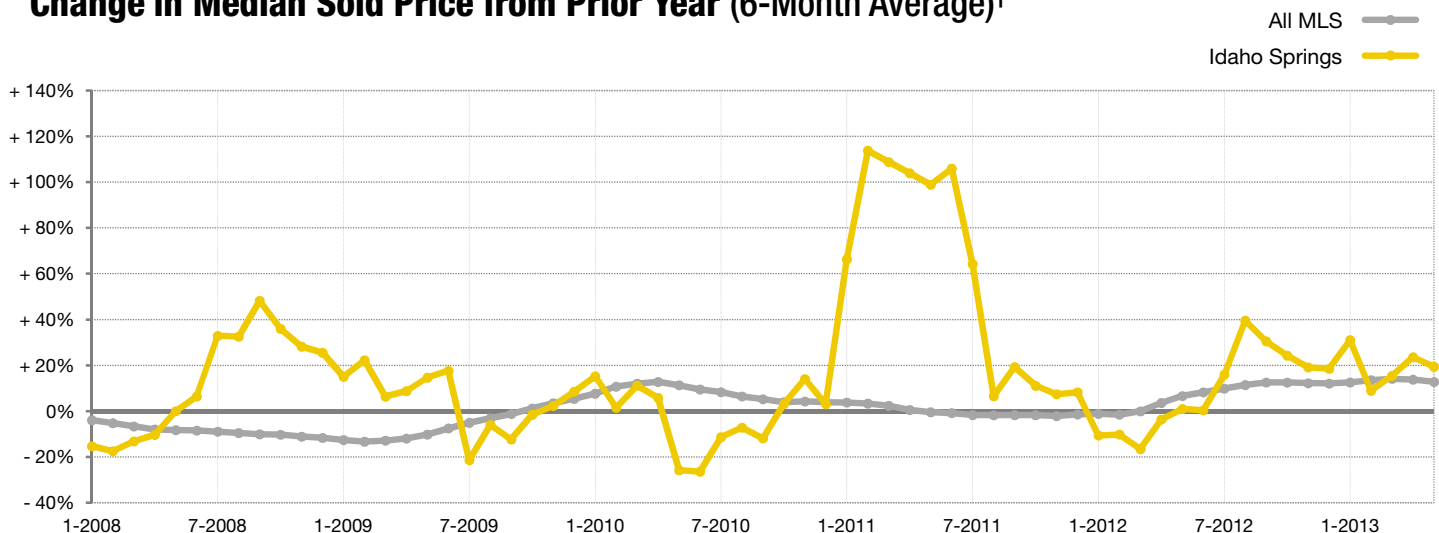


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Indian Hills

- 25.0%

Change in
New Listings

0.0%

Change in
Sold Listings

- 54.8%

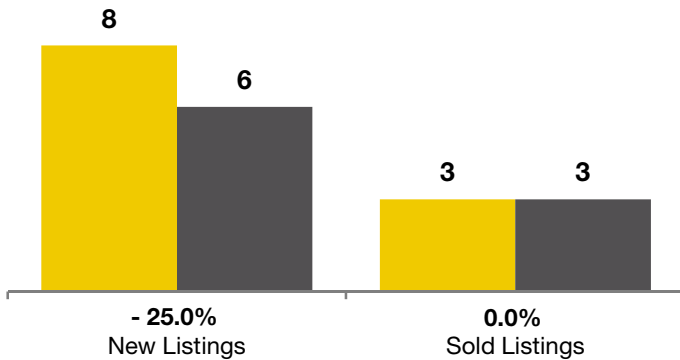
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	19	12	- 36.8%	--	--	--
Pending Listings*	2	1	- 50.0%	12	3	- 75.0%
Under Contract Listings	3	4	+ 33.3%	12	8	- 33.3%
New Listings	8	6	- 25.0%	16	20	+ 25.0%
Sold Listings	3	3	0.0%	11	6	- 45.5%
Total Days on Market	81	7	- 90.9%	207	71	- 65.9%
Median Sold Price**	\$442,797	\$200,000	- 54.8%	\$321,400	\$182,000	- 43.4%
Average Sold Price**	\$416,732	\$204,667	- 50.9%	\$348,109	\$253,500	- 27.2%
Percent of Sold Price to List Price**	100.5%	97.0%	- 3.5%	98.3%	97.9%	- 0.4%

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

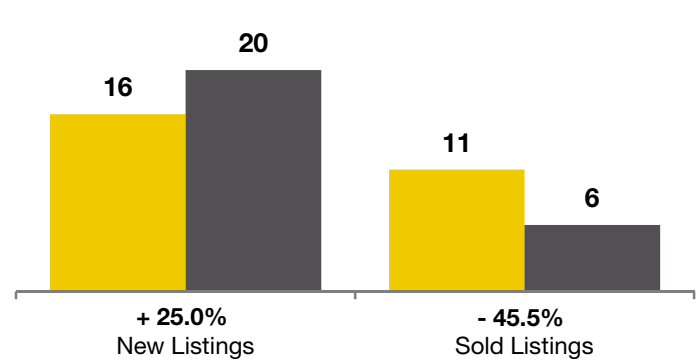
May

■ 2012 ■ 2013

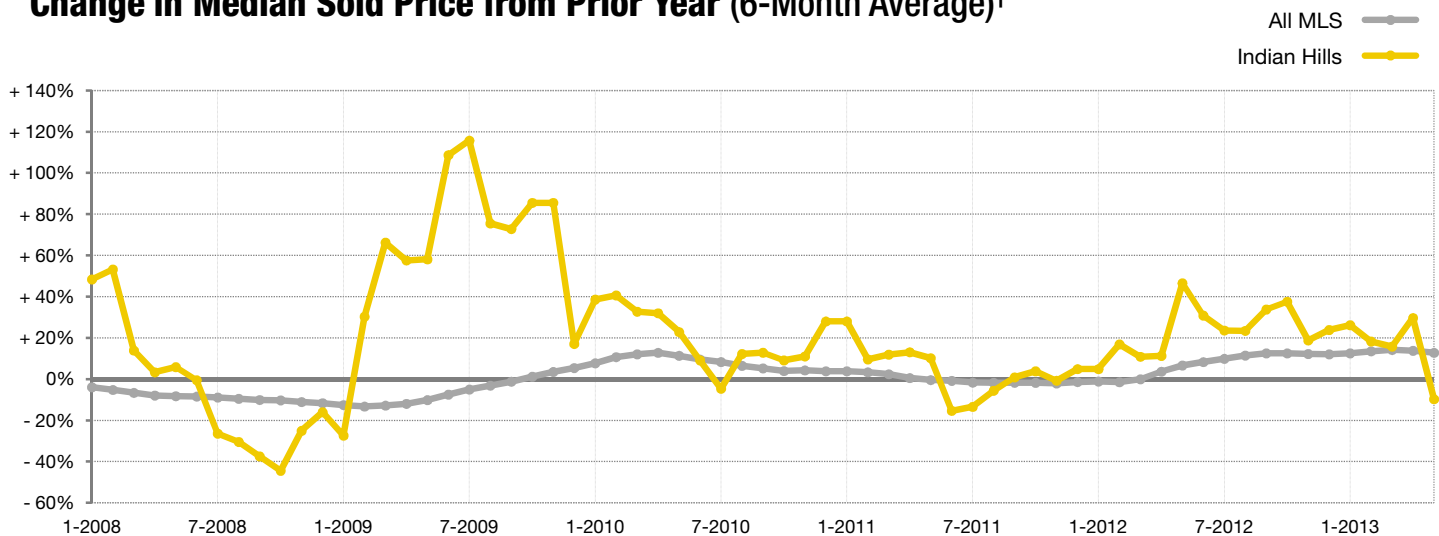


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Keenesburg

- 25.0%

Change in
New Listings

+ 50.0%

Change in
Sold Listings

- 32.0%

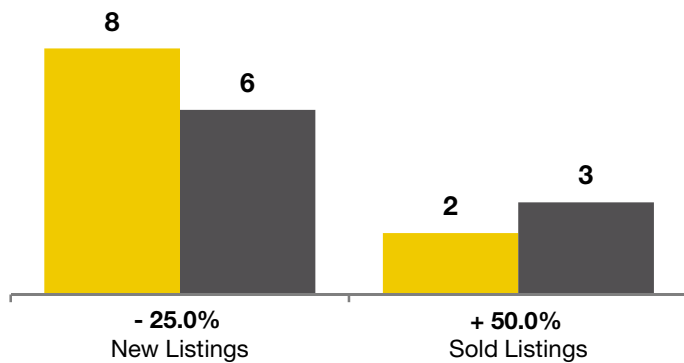
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	20	22	+ 10.0%	--	--	--
Pending Listings*	4	2	- 50.0%	8	9	+ 12.5%
Under Contract Listings	4	7	+ 75.0%	19	21	+ 10.5%
New Listings	8	6	- 25.0%	30	30	0.0%
Sold Listings	2	3	+ 50.0%	11	11	0.0%
Total Days on Market	142	157	+ 11.2%	182	109	- 39.9%
Median Sold Price**	\$782,500	\$532,000	- 32.0%	\$285,000	\$189,900	- 33.4%
Average Sold Price**	\$782,500	\$382,333	- 51.1%	\$370,577	\$260,900	- 29.6%
Percent of Sold Price to List Price**	94.6%	96.5%	+ 2.0%	100.4%	98.2%	- 2.2%

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

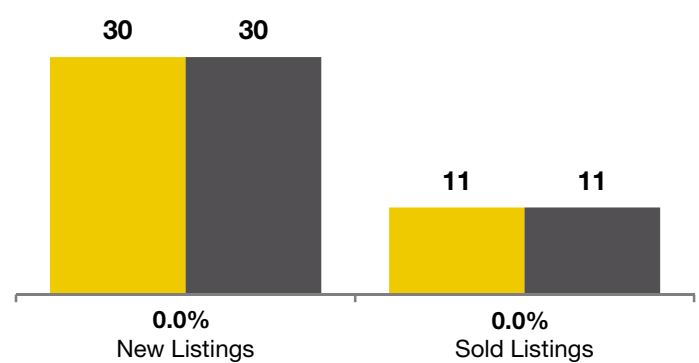
May

■ 2012 ■ 2013

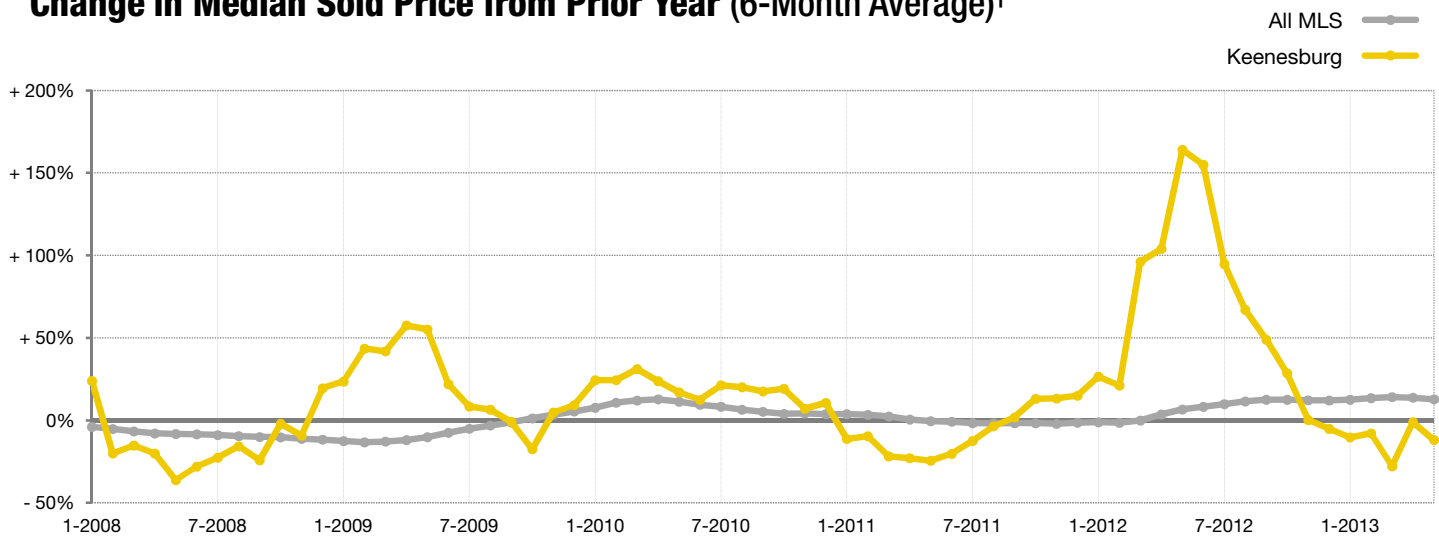


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Kiowa

+ 60.0%

Change in
New Listings

- 75.0%

Change in
Sold Listings

- 5.1%

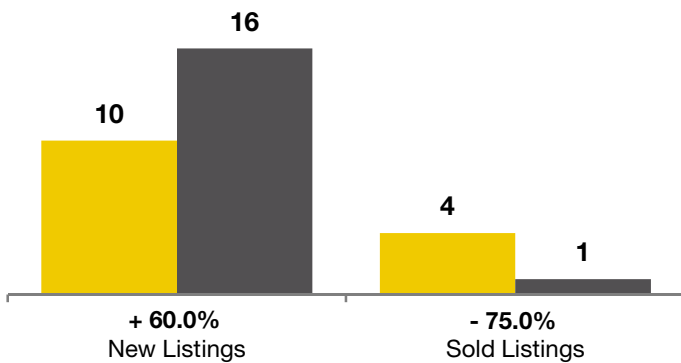
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	25	18	- 28.0%	--	--	--
Pending Listings*	2	2	0.0%	14	11	- 21.4%
Under Contract Listings	7	7	0.0%	25	32	+ 28.0%
New Listings	10	16	+ 60.0%	38	39	+ 2.6%
Sold Listings	4	1	- 75.0%	18	20	+ 11.1%
Total Days on Market	98	180	+ 84.1%	116	118	+ 1.2%
Median Sold Price**	\$227,500	\$216,000	- 5.1%	\$207,500	\$256,750	+ 23.7%
Average Sold Price**	\$247,500	\$216,000	- 12.7%	\$248,954	\$285,730	+ 14.8%
Percent of Sold Price to List Price**	99.1%	100.0%	+ 0.9%	97.6%	98.0%	+ 0.4%

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

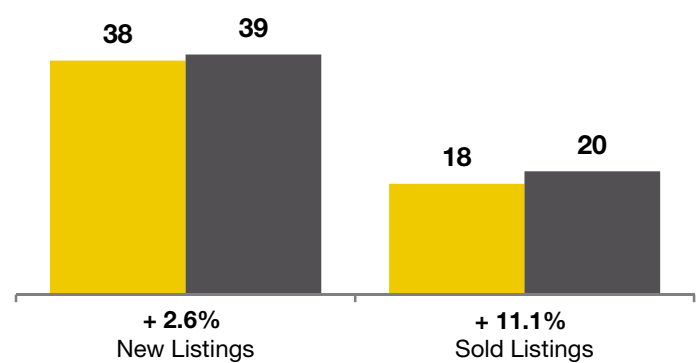
May

■ 2012 ■ 2013



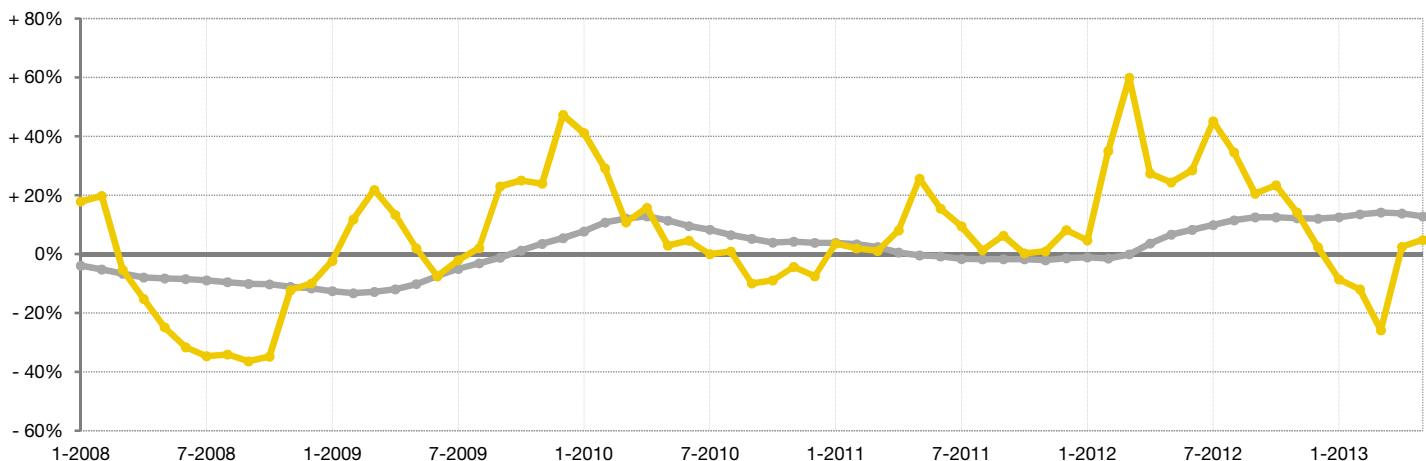
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Kiowa —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Kittredge

- 50.0%

Change in
New Listings

- 75.0%

Change in
Sold Listings

+ 154.8%

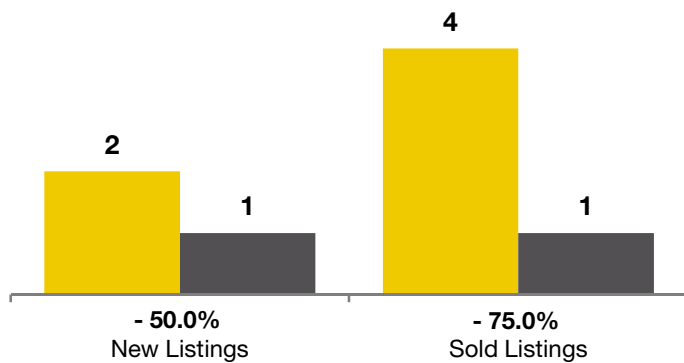
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	3	3	0.0%	--	--	--
Pending Listings*	1	0	- 100.0%	2	1	- 50.0%
Under Contract Listings	4	0	- 100.0%	10	6	- 40.0%
New Listings	2	1	- 50.0%	9	7	- 22.2%
Sold Listings	4	1	- 75.0%	5	3	- 40.0%
Total Days on Market	86	5	- 94.2%	97	26	- 72.9%
Median Sold Price**	\$182,500	\$465,000	+ 154.8%	\$205,000	\$185,900	- 9.3%
Average Sold Price**	\$287,119	\$465,000	+ 62.0%	\$278,735	\$276,967	- 0.6%
Percent of Sold Price to List Price**	90.7%	97.0%	+ 6.9%	92.6%	98.3%	+ 6.2%

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

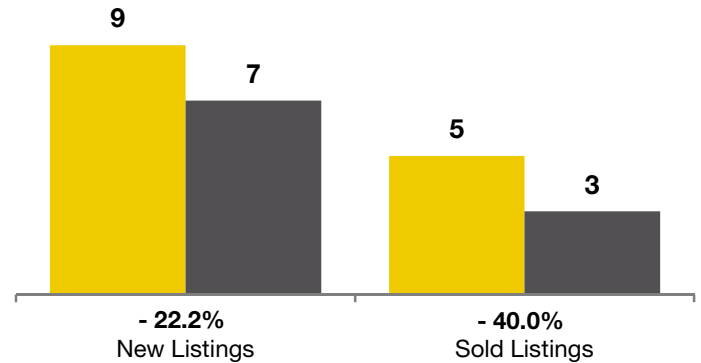
May

■ 2012 ■ 2013

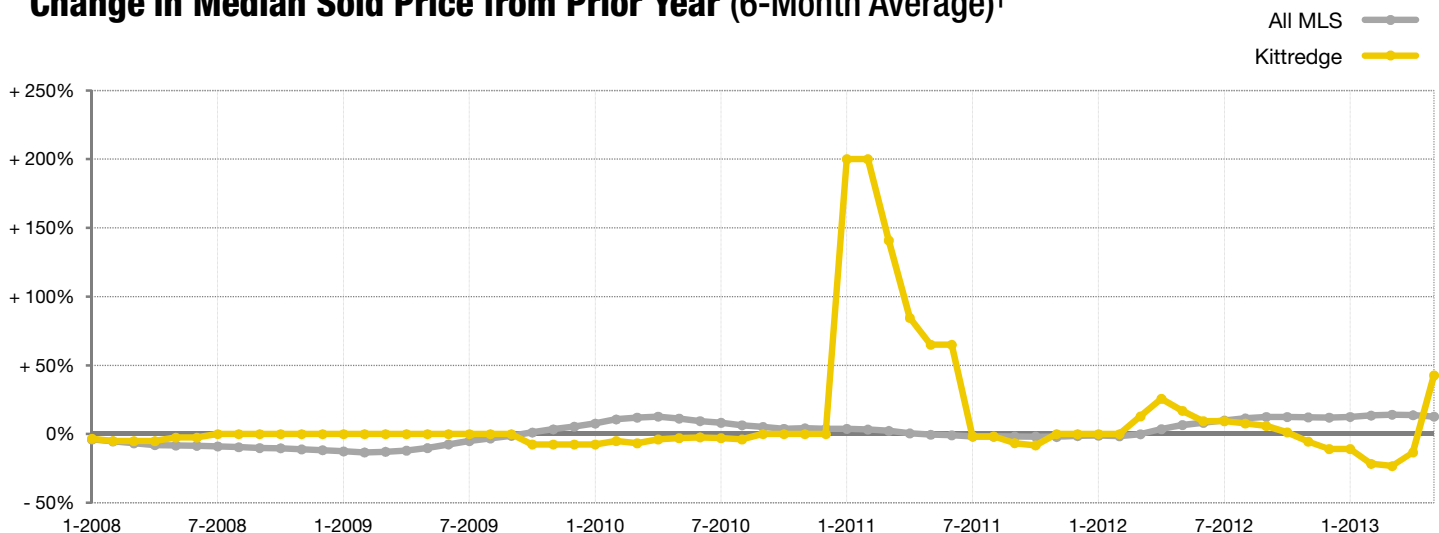


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Lafayette

0.0%

Change in
New Listings

- 11.1%

Change in
Sold Listings

+ 24.4%

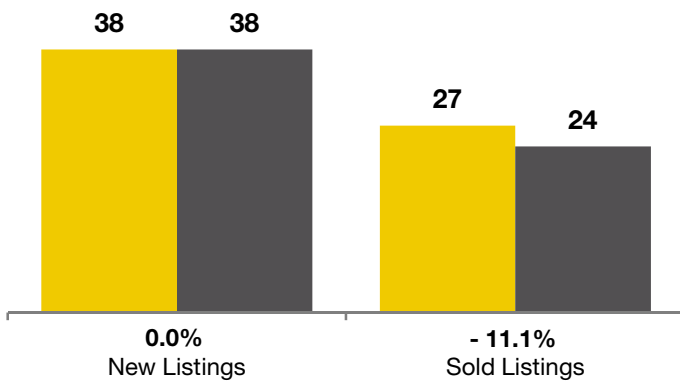
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	60	30	- 50.0%	--	--	--
Pending Listings*	6	8	+ 33.3%	38	37	- 2.6%
Under Contract Listings	44	24	- 45.5%	134	122	- 9.0%
New Listings	38	38	0.0%	159	138	- 13.2%
Sold Listings	27	24	- 11.1%	101	81	- 19.8%
Total Days on Market	64	23	- 64.3%	80	43	- 46.4%
Median Sold Price**	\$237,500	\$295,500	+ 24.4%	\$293,000	\$270,000	- 7.8%
Average Sold Price**	\$302,415	\$295,758	- 2.2%	\$328,874	\$338,486	+ 2.9%
Percent of Sold Price to List Price**	98.1%	98.8%	+ 0.8%	97.2%	98.2%	+ 1.0%

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

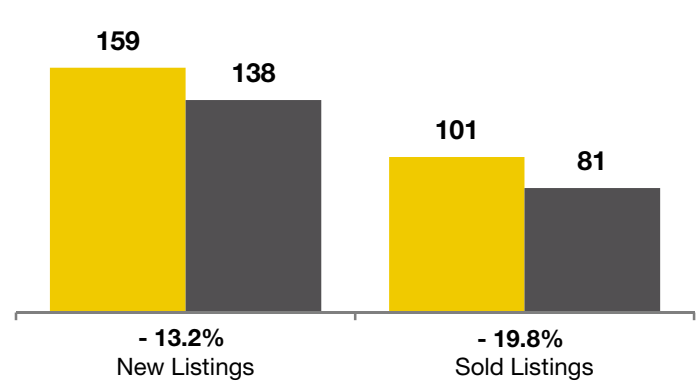
May

■ 2012 ■ 2013



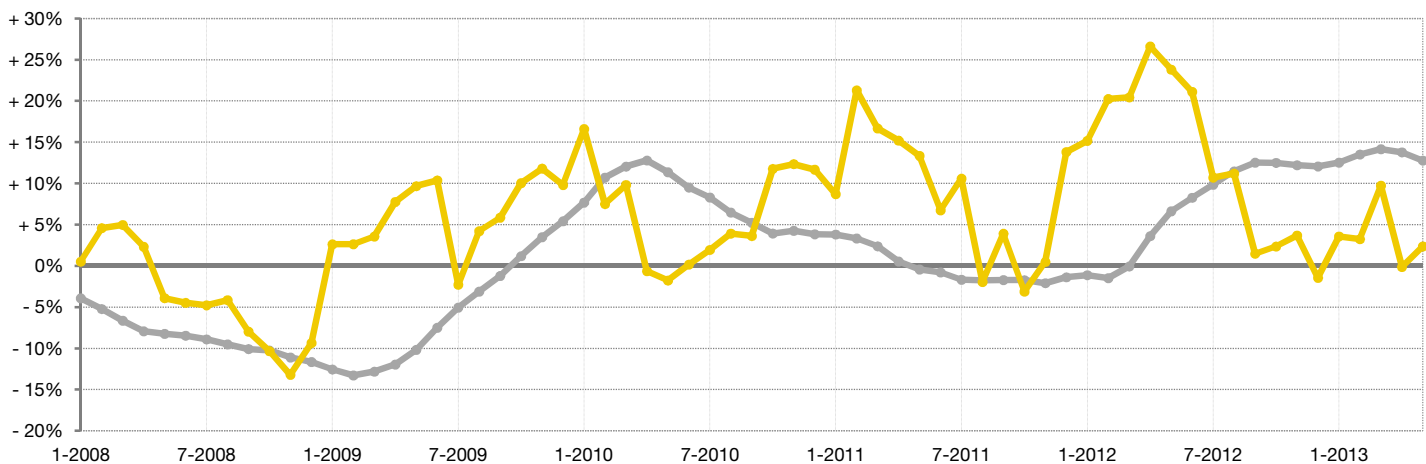
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Lafayette —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Lakewood

+ 34.8%

Change in
New Listings

+ 36.8%

Change in
Sold Listings

+ 18.1%

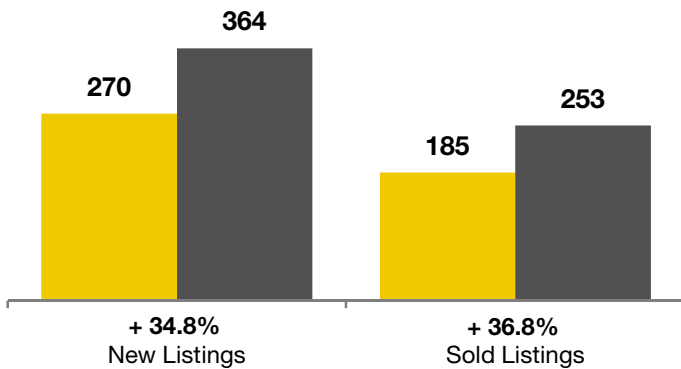
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	384	254	- 33.9%	--	--	--
Pending Listings*	81	57	- 29.6%	397	321	- 19.1%
Under Contract Listings	247	341	+ 38.1%	1,046	1,281	+ 22.5%
New Listings	270	364	+ 34.8%	1,147	1,241	+ 8.2%
Sold Listings	185	253	+ 36.8%	758	859	+ 13.3%
Total Days on Market	78	40	- 48.8%	91	50	- 44.8%
Median Sold Price**	\$199,000	\$235,000	+ 18.1%	\$189,000	\$230,000	+ 21.7%
Average Sold Price**	\$212,461	\$256,673	+ 20.8%	\$208,219	\$247,601	+ 18.9%
Percent of Sold Price to List Price**	98.1%	98.9%	+ 0.8%	97.2%	98.9%	+ 1.7%

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

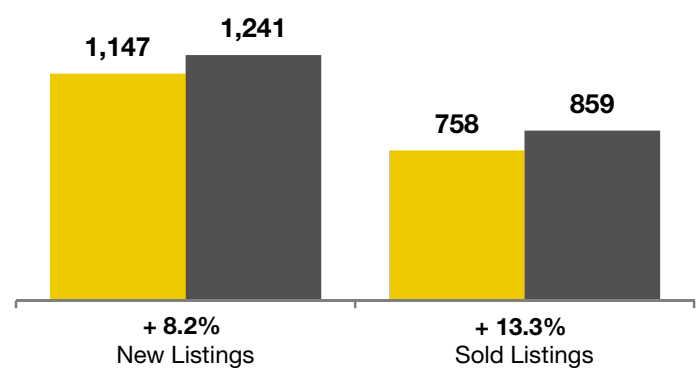
May

■ 2012 ■ 2013

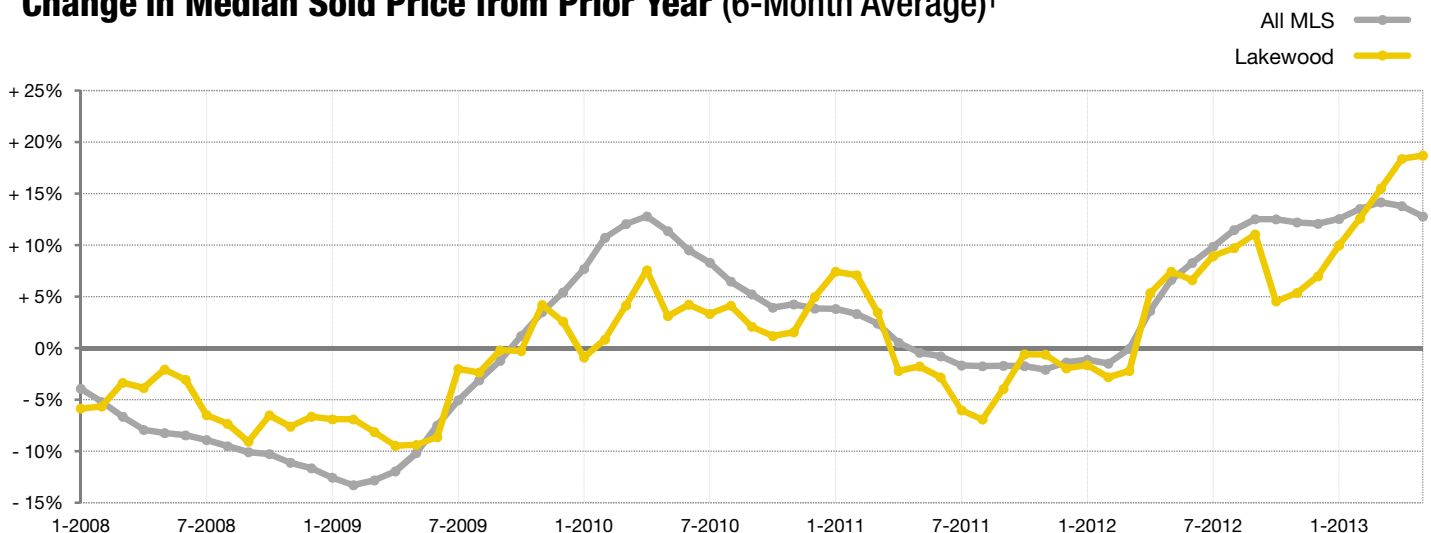


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Larkspur

+ 40.0%

Change in
New Listings

- 56.3%

Change in
Sold Listings

+ 18.5%

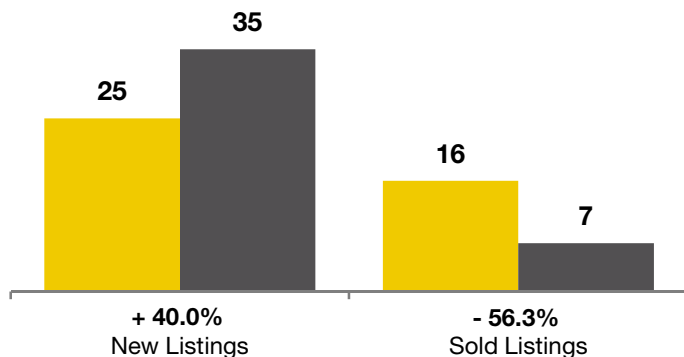
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	79	83	+ 5.1%	--	--	--
Pending Listings*	4	3	- 25.0%	20	13	- 35.0%
Under Contract Listings	16	22	+ 37.5%	62	75	+ 21.0%
New Listings	25	35	+ 40.0%	98	102	+ 4.1%
Sold Listings	16	7	- 56.3%	43	44	+ 2.3%
Total Days on Market	105	77	- 26.4%	153	109	- 28.8%
Median Sold Price**	\$358,500	\$425,000	+ 18.5%	\$440,000	\$444,850	+ 1.1%
Average Sold Price**	\$388,563	\$435,314	+ 12.0%	\$447,788	\$471,254	+ 5.2%
Percent of Sold Price to List Price**	97.7%	97.7%	+ 0.1%	96.5%	97.3%	+ 0.8%

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

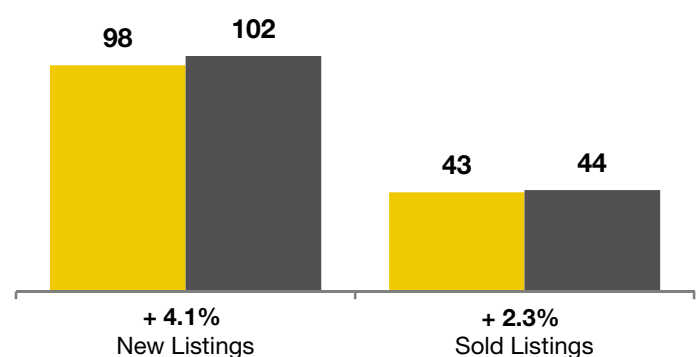
May

■ 2012 ■ 2013

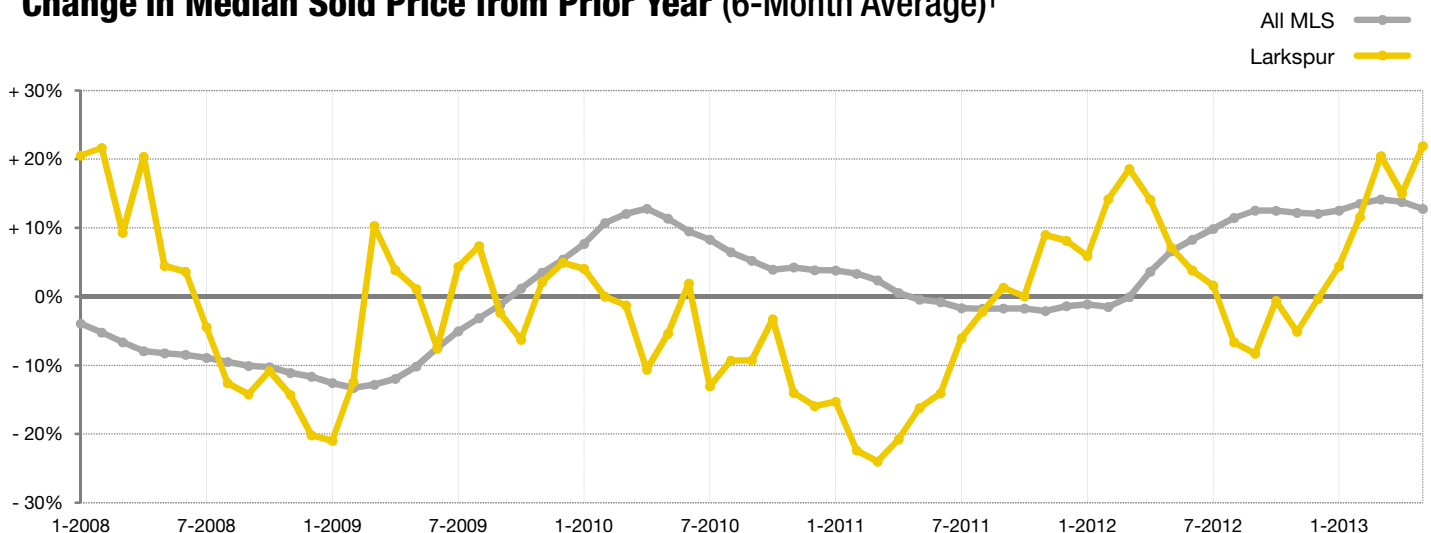


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Littleton

+ 14.6%

Change in
New Listings

+ 20.5%

Change in
Sold Listings

+ 9.0%

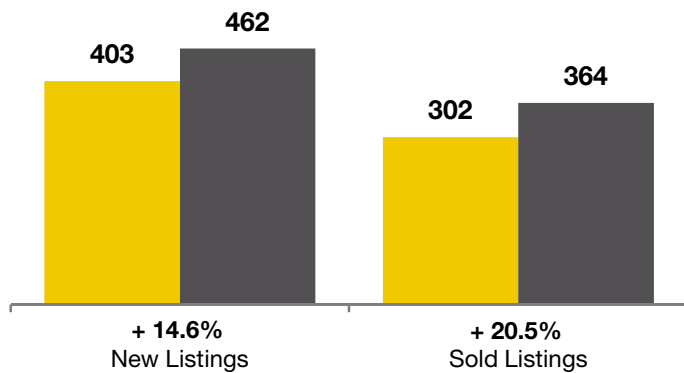
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	601	366	- 39.1%	--	--	--
Pending Listings*	121	52	- 57.0%	610	375	- 38.5%
Under Contract Listings	383	421	+ 9.9%	1,536	1,727	+ 12.4%
New Listings	403	462	+ 14.6%	1,669	1,681	+ 0.7%
Sold Listings	302	364	+ 20.5%	1,039	1,269	+ 22.1%
Total Days on Market	76	42	- 44.6%	94	56	- 40.1%
Median Sold Price**	\$250,000	\$272,500	+ 9.0%	\$235,000	\$259,250	+ 10.3%
Average Sold Price**	\$301,182	\$311,491	+ 3.4%	\$277,973	\$290,412	+ 4.5%
Percent of Sold Price to List Price**	98.1%	99.5%	+ 1.4%	97.7%	99.0%	+ 1.3%

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

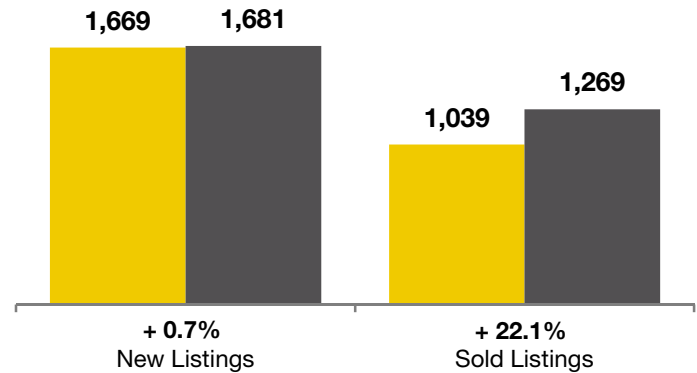
May

■ 2012 ■ 2013



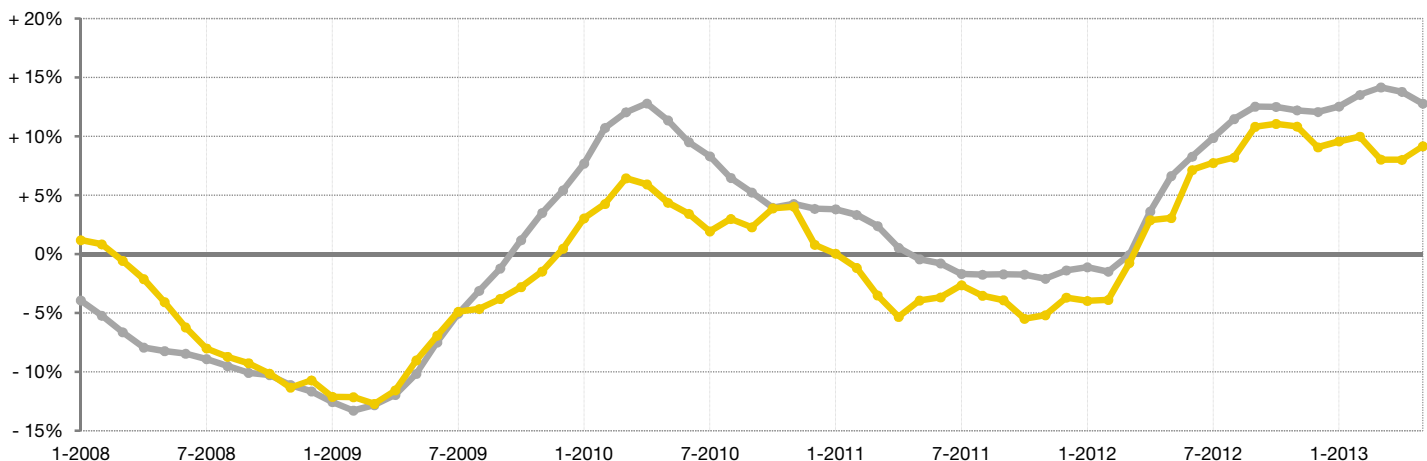
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Littleton —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Lone Tree

+ 91.4%

Change in
New Listings

+ 52.0%

Change in
Sold Listings

- 2.6%

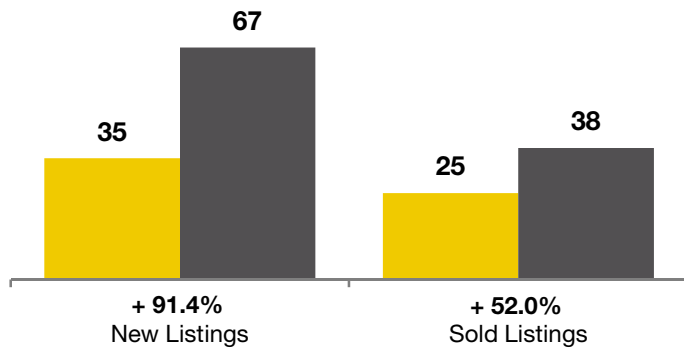
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	88	69	- 21.6%	--	--	--
Pending Listings*	10	7	- 30.0%	50	34	- 32.0%
Under Contract Listings	27	67	+ 148.1%	110	211	+ 91.8%
New Listings	35	67	+ 91.4%	155	234	+ 51.0%
Sold Listings	25	38	+ 52.0%	81	131	+ 61.7%
Total Days on Market	70	56	- 19.7%	117	63	- 46.6%
Median Sold Price**	\$428,945	\$417,875	- 2.6%	\$426,973	\$376,000	- 11.9%
Average Sold Price**	\$544,668	\$567,298	+ 4.2%	\$539,982	\$478,501	- 11.4%
Percent of Sold Price to List Price**	97.1%	98.0%	+ 1.0%	97.3%	98.3%	+ 1.0%

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

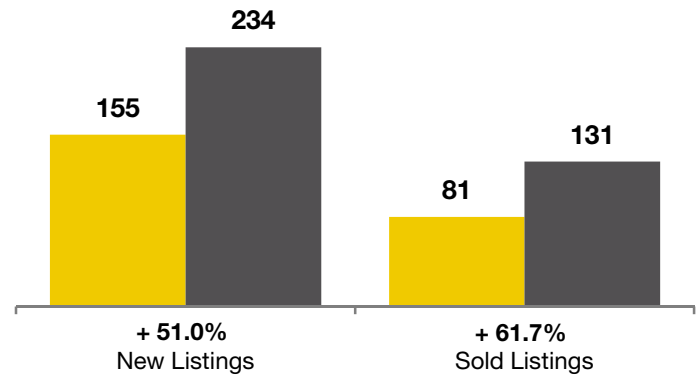
May

■ 2012 ■ 2013

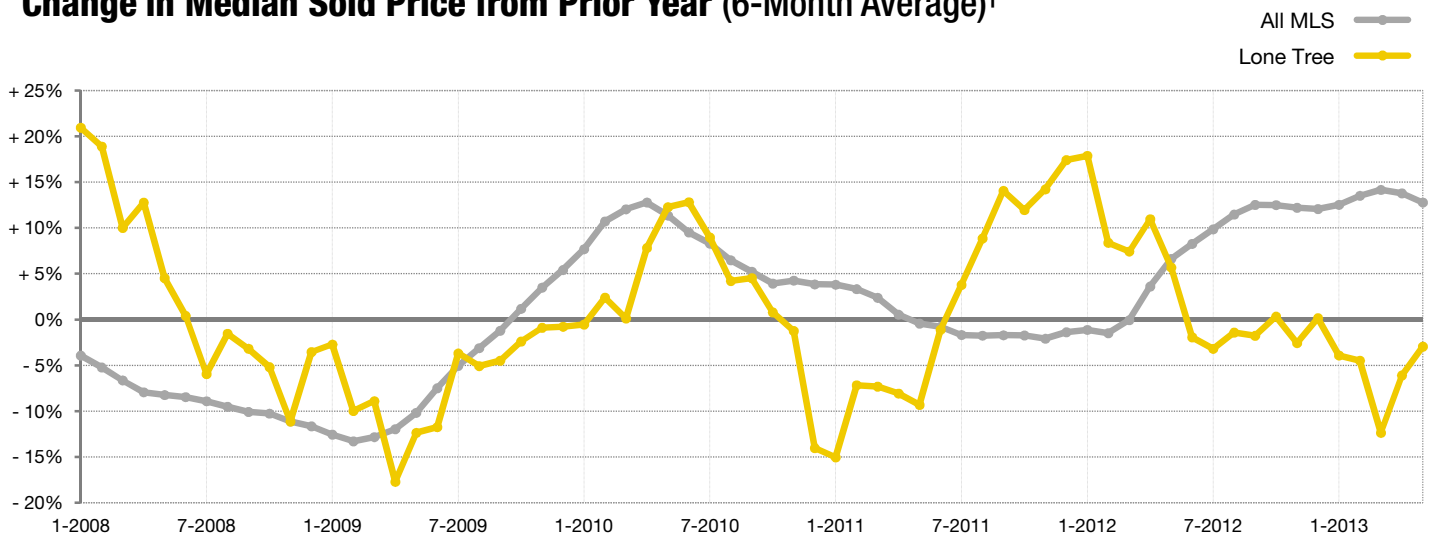


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Longmont

+ 8.1%

Change in
New Listings

+ 20.4%

Change in
Sold Listings

+ 34.2%

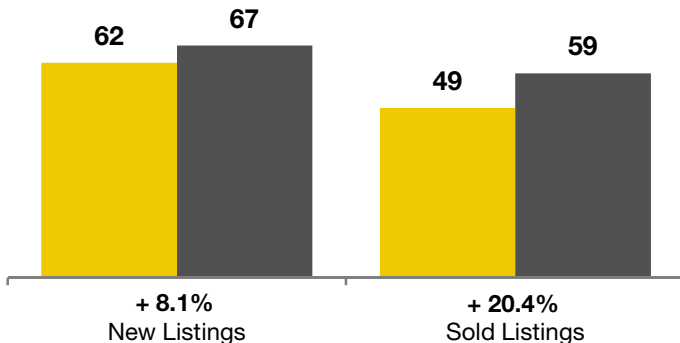
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	139	91	- 34.5%	--	--	--
Pending Listings*	25	15	- 40.0%	105	87	- 17.1%
Under Contract Listings	50	70	+ 40.0%	258	314	+ 21.7%
New Listings	62	67	+ 8.1%	322	318	- 1.2%
Sold Listings	49	59	+ 20.4%	213	234	+ 9.9%
Total Days on Market	90	54	- 40.3%	97	73	- 24.5%
Median Sold Price**	\$204,900	\$275,000	+ 34.2%	\$204,950	\$259,975	+ 26.8%
Average Sold Price**	\$234,911	\$338,500	+ 44.1%	\$242,849	\$305,855	+ 25.9%
Percent of Sold Price to List Price**	99.2%	98.2%	- 0.9%	97.9%	98.3%	+ 0.4%

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

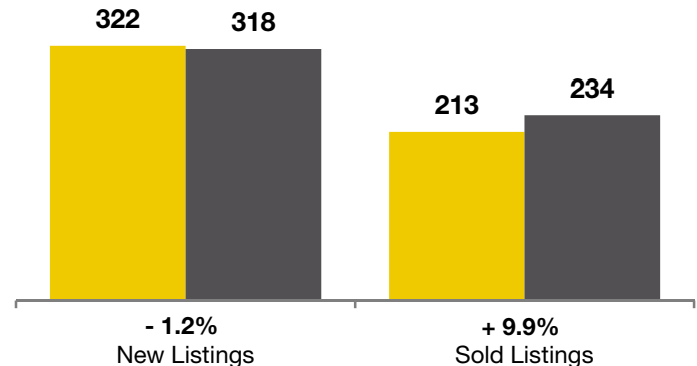
May

■ 2012 ■ 2013

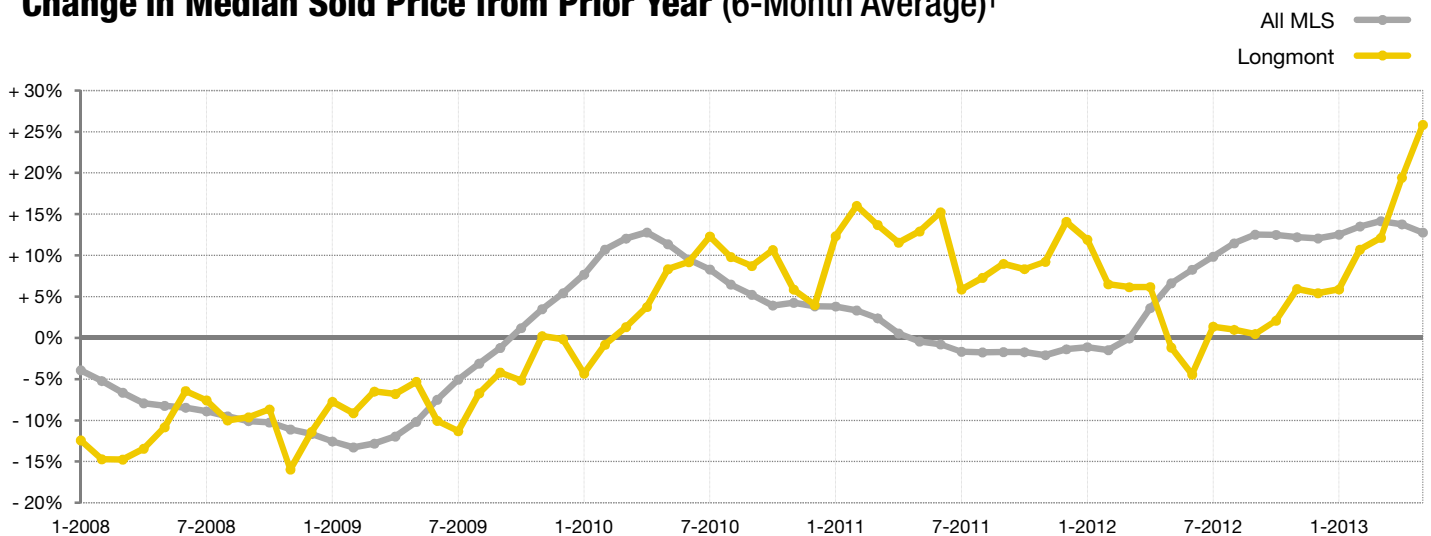


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Louisville

+ 12.5%

Change in
New Listings

- 6.7%

Change in
Sold Listings

+ 13.5%

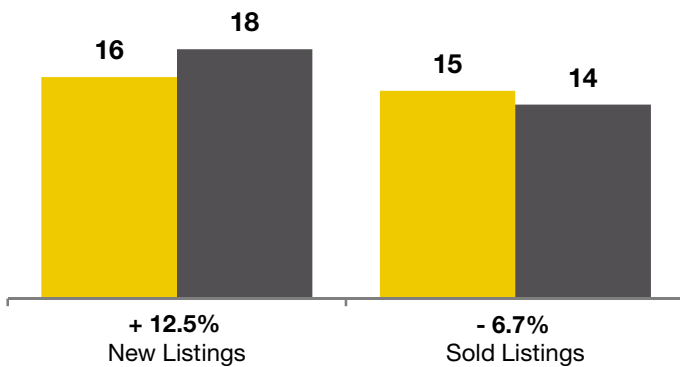
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	25	17	- 32.0%	--	--	--
Pending Listings*	1	0	- 100.0%	4	1	- 75.0%
Under Contract Listings	18	14	- 22.2%	64	75	+ 17.2%
New Listings	16	18	+ 12.5%	71	78	+ 9.9%
Sold Listings	15	14	- 6.7%	45	44	- 2.2%
Total Days on Market	64	69	+ 8.3%	59	55	- 8.0%
Median Sold Price**	\$370,000	\$419,900	+ 13.5%	\$354,000	\$375,000	+ 5.9%
Average Sold Price**	\$367,943	\$477,586	+ 29.8%	\$379,067	\$413,236	+ 9.0%
Percent of Sold Price to List Price**	97.0%	99.8%	+ 2.9%	97.5%	98.4%	+ 0.9%

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

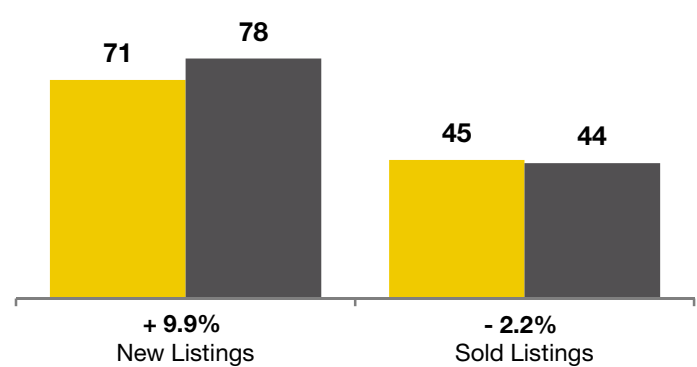
May

■ 2012 ■ 2013

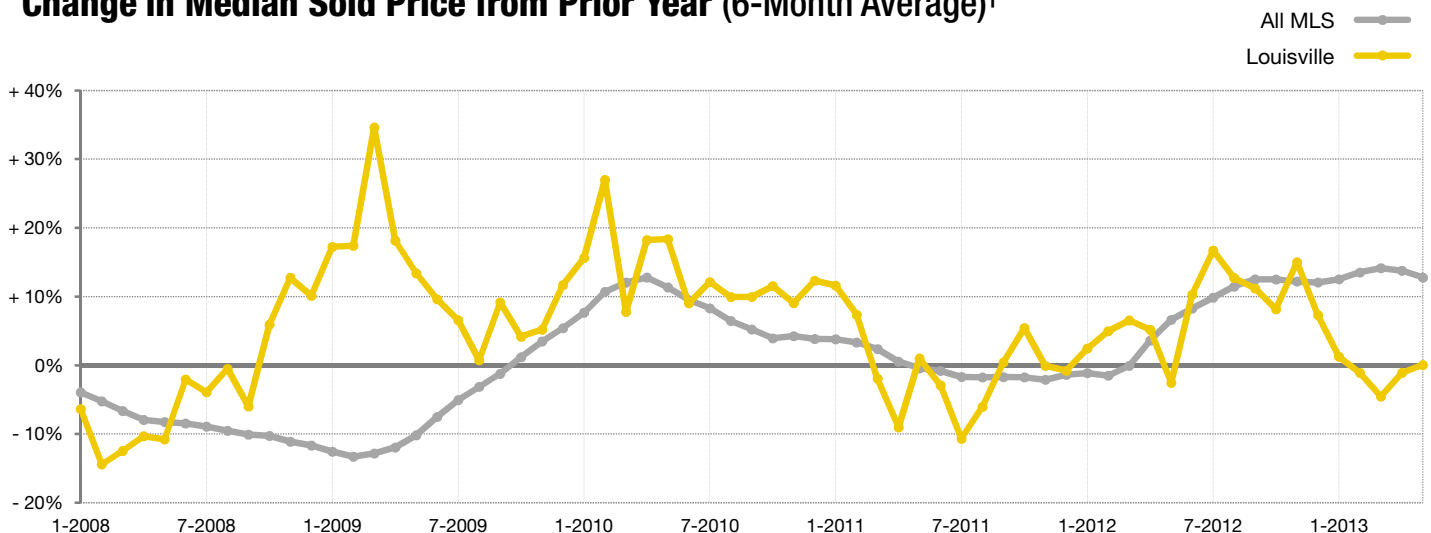


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Louviers

0.0%

Change in
New Listings

+ 100.0%

Change in
Sold Listings

+ 20.6%

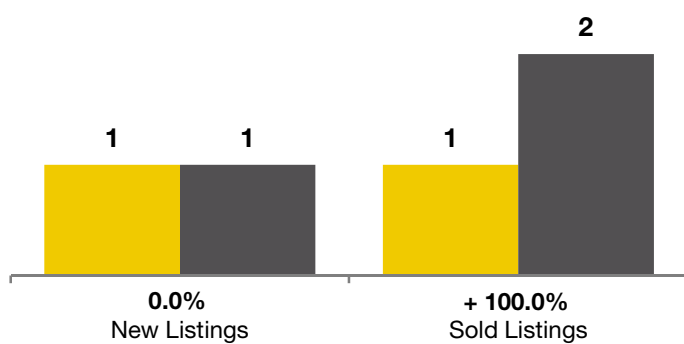
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	1	2	+ 100.0%	--	--	--
Pending Listings*	2	0	- 100.0%	5	0	- 100.0%
Under Contract Listings	0	0	--	2	5	+ 150.0%
New Listings	1	1	0.0%	4	6	+ 50.0%
Sold Listings	1	2	+ 100.0%	3	4	+ 33.3%
Total Days on Market	15	17	+ 10.0%	93	35	- 62.8%
Median Sold Price**	\$180,000	\$217,125	+ 20.6%	\$180,000	\$188,625	+ 4.8%
Average Sold Price**	\$180,000	\$217,125	+ 20.6%	\$179,333	\$199,188	+ 11.1%
Percent of Sold Price to List Price**	97.3%	97.4%	+ 0.1%	93.8%	99.8%	+ 6.3%

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

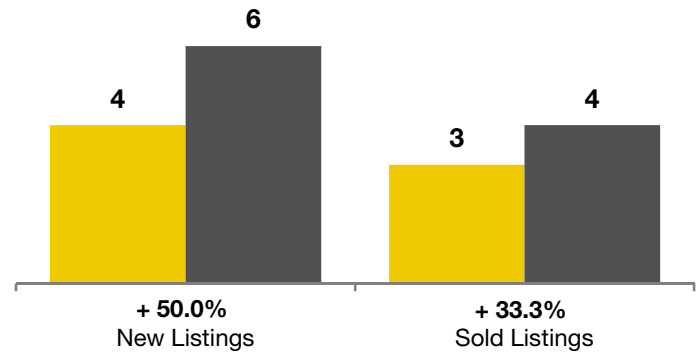
May

■ 2012 ■ 2013

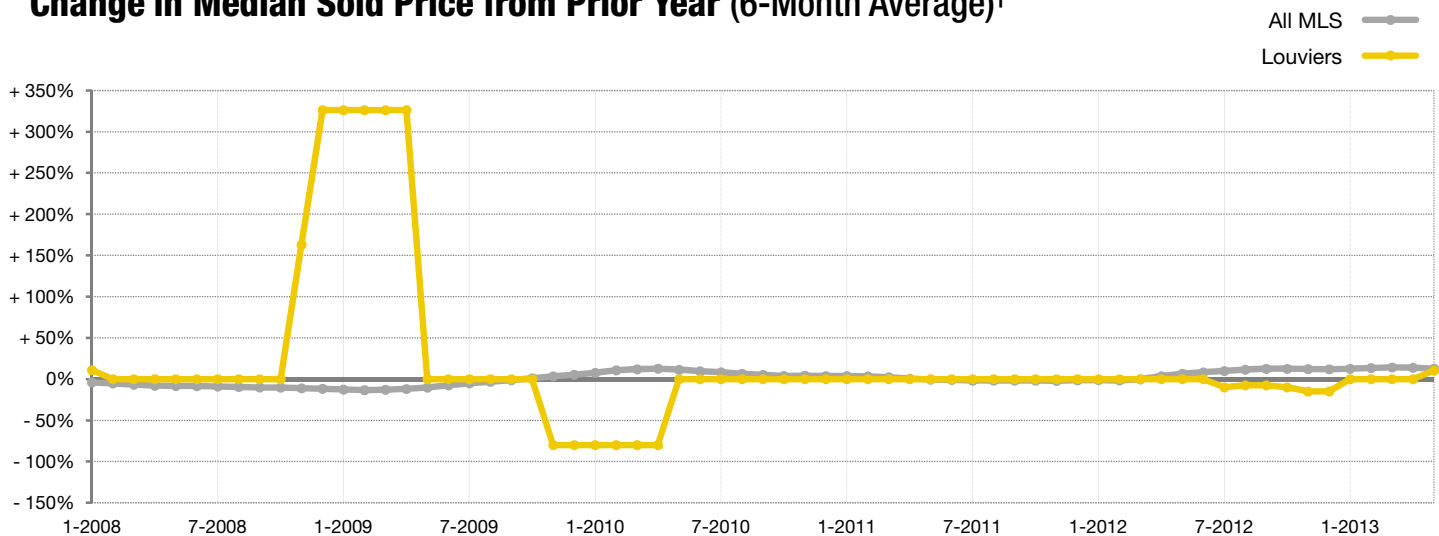


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Morrison

0.0%

Change in
New Listings

+ 16.7%

Change in
Sold Listings

- 2.4%

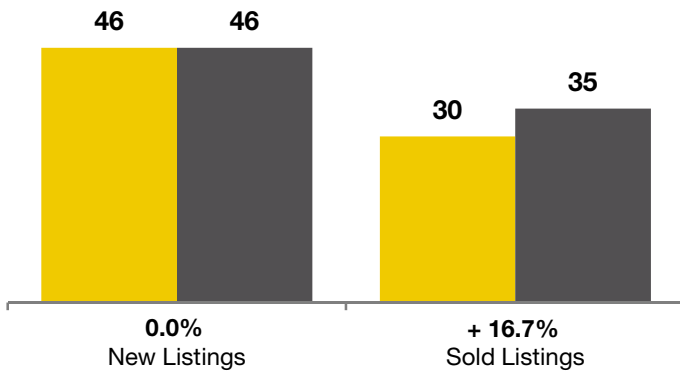
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	83	68	- 18.1%	--	--	--
Pending Listings*	12	10	- 16.7%	77	51	- 33.8%
Under Contract Listings	43	41	- 4.7%	161	179	+ 11.2%
New Listings	46	46	0.0%	180	195	+ 8.3%
Sold Listings	30	35	+ 16.7%	107	114	+ 6.5%
Total Days on Market	129	57	- 55.7%	122	64	- 47.6%
Median Sold Price**	\$240,650	\$234,900	- 2.4%	\$242,500	\$228,500	- 5.8%
Average Sold Price**	\$311,910	\$343,109	+ 10.0%	\$333,300	\$301,829	- 9.4%
Percent of Sold Price to List Price**	96.7%	99.6%	+ 3.0%	96.7%	99.1%	+ 2.5%

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

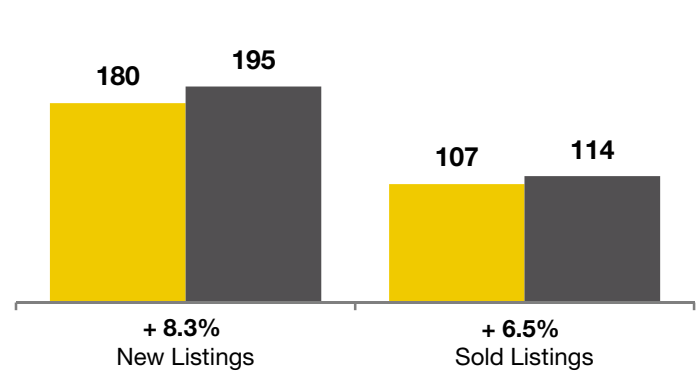
May

■ 2012 ■ 2013

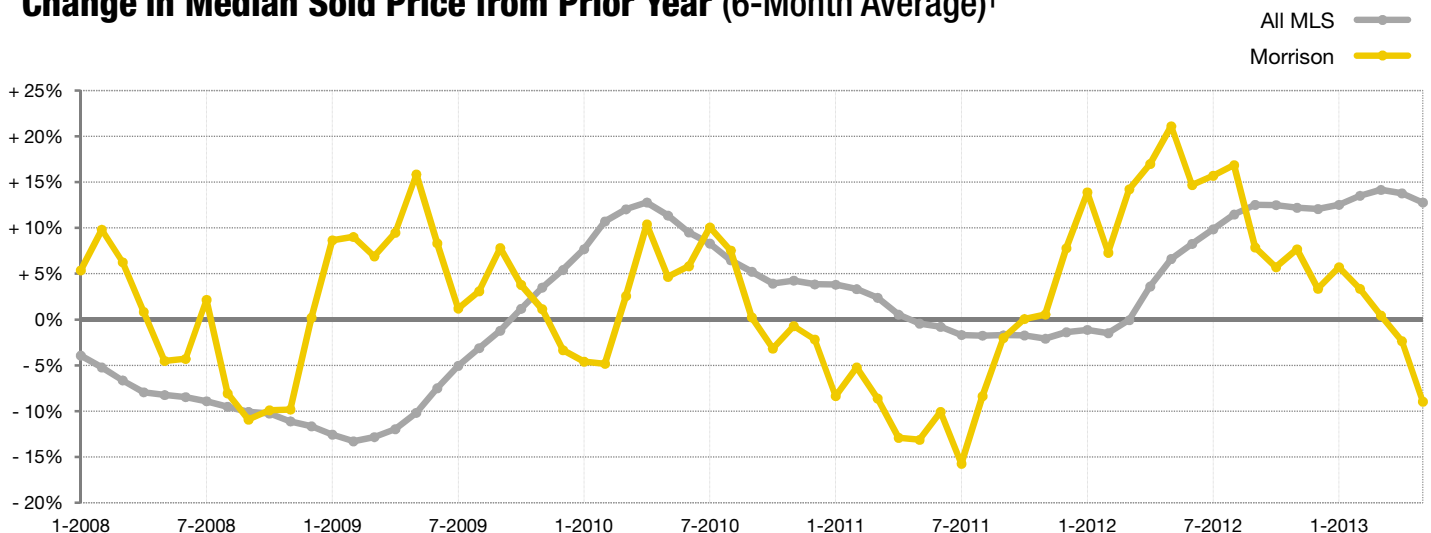


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Northglenn

+ 22.9%

Change in
New Listings

+ 31.0%

Change in
Sold Listings

+ 25.0%

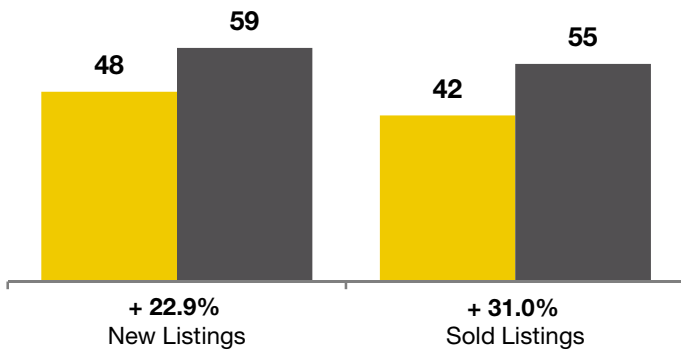
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	52	40	- 23.1%	--	--	--
Pending Listings*	32	25	- 21.9%	138	124	- 10.1%
Under Contract Listings	44	58	+ 31.8%	206	301	+ 46.1%
New Listings	48	59	+ 22.9%	221	265	+ 19.9%
Sold Listings	42	55	+ 31.0%	160	219	+ 36.9%
Total Days on Market	43	31	- 27.2%	60	42	- 29.3%
Median Sold Price**	\$160,000	\$200,000	+ 25.0%	\$156,000	\$180,000	+ 15.4%
Average Sold Price**	\$159,637	\$199,000	+ 24.7%	\$158,153	\$182,840	+ 15.6%
Percent of Sold Price to List Price**	99.6%	102.0%	+ 2.4%	99.3%	100.1%	+ 0.8%

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

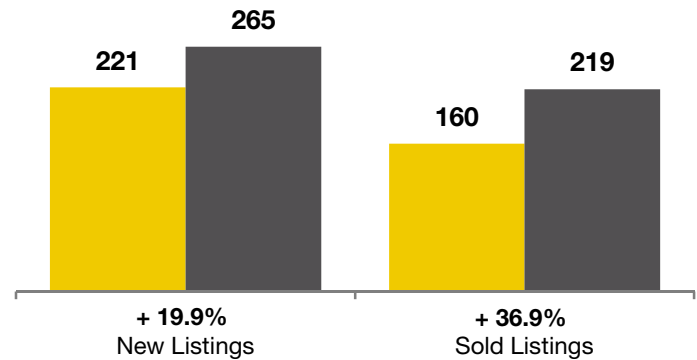
May

■ 2012 ■ 2013

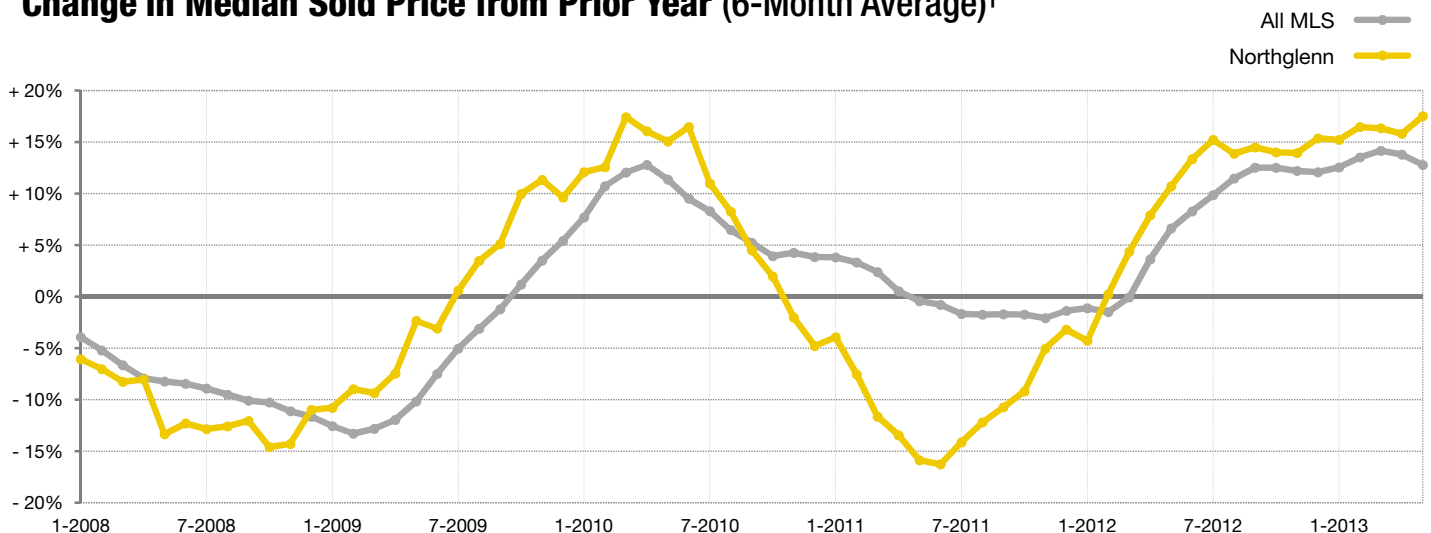


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Parker

+ 16.7%

Change in
New Listings

+ 55.9%

Change in
Sold Listings

+ 1.5%

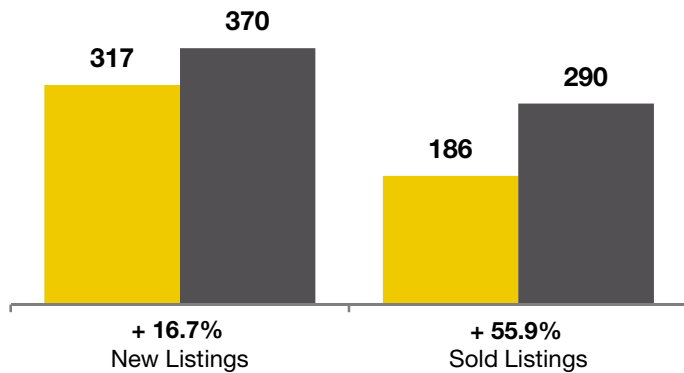
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	460	321	- 30.2%	--	--	--
Pending Listings*	69	37	- 46.4%	382	230	- 39.8%
Under Contract Listings	266	315	+ 18.4%	989	1,314	+ 32.9%
New Listings	317	370	+ 16.7%	1,180	1,351	+ 14.5%
Sold Listings	186	290	+ 55.9%	697	968	+ 38.9%
Total Days on Market	81	37	- 54.8%	92	55	- 39.9%
Median Sold Price**	\$296,125	\$300,500	+ 1.5%	\$278,000	\$308,000	+ 10.8%
Average Sold Price**	\$309,480	\$328,633	+ 6.2%	\$308,995	\$331,471	+ 7.3%
Percent of Sold Price to List Price**	98.4%	99.5%	+ 1.1%	98.0%	99.2%	+ 1.2%

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

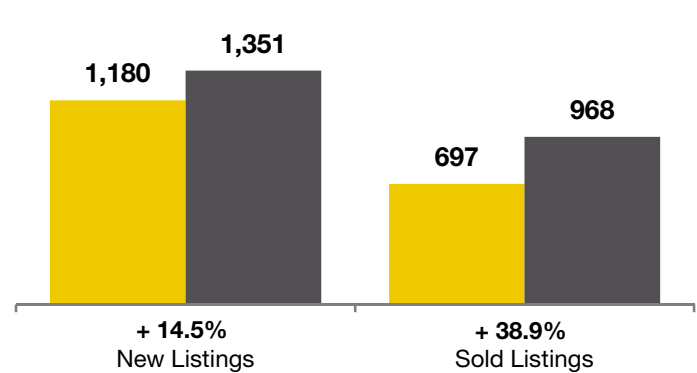
May

■ 2012 ■ 2013

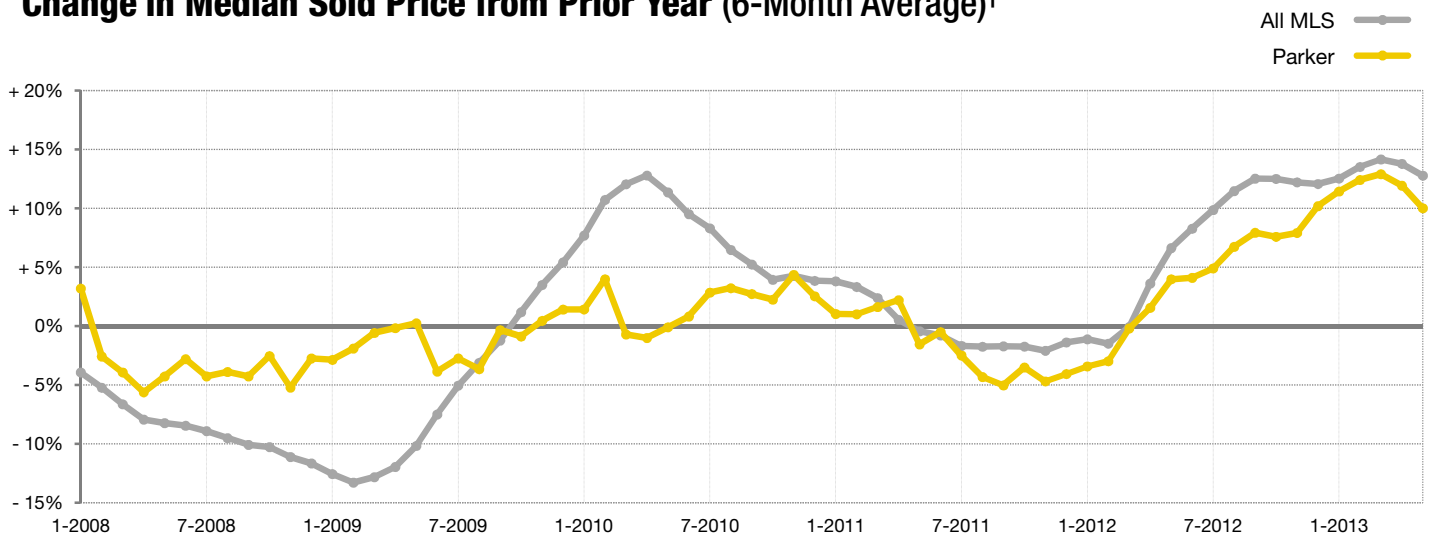


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Sedalia

+ 36.4%

Change in
New Listings

+ 100.0%

Change in
Sold Listings

- 10.2%

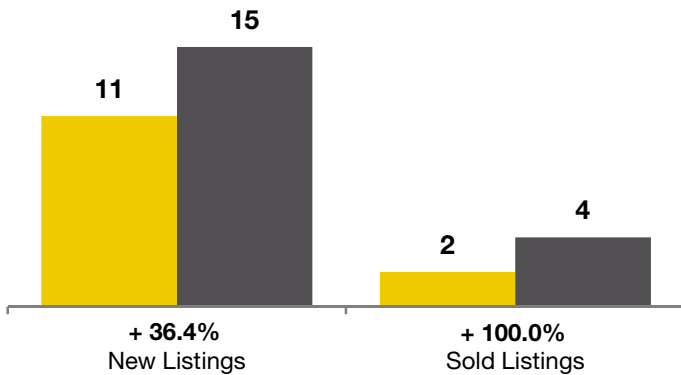
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	54	49	- 9.3%	--	--	--
Pending Listings*	1	4	+ 300.0%	3	15	+ 400.0%
Under Contract Listings	3	8	+ 166.7%	16	38	+ 137.5%
New Listings	11	15	+ 36.4%	39	49	+ 25.6%
Sold Listings	2	4	+ 100.0%	11	24	+ 118.2%
Total Days on Market	302	134	- 55.5%	269	184	- 31.5%
Median Sold Price**	\$454,500	\$408,000	- 10.2%	\$435,000	\$435,000	0.0%
Average Sold Price**	\$454,500	\$420,875	- 7.4%	\$593,400	\$553,368	- 6.7%
Percent of Sold Price to List Price**	96.9%	95.8%	- 1.2%	93.7%	97.2%	+ 3.8%

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

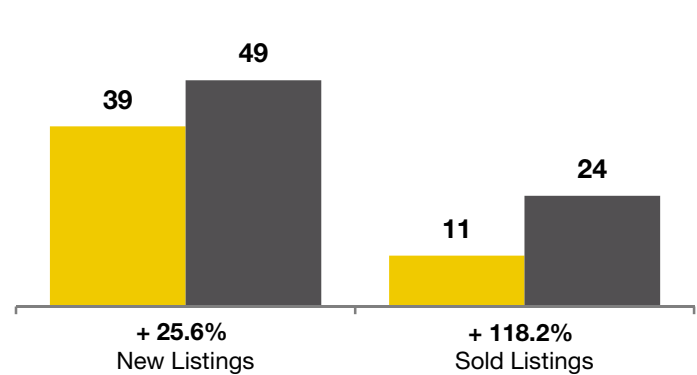
May

■ 2012 ■ 2013



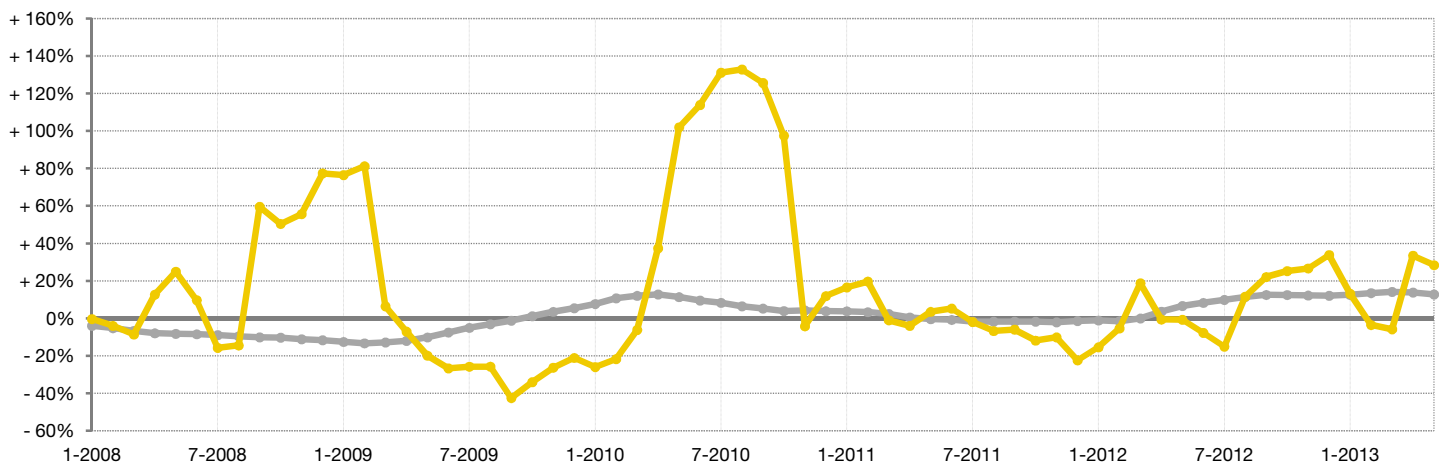
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Sedalia —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Sheridan

+ 100.0%

Change in
New Listings

+ 50.0%

Change in
Sold Listings

+ 7.5%

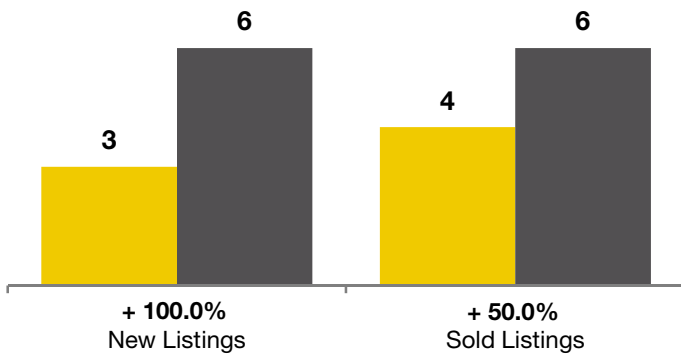
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	2	6	+ 200.0%	--	--	--
Pending Listings*	6	3	- 50.0%	24	10	- 58.3%
Under Contract Listings	1	5	+ 400.0%	21	24	+ 14.3%
New Listings	3	6	+ 100.0%	18	23	+ 27.8%
Sold Listings	4	6	+ 50.0%	22	19	- 13.6%
Total Days on Market	129	34	- 73.8%	91	52	- 43.5%
Median Sold Price**	\$149,250	\$160,500	+ 7.5%	\$127,750	\$161,000	+ 26.0%
Average Sold Price**	\$148,463	\$166,717	+ 12.3%	\$128,993	\$165,709	+ 28.5%
Percent of Sold Price to List Price**	102.1%	97.8%	- 4.2%	98.9%	99.7%	+ 0.8%

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

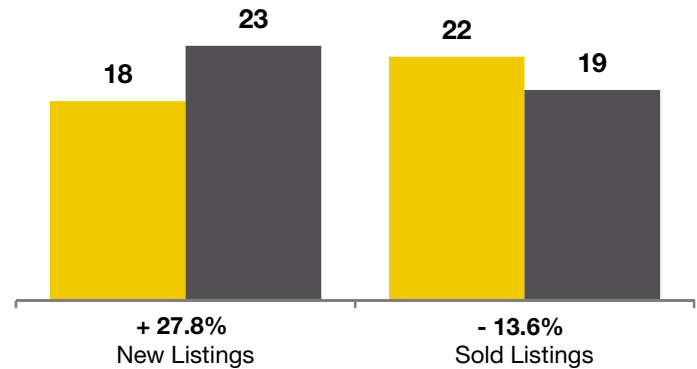
May

■ 2012 ■ 2013

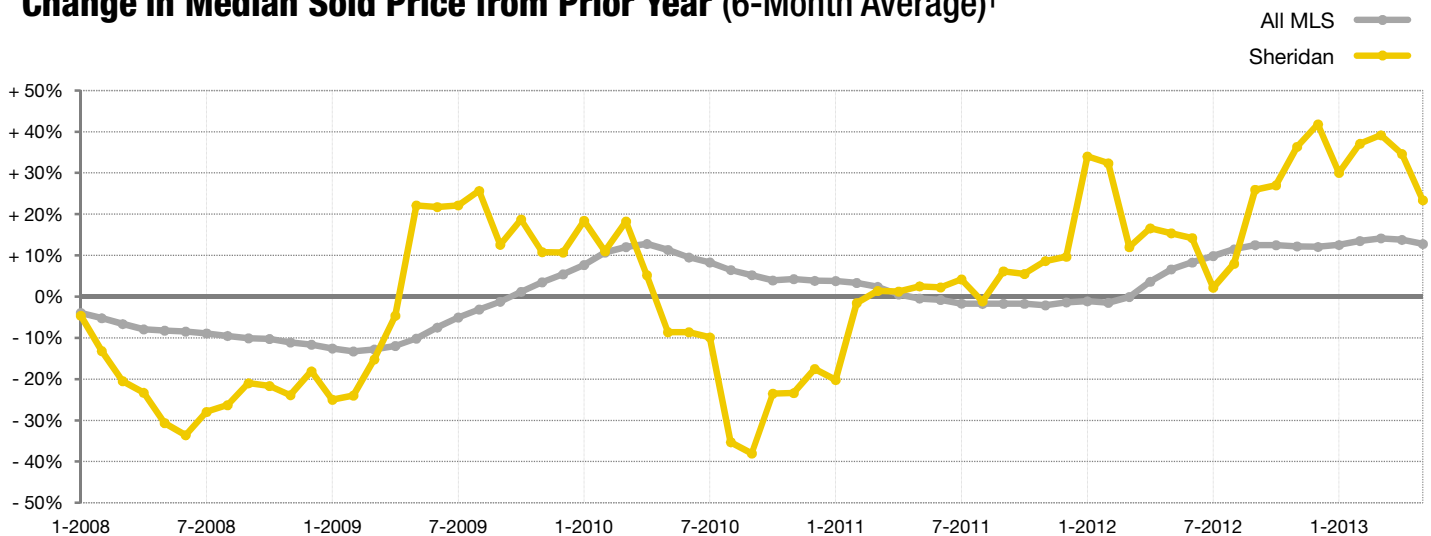


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Simla

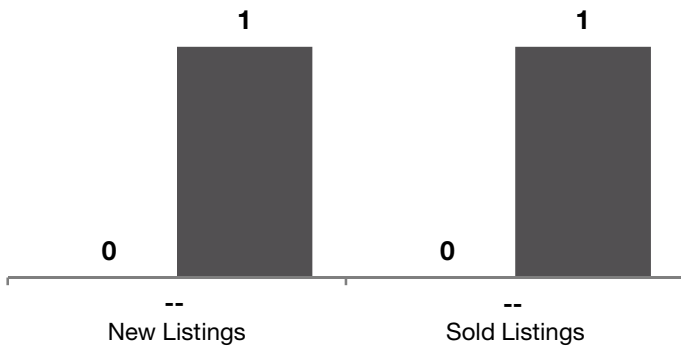
Change in New Listings	Change in Sold Listings	Change in Median Sold Price**
---------------------------	----------------------------	----------------------------------

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	1	8	+ 700.0%	--	--	--
Pending Listings*	1	0	- 100.0%	1	3	+ 200.0%
Under Contract Listings	0	1	--	2	7	+ 250.0%
New Listings	0	1	--	4	10	+ 150.0%
Sold Listings	0	1	--	2	2	0.0%
Total Days on Market	0	112	--	267	100	- 62.7%
Median Sold Price**	0	\$152,000	--	\$167,000	\$112,000	- 32.9%
Average Sold Price**	0	\$152,000	--	\$167,000	\$112,000	- 32.9%
Percent of Sold Price to List Price**	0	92.1%	--	95.3%	91.1%	- 4.4%

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

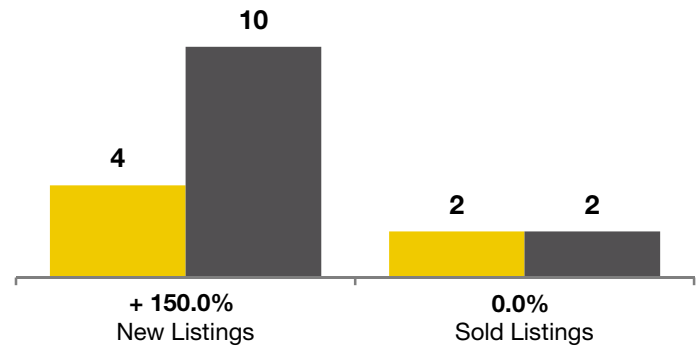
May

■ 2012 ■ 2013



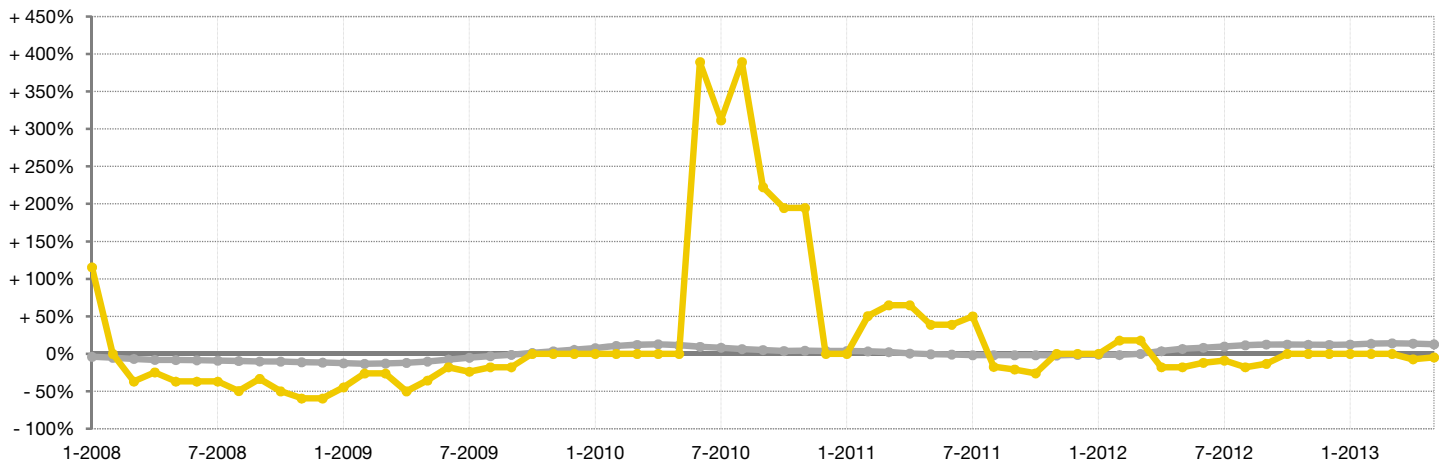
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Simla —



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Strasburg

+ 15.4%

Change in
New Listings

+ 50.0%

Change in
Sold Listings

- 18.5%

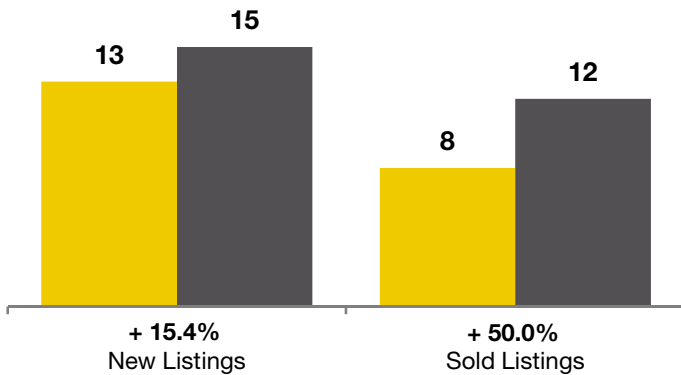
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	31	17	- 45.2%	--	--	--
Pending Listings*	7	5	- 28.6%	30	37	+ 23.3%
Under Contract Listings	12	16	+ 33.3%	46	58	+ 26.1%
New Listings	13	15	+ 15.4%	59	61	+ 3.4%
Sold Listings	8	12	+ 50.0%	29	42	+ 44.8%
Total Days on Market	166	216	+ 30.1%	80	148	+ 85.0%
Median Sold Price**	\$252,000	\$205,448	- 18.5%	\$170,200	\$196,670	+ 15.6%
Average Sold Price**	\$249,313	\$216,441	- 13.2%	\$187,524	\$197,709	+ 5.4%
Percent of Sold Price to List Price**	96.9%	98.9%	+ 2.1%	98.1%	98.7%	+ 0.6%

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

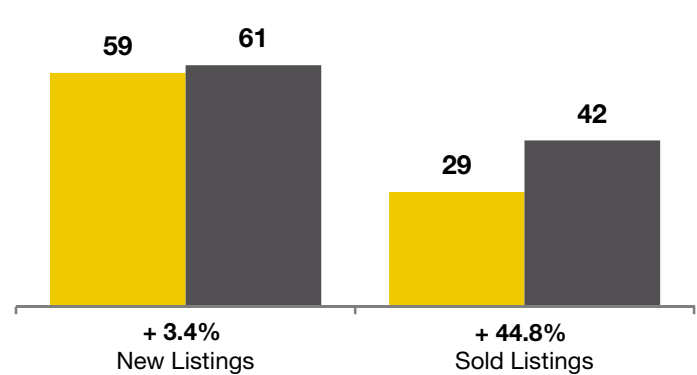
May

■ 2012 ■ 2013

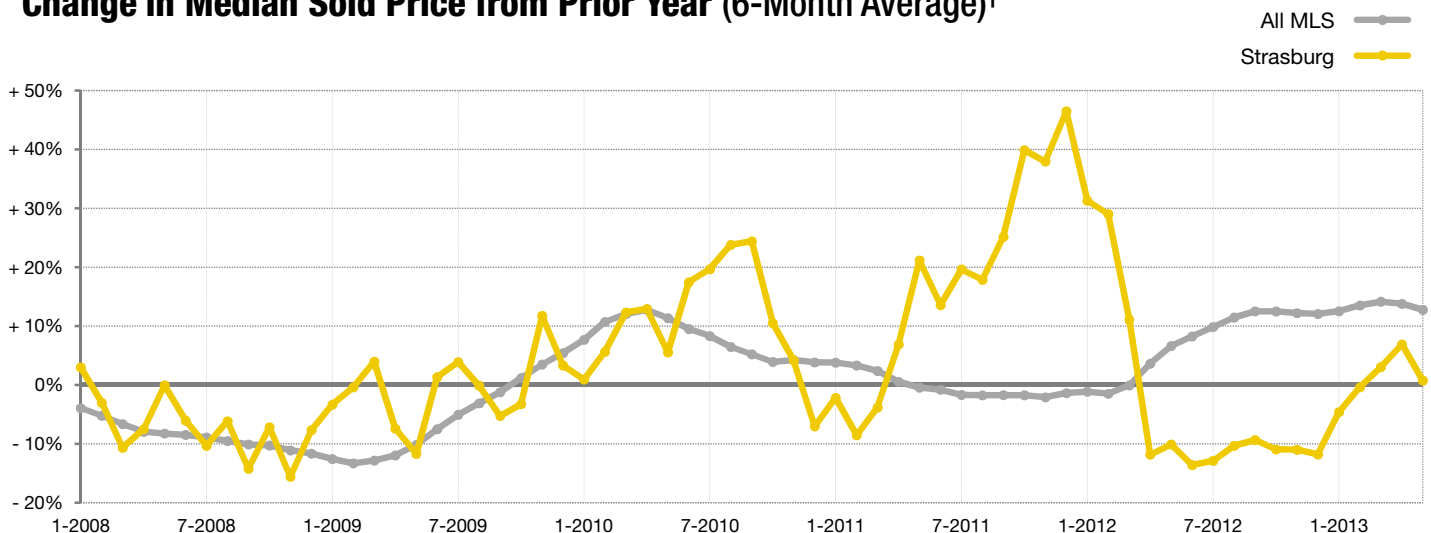


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Superior

+ 23.1%

Change in
New Listings

- 21.4%

Change in
Sold Listings

+ 40.0%

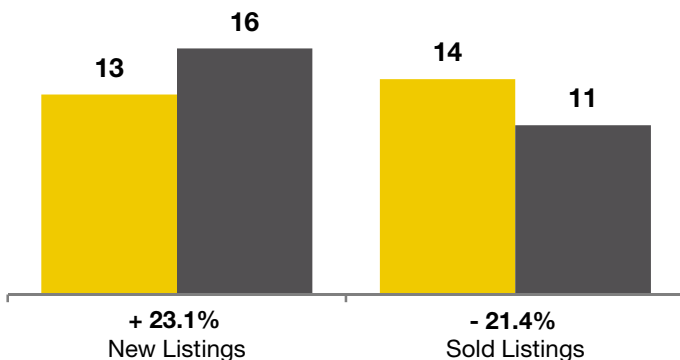
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	21	11	- 47.6%	--	--	--
Pending Listings*	4	4	0.0%	15	16	+ 6.7%
Under Contract Listings	12	17	+ 41.7%	61	61	0.0%
New Listings	13	16	+ 23.1%	74	55	- 25.7%
Sold Listings	14	11	- 21.4%	44	48	+ 9.1%
Total Days on Market	40	37	- 7.1%	67	61	- 8.3%
Median Sold Price**	\$325,000	\$455,000	+ 40.0%	\$360,000	\$379,635	+ 5.5%
Average Sold Price**	\$339,169	\$475,323	+ 40.1%	\$385,959	\$402,472	+ 4.3%
Percent of Sold Price to List Price**	98.0%	100.3%	+ 2.3%	97.6%	98.9%	+ 1.4%

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

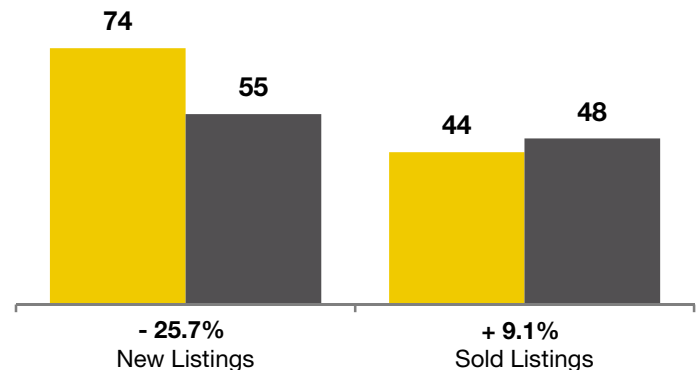
May

■ 2012 ■ 2013

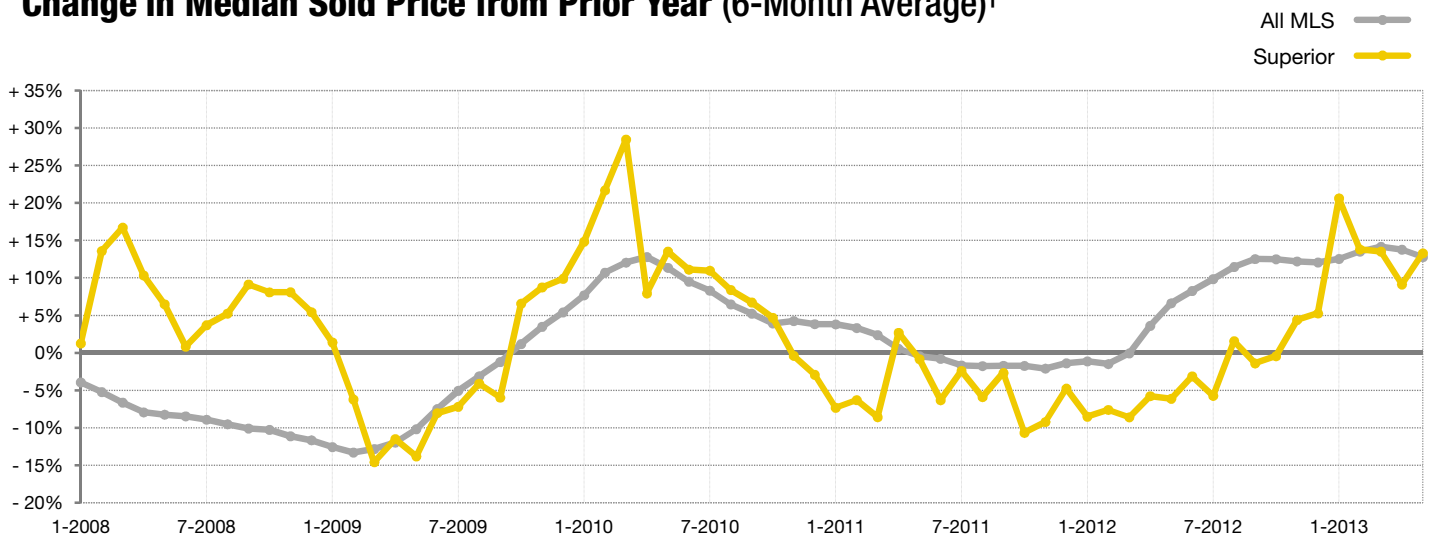


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Thornton

+ 31.8%

Change in
New Listings

+ 44.9%

Change in
Sold Listings

+ 15.4%

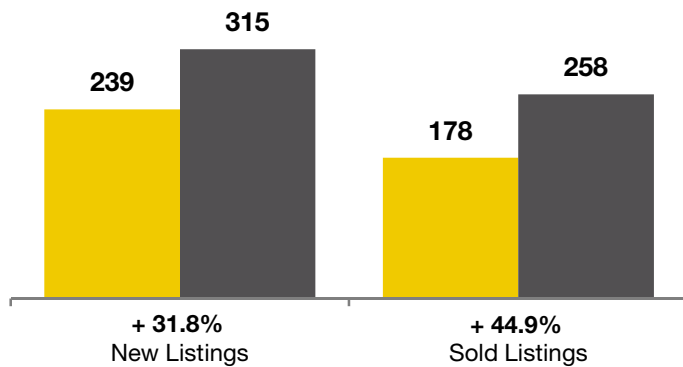
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	233	210	- 9.9%	--	--	--
Pending Listings*	125	72	- 42.4%	600	383	- 36.2%
Under Contract Listings	240	313	+ 30.4%	1,019	1,305	+ 28.1%
New Listings	239	315	+ 31.8%	1,038	1,226	+ 18.1%
Sold Listings	178	258	+ 44.9%	710	911	+ 28.3%
Total Days on Market	61	45	- 26.3%	85	54	- 36.3%
Median Sold Price**	\$195,000	\$225,000	+ 15.4%	\$185,000	\$215,000	+ 16.2%
Average Sold Price**	\$202,526	\$236,181	+ 16.6%	\$193,890	\$222,866	+ 14.9%
Percent of Sold Price to List Price**	99.8%	100.0%	+ 0.2%	98.9%	99.6%	+ 0.7%

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

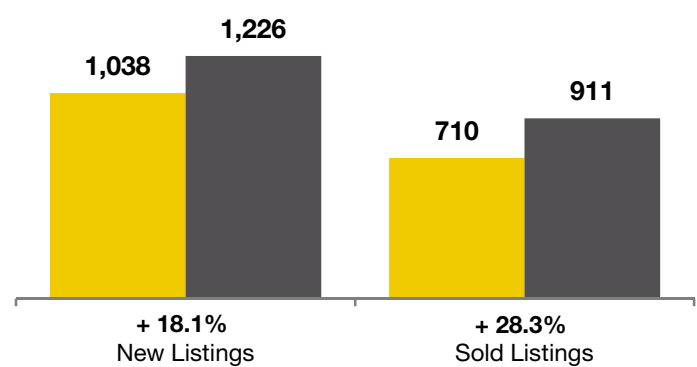
May

■ 2012 ■ 2013

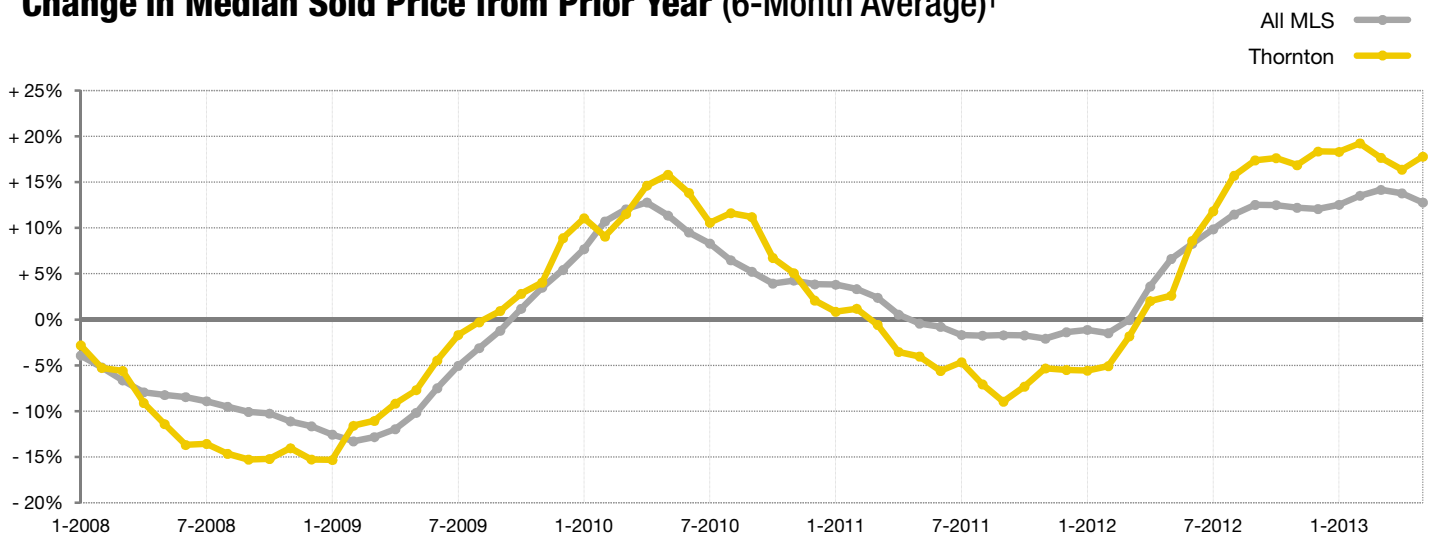


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Twin Lakes

- 100.0%

--

--

Change in
New Listings

Change in
Sold Listings

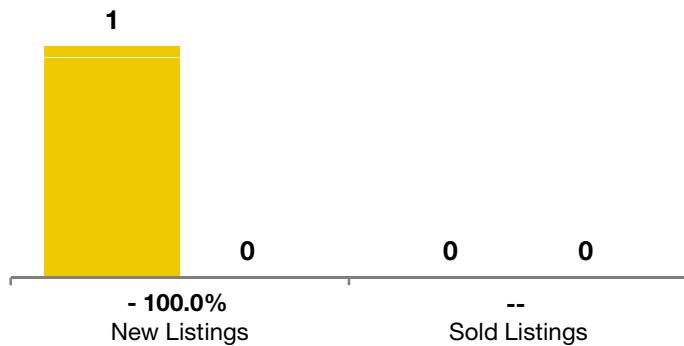
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	4	0	- 100.0%	--	--	--
Pending Listings*	0	0	--	0	0	--
Under Contract Listings	0	1	--	0	1	--
New Listings	1	0	- 100.0%	2	1	- 50.0%
Sold Listings	0	0	--	0	0	--
Total Days on Market	0	0	--	0	0	--
Median Sold Price**	0	0	--	0	0	--
Average Sold Price**	0	0	--	0	0	--
Percent of Sold Price to List Price**	0	0	--	0	0	--

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

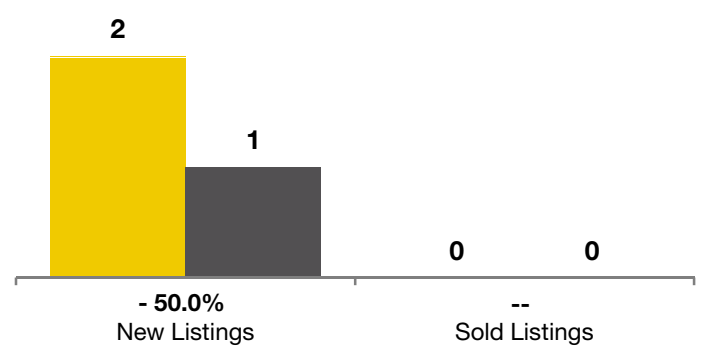
May

■ 2012 ■ 2013

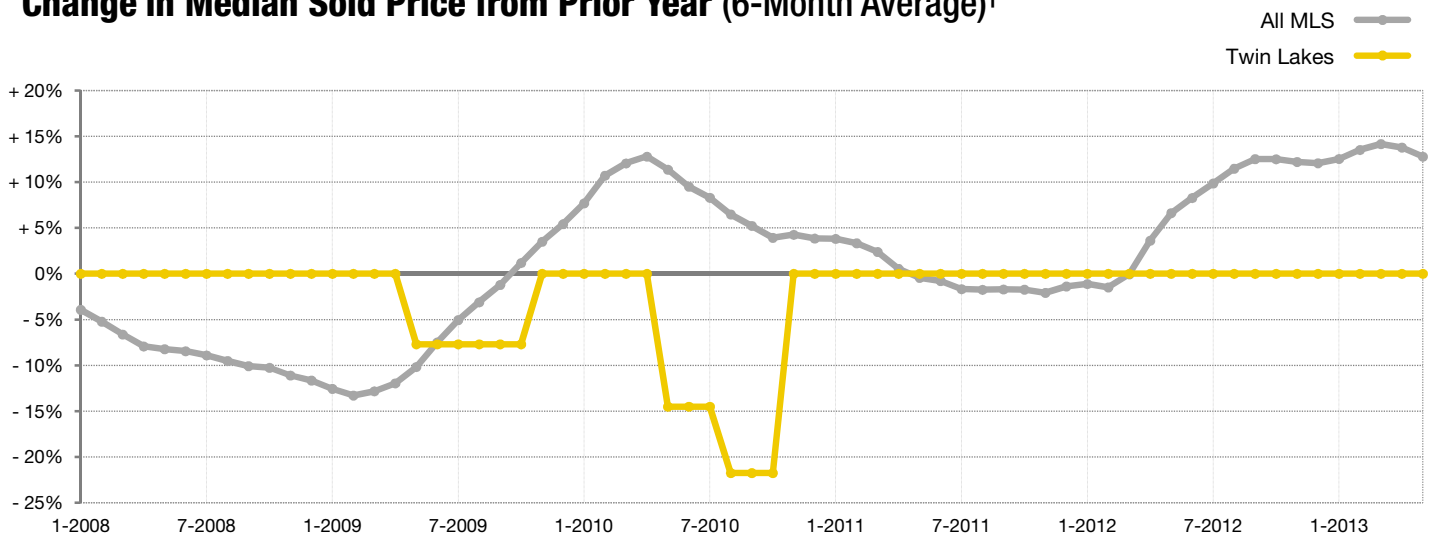


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Watkins

+ 300.0%

Change in
New Listings

0.0%

Change in
Sold Listings

+ 25.0%

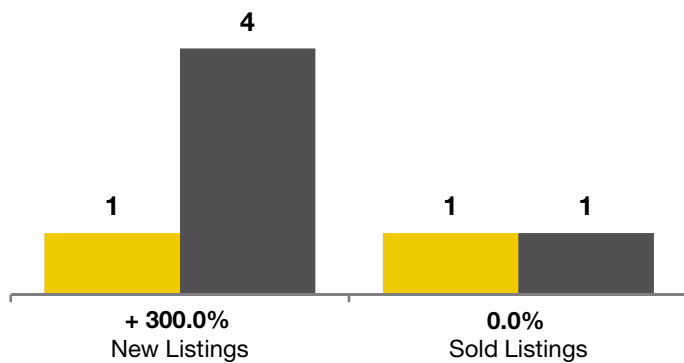
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	7	9	+ 28.6%	--	--	--
Pending Listings*	0	0	--	0	0	--
Under Contract Listings	1	0	- 100.0%	4	1	- 75.0%
New Listings	1	4	+ 300.0%	6	8	+ 33.3%
Sold Listings	1	1	0.0%	1	4	+ 300.0%
Total Days on Market	50	52	+ 4.0%	50	58	+ 15.5%
Median Sold Price**	\$305,500	\$382,000	+ 25.0%	\$305,500	\$307,500	+ 0.7%
Average Sold Price**	\$305,500	\$382,000	+ 25.0%	\$305,500	\$311,750	+ 2.0%
Percent of Sold Price to List Price**	101.9%	99.2%	- 2.6%	101.9%	98.5%	- 3.3%

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

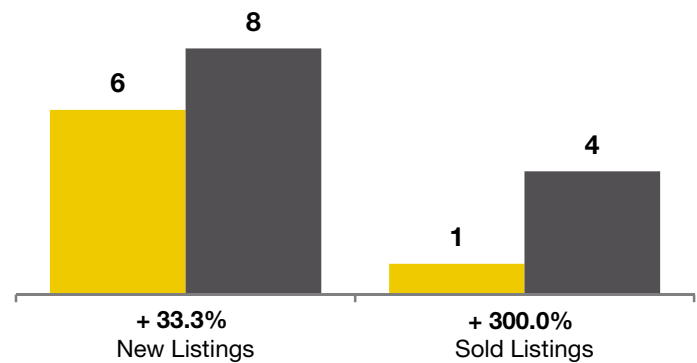
May

■ 2012 ■ 2013

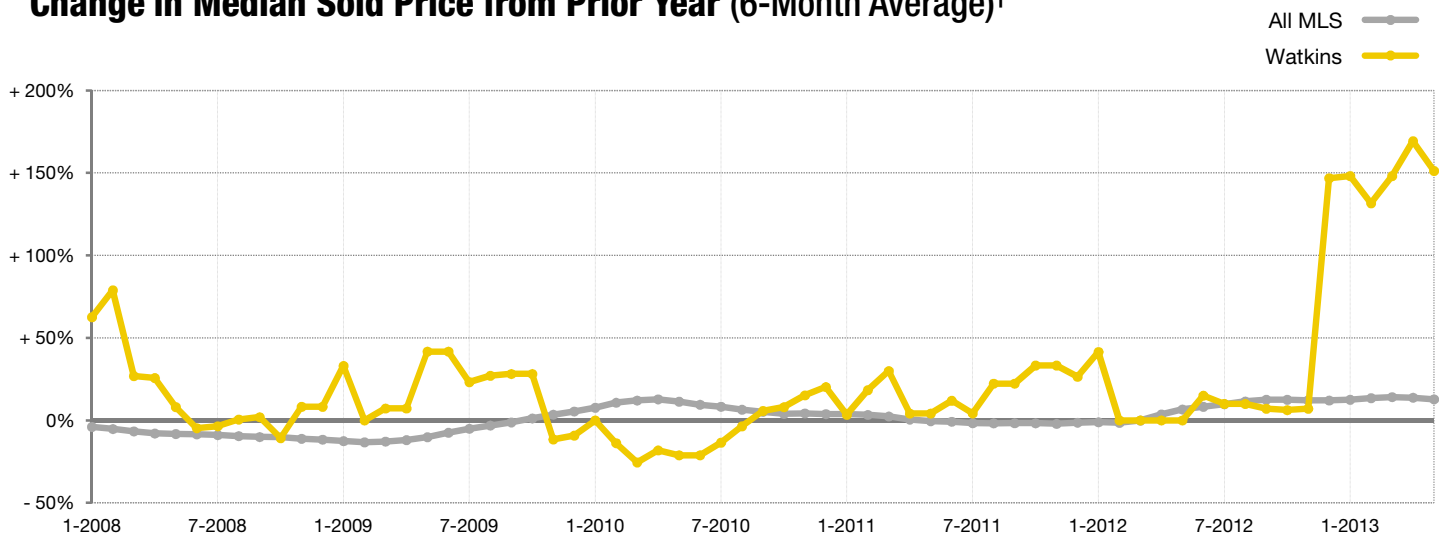


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Westminster

+ 17.5%

Change in
New Listings

+ 32.2%

Change in
Sold Listings

- 2.3%

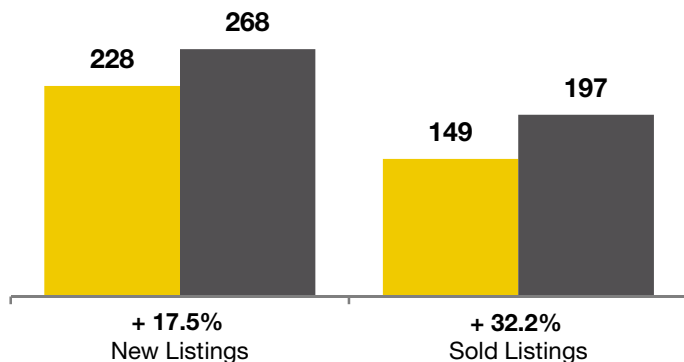
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	293	224	- 23.5%	--	--	--
Pending Listings*	69	46	- 33.3%	341	268	- 21.4%
Under Contract Listings	195	252	+ 29.2%	808	1,109	+ 37.3%
New Listings	228	268	+ 17.5%	895	1,073	+ 19.9%
Sold Listings	149	197	+ 32.2%	589	766	+ 30.1%
Total Days on Market	72	38	- 47.9%	88	52	- 41.4%
Median Sold Price**	\$214,900	\$210,000	- 2.3%	\$190,500	\$210,500	+ 10.5%
Average Sold Price**	\$243,981	\$237,236	- 2.8%	\$218,907	\$234,300	+ 7.0%
Percent of Sold Price to List Price**	98.8%	99.2%	+ 0.4%	98.3%	98.9%	+ 0.6%

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

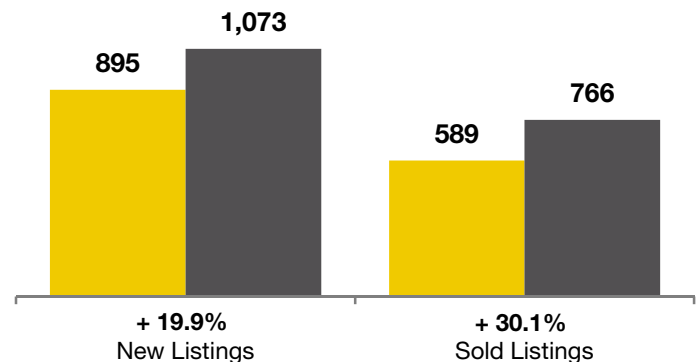
May

■ 2012 ■ 2013

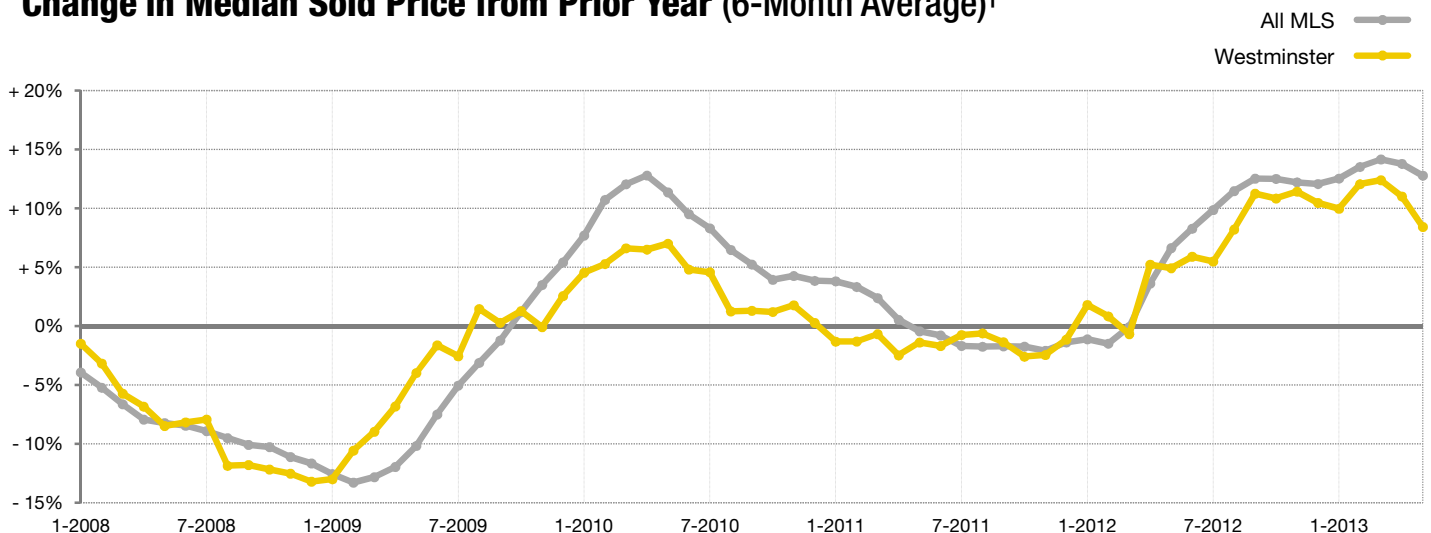


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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 – May 2013

A RESEARCH TOOL PROVIDED BY METROLIST®

SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Wheat Ridge

+ 59.5%

Change in
New Listings

- 2.6%

Change in
Sold Listings

+ 7.2%

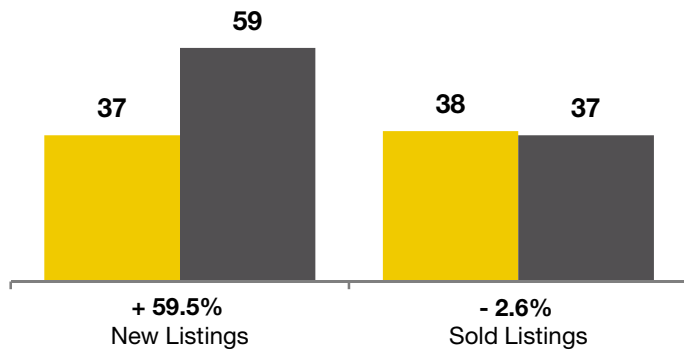
Change in
Median Sold Price**

	May			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	64	47	- 26.6%	--	--	--
Pending Listings*	16	9	- 43.8%	84	51	- 39.3%
Under Contract Listings	49	57	+ 16.3%	223	232	+ 4.0%
New Listings	37	59	+ 59.5%	217	223	+ 2.8%
Sold Listings	38	37	- 2.6%	150	174	+ 16.0%
Total Days on Market	65	25	- 61.4%	96	47	- 51.1%
Median Sold Price**	\$221,950	\$238,000	+ 7.2%	\$195,263	\$223,250	+ 14.3%
Average Sold Price**	\$225,359	\$244,128	+ 8.3%	\$202,093	\$224,204	+ 10.9%
Percent of Sold Price to List Price**	98.8%	99.2%	+ 0.5%	98.3%	97.9%	- 0.4%

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

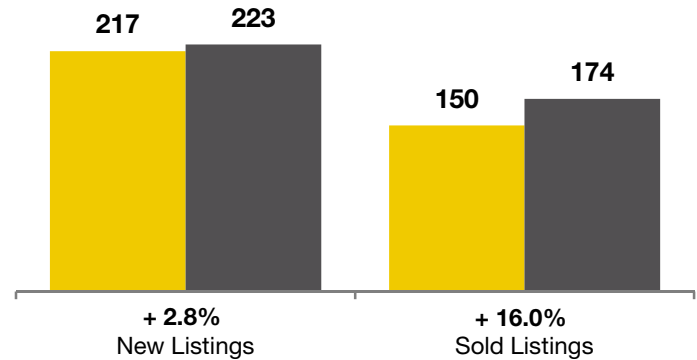
May

■ 2012 ■ 2013

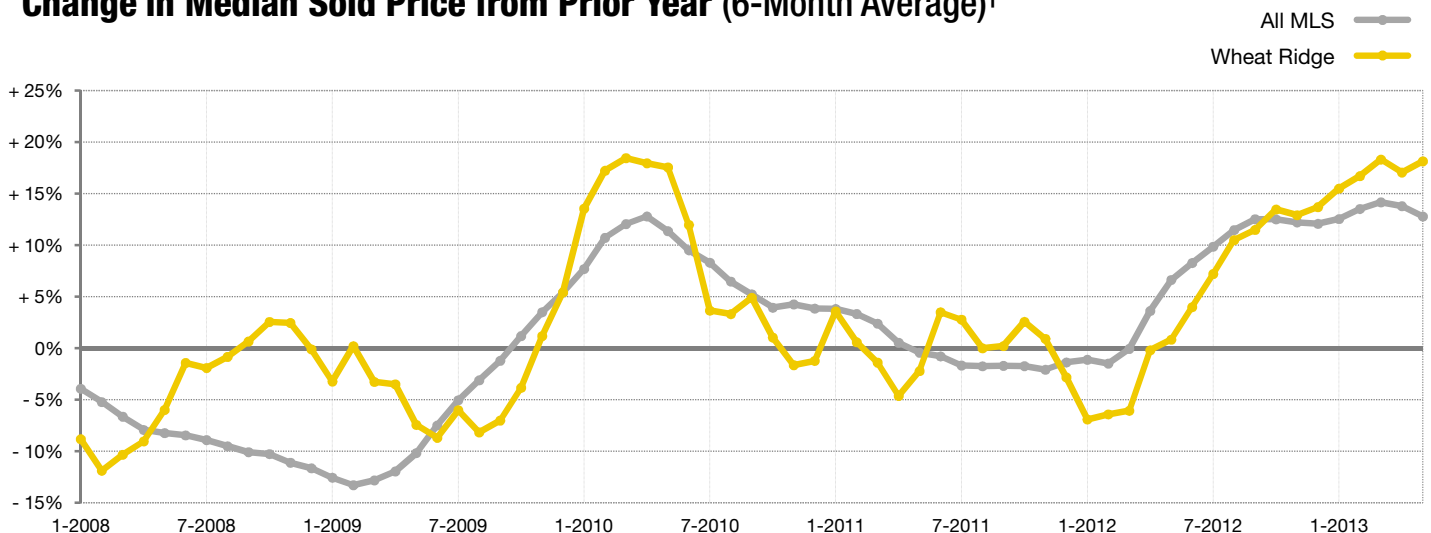


Year to Date (YTD)

■ 2012 ■ 2013



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



† Each dot represents the change in median sold 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®.