

Local Market Updates

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



METROLIST®

City

July 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 – July 2013

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Agate

+ 150.0%

Change in
New Listings

- 50.0%

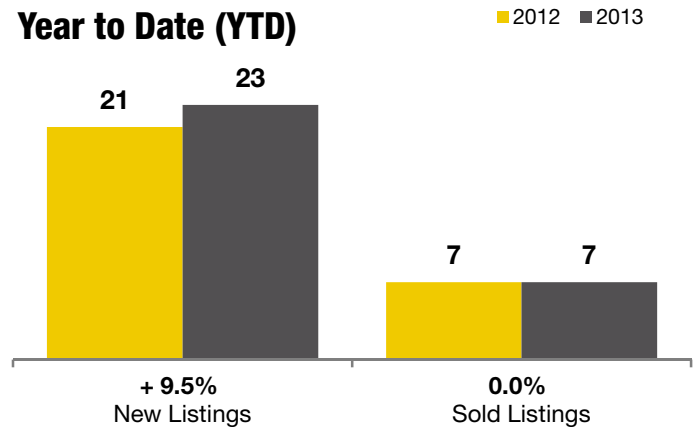
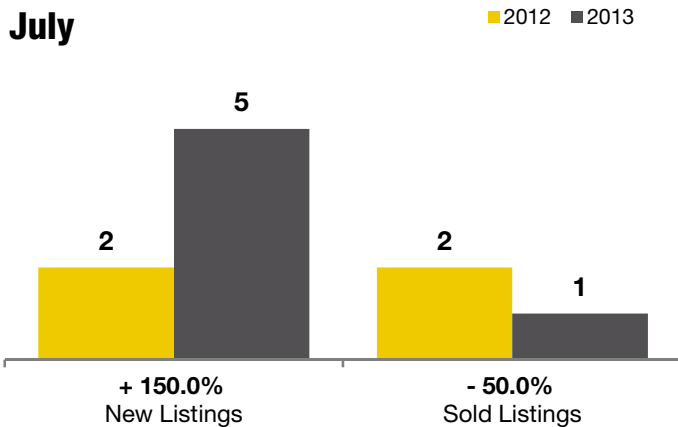
Change in
Sold Listings

- 44.7%

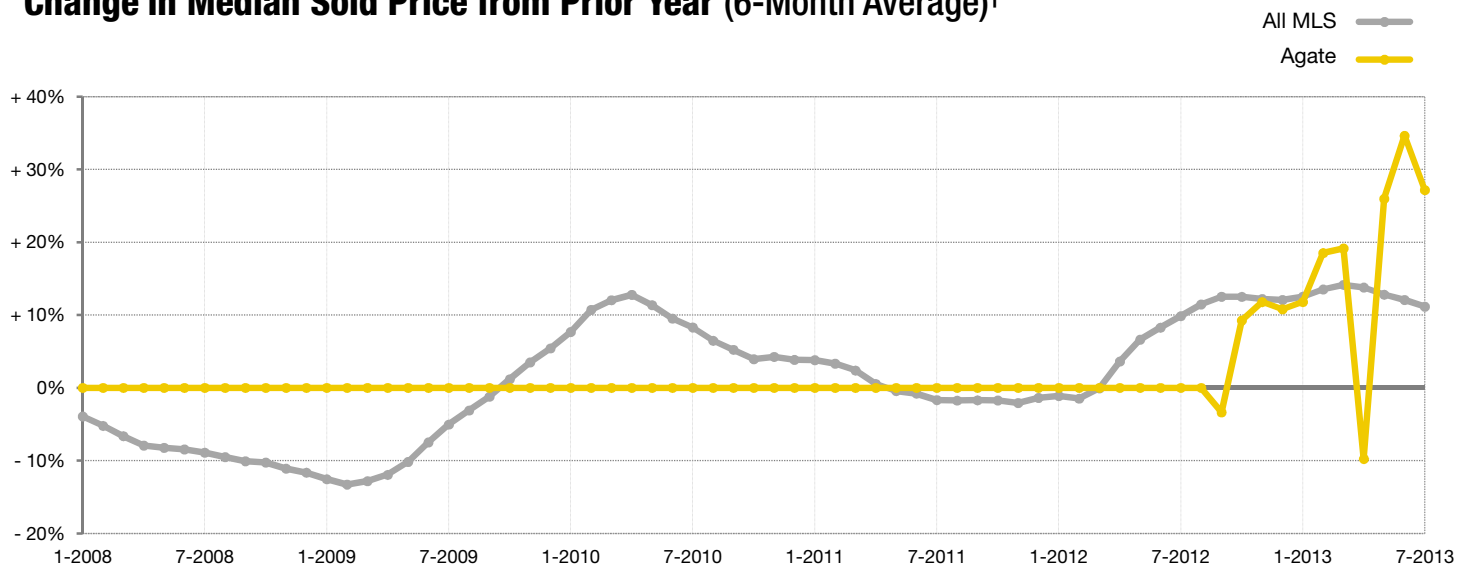
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	5	7	+ 40.0%	--	--	--
Under Contract Listings	2	0	- 100.0%	10	11	+ 10.0%
New Listings	2	5	+ 150.0%	21	23	+ 9.5%
Sold Listings	2	1	- 50.0%	7	7	0.0%
Total Days on Market	20	120	+ 515.4%	11	58	+ 452.7%
Median Sold Price*	\$282,450	\$156,200	- 44.7%	\$245,103	\$260,000	+ 6.1%
Average Sold Price*	\$282,450	\$156,200	- 44.7%	\$214,143	\$340,814	+ 59.2%
Percent of Sold Price to List Price*	97.2%	89.8%	- 7.6%	100.8%	98.3%	- 2.4%

* 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)†



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Arvada

+ 29.5%

Change in
New Listings

+ 36.6%

Change in
Sold Listings

+ 11.6%

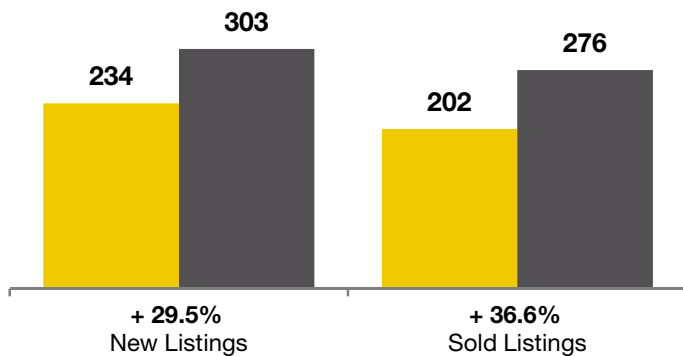
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	432	311	-28.0%	--	--	--
Under Contract Listings	218	321	+ 47.2%	1,421	1,838	+ 29.3%
New Listings	234	303	+ 29.5%	1,593	1,756	+ 10.2%
Sold Listings	202	276	+ 36.6%	1,052	1,356	+ 28.9%
Total Days on Market	59	31	-48.1%	70	50	-29.3%
Median Sold Price*	\$230,000	\$256,653	+ 11.6%	\$221,000	\$243,500	+ 10.2%
Average Sold Price*	\$266,642	\$290,664	+ 9.0%	\$251,982	\$278,003	+ 10.3%
Percent of Sold Price to List Price*	98.8%	99.6%	+ 0.8%	98.0%	99.3%	+ 1.3%

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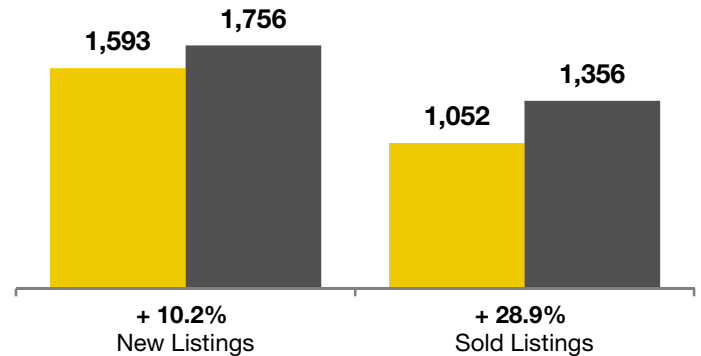
July

■ 2012 ■ 2013



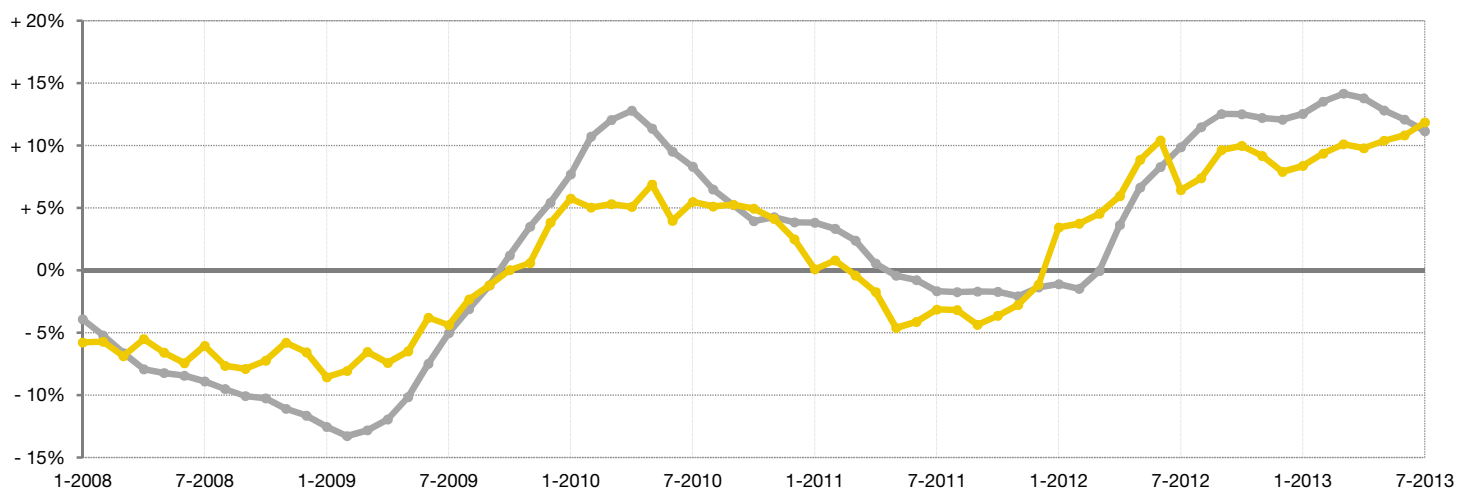
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Arvada —



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Aurora

+ 41.4%

Change in
New Listings

+ 26.8%

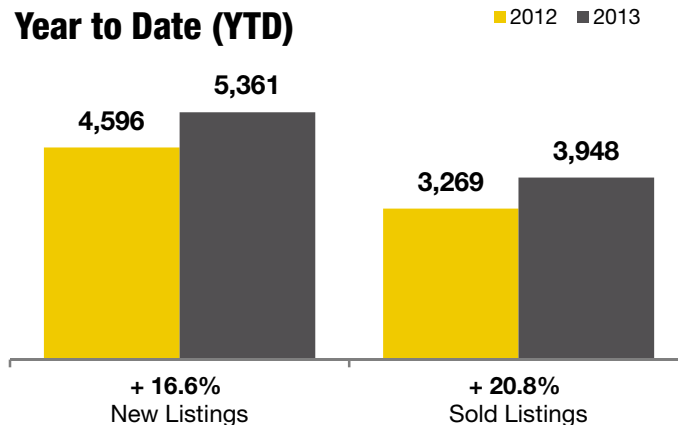
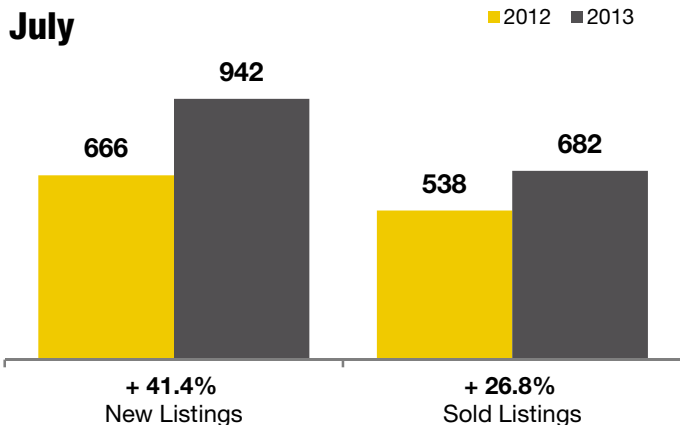
Change in
Sold Listings

+ 14.5%

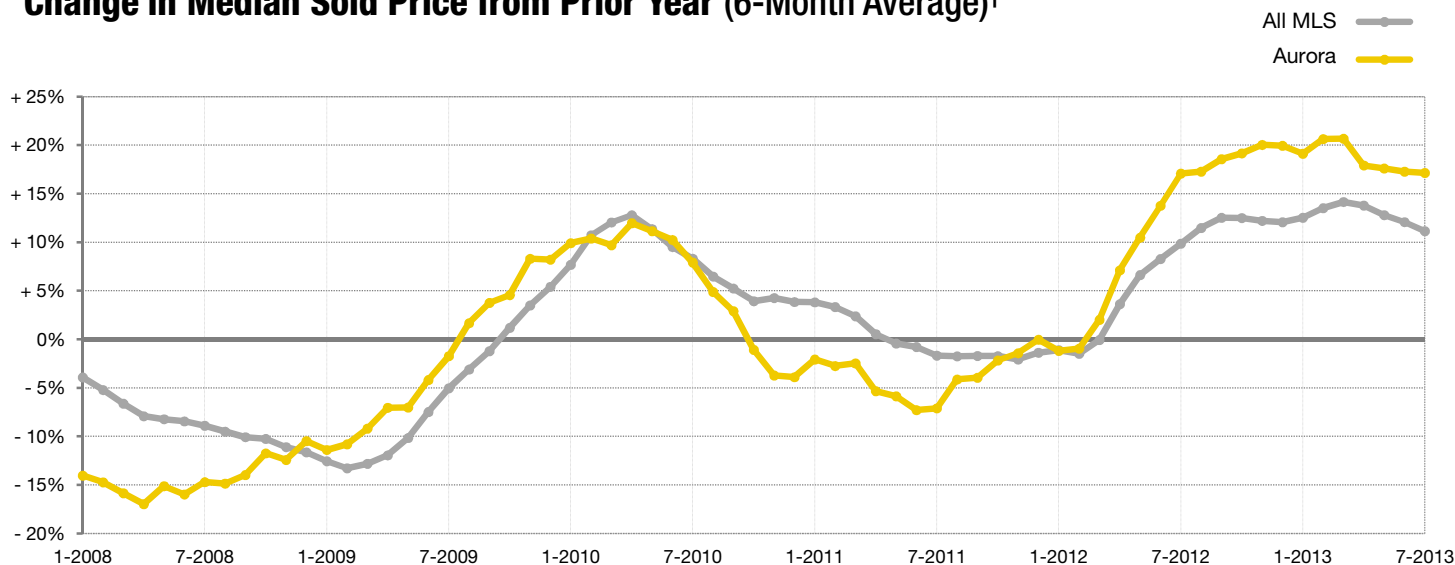
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	819	936	+ 14.3%	--	--	--
Under Contract Listings	640	1,001	+ 56.4%	4,283	5,553	+ 29.7%
New Listings	666	942	+ 41.4%	4,596	5,361	+ 16.6%
Sold Listings	538	682	+ 26.8%	3,269	3,948	+ 20.8%
Total Days on Market	62	32	-48.9%	74	48	-35.1%
Median Sold Price*	\$175,000	\$200,400	+ 14.5%	\$161,000	\$189,500	+ 17.7%
Average Sold Price*	\$198,918	\$223,617	+ 12.4%	\$181,357	\$210,035	+ 15.8%
Percent of Sold Price to List Price*	99.7%	100.0%	+ 0.3%	99.1%	100.0%	+ 0.9%

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



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METROLIST®

Bailey

- 25.0%

Change in
New Listings

+ 50.0%

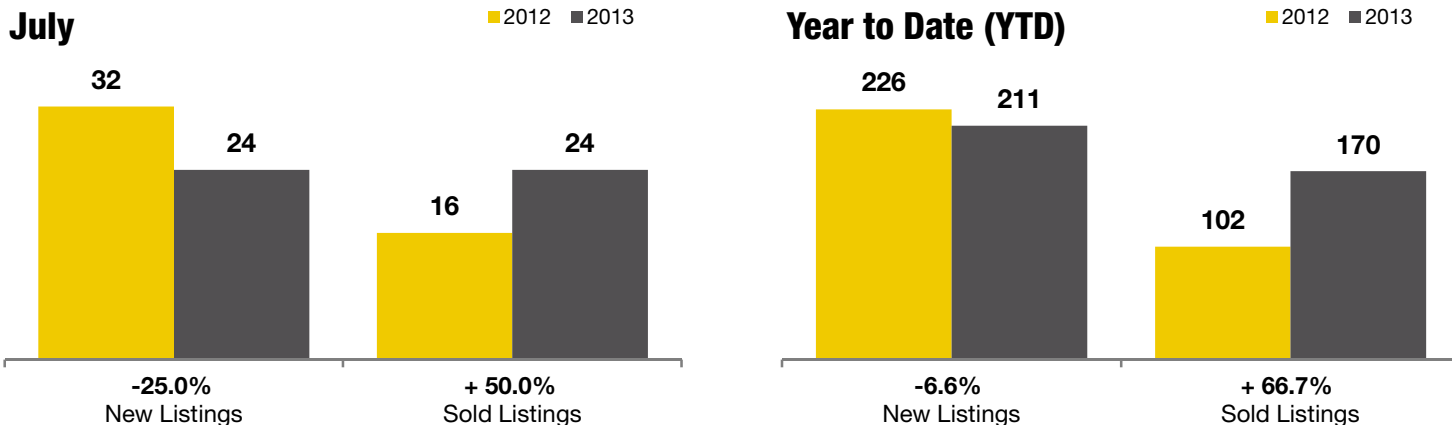
Change in
Sold Listings

- 10.5%

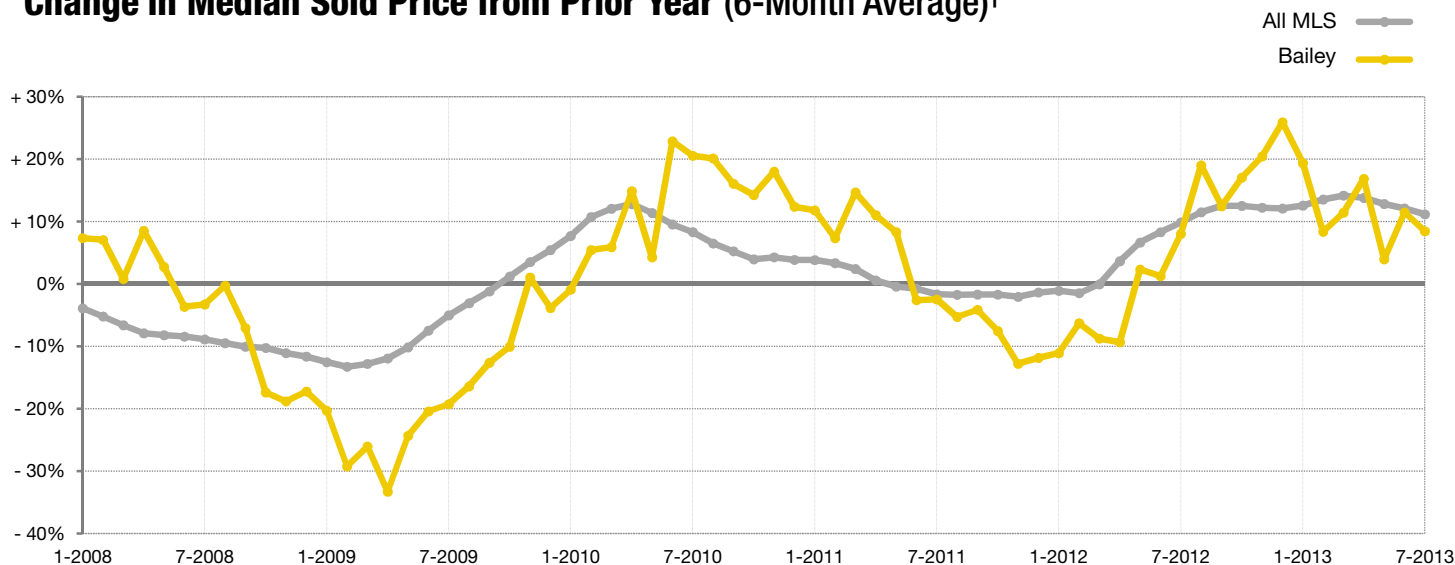
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	147	88	-40.1%	--	--	--
Under Contract Listings	14	24	+ 71.4%	147	200	+ 36.1%
New Listings	32	24	-25.0%	226	211	-6.6%
Sold Listings	16	24	+ 50.0%	102	170	+ 66.7%
Total Days on Market	114	118	+ 3.2%	134	113	-15.6%
Median Sold Price*	\$219,000	\$196,000	-10.5%	\$181,500	\$201,000	+ 10.7%
Average Sold Price*	\$223,788	\$208,771	-6.7%	\$205,515	\$207,115	+ 0.8%
Percent of Sold Price to List Price*	96.8%	97.4%	+ 0.7%	96.5%	97.6%	+ 1.2%

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



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Bennett

+ 37.5%

Change in
New Listings

+ 60.0%

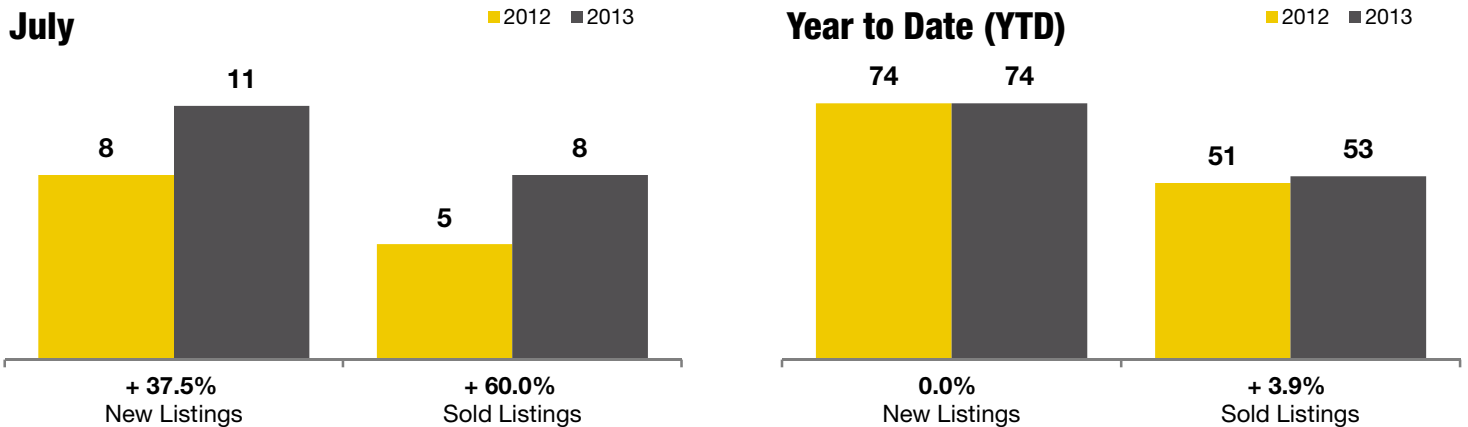
Change in
Sold Listings

+ 99.1%

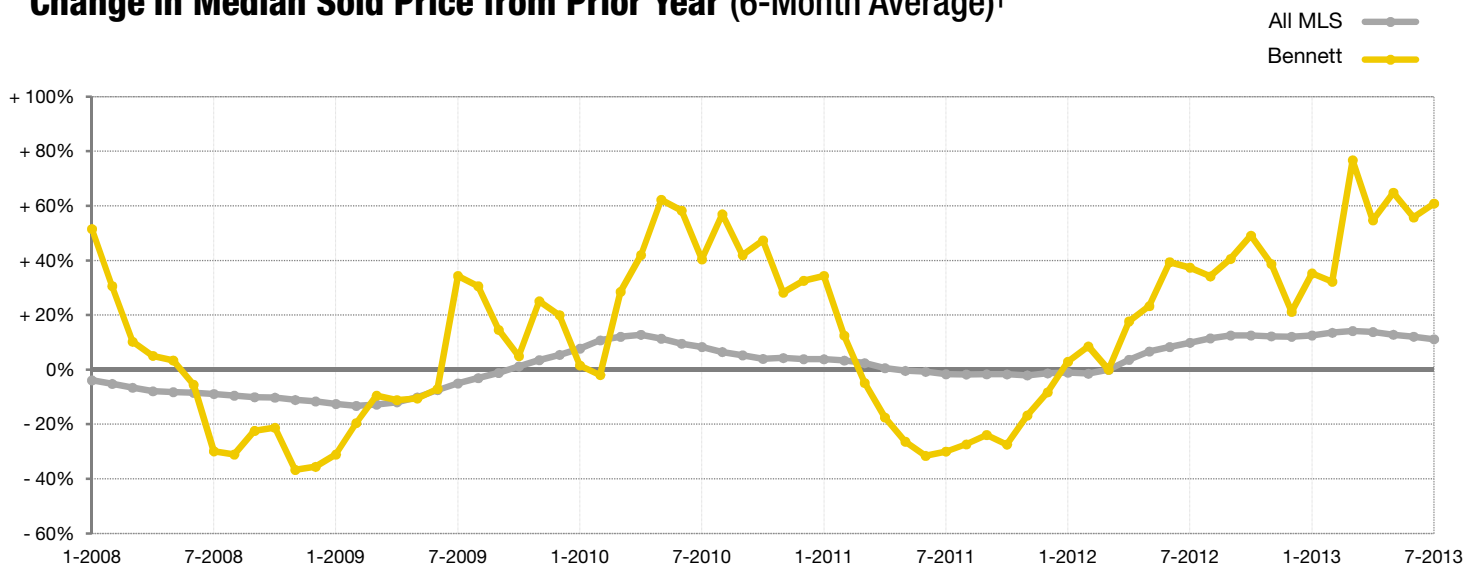
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	31	20	-35.5%	--	--	--
Under Contract Listings	7	11	+ 57.1%	63	74	+ 17.5%
New Listings	8	11	+ 37.5%	74	74	0.0%
Sold Listings	5	8	+ 60.0%	51	53	+ 3.9%
Total Days on Market	172	92	-46.6%	121	68	-44.0%
Median Sold Price*	\$167,001	\$332,500	+ 99.1%	\$175,000	\$241,000	+ 37.7%
Average Sold Price*	\$187,780	\$271,193	+ 44.4%	\$204,442	\$244,883	+ 19.8%
Percent of Sold Price to List Price*	99.7%	96.9%	-2.9%	99.2%	98.1%	-1.1%

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METROLIST®

Bow Mar

--

0.0%

+ 20.3%

Change in
New Listings

Change in
Sold Listings

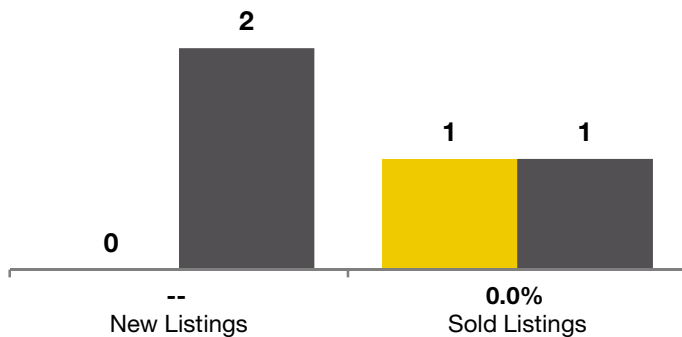
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	6	7	+ 16.7%	--	--	--
Under Contract Listings	0	1	--	10	10	0.0%
New Listings	0	2	--	14	14	0.0%
Sold Listings	1	1	0.0%	9	9	0.0%
Total Days on Market	5	2	-60.0%	197	86	-56.3%
Median Sold Price*	\$790,000	\$950,000	+ 20.3%	\$790,000	\$950,000	+ 20.3%
Average Sold Price*	\$790,000	\$950,000	+ 20.3%	\$935,039	\$976,167	+ 4.4%
Percent of Sold Price to List Price*	95.3%	86.4%	-9.4%	94.5%	95.6%	+ 1.1%

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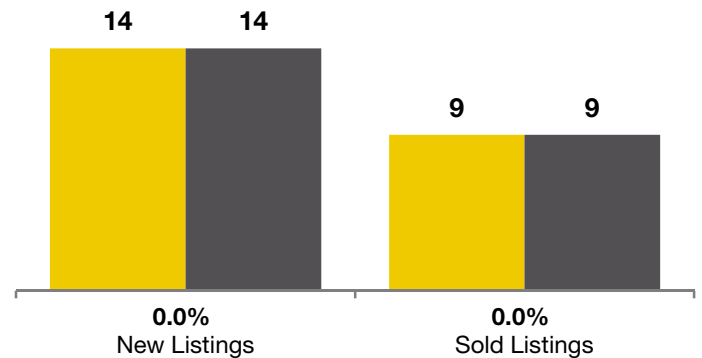
July

■ 2012 ■ 2013



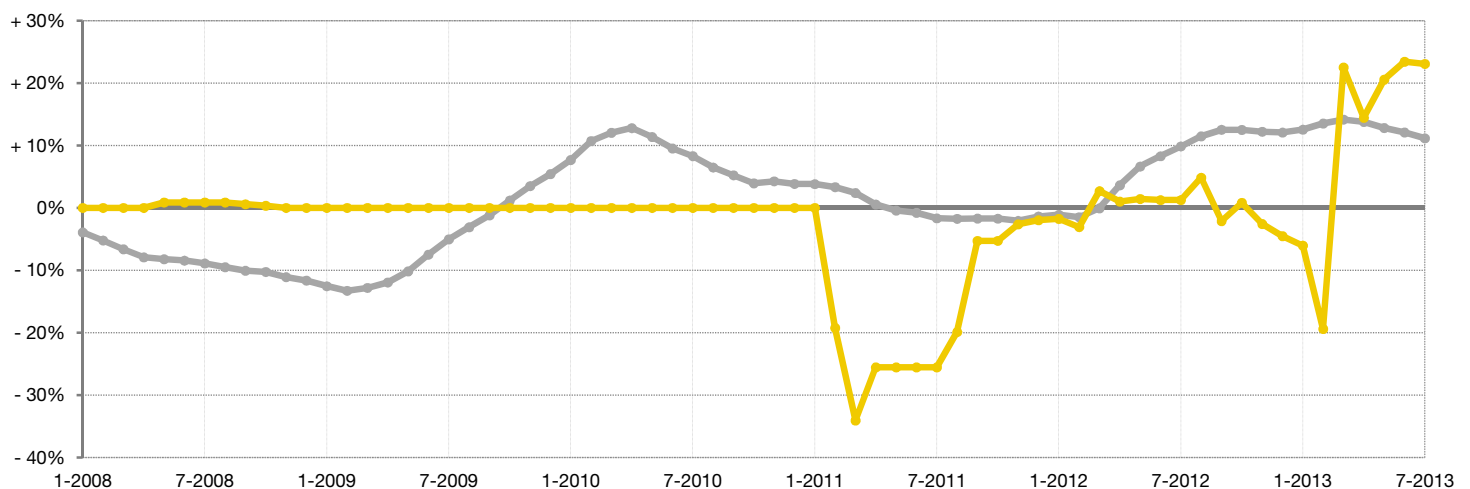
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Bow Mar —



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Brighton

+ 19.0%

Change in
New Listings

+ 26.5%

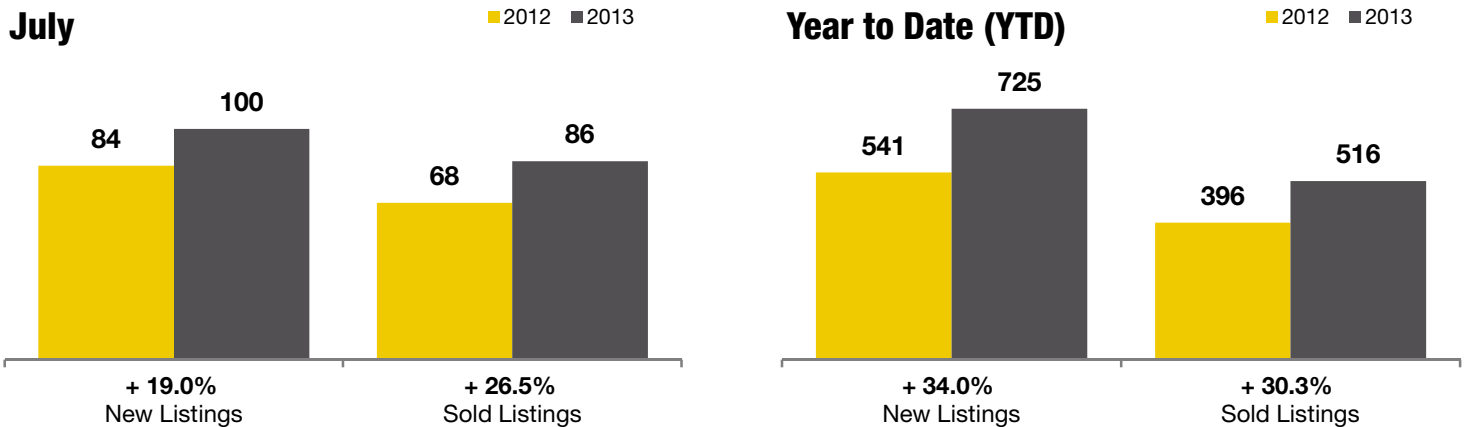
Change in
Sold Listings

+ 25.8%

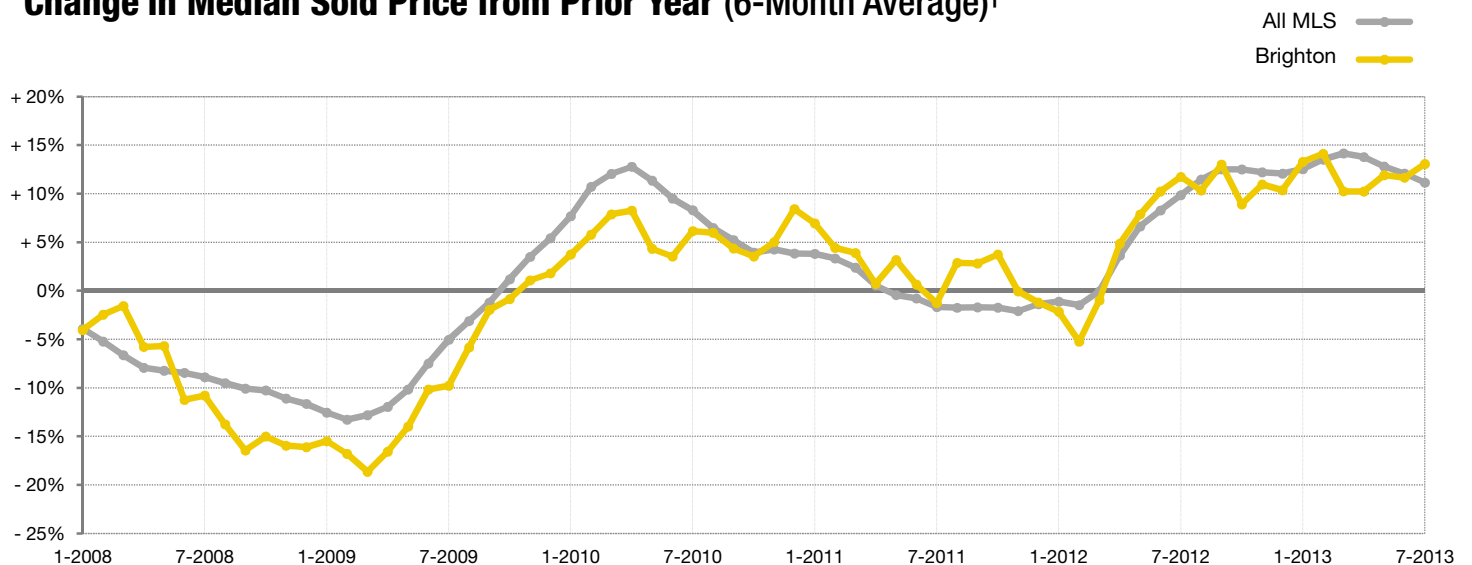
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	176	191	+ 8.5%	--	--	--
Under Contract Listings	74	109	+ 47.3%	495	734	+ 48.3%
New Listings	84	100	+ 19.0%	541	725	+ 34.0%
Sold Listings	68	86	+ 26.5%	396	516	+ 30.3%
Total Days on Market	71	39	-44.1%	101	69	-32.0%
Median Sold Price*	\$185,925	\$233,850	+ 25.8%	\$194,450	\$222,450	+ 14.4%
Average Sold Price*	\$213,736	\$247,414	+ 15.8%	\$219,081	\$246,372	+ 12.5%
Percent of Sold Price to List Price*	99.6%	99.3%	-0.3%	98.6%	99.1%	+ 0.5%

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Broomfield

+ 16.8%

Change in
New Listings

+ 7.3%

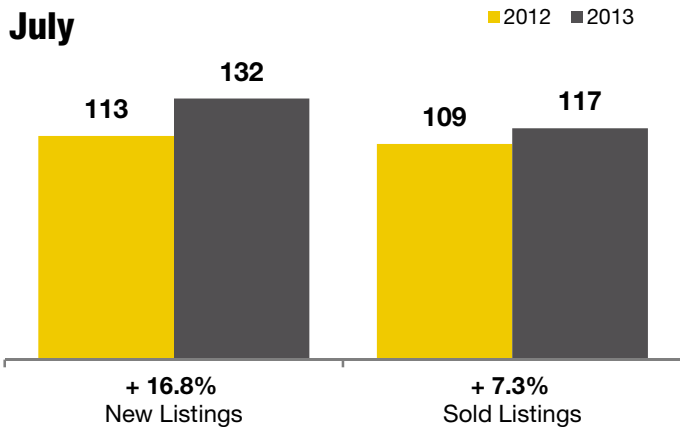
Change in
Sold Listings

+ 11.6%

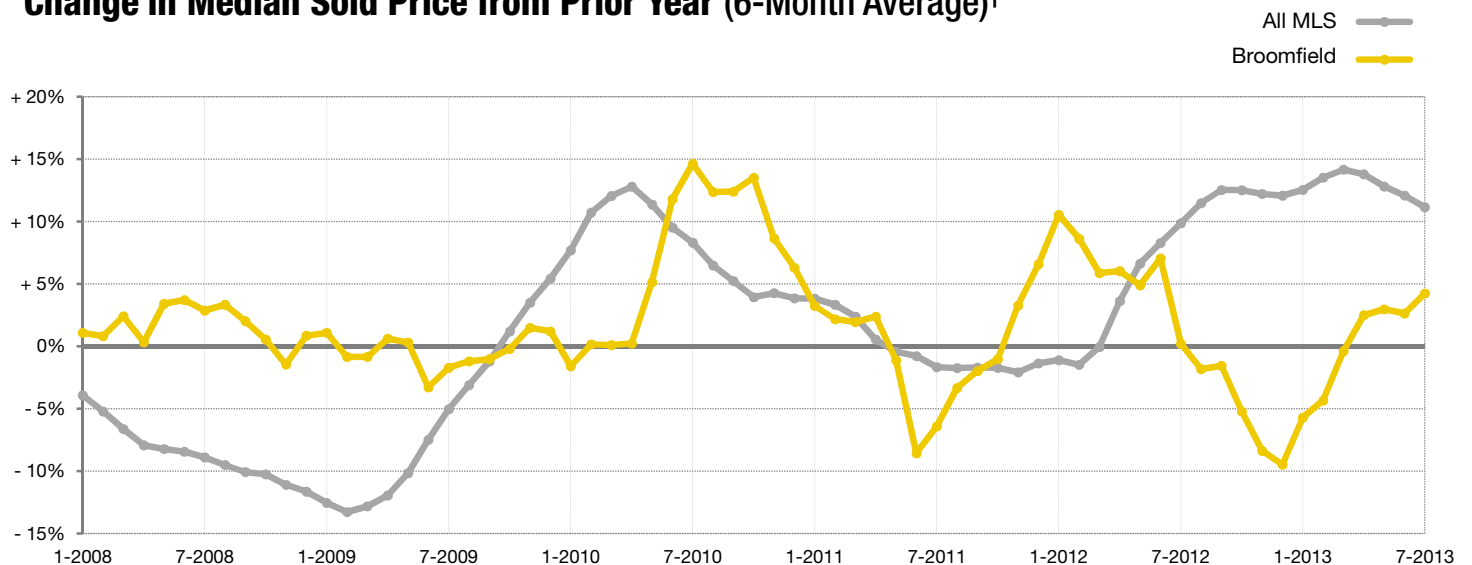
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	229	176	-23.1%	--	--	--
Under Contract Listings	110	127	+ 15.5%	713	797	+ 11.8%
New Listings	113	132	+ 16.8%	799	826	+ 3.4%
Sold Listings	109	117	+ 7.3%	562	627	+ 11.6%
Total Days on Market	53	26	-50.5%	81	46	-44.1%
Median Sold Price*	\$259,900	\$290,000	+ 11.6%	\$275,000	\$284,900	+ 3.6%
Average Sold Price*	\$279,409	\$337,706	+ 20.9%	\$306,144	\$331,666	+ 8.3%
Percent of Sold Price to List Price*	98.7%	99.6%	+ 1.0%	97.8%	99.1%	+ 1.3%

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Byers

- 16.7%

--

--

Change in
New Listings

Change in
Sold Listings

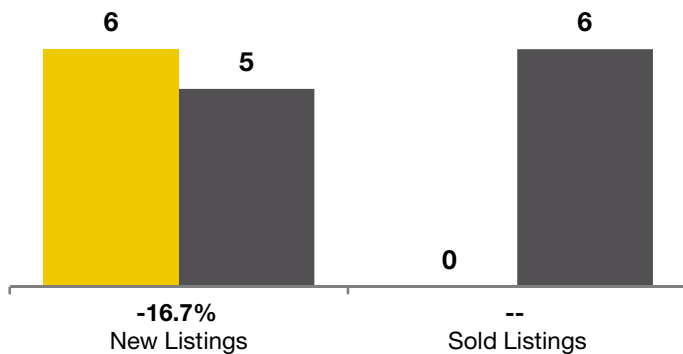
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	17	15	-11.8%	--	--	--
Under Contract Listings	5	7	+ 40.0%	18	38	+ 111.1%
New Listings	6	5	-16.7%	31	36	+ 16.1%
Sold Listings	0	6	--	13	27	+ 107.7%
Total Days on Market	0	71	--	168	90	-46.7%
Median Sold Price*	0	\$165,000	--	\$85,000	\$178,295	+ 109.8%
Average Sold Price*	0	\$160,917	--	\$124,954	\$197,187	+ 57.8%
Percent of Sold Price to List Price*	0	106.1%	--	94.1%	99.1%	+ 5.3%

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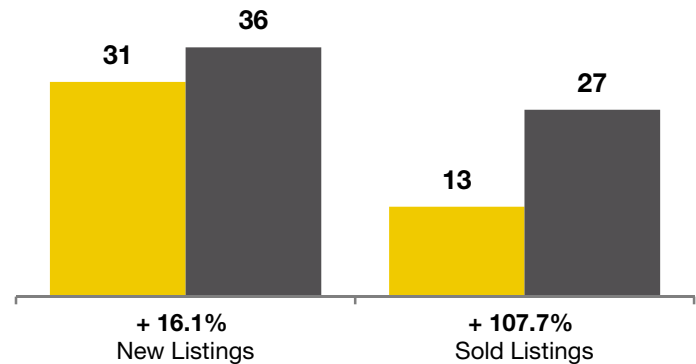
July

■ 2012 ■ 2013



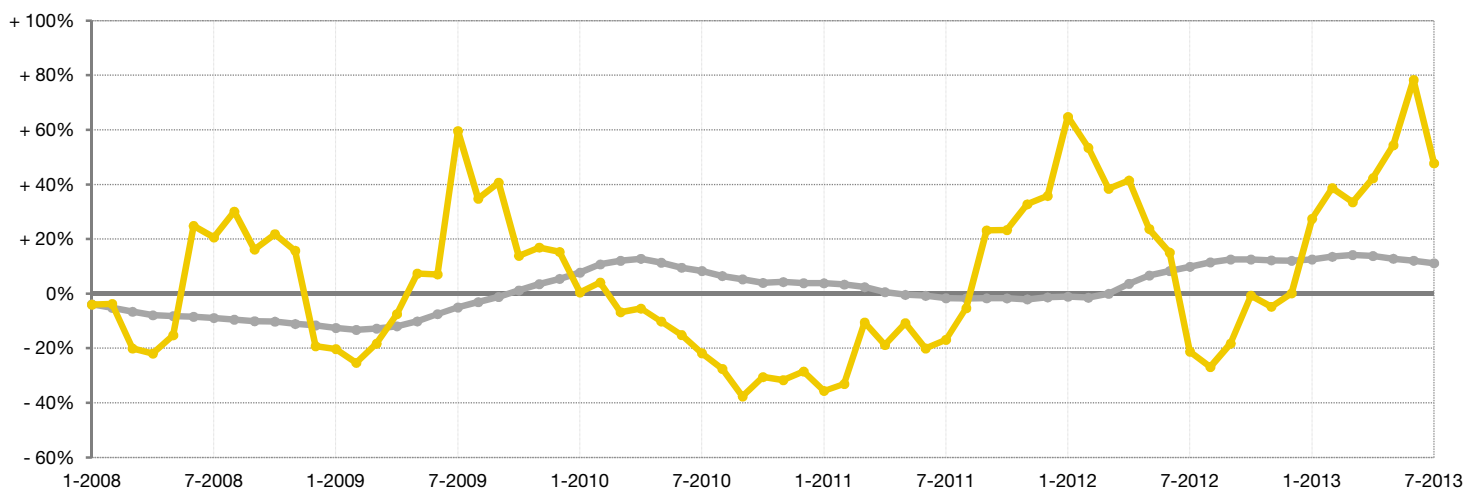
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Byers —



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Castle Pines North

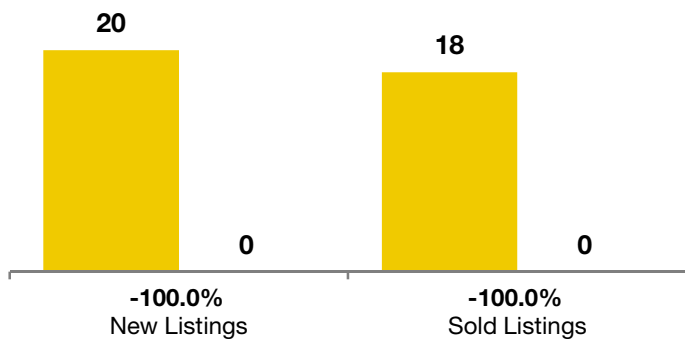
- 100.0% **- 100.0%** **- 100.0%**
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	70	0	-100.0%	--	--	--
Under Contract Listings	9	0	-100.0%	135	33	-75.6%
New Listings	20	0	-100.0%	194	27	-86.1%
Sold Listings	18	0	-100.0%	115	40	-65.2%
Total Days on Market	79	0	-100.0%	91	67	-26.5%
Median Sold Price*	\$395,000	0	-100.0%	\$411,700	\$470,000	+ 14.2%
Average Sold Price*	\$459,989	0	-100.0%	\$467,328	\$514,986	+ 10.2%
Percent of Sold Price to List Price*	97.6%	0	-100.0%	97.3%	98.3%	+ 1.0%

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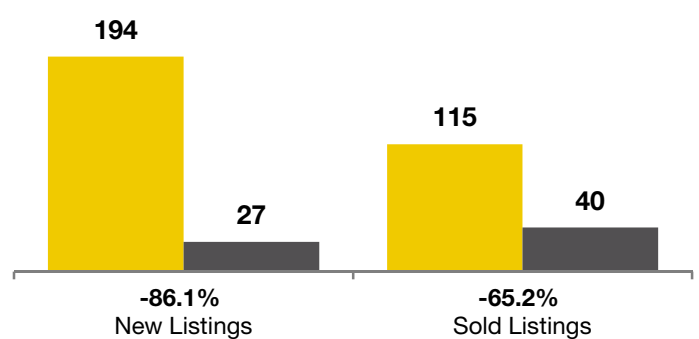
July

■ 2012 ■ 2013



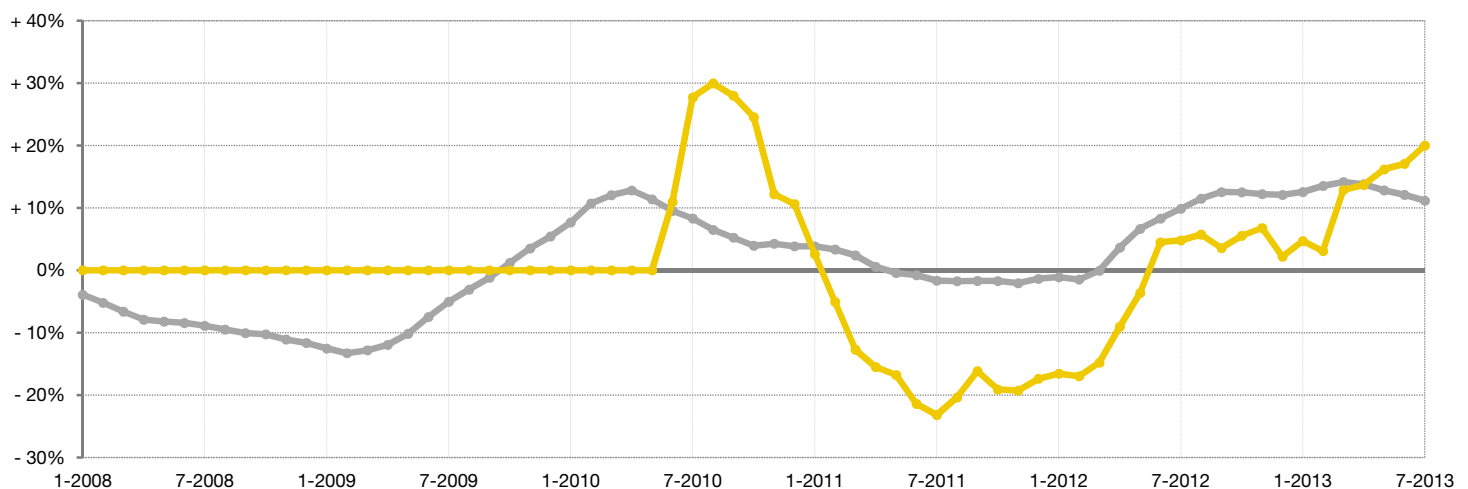
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Castle Pines North —



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Castle Rock

+ 64.6%

Change in
New Listings

+ 38.5%

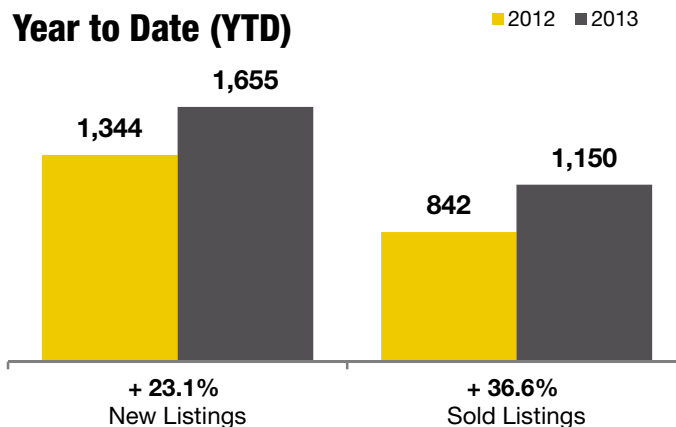
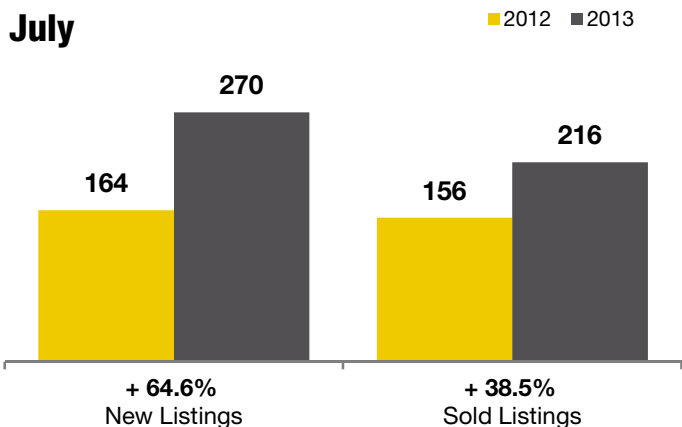
Change in
Sold Listings

+ 5.8%

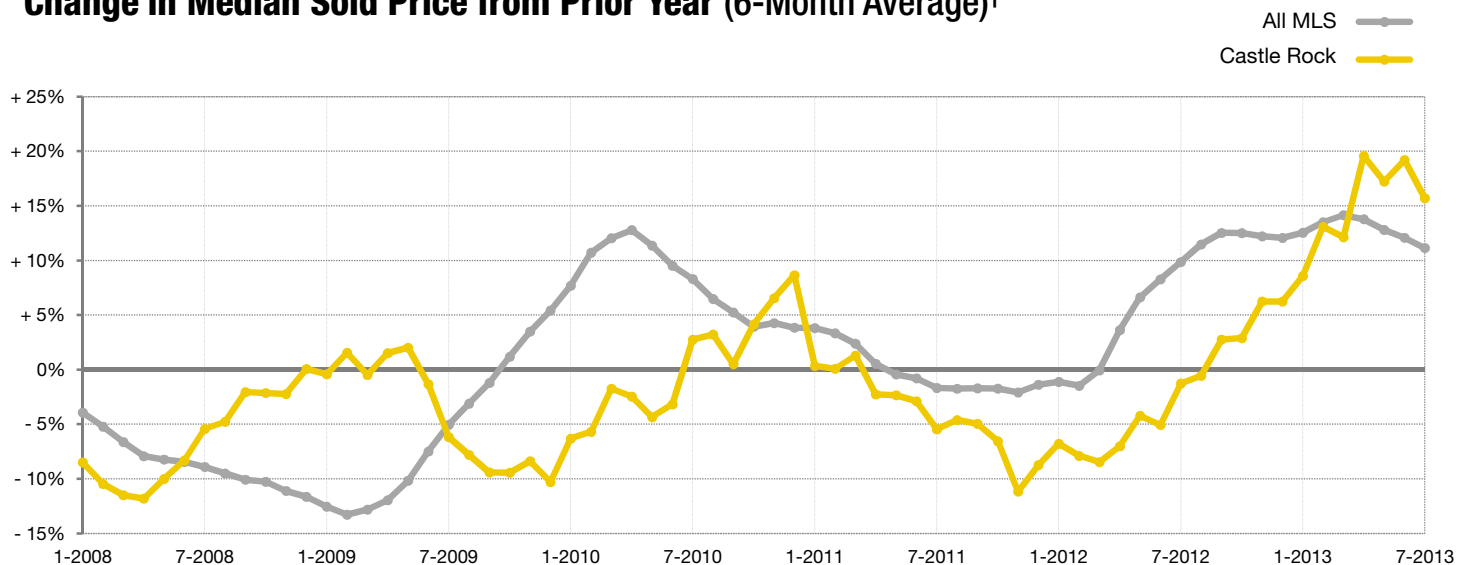
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	493	505	+ 2.4%	--	--	--
Under Contract Listings	145	228	+ 57.2%	1,030	1,488	+ 44.5%
New Listings	164	270	+ 64.6%	1,344	1,655	+ 23.1%
Sold Listings	156	216	+ 38.5%	842	1,150	+ 36.6%
Total Days on Market	73	39	-47.5%	95	66	-30.8%
Median Sold Price*	\$292,500	\$309,500	+ 5.8%	\$271,350	\$310,000	+ 14.2%
Average Sold Price*	\$365,203	\$358,674	-1.8%	\$343,451	\$374,134	+ 8.9%
Percent of Sold Price to List Price*	98.2%	98.9%	+ 0.8%	97.8%	98.6%	+ 0.9%

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



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Local Market Update – July 2013

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Centennial

+ 34.2%

Change in
New Listings

+ 34.0%

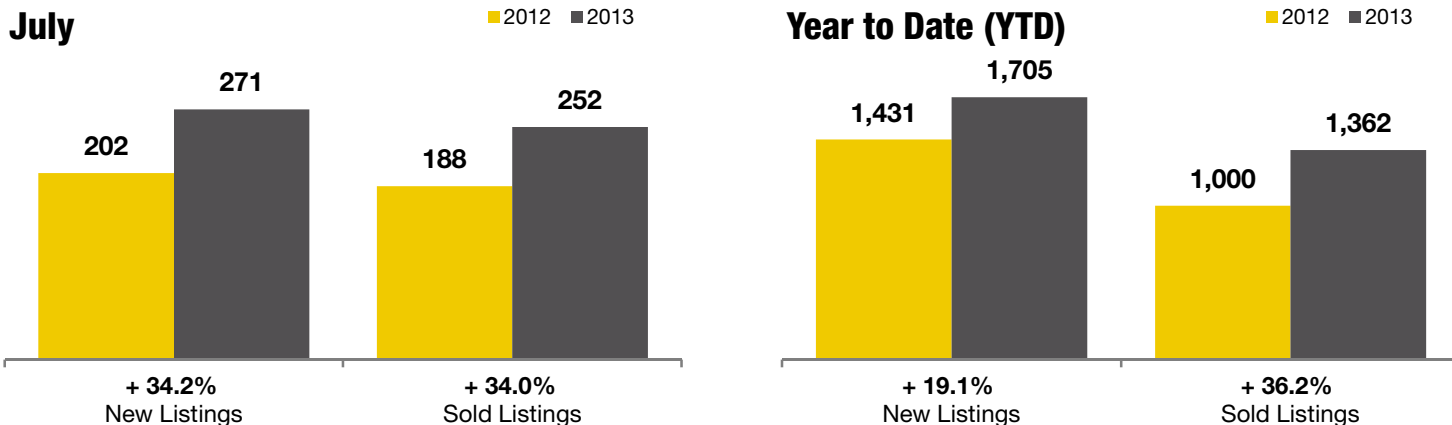
Change in
Sold Listings

+ 9.1%

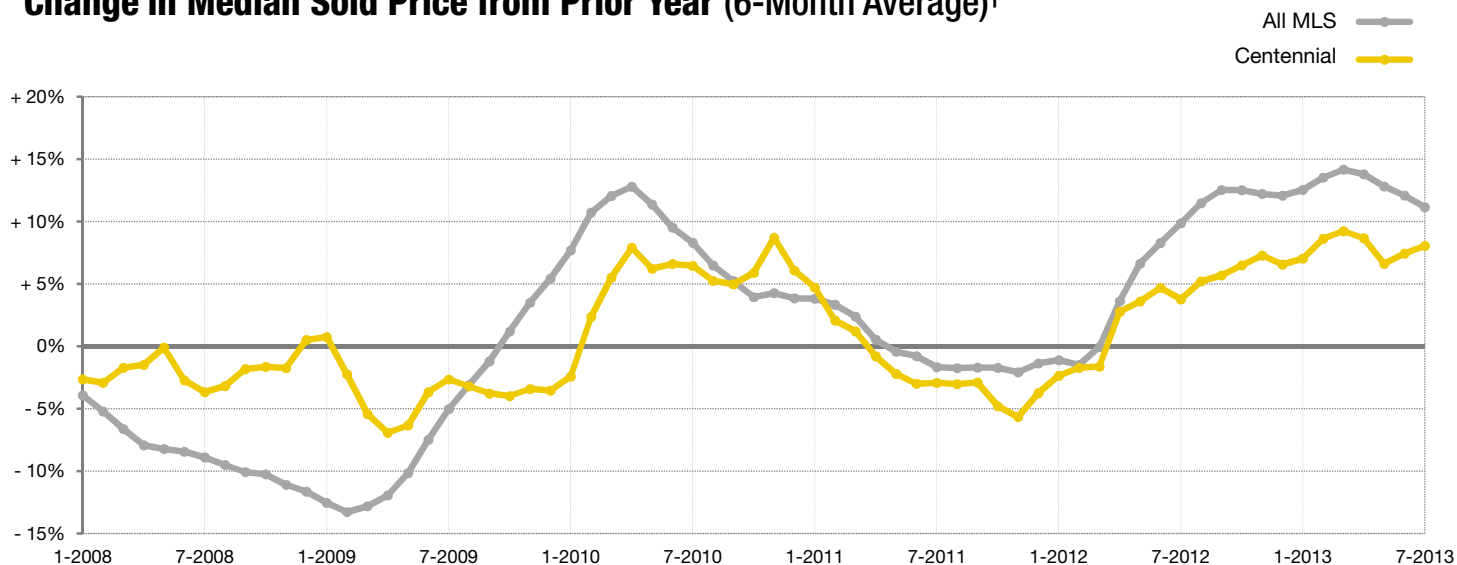
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	293	232	-20.8%	--	--	--
Under Contract Listings	206	261	+ 26.7%	1,373	1,767	+ 28.7%
New Listings	202	271	+ 34.2%	1,431	1,705	+ 19.1%
Sold Listings	188	252	+ 34.0%	1,000	1,362	+ 36.2%
Total Days on Market	50	23	-54.8%	72	42	-41.3%
Median Sold Price*	\$262,250	\$286,000	+ 9.1%	\$260,000	\$281,125	+ 8.1%
Average Sold Price*	\$291,733	\$331,753	+ 13.7%	\$293,299	\$313,280	+ 6.8%
Percent of Sold Price to List Price*	98.7%	99.3%	+ 0.7%	98.1%	99.3%	+ 1.2%

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



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Cherry Hills Village

0.0%

Change in
New Listings

+ 55.6%

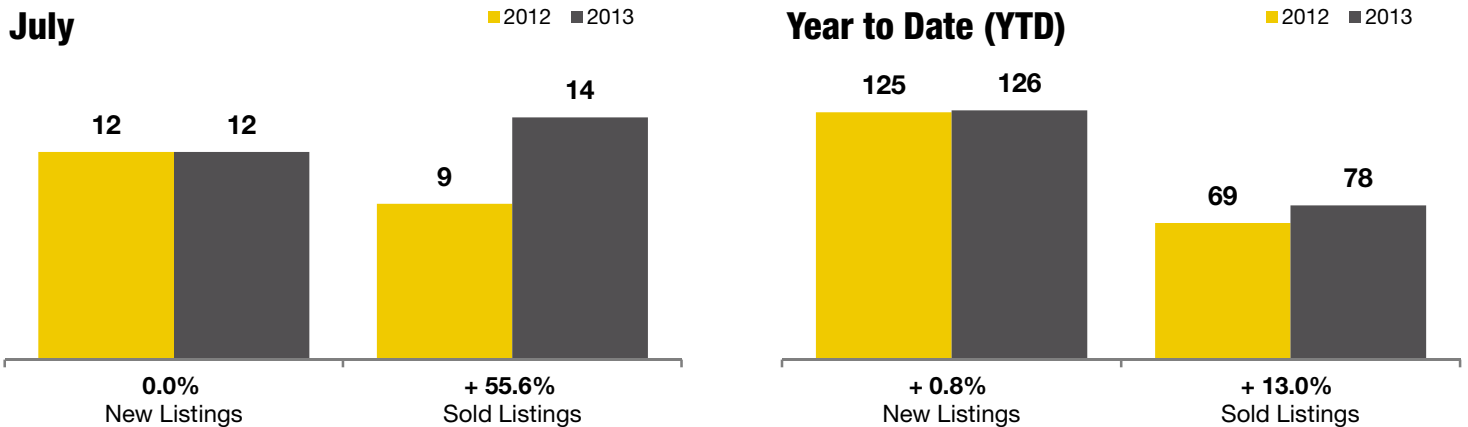
Change in
Sold Listings

- 13.0%

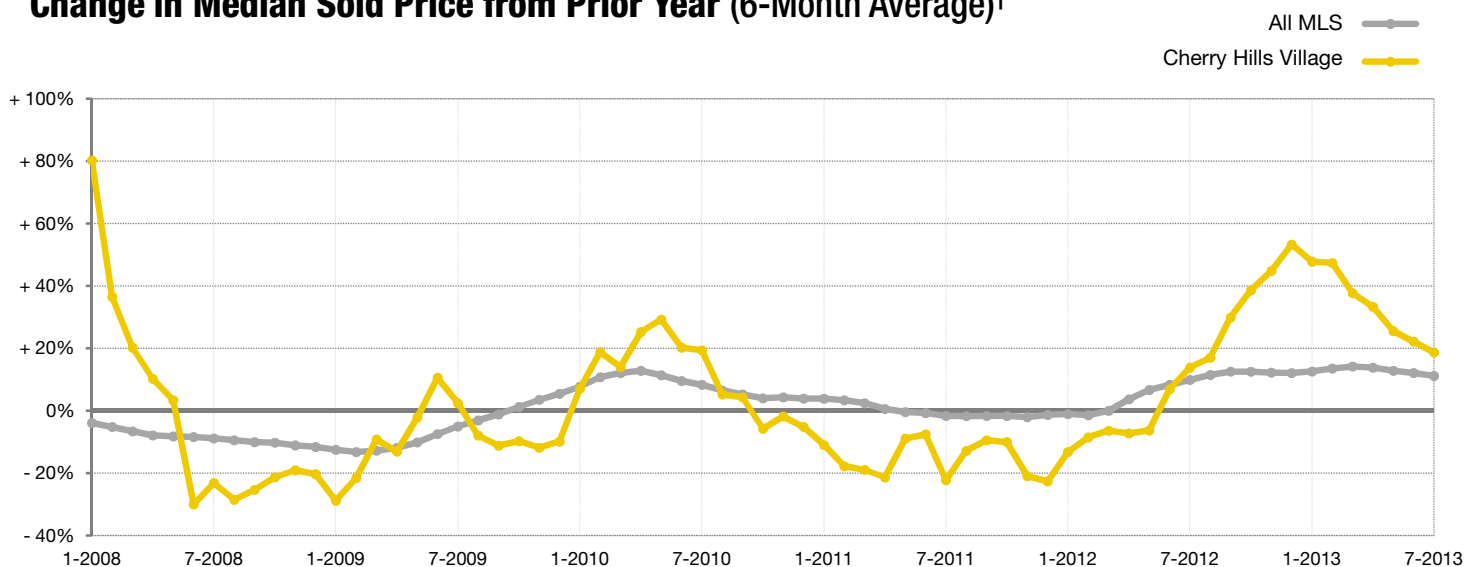
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	85	74	-12.9%	--	--	--
Under Contract Listings	11	7	-36.4%	92	93	+ 1.1%
New Listings	12	12	0.0%	125	126	+ 0.8%
Sold Listings	9	14	+ 55.6%	69	78	+ 13.0%
Total Days on Market	113	170	+ 50.2%	154	139	-9.4%
Median Sold Price*	\$1,650,000	\$1,435,000	-13.0%	\$1,232,750	\$1,280,000	+ 3.8%
Average Sold Price*	\$2,626,667	\$2,236,345	-14.9%	\$1,608,451	\$1,661,886	+ 3.3%
Percent of Sold Price to List Price*	94.5%	94.2%	-0.2%	94.7%	95.2%	+ 0.6%

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



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Local Market Update – July 2013

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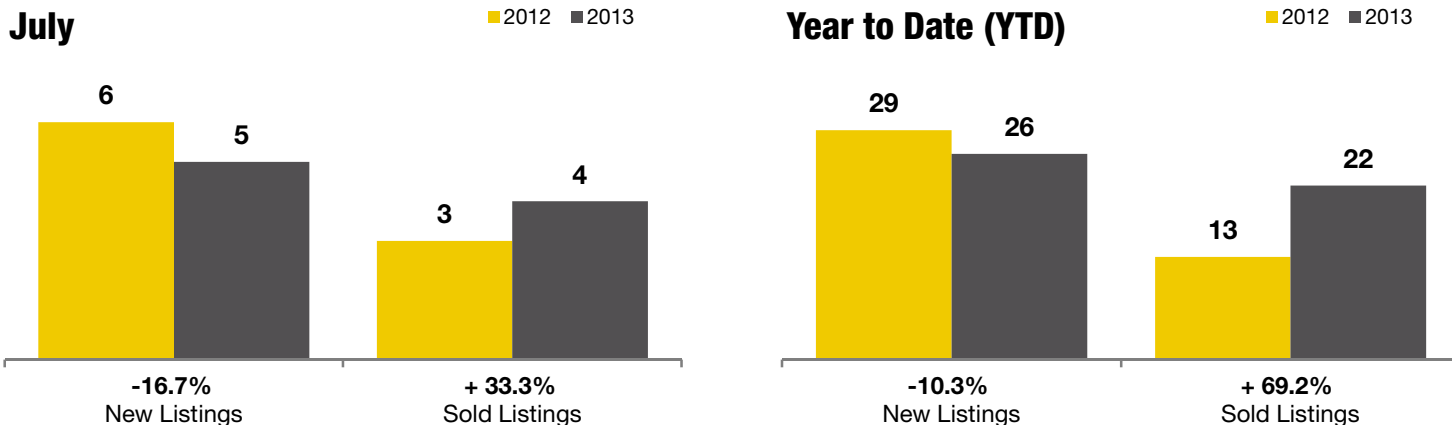
- 16.7% **+ 33.3%** **- 30.1%**

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

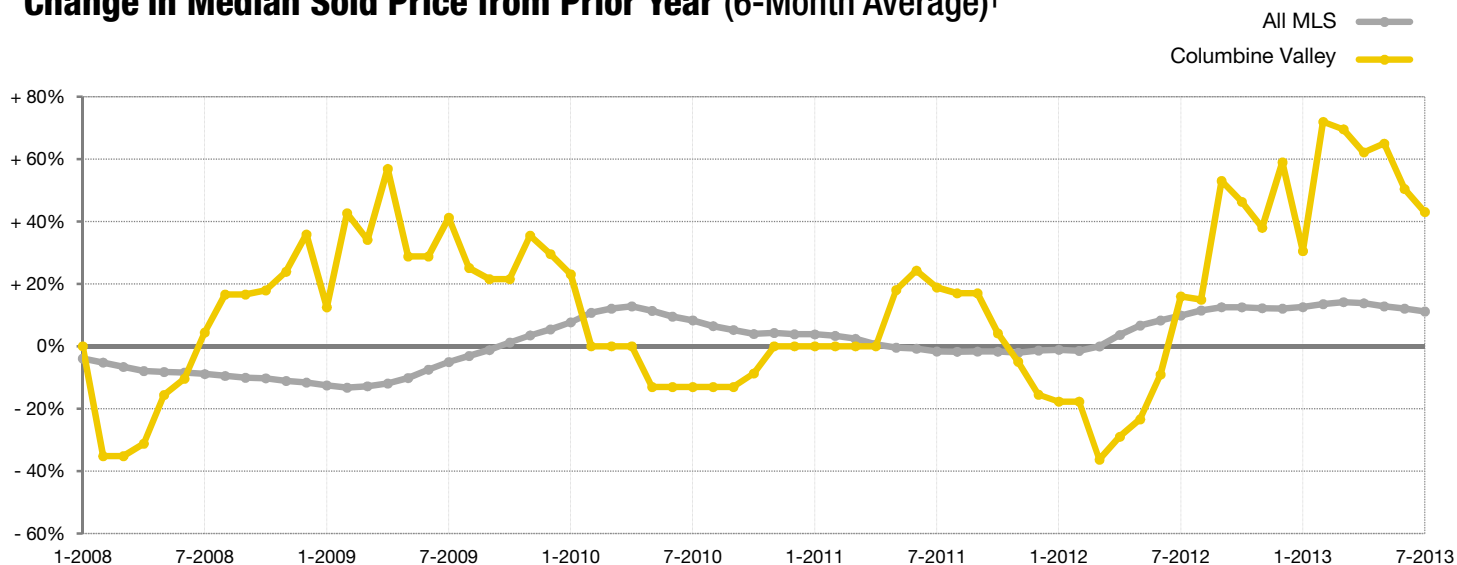
Columbine Valley

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	17	10	-41.2%	--	--	--
Under Contract Listings	1	2	+ 100.0%	15	21	+ 40.0%
New Listings	6	5	-16.7%	29	26	-10.3%
Sold Listings	3	4	+ 33.3%	13	22	+ 69.2%
Total Days on Market	122	105	-13.7%	94	86	-8.2%
Median Sold Price*	\$790,000	\$552,500	-30.1%	\$578,340	\$618,000	+ 6.9%
Average Sold Price*	\$1,110,000	\$606,250	-45.4%	\$642,295	\$707,986	+ 10.2%
Percent of Sold Price to List Price*	98.8%	94.7%	-4.1%	96.1%	95.8%	-0.3%

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



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Local Market Update – July 2013

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Commerce City

+ 68.2%

Change in
New Listings

+ 4.5%

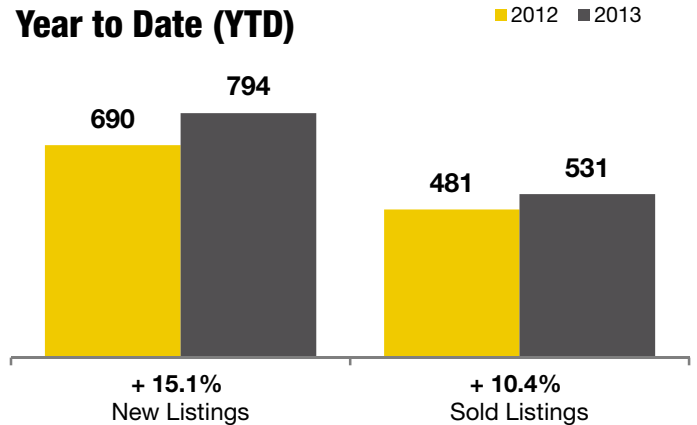
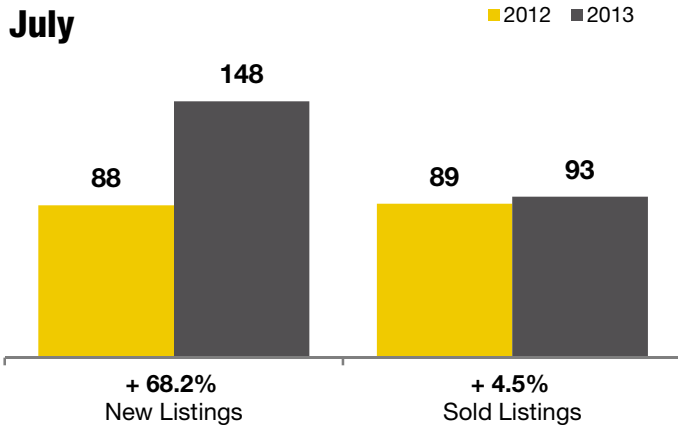
Change in
Sold Listings

+ 21.0%

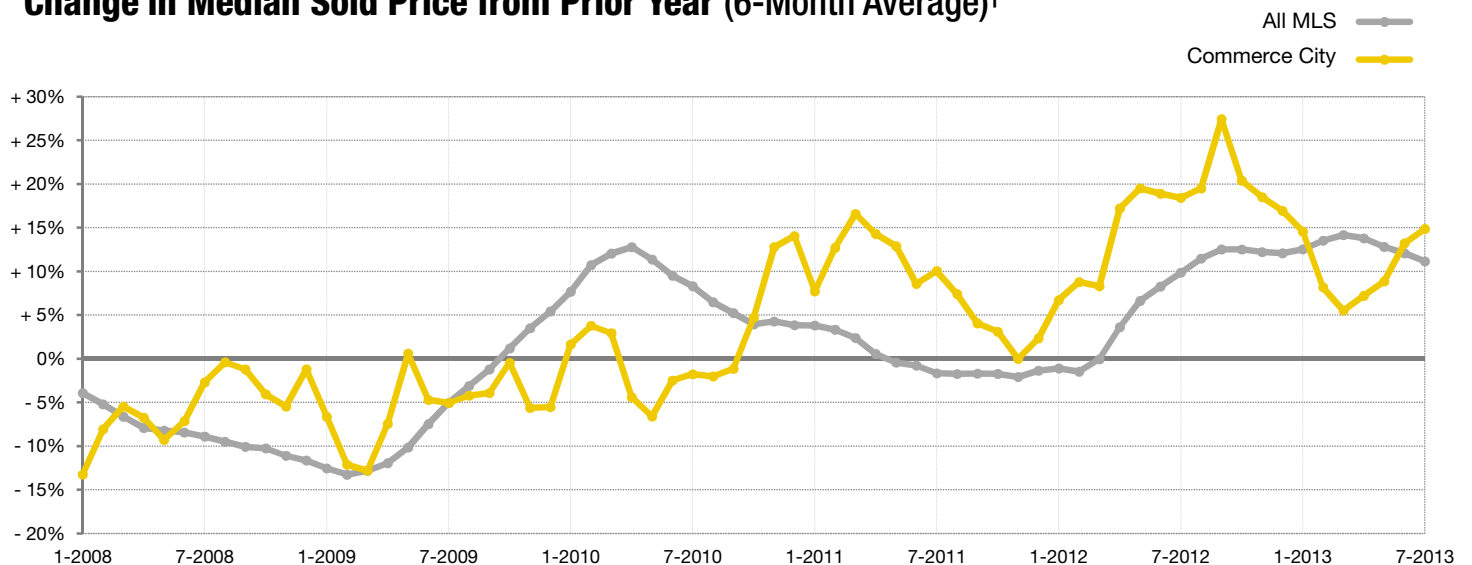
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	114	176	+ 54.4%	--	--	--
Under Contract Listings	98	158	+ 61.2%	643	783	+ 21.8%
New Listings	88	148	+ 68.2%	690	794	+ 15.1%
Sold Listings	89	93	+ 4.5%	481	531	+ 10.4%
Total Days on Market	59	32	-45.8%	70	48	-30.7%
Median Sold Price*	\$186,000	\$225,000	+ 21.0%	\$180,000	\$212,500	+ 18.1%
Average Sold Price*	\$173,501	\$208,476	+ 20.2%	\$171,793	\$200,738	+ 16.8%
Percent of Sold Price to List Price*	101.1%	100.2%	-0.9%	99.9%	100.5%	+ 0.5%

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



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Local Market Update – July 2013

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Conifer

+ 9.8%

Change in
New Listings

+ 212.5%

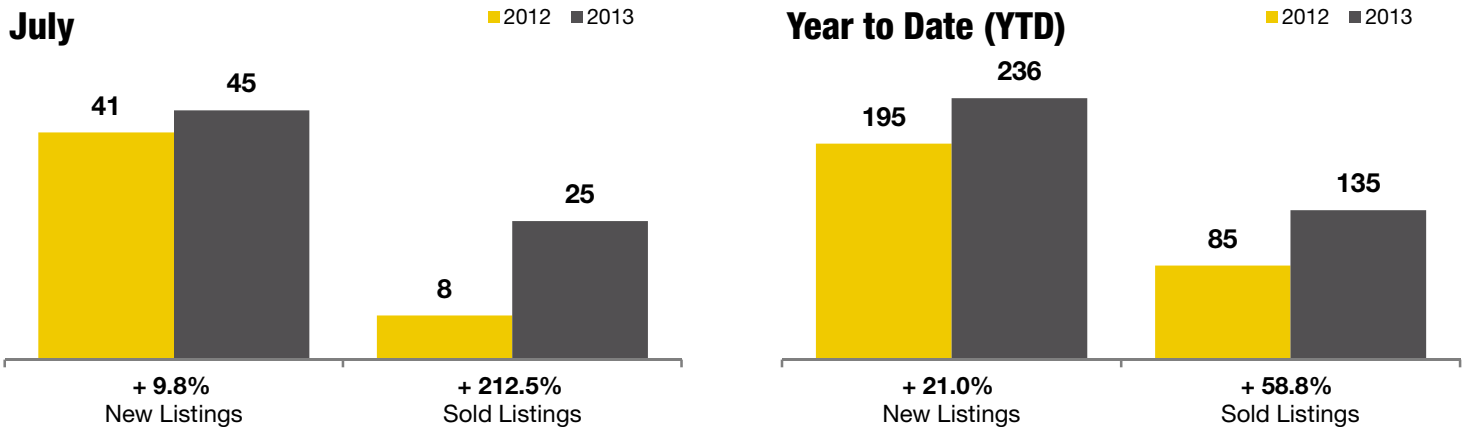
Change in
Sold Listings

+ 70.0%

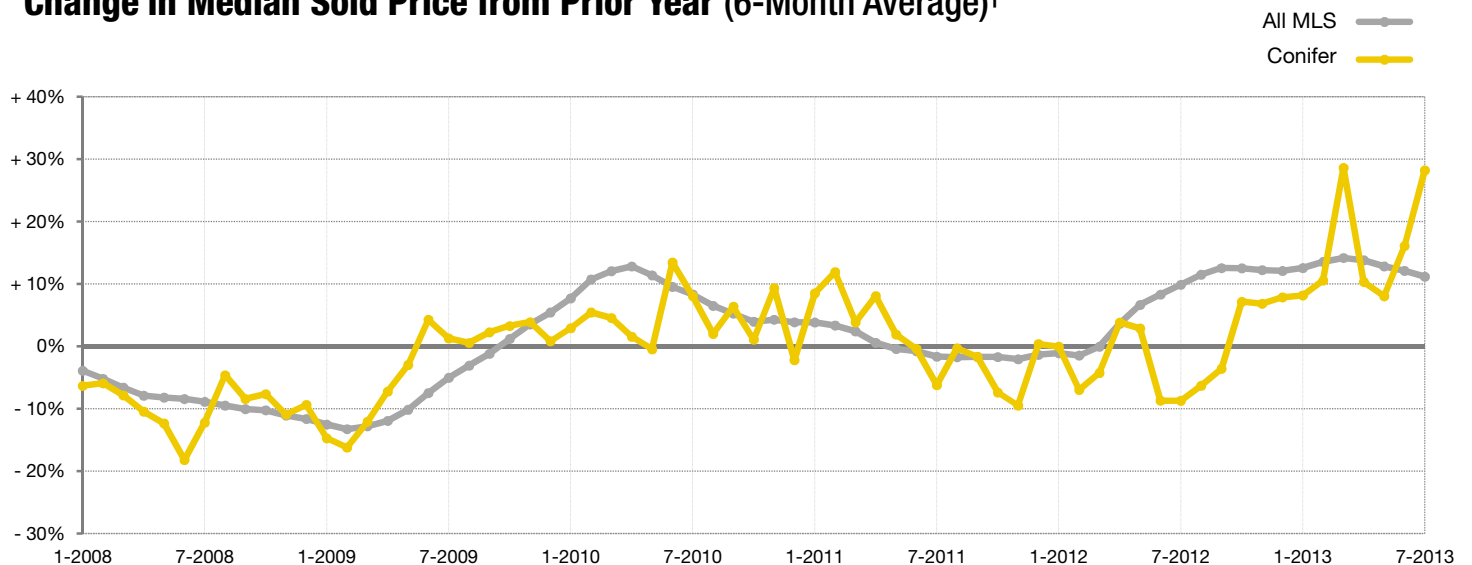
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	121	119	-1.7%	--	--	--
Under Contract Listings	29	22	-24.1%	124	183	+ 47.6%
New Listings	41	45	+ 9.8%	195	236	+ 21.0%
Sold Listings	8	25	+ 212.5%	85	135	+ 58.8%
Total Days on Market	138	109	-20.8%	159	124	-21.9%
Median Sold Price*	\$215,000	\$365,500	+ 70.0%	\$279,500	\$323,000	+ 15.6%
Average Sold Price*	\$273,463	\$339,144	+ 24.0%	\$309,104	\$334,792	+ 8.3%
Percent of Sold Price to List Price*	89.3%	98.3%	+ 10.0%	96.1%	97.5%	+ 1.5%

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



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Local Market Update – July 2013

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Dacono

- 80.0%

Change in
New Listings

+ 16.7%

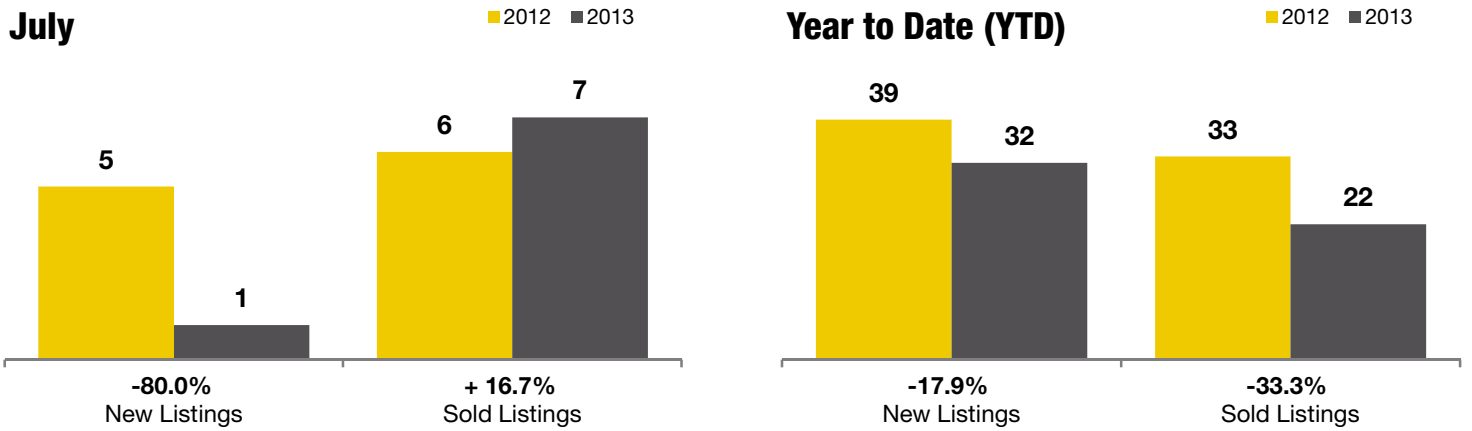
Change in
Sold Listings

+ 5.4%

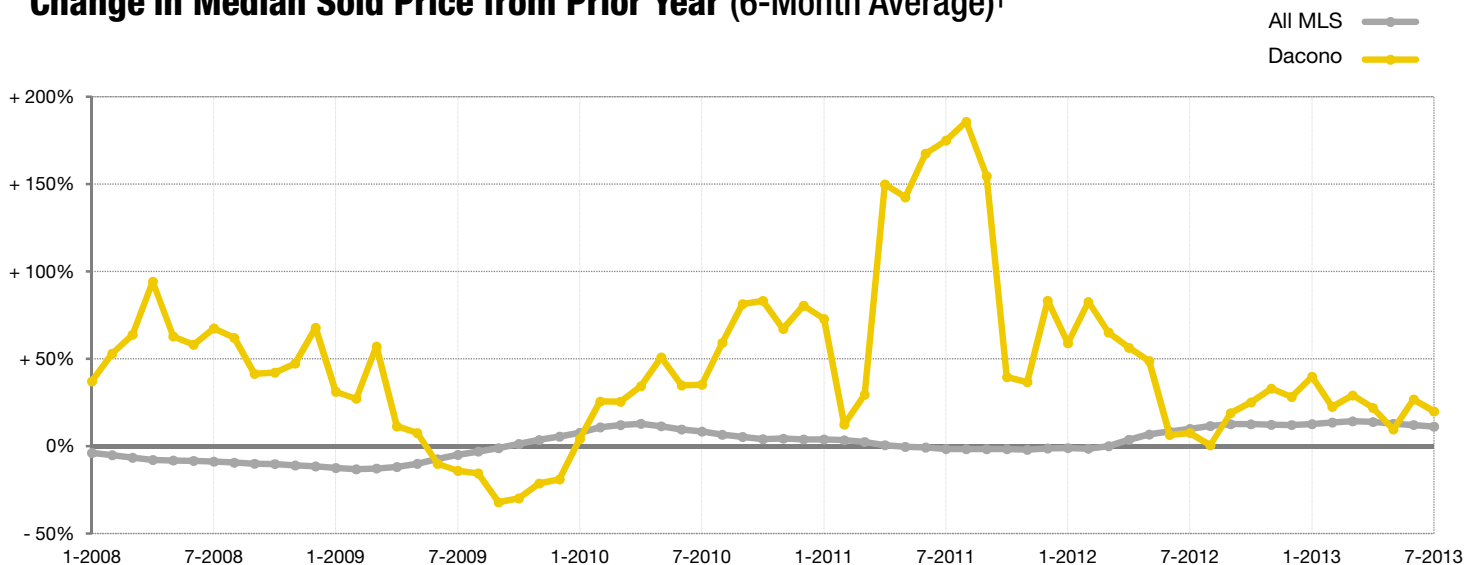
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	8	2	-75.0%	--	--	--
Under Contract Listings	5	5	0.0%	39	29	-25.6%
New Listings	5	1	-80.0%	39	32	-17.9%
Sold Listings	6	7	+ 16.7%	33	22	-33.3%
Total Days on Market	26	29	+ 13.5%	71	24	-65.5%
Median Sold Price*	\$129,101	\$136,025	+ 5.4%	\$154,900	\$184,650	+ 19.2%
Average Sold Price*	\$176,200	\$146,275	-17.0%	\$168,671	\$172,460	+ 2.2%
Percent of Sold Price to List Price*	101.0%	94.3%	-6.6%	102.1%	96.9%	-5.0%

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



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Local Market Update – July 2013

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Deckers

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

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July

■ 2012 ■ 2013

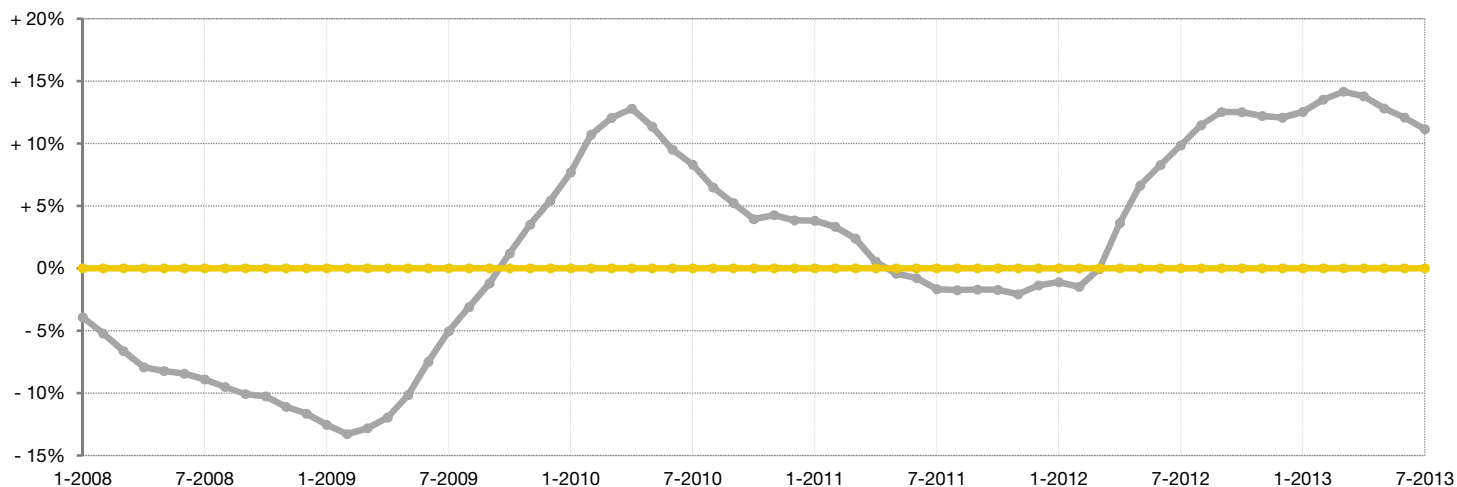
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Deckers —



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Local Market Update – July 2013

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Deer Trail

0.0%

Change in
New Listings

- 75.0%

Change in
Sold Listings

+ 9.7%

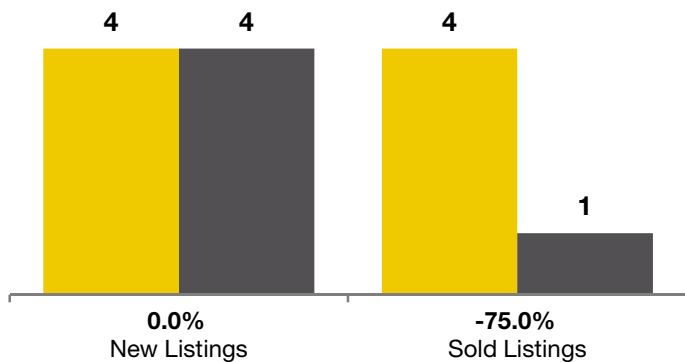
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	10	9	-10.0%	--	--	--
Under Contract Listings	1	2	+ 100.0%	15	12	-20.0%
New Listings	4	4	0.0%	20	15	-25.0%
Sold Listings	4	1	-75.0%	12	10	-16.7%
Total Days on Market	124	203	+ 64.4%	159	145	-8.8%
Median Sold Price*	\$118,500	\$130,000	+ 9.7%	\$111,000	\$119,450	+ 7.6%
Average Sold Price*	\$126,750	\$130,000	+ 2.6%	\$124,986	\$131,230	+ 5.0%
Percent of Sold Price to List Price*	102.3%	100.1%	-2.2%	93.9%	97.5%	+ 3.9%

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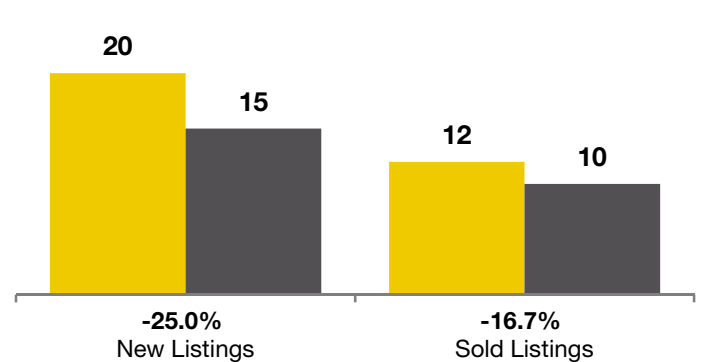
July

■ 2012 ■ 2013



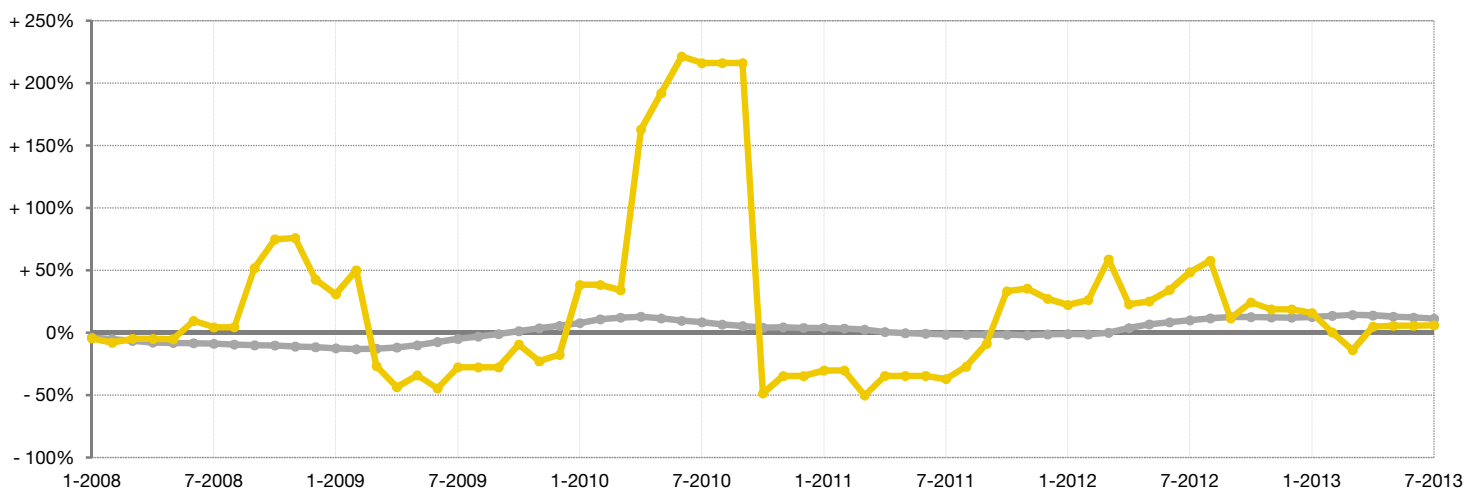
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Deer Trail —



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Local Market Update – July 2013

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Denver

+ 30.0%

Change in
New Listings

+ 33.1%

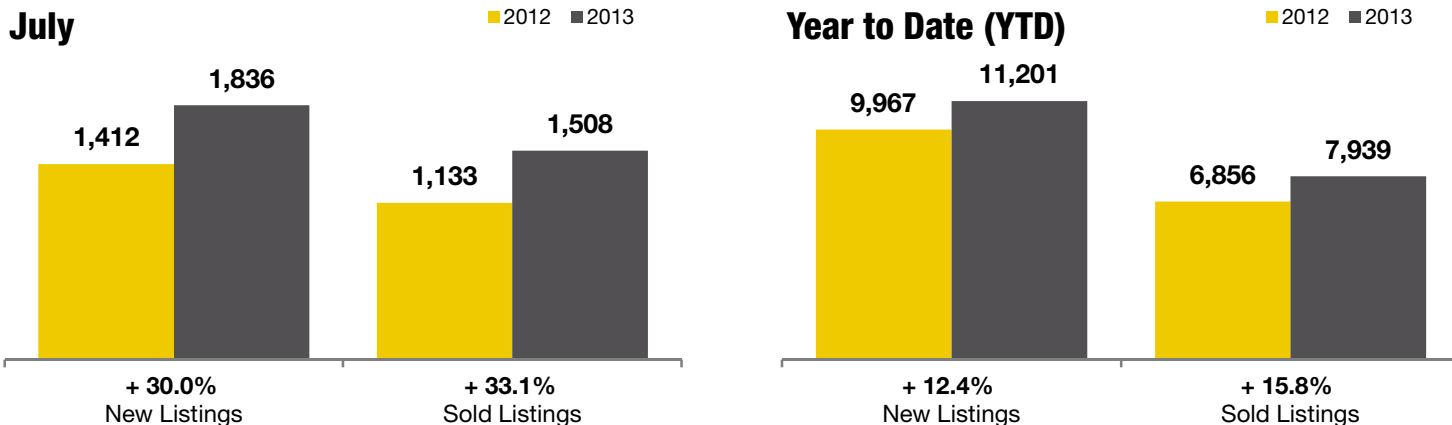
Change in
Sold Listings

+ 11.9%

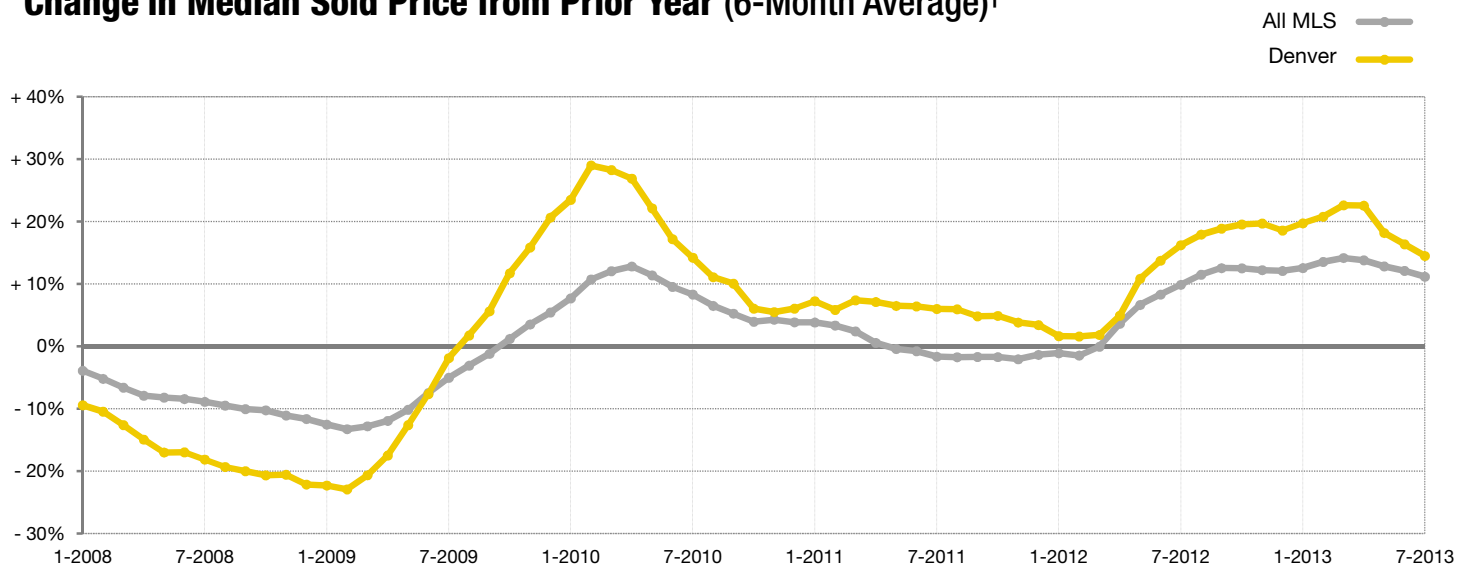
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	2,460	2,301	-6.5%	--	--	--
Under Contract Listings	1,333	1,821	+ 36.6%	9,018	10,767	+ 19.4%
New Listings	1,412	1,836	+ 30.0%	9,967	11,201	+ 12.4%
Sold Listings	1,133	1,508	+ 33.1%	6,856	7,939	+ 15.8%
Total Days on Market	58	33	-42.7%	77	48	-37.4%
Median Sold Price*	\$249,700	\$279,500	+ 11.9%	\$233,000	\$263,950	+ 13.3%
Average Sold Price*	\$306,595	\$340,587	+ 11.1%	\$288,214	\$326,802	+ 13.4%
Percent of Sold Price to List Price*	98.6%	99.6%	+ 1.0%	98.2%	99.3%	+ 1.1%

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Local Market Update – July 2013

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Edgewater

- 11.1%

Change in
New Listings

- 10.0%

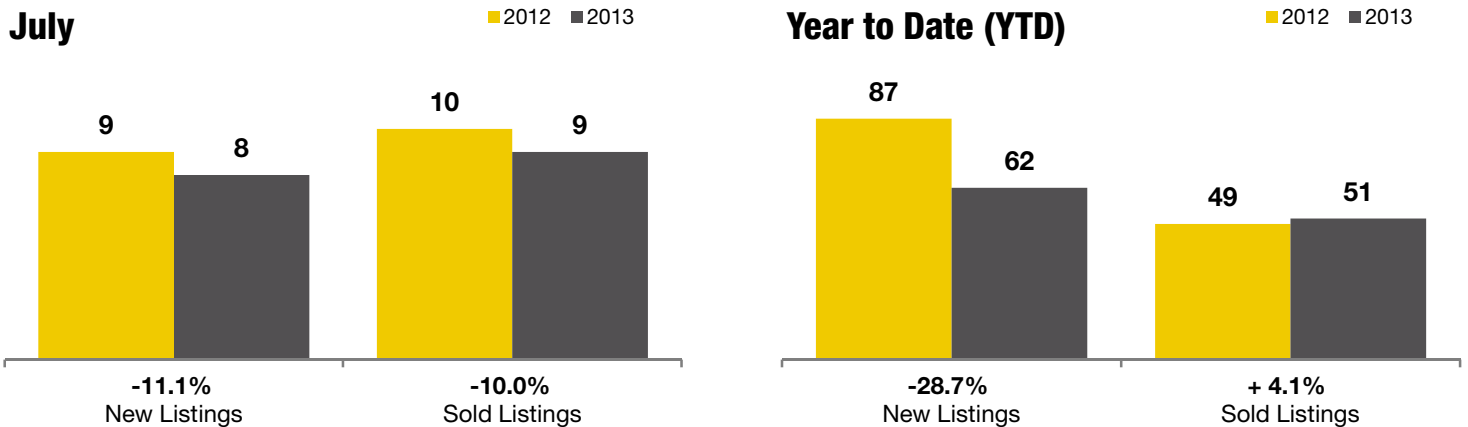
Change in
Sold Listings

+ 42.4%

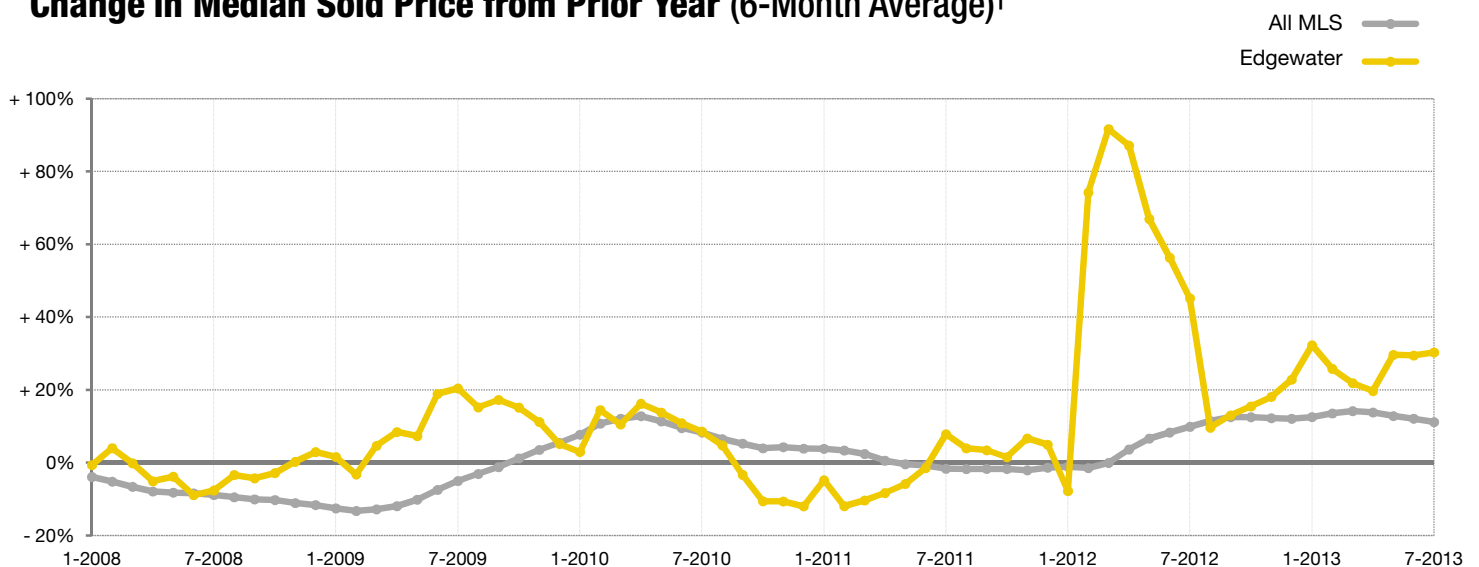
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	19	7	-63.2%	--	--	--
Under Contract Listings	17	10	-41.2%	76	72	-5.3%
New Listings	9	8	-11.1%	87	62	-28.7%
Sold Listings	10	9	-10.0%	49	51	+ 4.1%
Total Days on Market	72	18	-75.1%	70	29	-58.0%
Median Sold Price*	\$170,000	\$242,000	+ 42.4%	\$189,900	\$235,000	+ 23.7%
Average Sold Price*	\$207,500	\$226,889	+ 9.3%	\$181,202	\$223,777	+ 23.5%
Percent of Sold Price to List Price*	96.5%	98.9%	+ 2.4%	97.6%	100.5%	+ 3.0%

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Local Market Update – July 2013

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Elbert

+ 66.7%

Change in
New Listings

- 75.0%

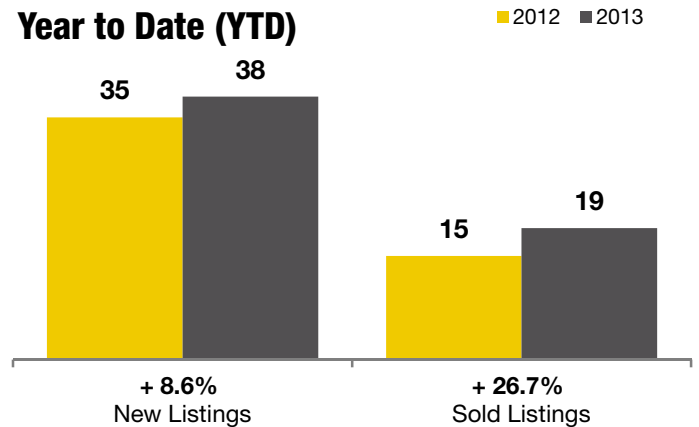
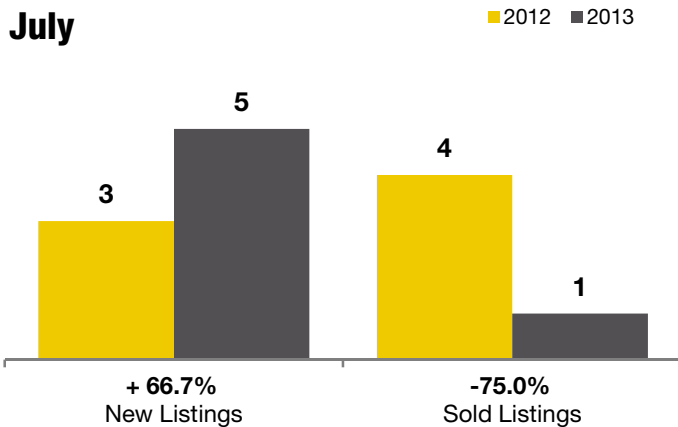
Change in
Sold Listings

+ 60.0%

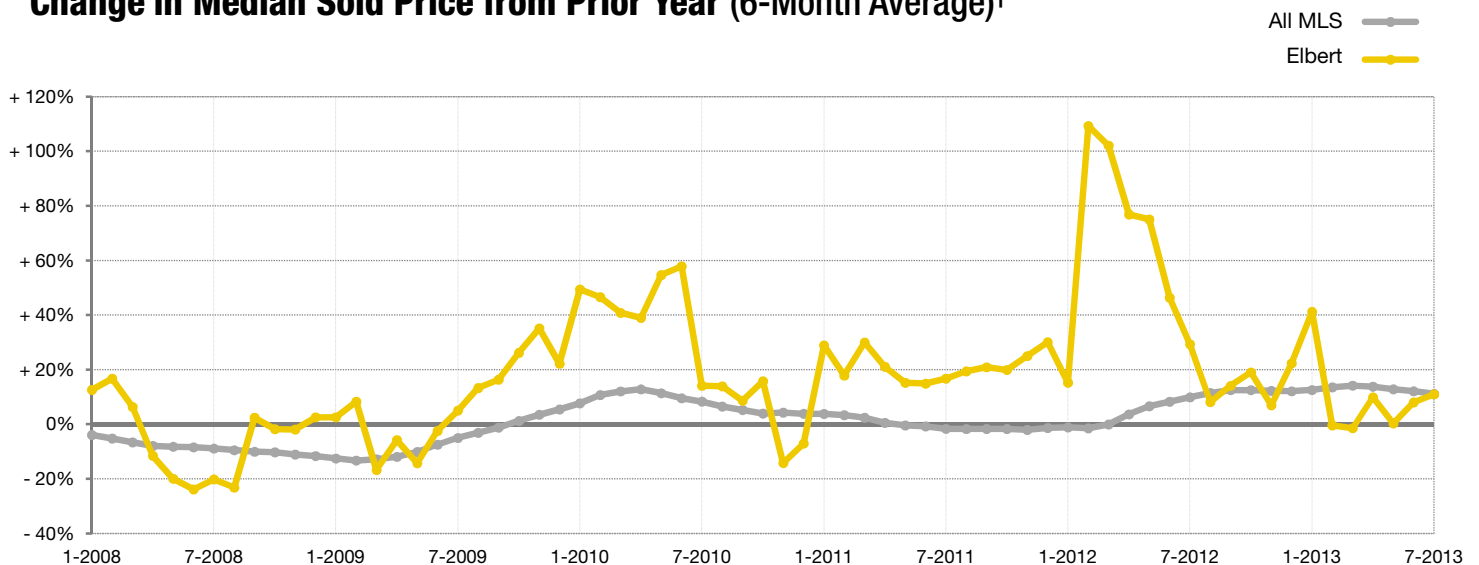
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	26	26	0.0%	--	--	--
Under Contract Listings	1	3	+ 200.0%	18	25	+ 38.9%
New Listings	3	5	+ 66.7%	35	38	+ 8.6%
Sold Listings	4	1	-75.0%	15	19	+ 26.7%
Total Days on Market	64	4	-93.8%	101	136	+ 34.8%
Median Sold Price*	\$261,950	\$419,000	+ 60.0%	\$307,000	\$285,000	-7.2%
Average Sold Price*	\$244,975	\$419,000	+ 71.0%	\$279,742	\$323,574	+ 15.7%
Percent of Sold Price to List Price*	100.3%	98.6%	-1.7%	95.7%	98.4%	+ 2.9%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Elizabeth

+ 25.7% **+ 104.8%** **+ 17.0%**

Change in
New Listings

Change in
Sold Listings

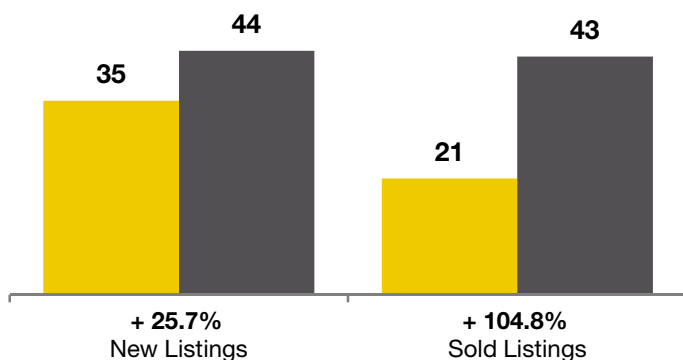
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	89	88	-1.1%	--	--	--
Under Contract Listings	27	41	+ 51.9%	179	232	+ 29.6%
New Listings	35	44	+ 25.7%	226	268	+ 18.6%
Sold Listings	21	43	+ 104.8%	146	187	+ 28.1%
Total Days on Market	55	61	+ 9.8%	95	81	-15.2%
Median Sold Price*	\$300,000	\$351,000	+ 17.0%	\$285,000	\$337,900	+ 18.6%
Average Sold Price*	\$334,200	\$385,062	+ 15.2%	\$308,381	\$350,548	+ 13.7%
Percent of Sold Price to List Price*	98.1%	98.1%	-0.0%	97.7%	98.5%	+ 0.8%

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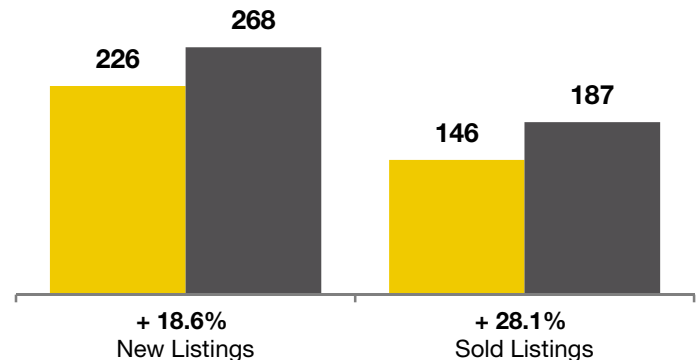
July

■ 2012 ■ 2013



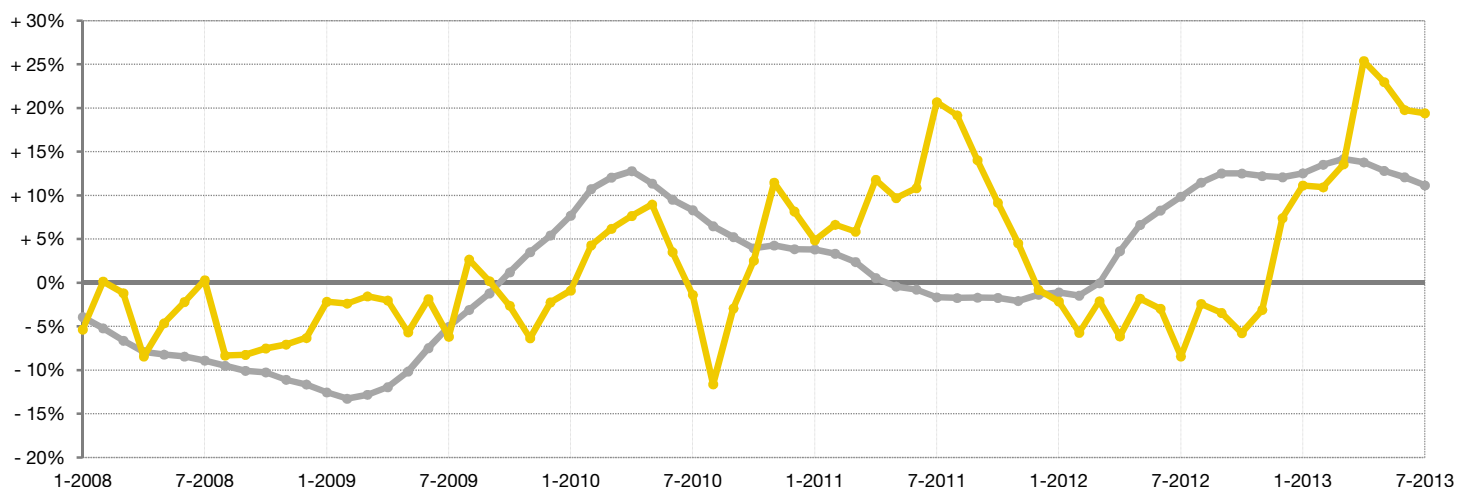
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Elizabeth —



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Local Market Update – July 2013

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Englewood

+ 22.9%

Change in
New Listings

+ 29.0%

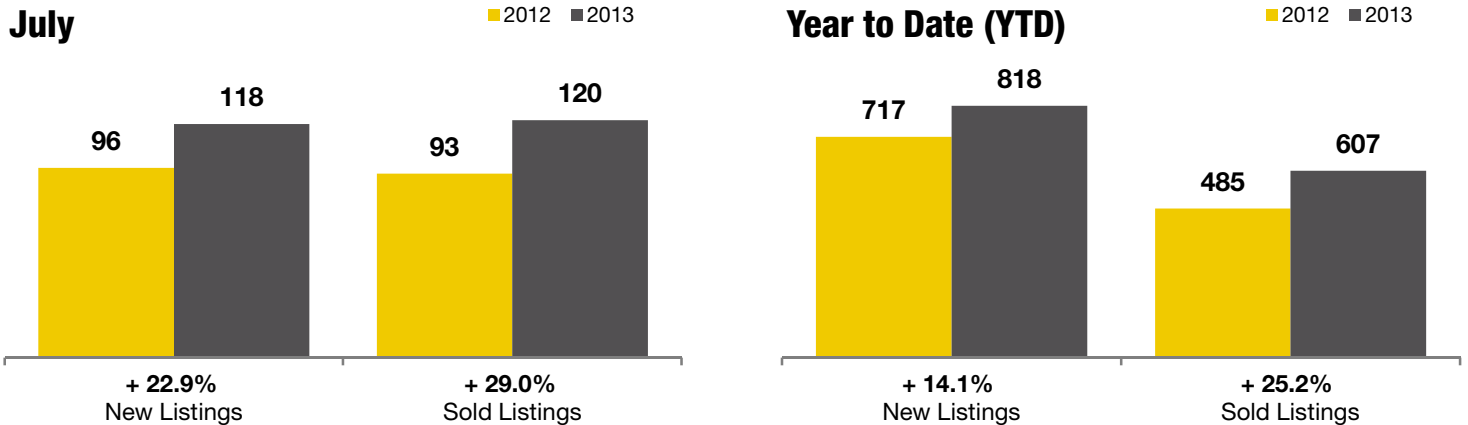
Change in
Sold Listings

- 1.1%

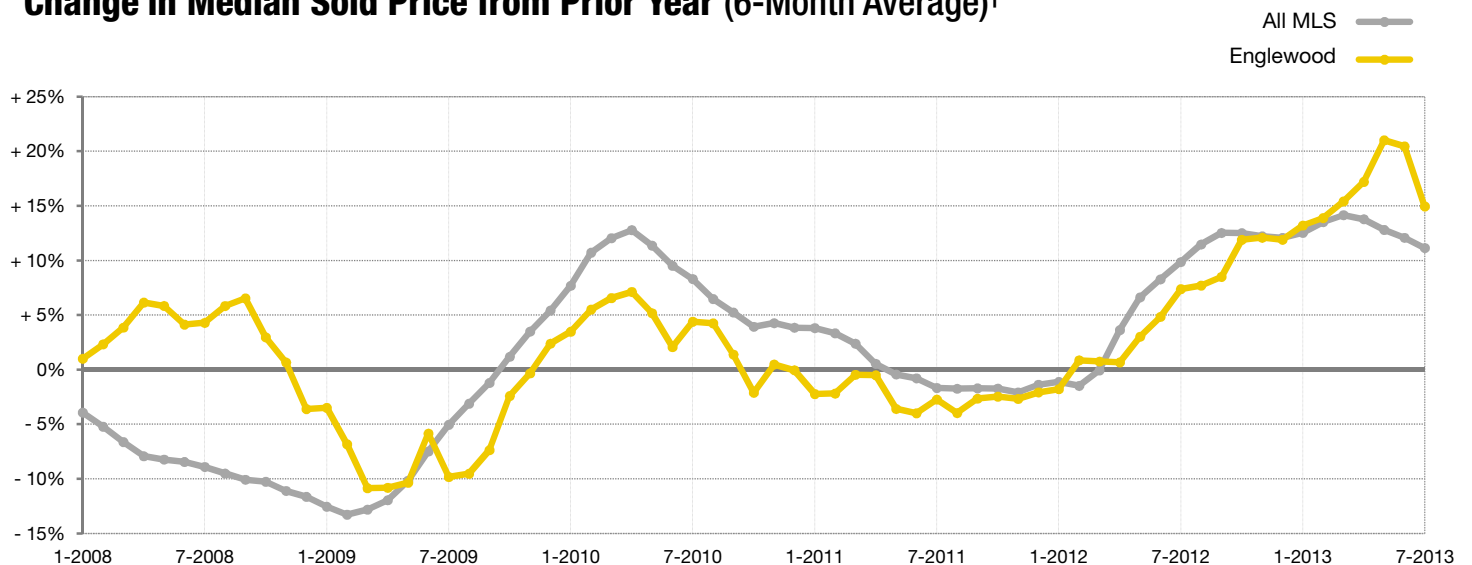
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	158	139	-12.0%	--	--	--
Under Contract Listings	100	119	+ 19.0%	684	829	+ 21.2%
New Listings	96	118	+ 22.9%	717	818	+ 14.1%
Sold Listings	93	120	+ 29.0%	485	607	+ 25.2%
Total Days on Market	57	47	-18.0%	73	41	-43.9%
Median Sold Price*	\$222,501	\$220,000	-1.1%	\$205,000	\$230,000	+ 12.2%
Average Sold Price*	\$284,094	\$265,827	-6.4%	\$250,651	\$272,172	+ 8.6%
Percent of Sold Price to List Price*	99.7%	98.9%	-0.8%	98.3%	99.2%	+ 0.9%

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



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Local Market Update – July 2013

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Evergreen

+ 39.2%

Change in
New Listings

+ 26.1%

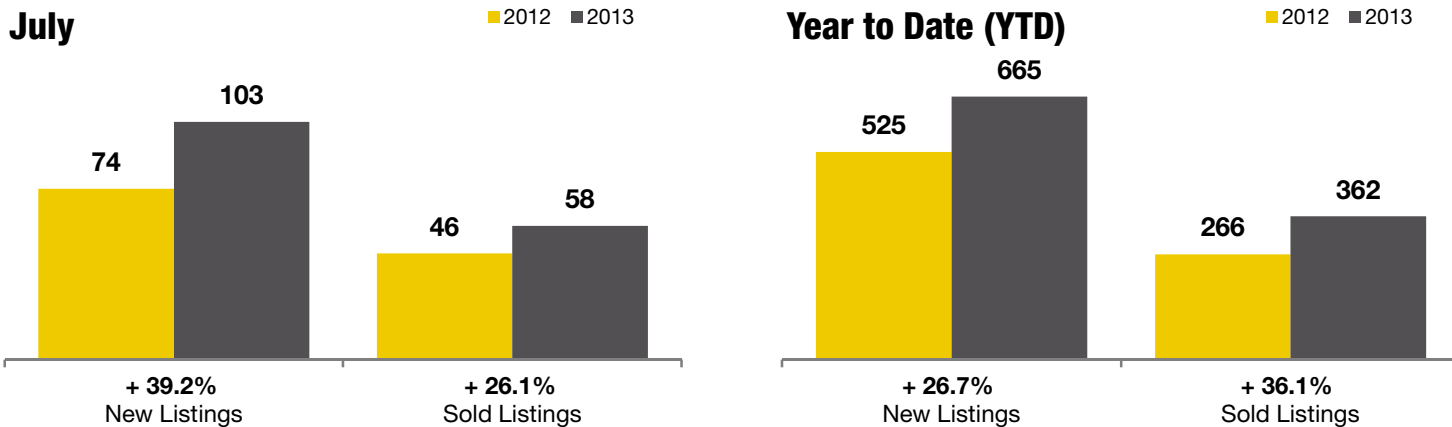
Change in
Sold Listings

+ 17.3%

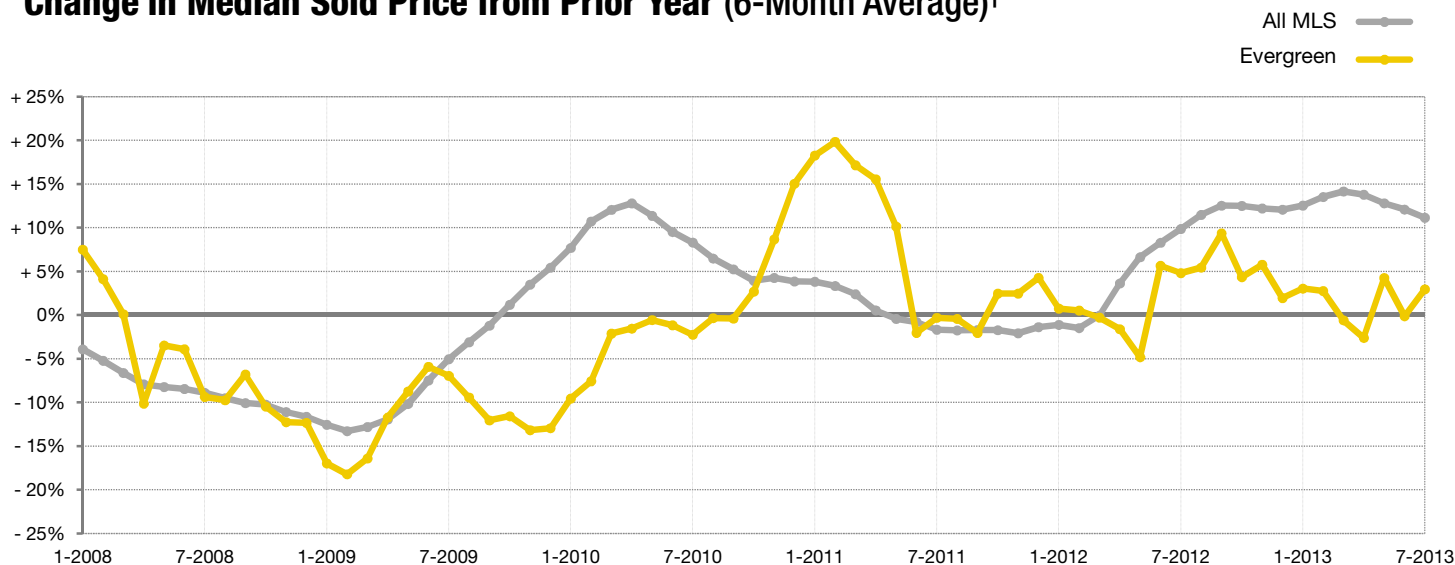
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	312	329	+ 5.4%	--	--	--
Under Contract Listings	66	63	-4.5%	407	478	+ 17.4%
New Listings	74	103	+ 39.2%	525	665	+ 26.7%
Sold Listings	46	58	+ 26.1%	266	362	+ 36.1%
Total Days on Market	116	43	-62.7%	146	90	-38.0%
Median Sold Price*	\$319,750	\$375,000	+ 17.3%	\$371,750	\$387,500	+ 4.2%
Average Sold Price*	\$382,430	\$467,414	+ 22.2%	\$431,327	\$482,122	+ 11.8%
Percent of Sold Price to List Price*	95.7%	97.4%	+ 1.7%	96.5%	97.3%	+ 0.8%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



0.0%

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Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price**

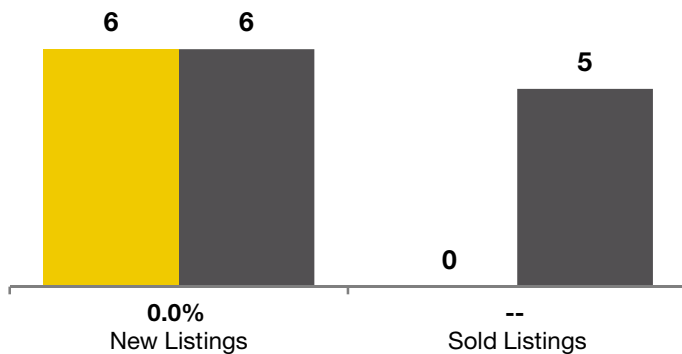
Federal Heights

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	6	5	-16.7%	--	--	--
Under Contract Listings	3	7	+ 133.3%	22	46	+ 109.1%
New Listings	6	6	0.0%	24	31	+ 29.2%
Sold Listings	0	5	--	24	26	+ 8.3%
Total Days on Market	0	41	--	169	48	-71.5%
Median Sold Price*	0	\$92,500	--	\$146,775	\$142,250	-3.1%
Average Sold Price*	0	\$125,520	--	\$139,337	\$140,825	+ 1.1%
Percent of Sold Price to List Price*	0	97.2%	--	99.0%	97.2%	-1.8%

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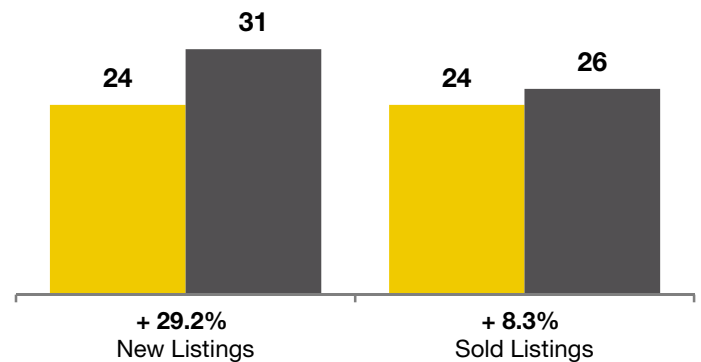
July

■ 2012 ■ 2013



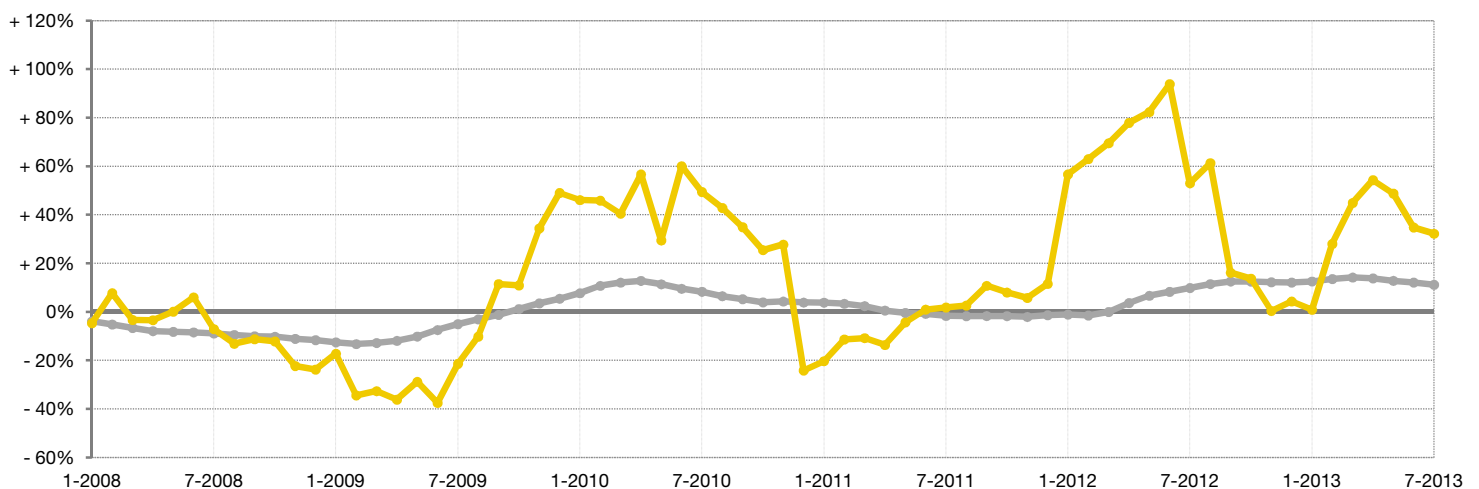
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Federal Heights —



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Local Market Update – July 2013

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Firestone

+ 5.0%

Change in
New Listings

- 28.6%

Change in
Sold Listings

+ 13.9%

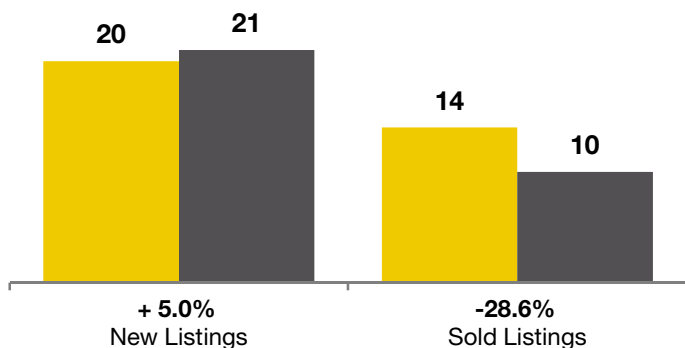
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	26	22	-15.4%	--	--	--
Under Contract Listings	14	12	-14.3%	75	85	+ 13.3%
New Listings	20	21	+ 5.0%	94	105	+ 11.7%
Sold Listings	14	10	-28.6%	63	80	+ 27.0%
Total Days on Market	72	23	-68.5%	92	45	-50.5%
Median Sold Price*	\$202,000	\$230,000	+ 13.9%	\$215,000	\$248,500	+ 15.6%
Average Sold Price*	\$217,757	\$232,809	+ 6.9%	\$218,349	\$247,906	+ 13.5%
Percent of Sold Price to List Price*	99.7%	100.7%	+ 1.0%	98.0%	99.7%	+ 1.6%

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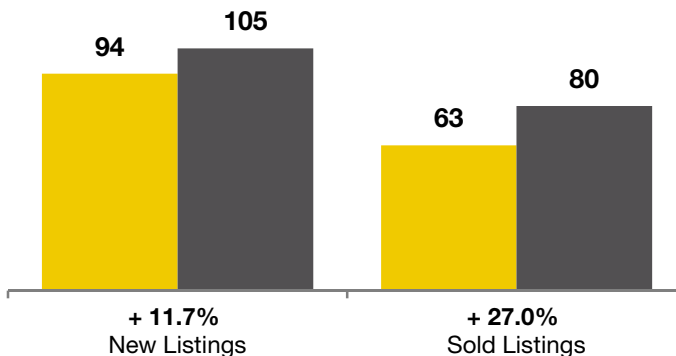
July

■ 2012 ■ 2013



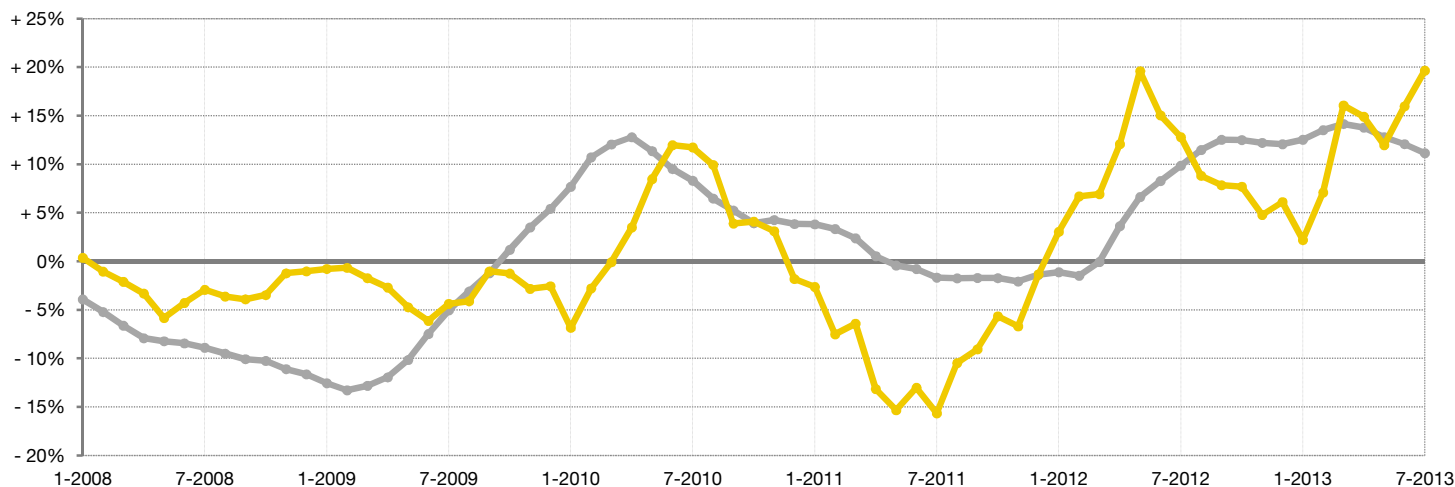
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Firestone —



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Local Market Update – July 2013

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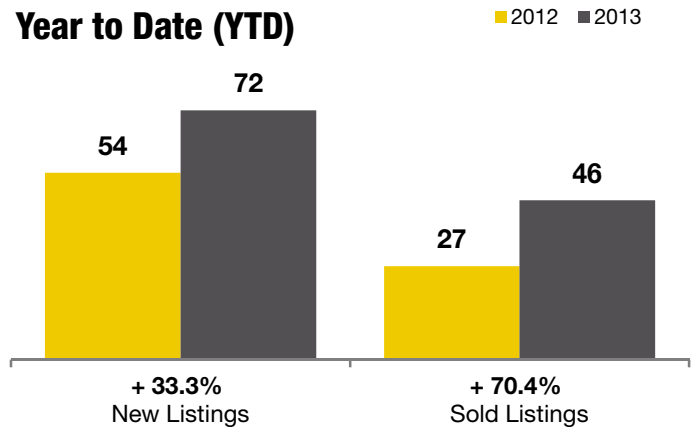
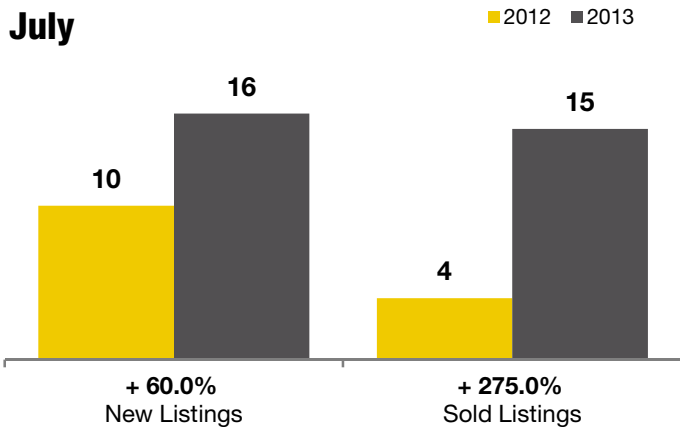


Fort Lupton

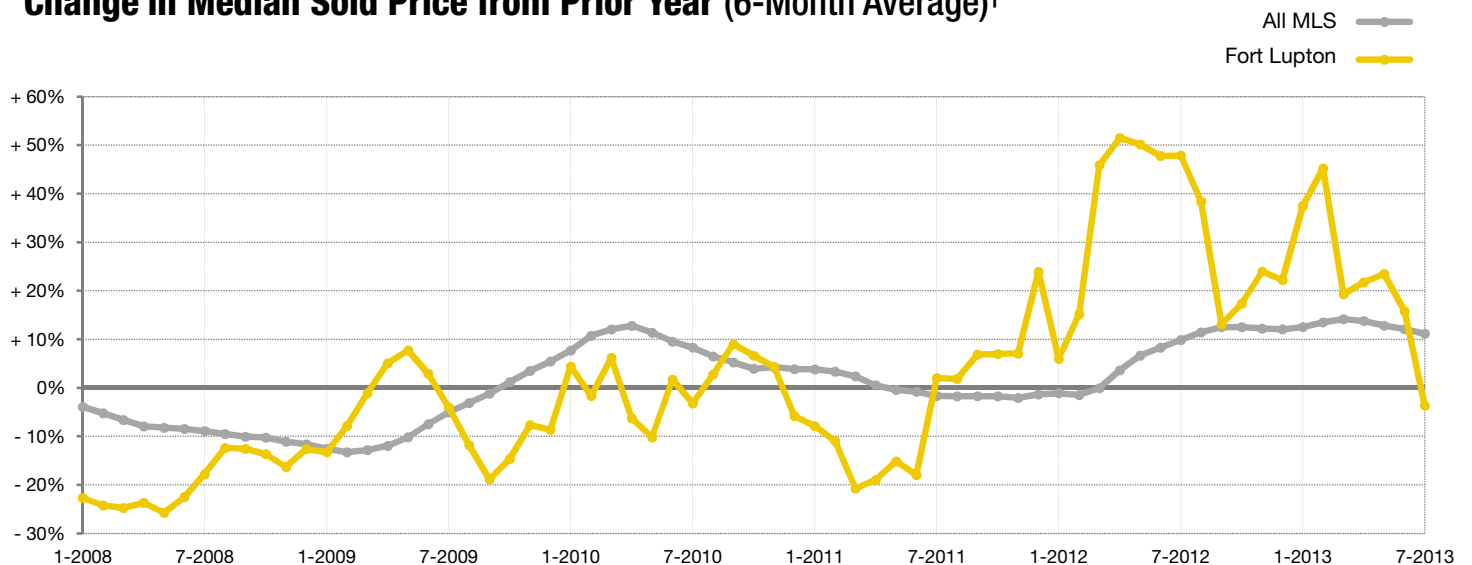
+ 60.0% **+ 275.0%** **+ 1.5%**
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	15	28	+ 86.7%	--	--	--
Under Contract Listings	11	11	0.0%	45	73	+ 62.2%
New Listings	10	16	+ 60.0%	54	72	+ 33.3%
Sold Listings	4	15	+ 275.0%	27	46	+ 70.4%
Total Days on Market	201	85	-57.5%	99	66	-32.6%
Median Sold Price*	\$173,389	\$176,000	+ 1.5%	\$132,500	\$154,500	+ 16.6%
Average Sold Price*	\$164,819	\$185,513	+ 12.6%	\$191,558	\$174,074	-9.1%
Percent of Sold Price to List Price*	108.4%	97.1%	-10.4%	99.3%	98.9%	-0.5%

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



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Local Market Update – July 2013

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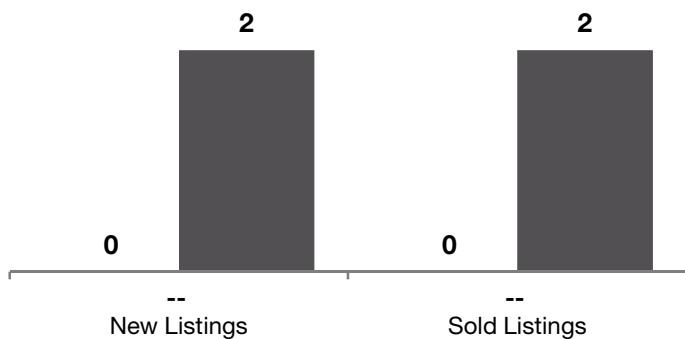
Foxfield

	Change in New Listings			Change in Sold Listings			Change in Median Sold Price**		
	2012	2013	+ / -	2012	2013	+ / -	2012	2013	+ / -
Active Listings	1	8	+ 700.0%	--	--	--	--	--	--
Under Contract Listings	0	2	--	6	8	+ 33.3%			
New Listings	0	2	--	4	11	+ 175.0%			
Sold Listings	0	2	--	6	5	-16.7%			
Total Days on Market	0	156	--	147	101	-31.6%			
Median Sold Price*	0	\$460,700	--	\$604,050	\$454,900	-24.7%			
Average Sold Price*	0	\$460,700	--	\$611,350	\$487,980	-20.2%			
Percent of Sold Price to List Price*	0	99.1%	--	99.6%	97.2%	-2.4%			

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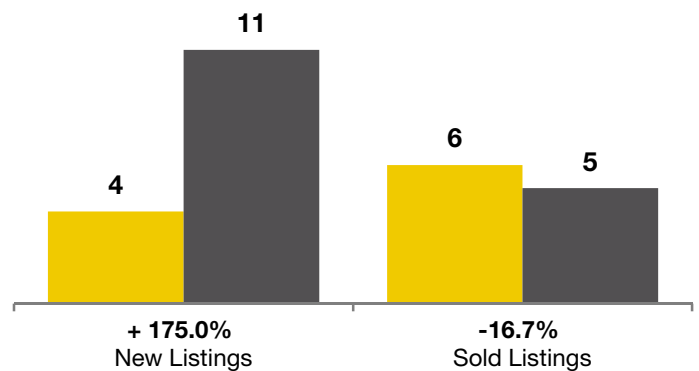
July

■ 2012 ■ 2013



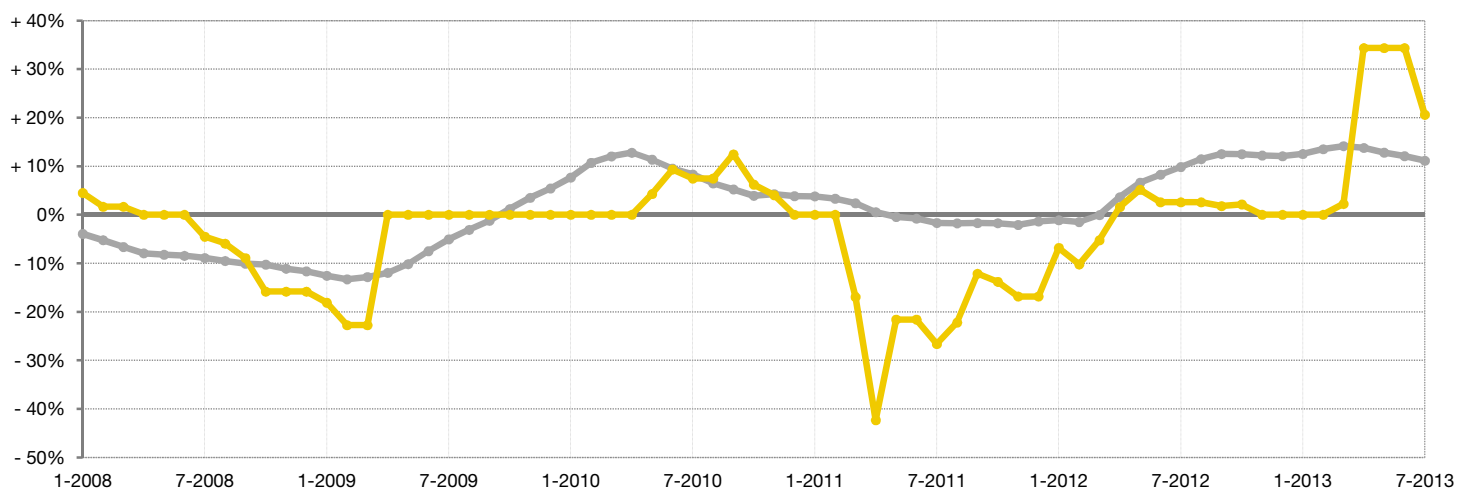
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Foxfield —



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Franktown

+ 25.0%

Change in
New Listings

+ 33.3%

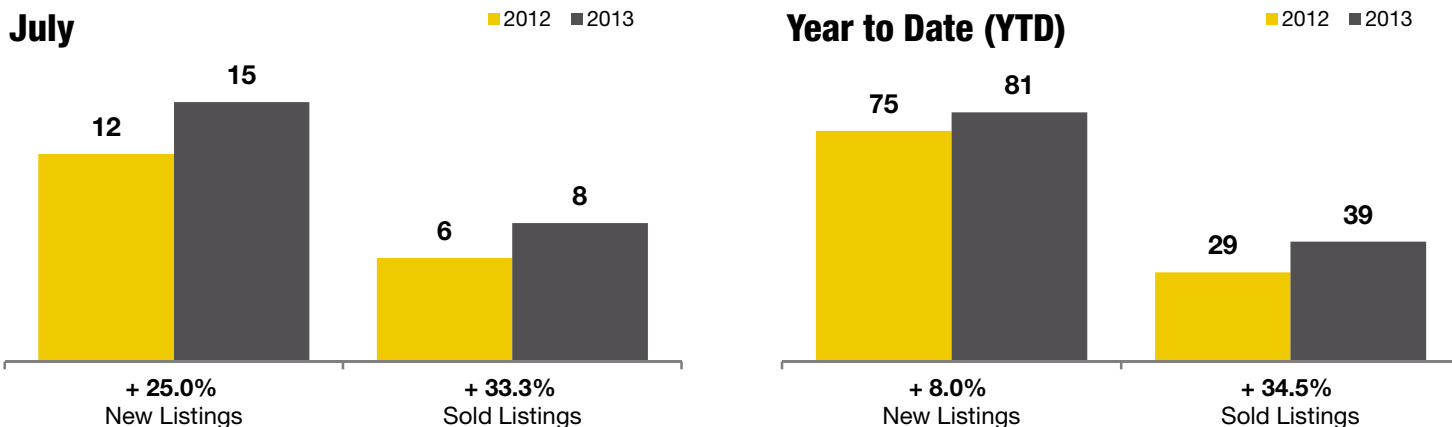
Change in
Sold Listings

+ 64.6%

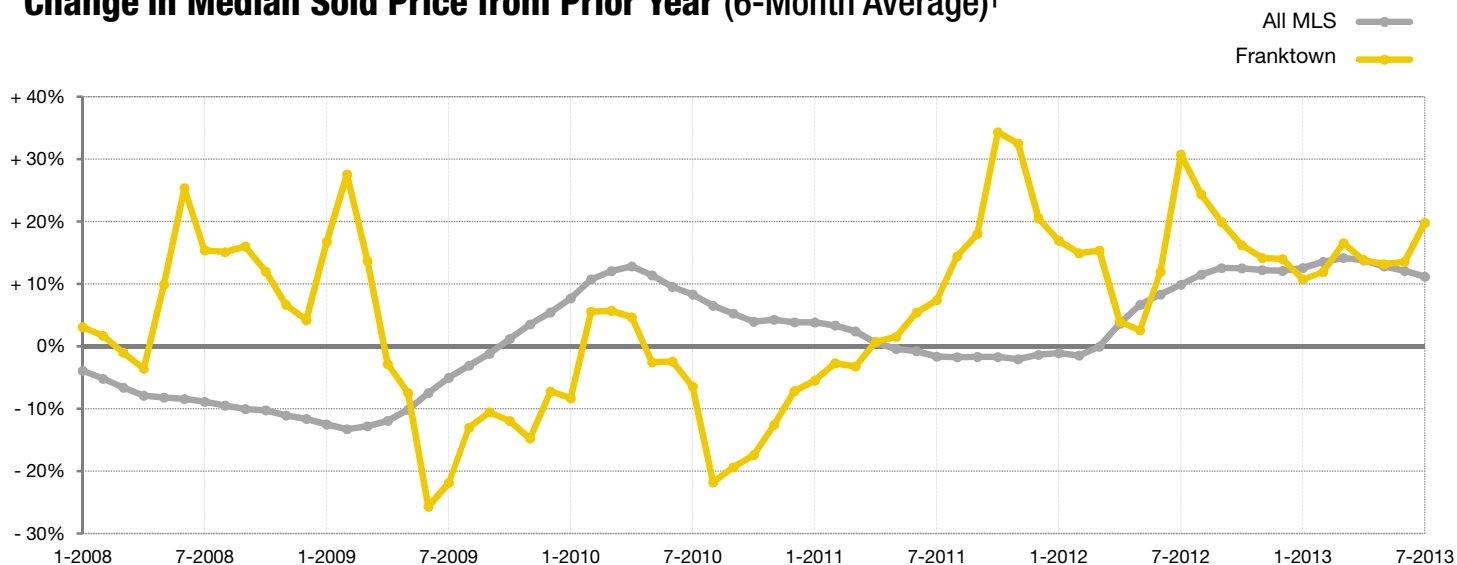
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	58	47	-19.0%	--	--	--
Under Contract Listings	4	9	+ 125.0%	38	50	+ 31.6%
New Listings	12	15	+ 25.0%	75	81	+ 8.0%
Sold Listings	6	8	+ 33.3%	29	39	+ 34.5%
Total Days on Market	270	217	-19.6%	218	169	-22.7%
Median Sold Price*	\$373,500	\$614,950	+ 64.6%	\$435,000	\$489,000	+ 12.4%
Average Sold Price*	\$393,265	\$748,613	+ 90.4%	\$475,735	\$579,264	+ 21.8%
Percent of Sold Price to List Price*	95.5%	96.3%	+ 0.8%	96.2%	96.4%	+ 0.2%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Frederick

- 27.8% **+ 142.9%** **+ 36.4%**

Change in
New Listings

Change in
Sold Listings

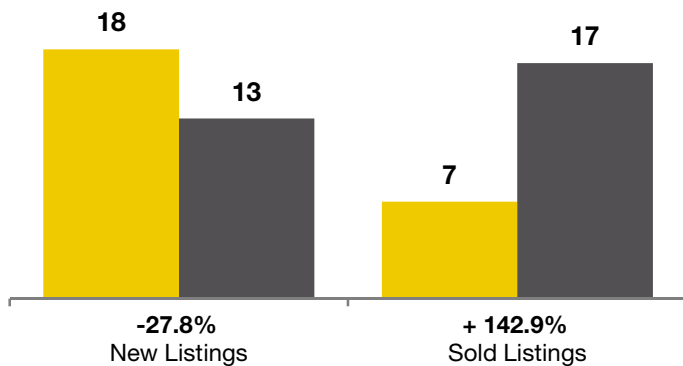
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	34	23	-32.4%	--	--	--
Under Contract Listings	12	15	+ 25.0%	99	135	+ 36.4%
New Listings	18	13	-27.8%	103	122	+ 18.4%
Sold Listings	7	17	+ 142.9%	75	105	+ 40.0%
Total Days on Market	61	37	-38.2%	81	72	-11.3%
Median Sold Price*	\$170,000	\$231,800	+ 36.4%	\$221,000	\$250,000	+ 13.1%
Average Sold Price*	\$193,584	\$273,092	+ 41.1%	\$217,612	\$260,747	+ 19.8%
Percent of Sold Price to List Price*	98.4%	99.1%	+ 0.7%	98.0%	98.9%	+ 1.0%

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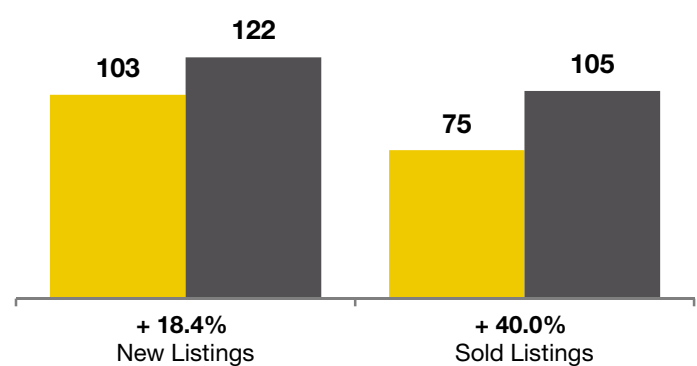
July

■ 2012 ■ 2013



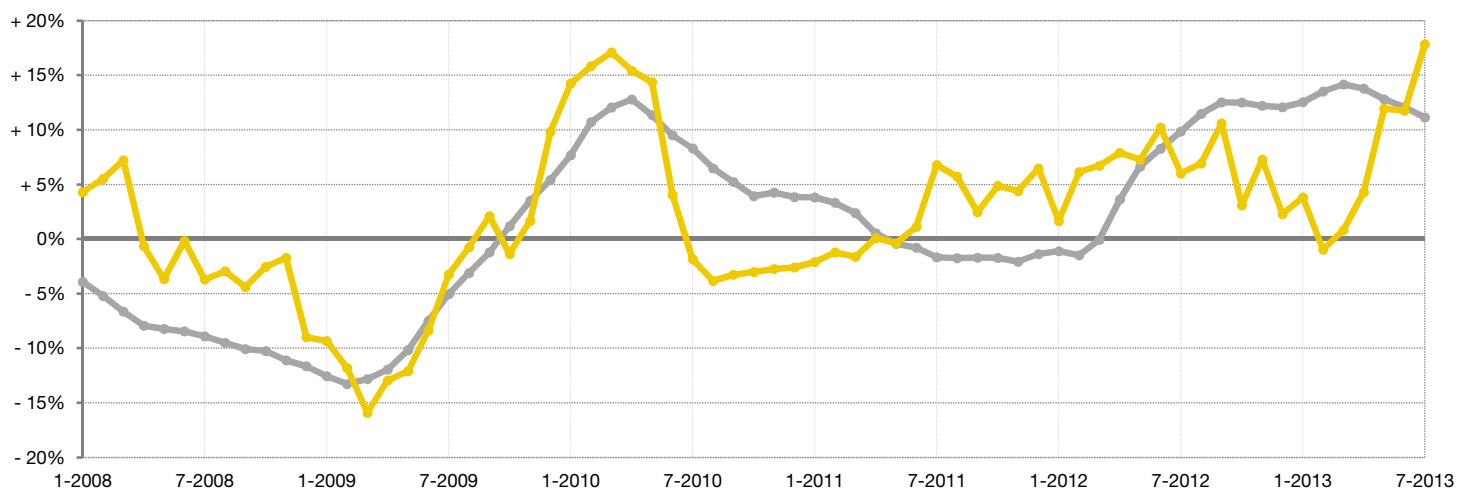
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Frederick —



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Local Market Update – July 2013

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Glendale

- 60.0%

Change in
New Listings

0.0%

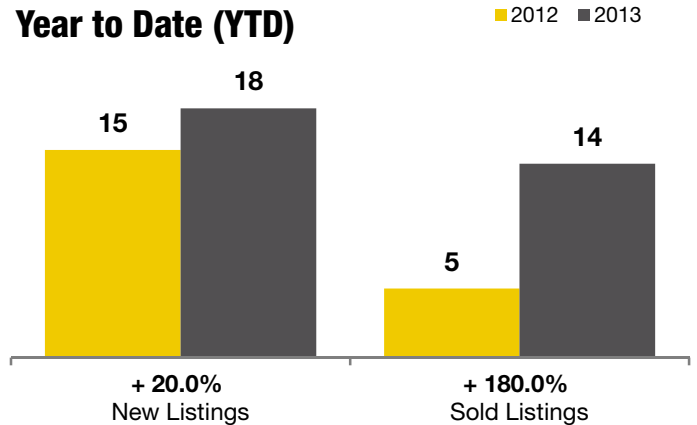
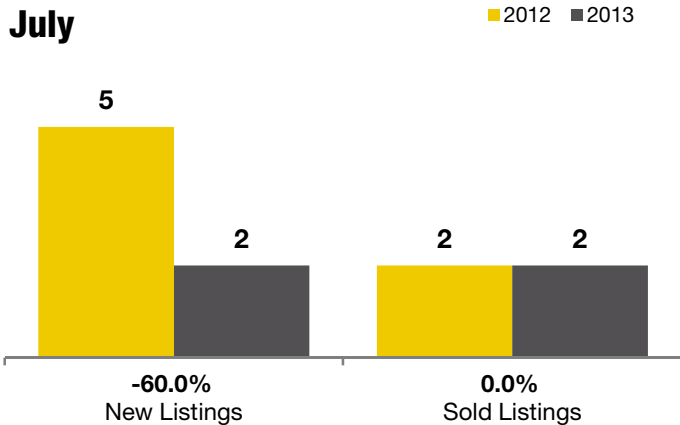
Change in
Sold Listings

- 22.3%

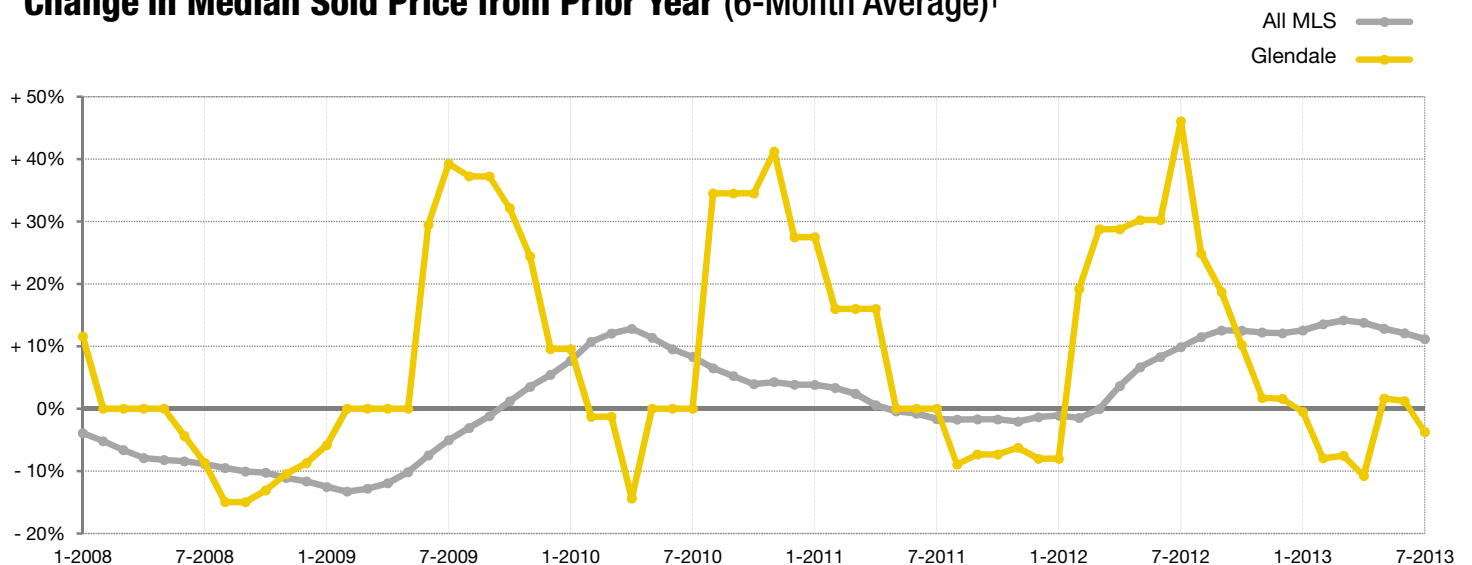
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	5	0	-100.0%	--	--	--
Under Contract Listings	4	4	0.0%	8	22	+ 175.0%
New Listings	5	2	-60.0%	15	18	+ 20.0%
Sold Listings	2	2	0.0%	5	14	+ 180.0%
Total Days on Market	54	38	-29.6%	52	26	-49.2%
Median Sold Price*	\$152,250	\$118,250	-22.3%	\$124,500	\$194,400	+ 56.1%
Average Sold Price*	\$152,250	\$118,250	-22.3%	\$133,200	\$189,586	+ 42.3%
Percent of Sold Price to List Price*	96.0%	97.7%	+ 1.8%	97.3%	99.2%	+ 2.0%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Golden

+ 32.5%

Change in
New Listings

- 10.2%

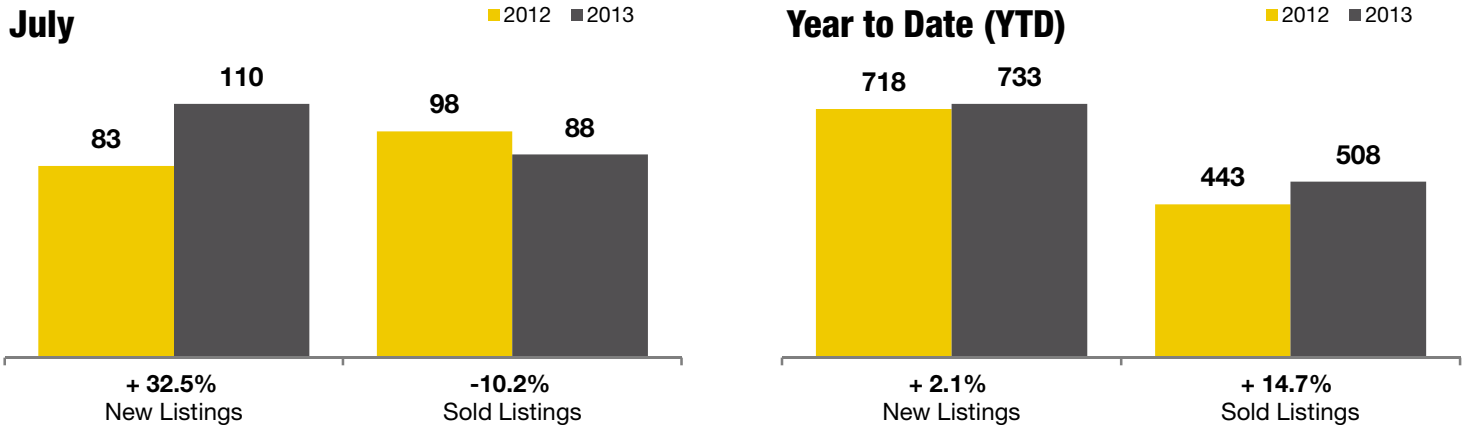
Change in
Sold Listings

+ 38.5%

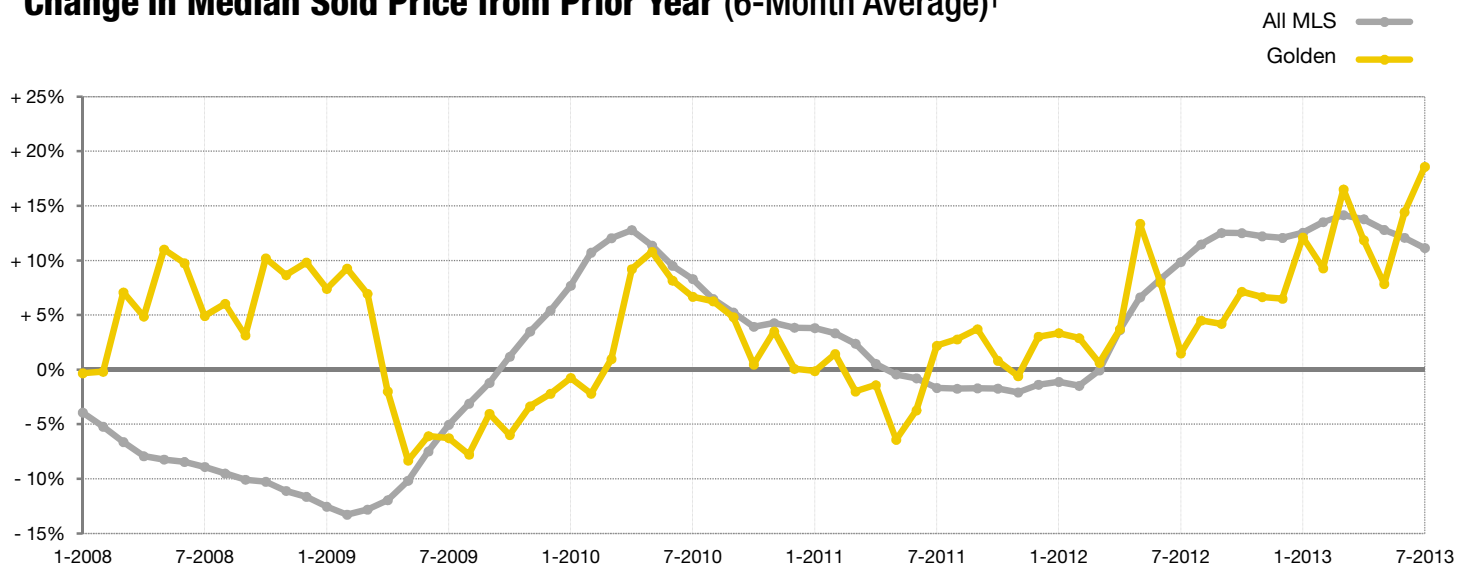
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	306	254	-17.0%	--	--	--
Under Contract Listings	82	88	+ 7.3%	558	631	+ 13.1%
New Listings	83	110	+ 32.5%	718	733	+ 2.1%
Sold Listings	98	88	-10.2%	443	508	+ 14.7%
Total Days on Market	75	59	-21.3%	98	84	-14.3%
Median Sold Price*	\$326,748	\$452,500	+ 38.5%	\$349,500	\$399,500	+ 14.3%
Average Sold Price*	\$339,324	\$461,842	+ 36.1%	\$367,416	\$433,344	+ 17.9%
Percent of Sold Price to List Price*	98.0%	98.9%	+ 0.9%	97.3%	98.6%	+ 1.4%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Greenwood Village

+ 22.2%

Change in
New Listings

+ 61.5%

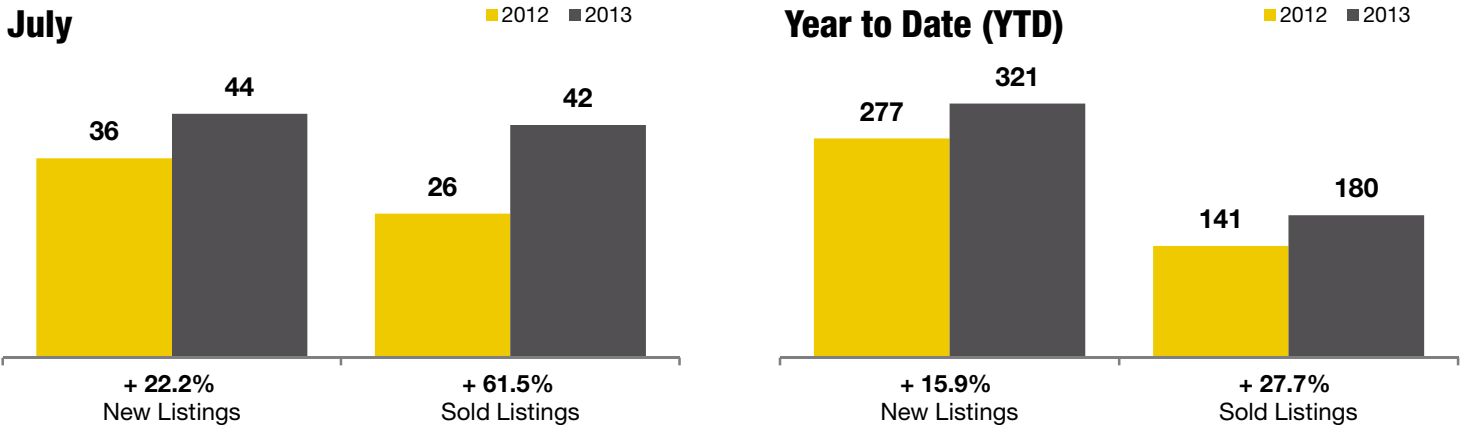
Change in
Sold Listings

+ 12.0%

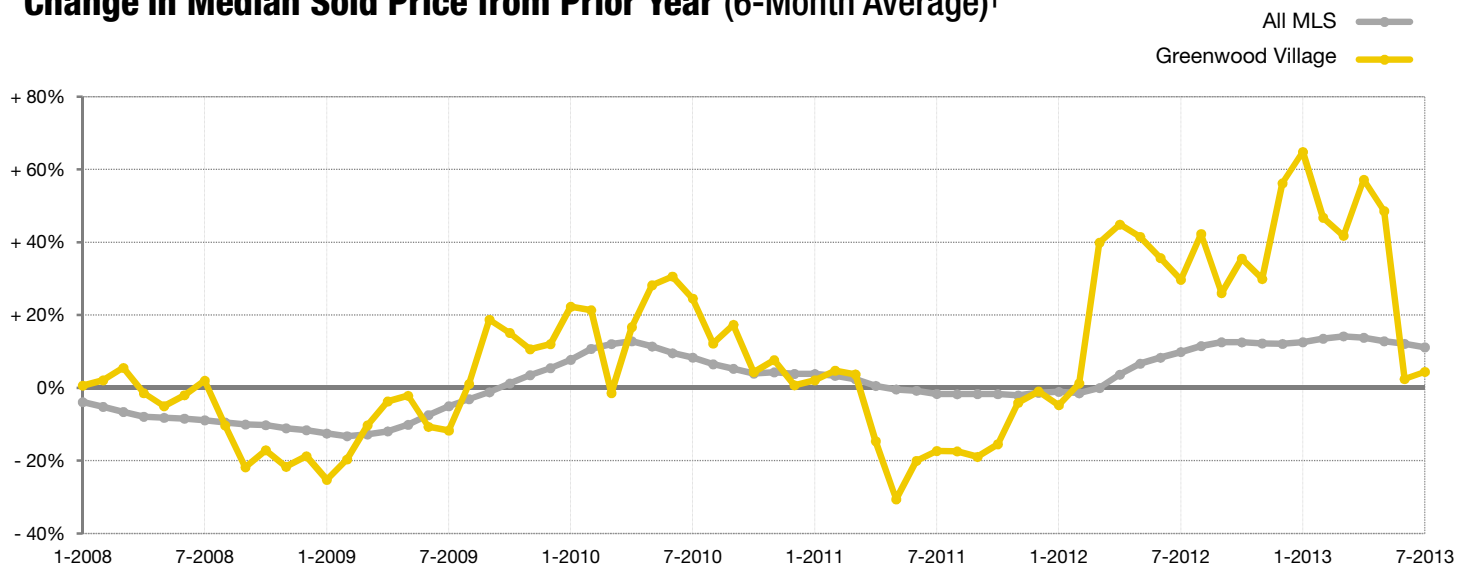
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	122	108	-11.5%	--	--	--
Under Contract Listings	25	47	+ 88.0%	185	239	+ 29.2%
New Listings	36	44	+ 22.2%	277	321	+ 15.9%
Sold Listings	26	42	+ 61.5%	141	180	+ 27.7%
Total Days on Market	76	73	-4.1%	105	85	-19.2%
Median Sold Price*	\$642,500	\$719,750	+ 12.0%	\$640,000	\$626,933	-2.0%
Average Sold Price*	\$773,667	\$851,540	+ 10.1%	\$775,078	\$757,632	-2.3%
Percent of Sold Price to List Price*	96.9%	97.5%	+ 0.6%	95.6%	97.7%	+ 2.1%

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Local Market Update – July 2013

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Henderson

+ 14.3%

Change in
New Listings

+ 50.0%

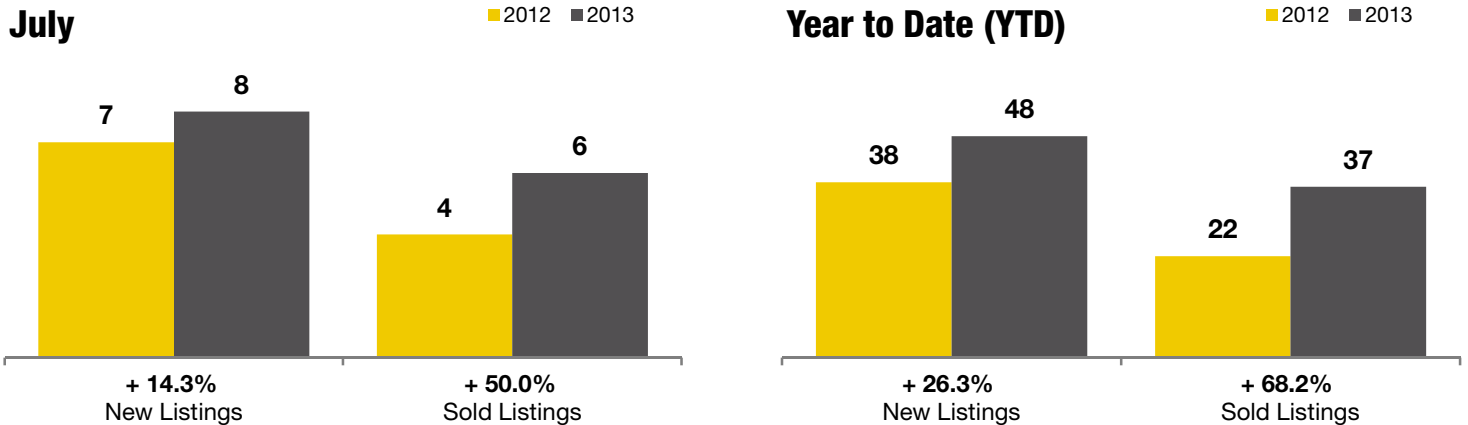
Change in
Sold Listings

- 22.6%

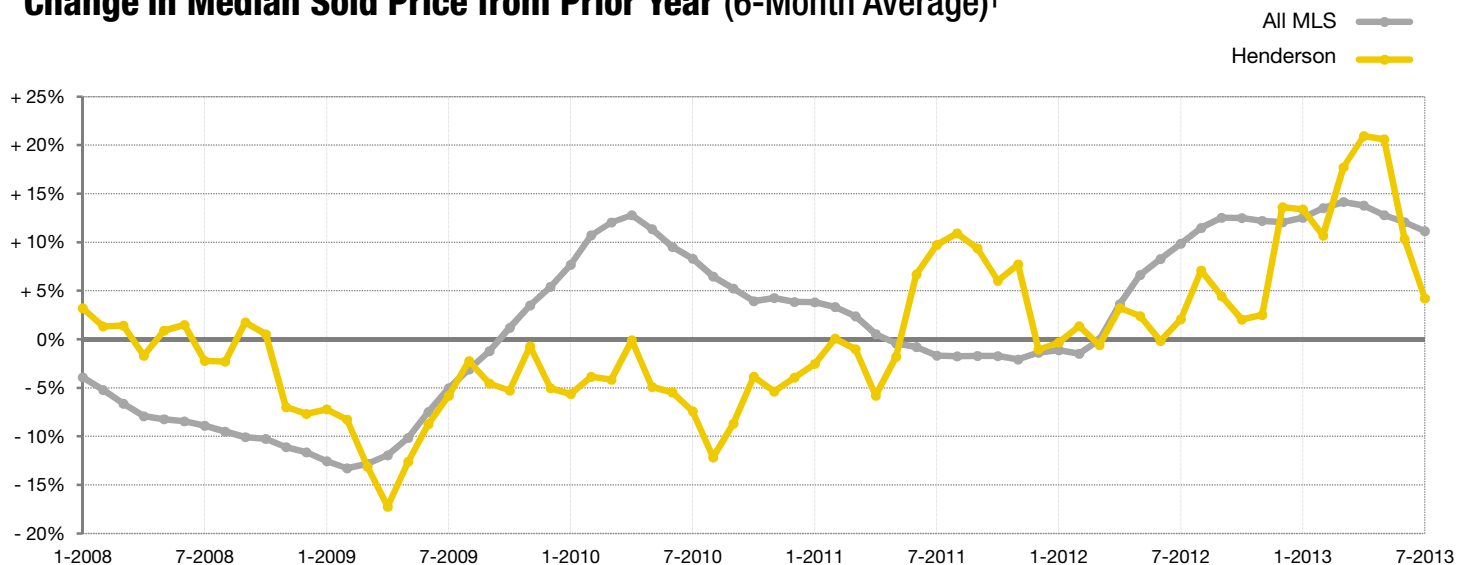
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	17	10	-41.2%	--	--	--
Under Contract Listings	7	8	+ 14.3%	25	56	+ 124.0%
New Listings	7	8	+ 14.3%	38	48	+ 26.3%
Sold Listings	4	6	+ 50.0%	22	37	+ 68.2%
Total Days on Market	216	23	-89.3%	167	63	-62.0%
Median Sold Price*	\$262,250	\$203,015	-22.6%	\$211,825	\$235,000	+ 10.9%
Average Sold Price*	\$240,750	\$203,105	-15.6%	\$224,761	\$225,418	+ 0.3%
Percent of Sold Price to List Price*	96.1%	99.3%	+ 3.3%	97.2%	98.9%	+ 1.7%

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Local Market Update – July 2013

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Highlands Ranch

+ 50.5%

Change in
New Listings

+ 22.7%

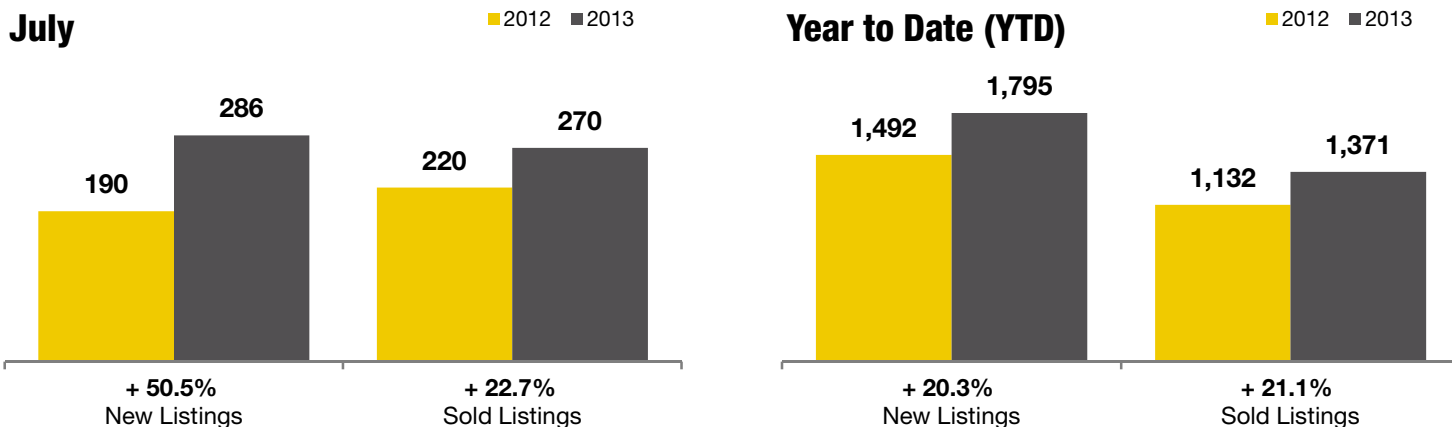
Change in
Sold Listings

+ 4.4%

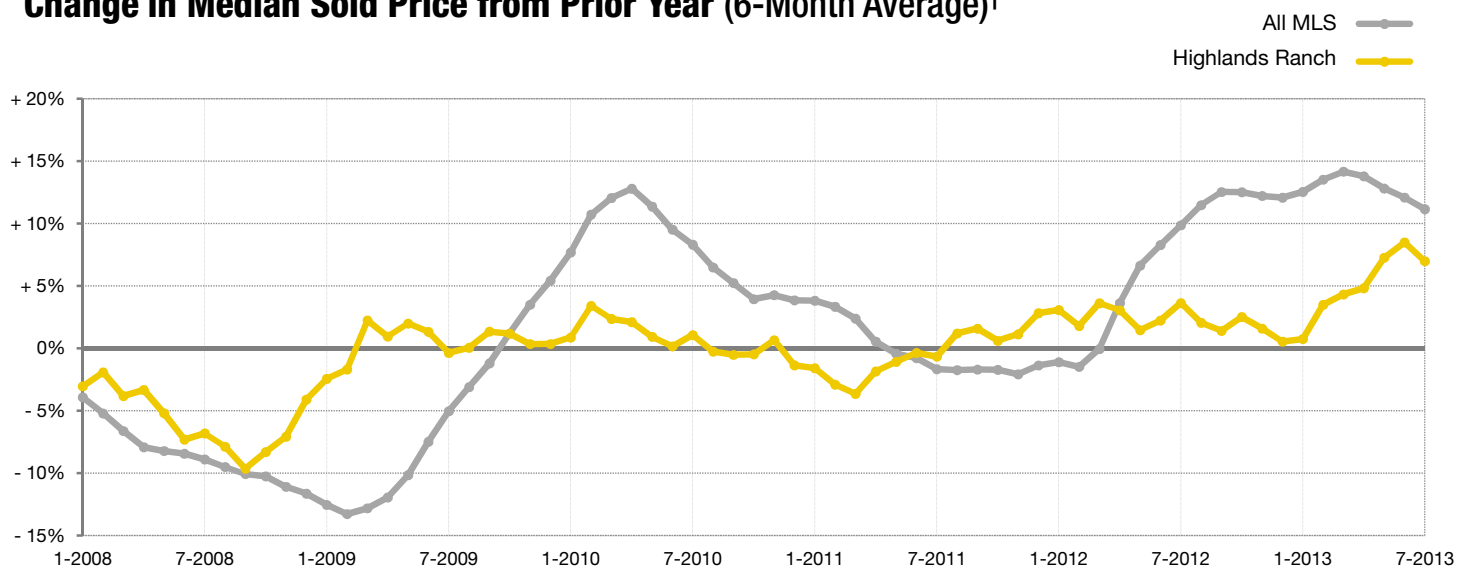
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	264	207	-21.6%	--	--	--
Under Contract Listings	245	293	+ 19.6%	1,466	1,833	+ 25.0%
New Listings	190	286	+ 50.5%	1,492	1,795	+ 20.3%
Sold Listings	220	270	+ 22.7%	1,132	1,371	+ 21.1%
Total Days on Market	51	16	-67.6%	65	32	-51.0%
Median Sold Price*	\$315,500	\$329,500	+ 4.4%	\$302,750	\$325,000	+ 7.3%
Average Sold Price*	\$355,062	\$353,556	-0.4%	\$340,168	\$359,935	+ 5.8%
Percent of Sold Price to List Price*	98.8%	99.5%	+ 0.7%	98.4%	99.2%	+ 0.9%

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Local Market Update – July 2013

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Idaho Springs

+ 8.3%

Change in
New Listings

+ 50.0%

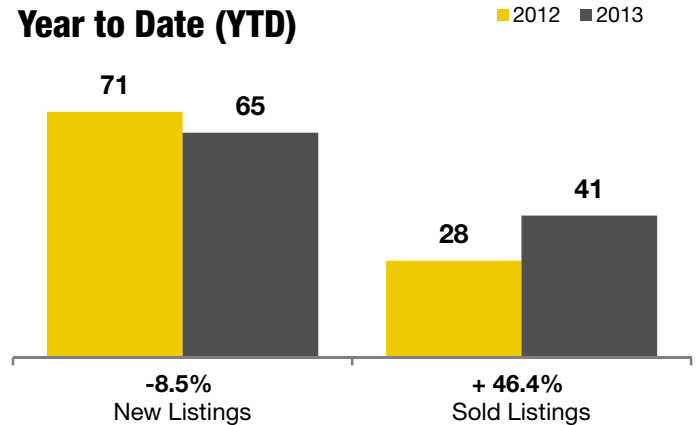
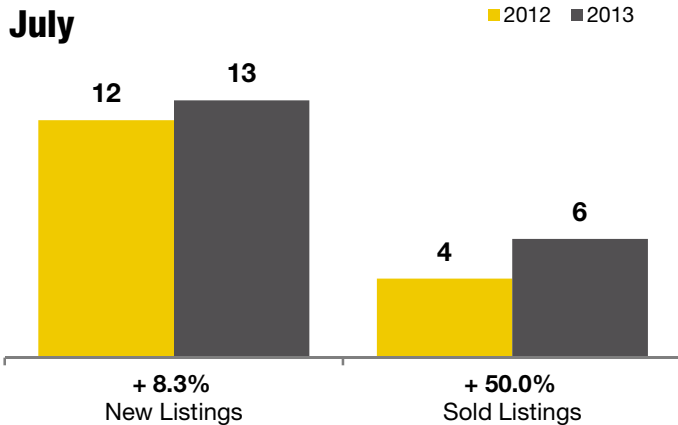
Change in
Sold Listings

+ 8.3%

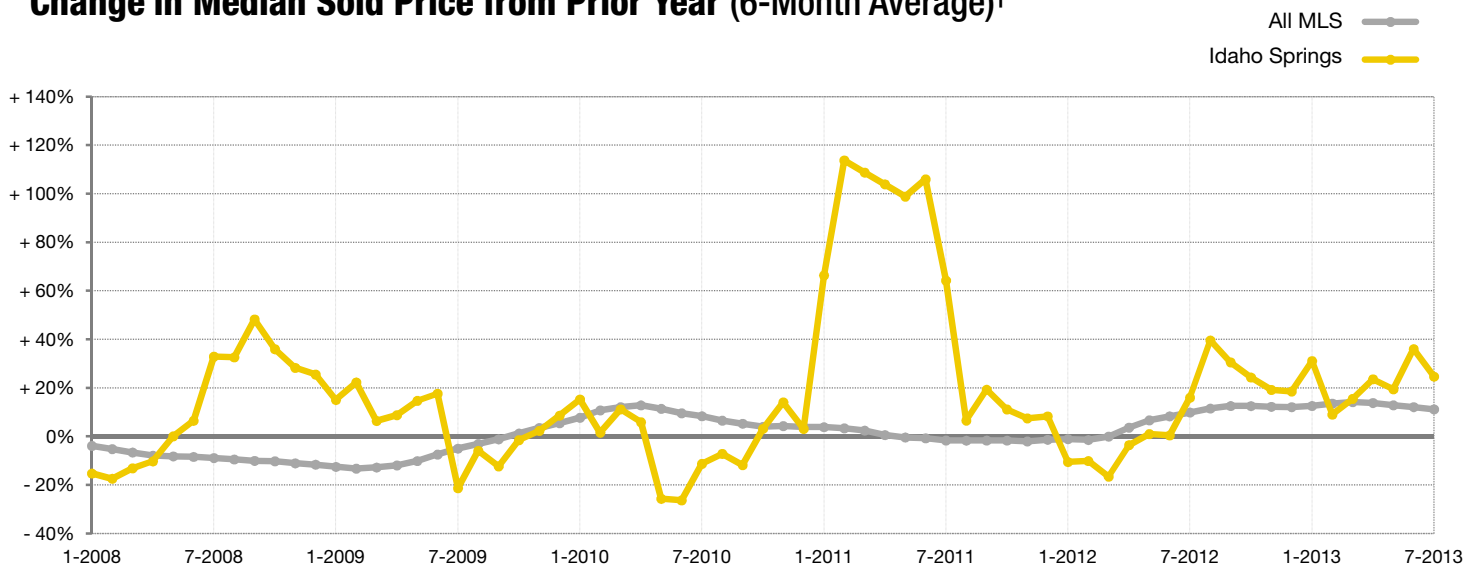
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	56	44	-21.4%	--	--	--
Under Contract Listings	8	11	+ 37.5%	41	52	+ 26.8%
New Listings	12	13	+ 8.3%	71	65	-8.5%
Sold Listings	4	6	+ 50.0%	28	41	+ 46.4%
Total Days on Market	86	174	+ 102.3%	104	146	+ 40.7%
Median Sold Price*	\$150,000	\$162,450	+ 8.3%	\$140,550	\$189,000	+ 34.5%
Average Sold Price*	\$145,725	\$178,983	+ 22.8%	\$161,693	\$232,103	+ 43.5%
Percent of Sold Price to List Price*	99.5%	97.8%	-1.7%	93.6%	96.1%	+ 2.7%

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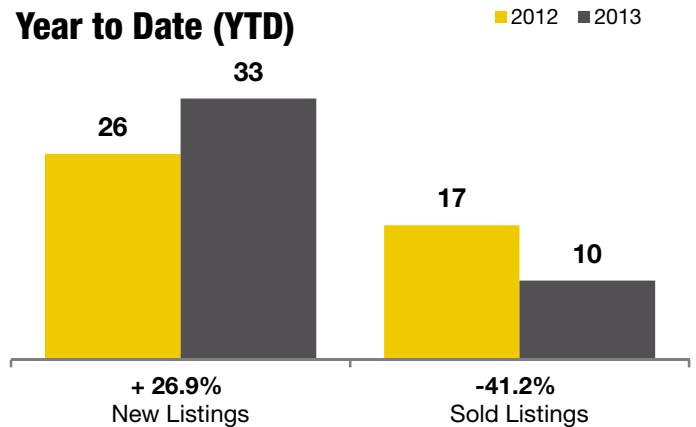
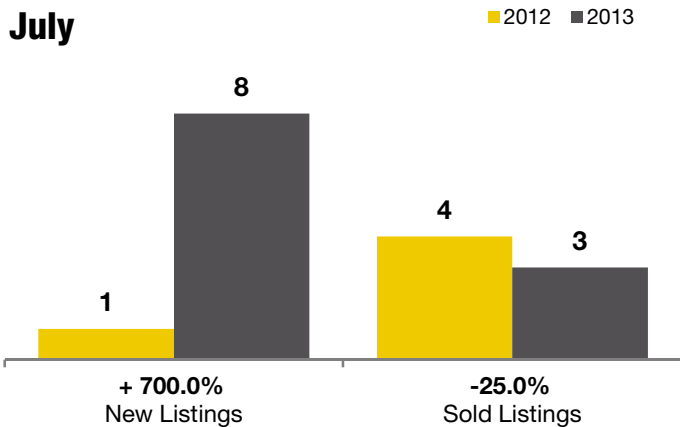


Indian Hills

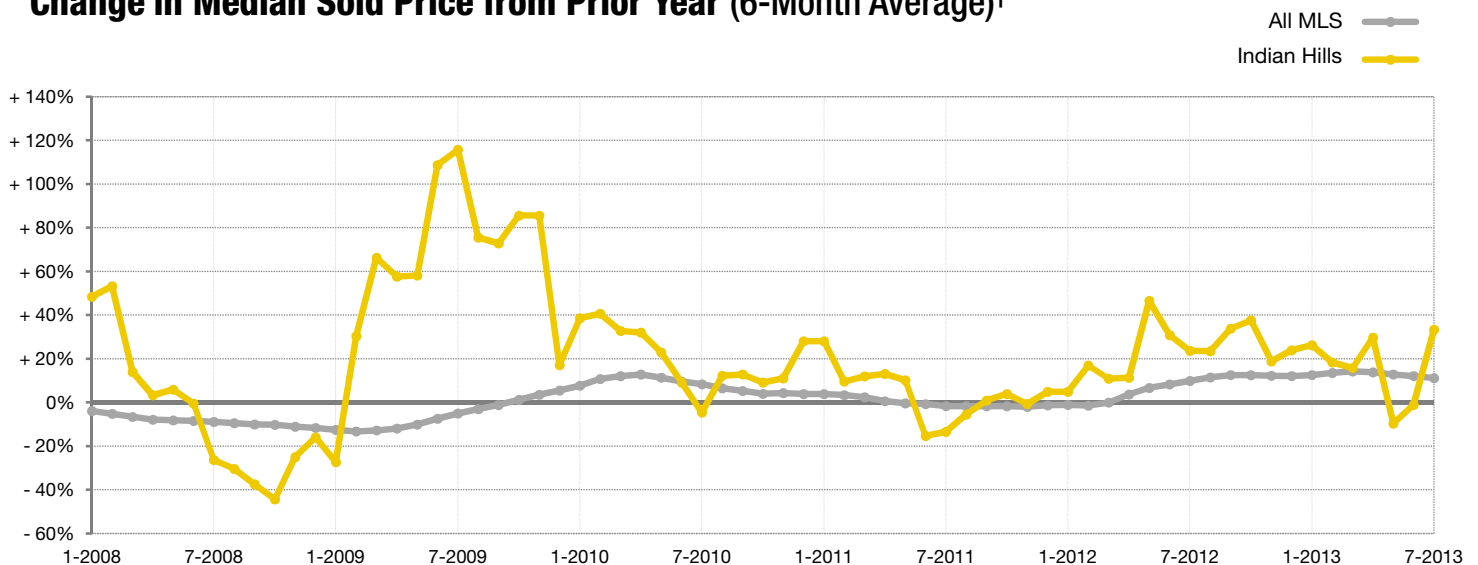
+ 700.0% **- 25.0%** **+ 77.1%**
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	18	20	+ 11.1%	--	--	--
Under Contract Listings	4	2	-50.0%	21	12	-42.9%
New Listings	1	8	+ 700.0%	26	33	+ 26.9%
Sold Listings	4	3	-25.0%	17	10	-41.2%
Total Days on Market	165	29	-82.4%	219	76	-65.5%
Median Sold Price*	\$230,950	\$409,000	+ 77.1%	\$246,000	\$212,500	-13.6%
Average Sold Price*	\$567,225	\$534,102	-5.8%	\$377,712	\$326,331	-13.6%
Percent of Sold Price to List Price*	96.5%	98.3%	+ 1.9%	98.6%	98.2%	-0.4%

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



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Local Market Update – July 2013

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Keenesburg

+ 100.0%

Change in
New Listings

- 85.7%

Change in
Sold Listings

+ 6.2%

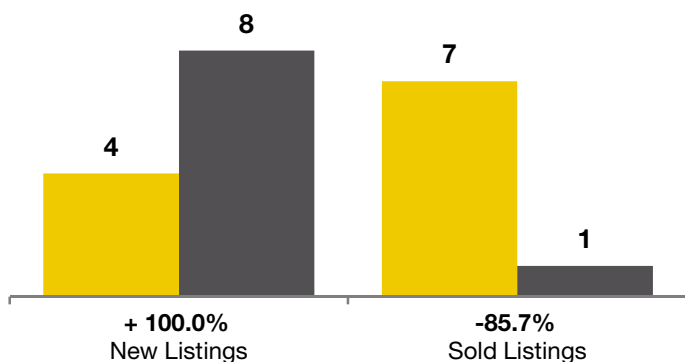
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	11	26	+ 136.4%	--	--	--
Under Contract Listings	3	9	+ 200.0%	29	37	+ 27.6%
New Listings	4	8	+ 100.0%	37	46	+ 24.3%
Sold Listings	7	1	-85.7%	21	18	-14.3%
Total Days on Market	185	15	-91.9%	182	88	-51.4%
Median Sold Price*	\$146,000	\$155,000	+ 6.2%	\$170,000	\$183,200	+ 7.8%
Average Sold Price*	\$193,121	\$155,000	-19.7%	\$282,280	\$254,772	-9.7%
Percent of Sold Price to List Price*	98.9%	89.9%	-9.2%	99.7%	97.3%	-2.4%

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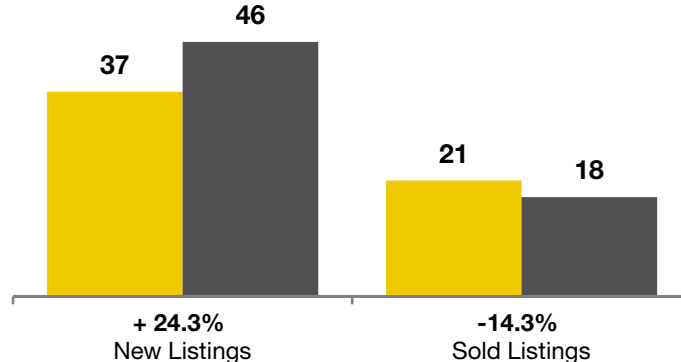
July

■ 2012 ■ 2013

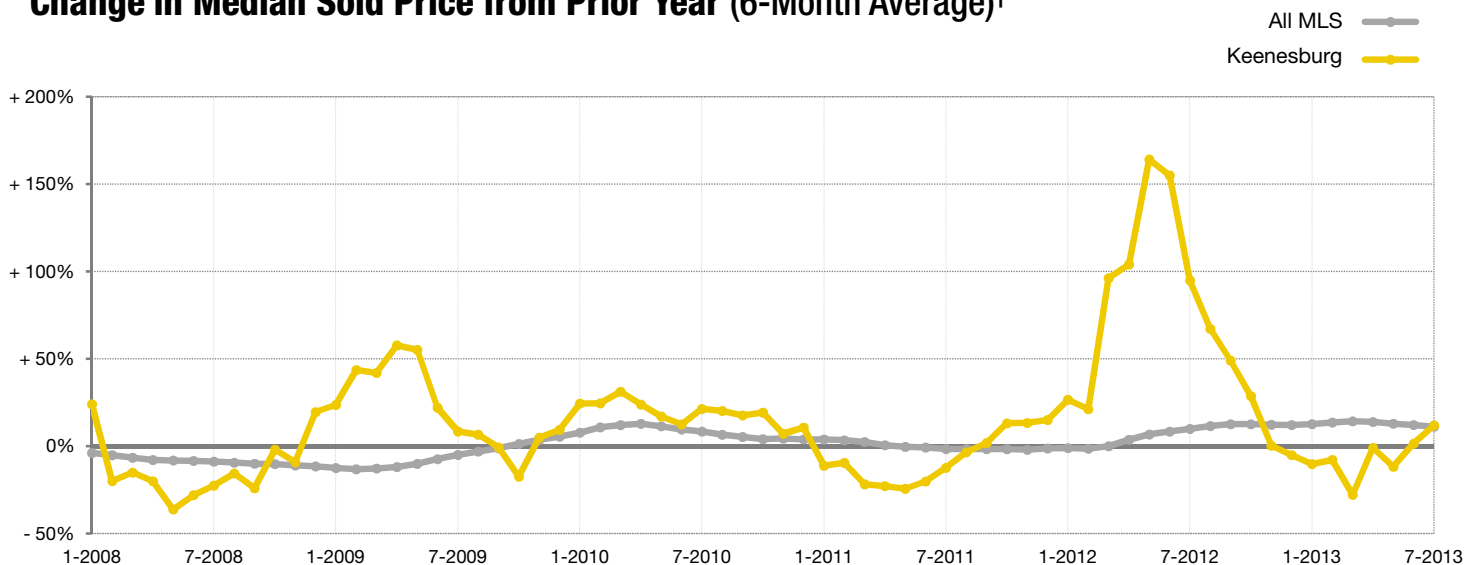


Year to Date (YTD)

■ 2012 ■ 2013



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



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Local Market Update – July 2013

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Kiowa

+ 57.1%

Change in
New Listings

+ 25.0%

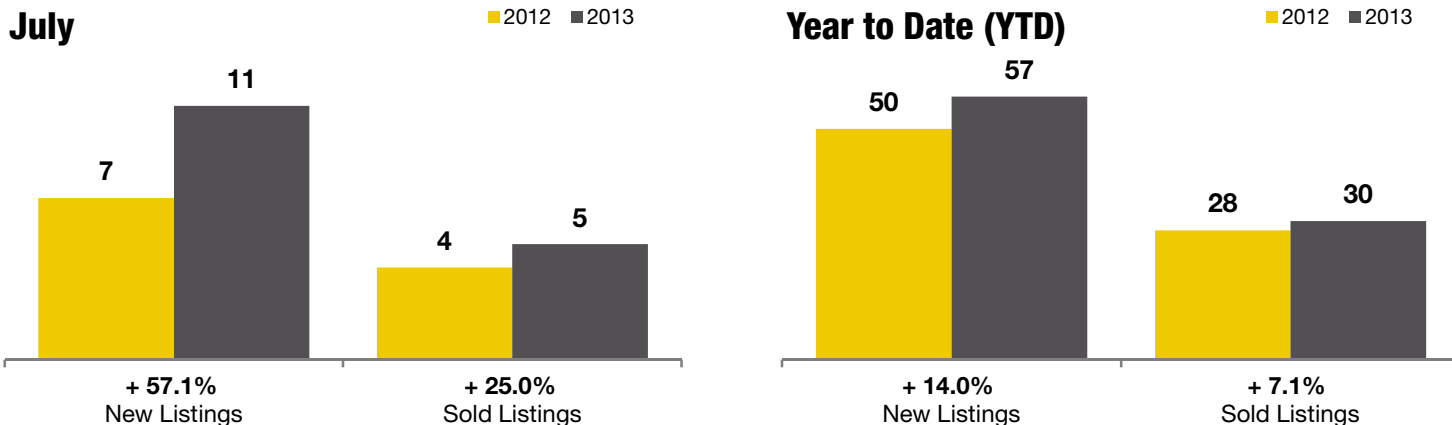
Change in
Sold Listings

+ 29.3%

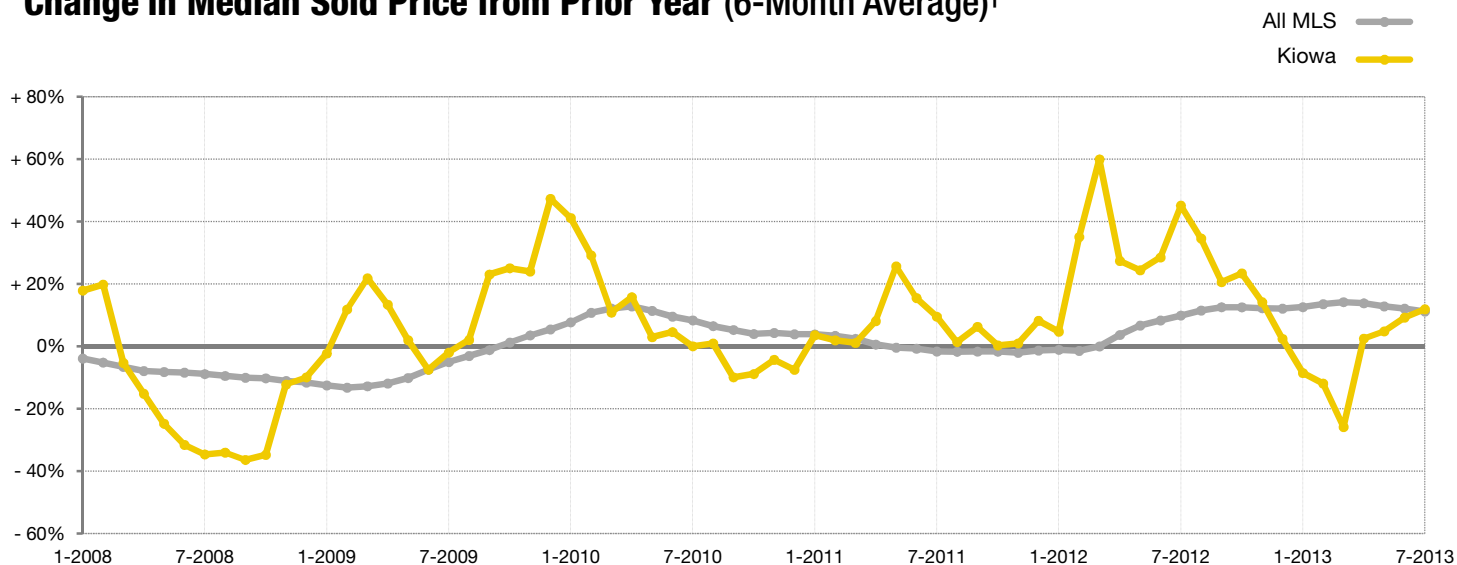
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	27	28	+ 3.7%	--	--	--
Under Contract Listings	8	4	-50.0%	35	45	+ 28.6%
New Listings	7	11	+ 57.1%	50	57	+ 14.0%
Sold Listings	4	5	+ 25.0%	28	30	+ 7.1%
Total Days on Market	144	58	-59.5%	136	89	-34.6%
Median Sold Price*	\$245,966	\$318,000	+ 29.3%	\$214,950	\$266,750	+ 24.1%
Average Sold Price*	\$256,733	\$315,858	+ 23.0%	\$256,802	\$286,006	+ 11.4%
Percent of Sold Price to List Price*	95.7%	100.1%	+ 4.7%	97.2%	98.6%	+ 1.4%

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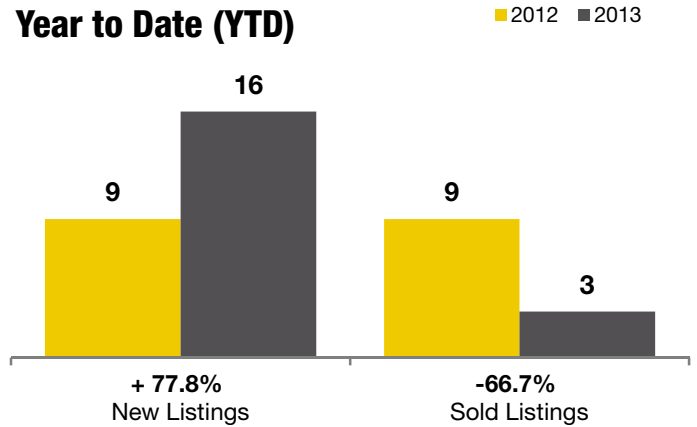
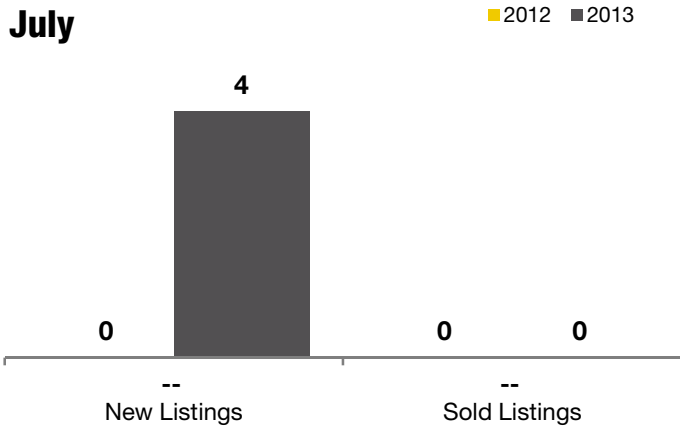
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



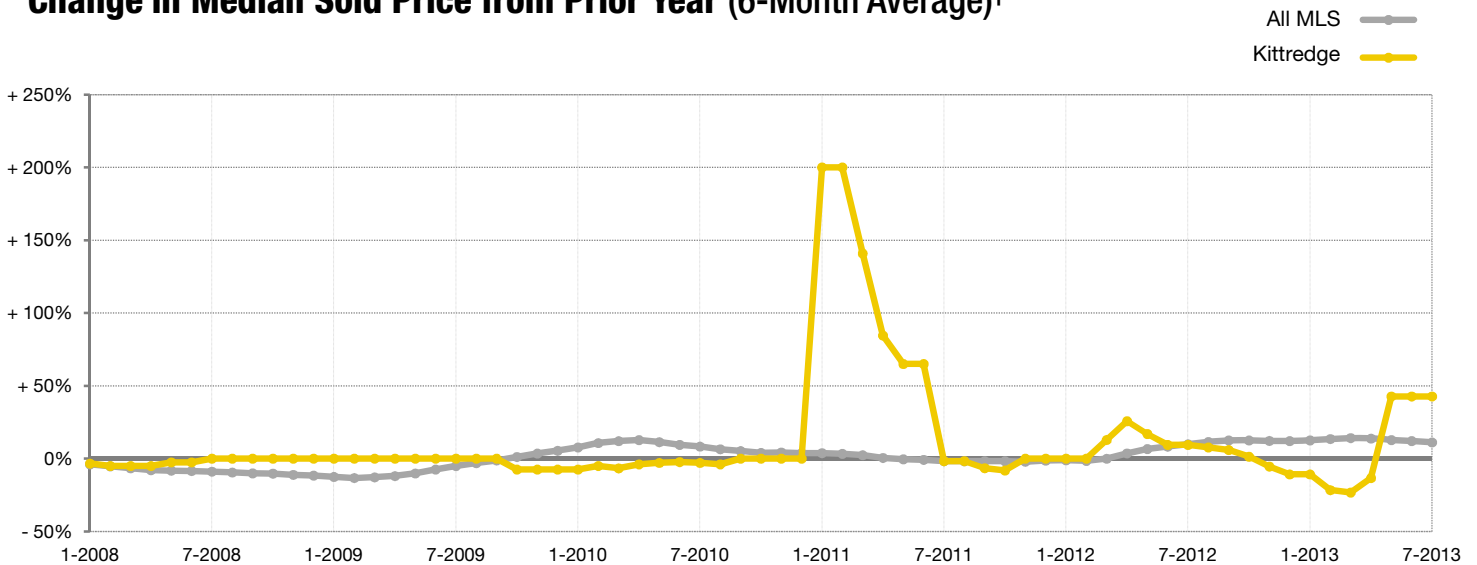
Kittredge

	Change in New Listings			Change in Sold Listings			Change in Median Sold Price**		
	2012	2013	+ / -	2012	2013	+ / -	2012	2013	+ / -
Active Listings	3	7	+ 133.3%	--	--	--	--	--	--
Under Contract Listings	0	2	--	12	9	-25.0%			
New Listings	0	4	--	9	16	+ 77.8%			
Sold Listings	0	0	--	9	3	-66.7%			
Total Days on Market	0	0	--	124	26	-78.8%			
Median Sold Price*	0	0	--	\$185,000	\$185,900	+ 0.5%			
Average Sold Price*	0	0	--	\$227,519	\$276,967	+ 21.7%			
Percent of Sold Price to List Price*	0	0	--	92.4%	98.3%	+ 6.4%			

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Local Market Update – July 2013

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Lafayette

+ 18.2%

Change in
New Listings

0.0%

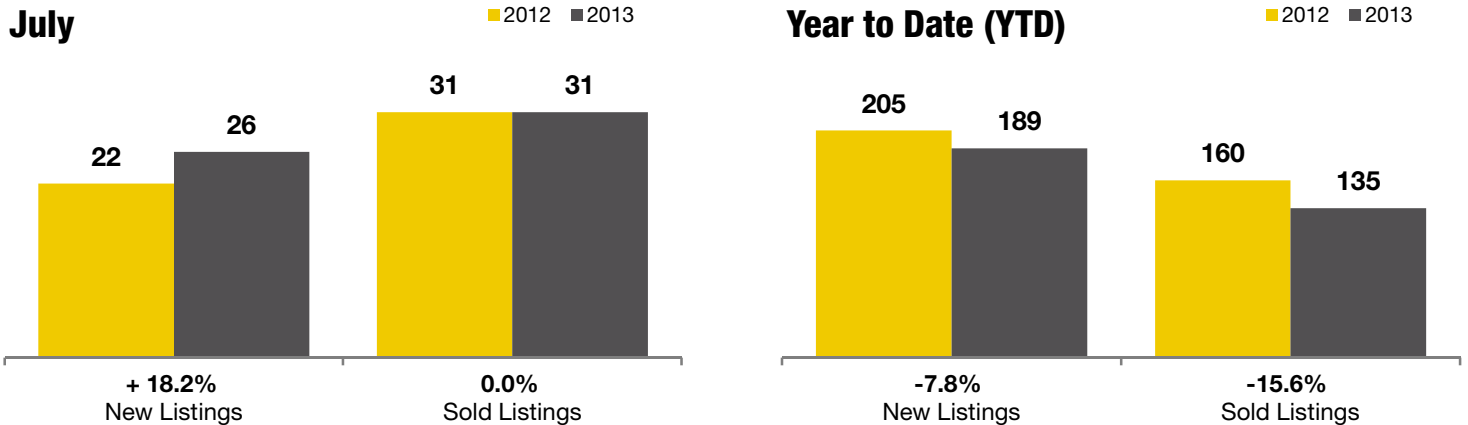
Change in
Sold Listings

+ 28.6%

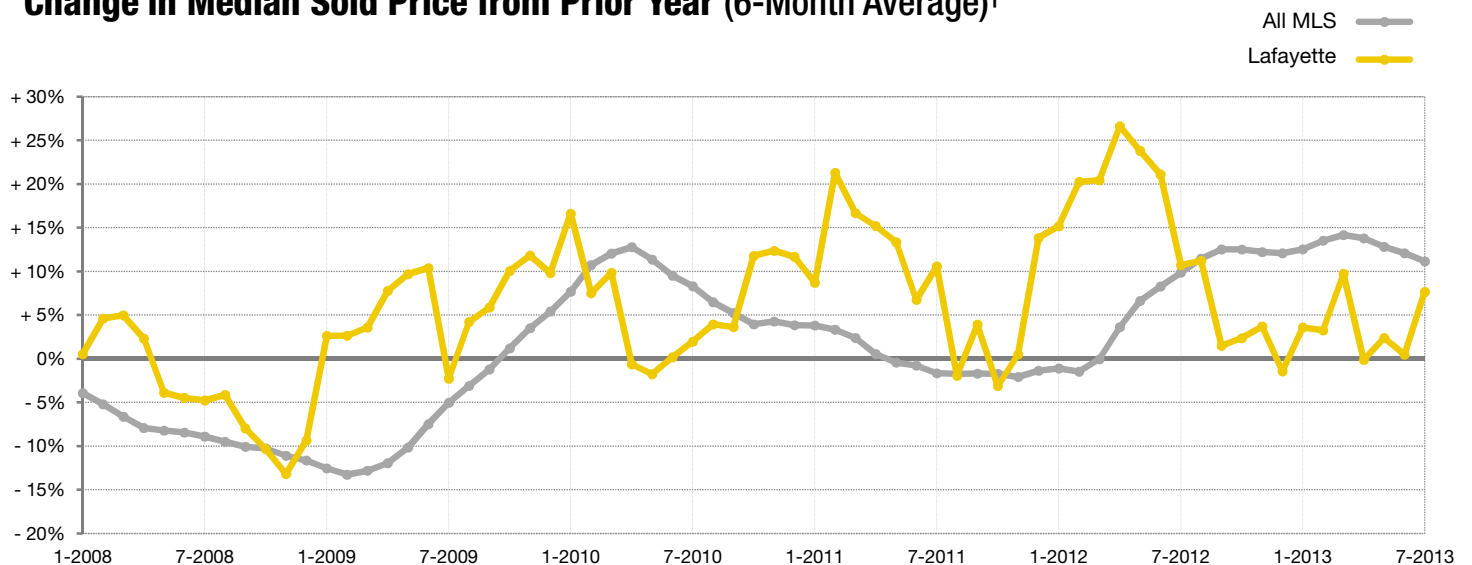
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	47	36	-23.4%	--	--	--
Under Contract Listings	30	31	+ 3.3%	195	181	-7.2%
New Listings	22	26	+ 18.2%	205	189	-7.8%
Sold Listings	31	31	0.0%	160	135	-15.6%
Total Days on Market	54	62	+ 14.7%	76	50	-34.8%
Median Sold Price*	\$243,000	\$312,384	+ 28.6%	\$277,000	\$286,500	+ 3.4%
Average Sold Price*	\$319,409	\$377,821	+ 18.3%	\$332,434	\$348,259	+ 4.8%
Percent of Sold Price to List Price*	97.3%	98.8%	+ 1.5%	97.4%	98.6%	+ 1.3%

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Local Market Update – July 2013

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Lakewood

+ 21.2%

Change in
New Listings

+ 47.3%

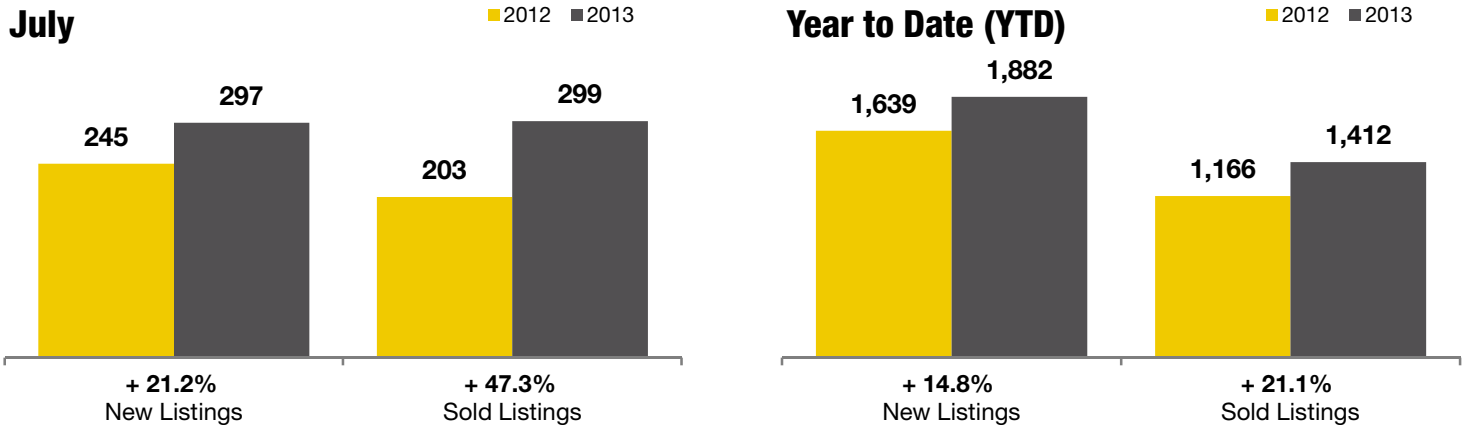
Change in
Sold Listings

+ 20.7%

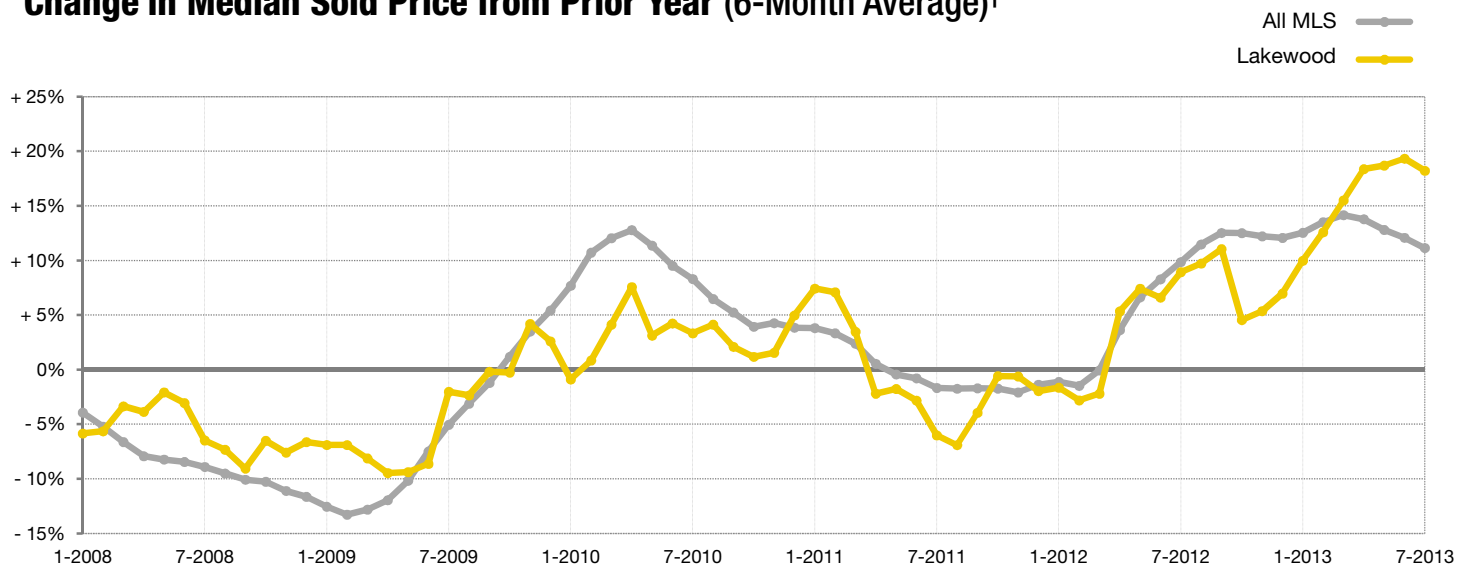
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	409	340	-16.9%	--	--	--
Under Contract Listings	245	313	+ 27.8%	1,530	1,981	+ 29.5%
New Listings	245	297	+ 21.2%	1,639	1,882	+ 14.8%
Sold Listings	203	299	+ 47.3%	1,166	1,412	+ 21.1%
Total Days on Market	63	34	-45.7%	81	46	-43.9%
Median Sold Price*	\$203,000	\$245,000	+ 20.7%	\$192,412	\$234,000	+ 21.6%
Average Sold Price*	\$219,886	\$262,784	+ 19.5%	\$211,334	\$251,009	+ 18.8%
Percent of Sold Price to List Price*	98.4%	99.3%	+ 0.9%	97.7%	99.2%	+ 1.5%

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Local Market Update – July 2013

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Larkspur

+ 25.0%

Change in
New Listings

- 28.6%

Change in
Sold Listings

- 1.1%

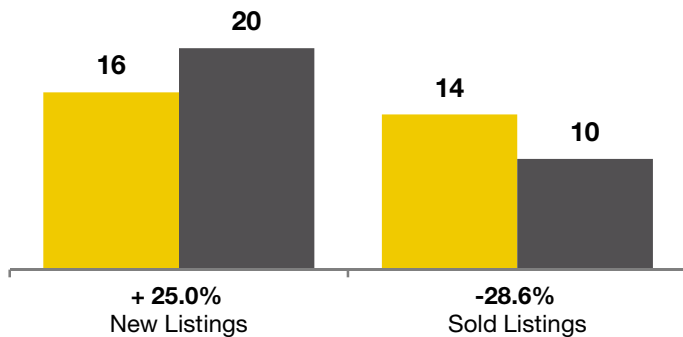
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	90	97	+ 7.8%	--	--	--
Under Contract Listings	12	13	+ 8.3%	86	95	+ 10.5%
New Listings	16	20	+ 25.0%	140	155	+ 10.7%
Sold Listings	14	10	-28.6%	73	69	-5.5%
Total Days on Market	132	135	+ 2.3%	172	109	-36.4%
Median Sold Price*	\$435,000	\$430,000	-1.1%	\$440,000	\$444,850	+ 1.1%
Average Sold Price*	\$478,104	\$461,156	-3.5%	\$462,842	\$475,588	+ 2.8%
Percent of Sold Price to List Price*	97.9%	97.0%	-0.9%	96.8%	97.7%	+ 0.9%

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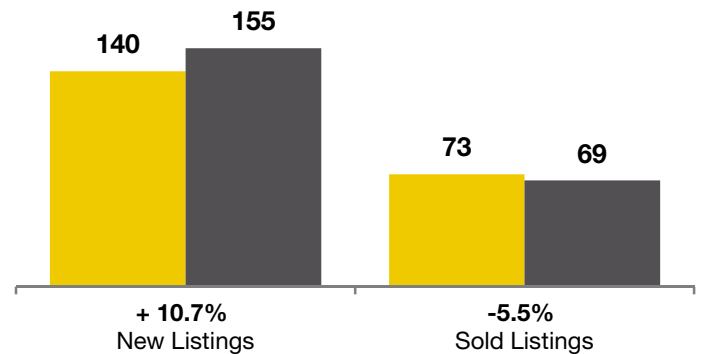
July

■ 2012 ■ 2013



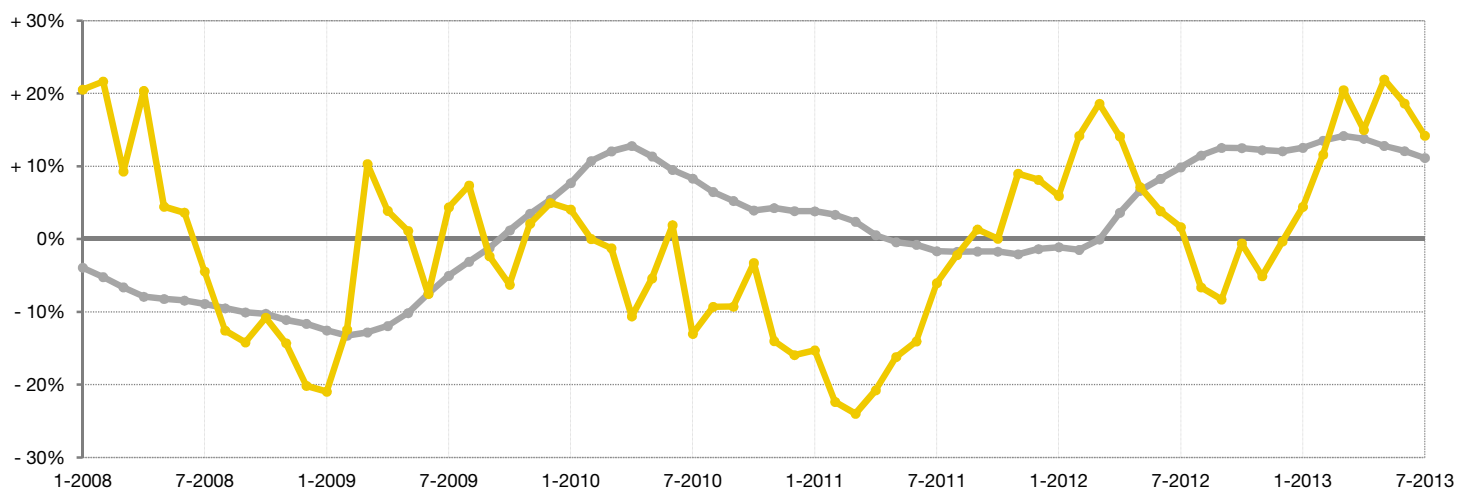
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Larkspur —



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Local Market Update – July 2013

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Littleton

+ 42.6%

Change in
New Listings

+ 8.6%

Change in
Sold Listings

+ 3.7%

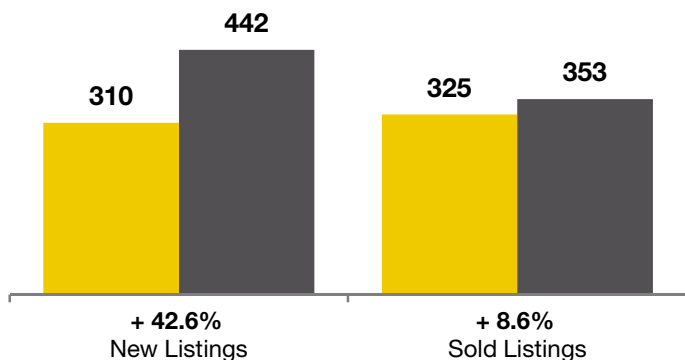
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	579	472	-18.5%	--	--	--
Under Contract Listings	335	470	+ 40.3%	2,235	2,634	+ 17.9%
New Listings	310	442	+ 42.6%	2,368	2,563	+ 8.2%
Sold Listings	325	353	+ 8.6%	1,674	1,966	+ 17.4%
Total Days on Market	58	30	-48.5%	81	48	-40.4%
Median Sold Price*	\$258,500	\$268,000	+ 3.7%	\$246,000	\$262,500	+ 6.7%
Average Sold Price*	\$285,037	\$309,671	+ 8.6%	\$284,801	\$297,220	+ 4.4%
Percent of Sold Price to List Price*	98.5%	99.7%	+ 1.3%	98.0%	99.2%	+ 1.2%

* 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.

July

■ 2012 ■ 2013



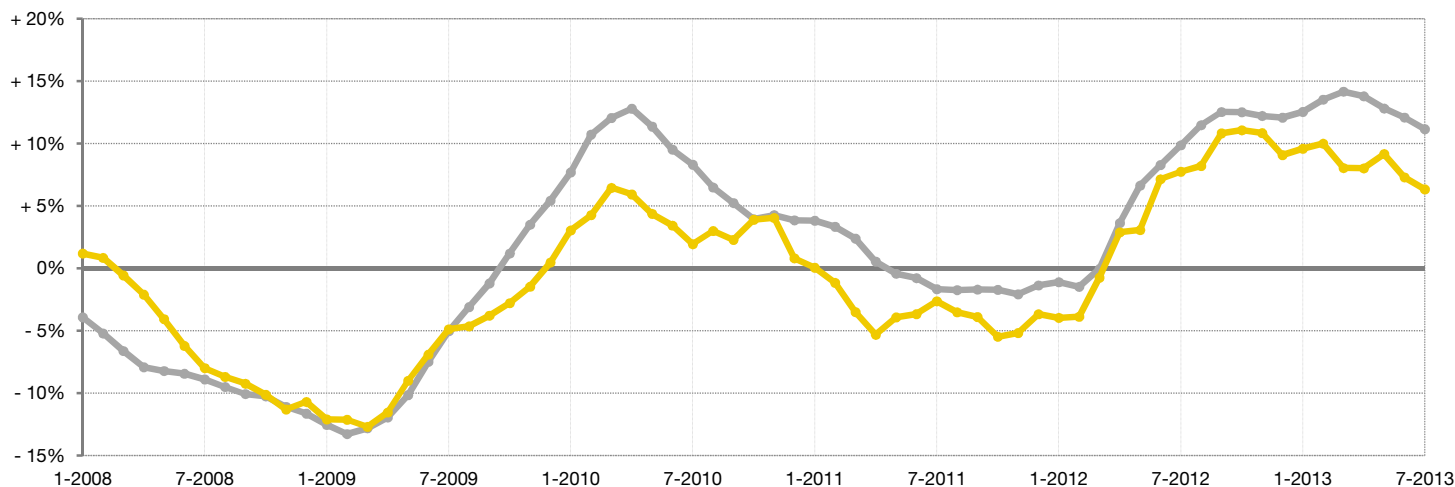
Year to Date (YTD)

■ 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®.

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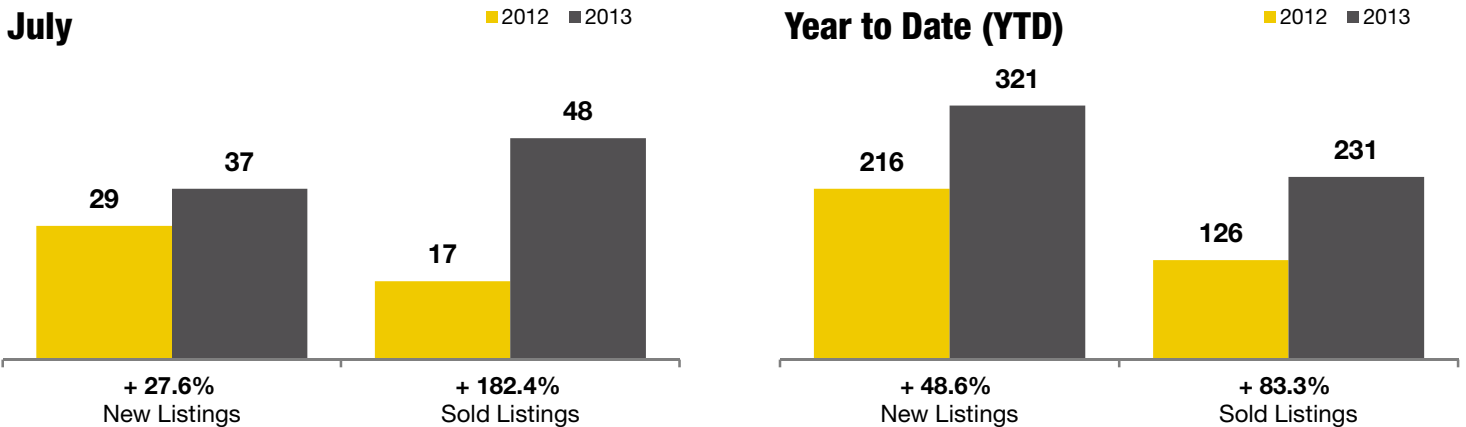


Lone Tree

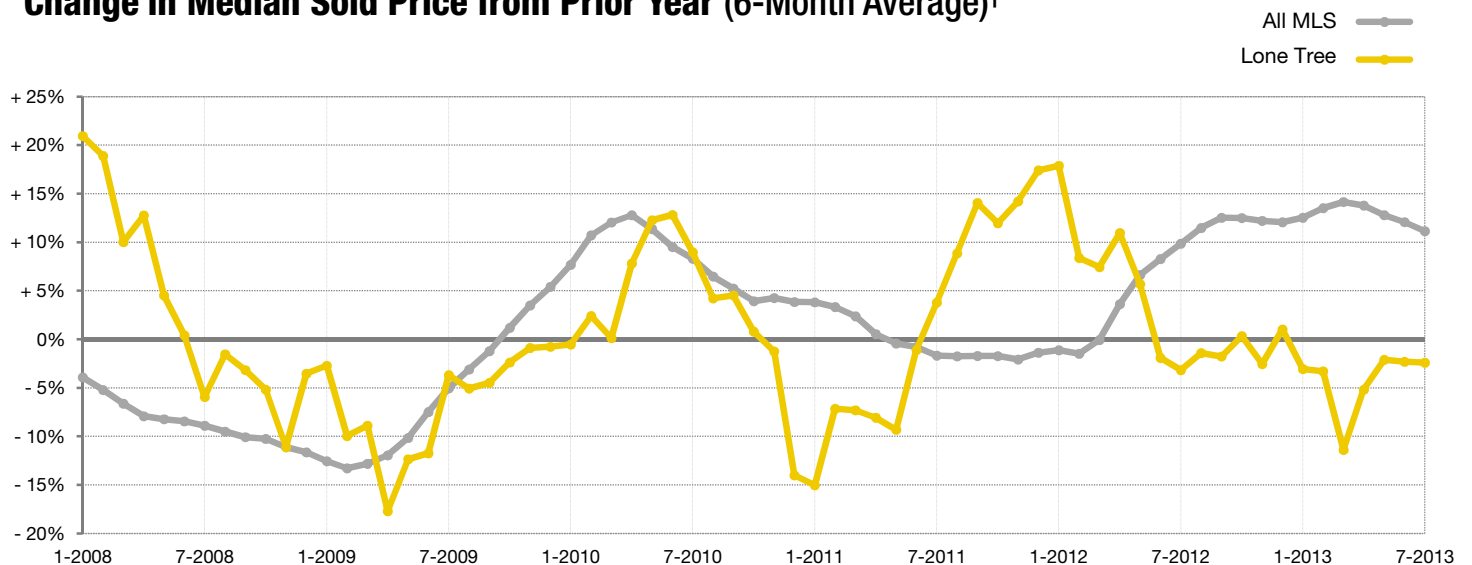
+ 27.6%	+ 182.4%	- 10.6%
Change in New Listings	Change in Sold Listings	Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	89	59	-33.7%	--	--	--
Under Contract Listings	22	44	+ 100.0%	155	310	+ 100.0%
New Listings	29	37	+ 27.6%	216	321	+ 48.6%
Sold Listings	17	48	+ 182.4%	126	231	+ 83.3%
Total Days on Market	77	55	-29.0%	112	58	-48.1%
Median Sold Price*	\$530,000	\$474,000	-10.6%	\$439,000	\$406,300	-7.4%
Average Sold Price*	\$602,531	\$532,686	-11.6%	\$540,055	\$492,862	-8.7%
Percent of Sold Price to List Price*	97.7%	98.0%	+ 0.3%	97.2%	98.6%	+ 1.3%

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



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Local Market Update – July 2013

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Longmont

+ 30.4%

Change in
New Listings

+ 20.0%

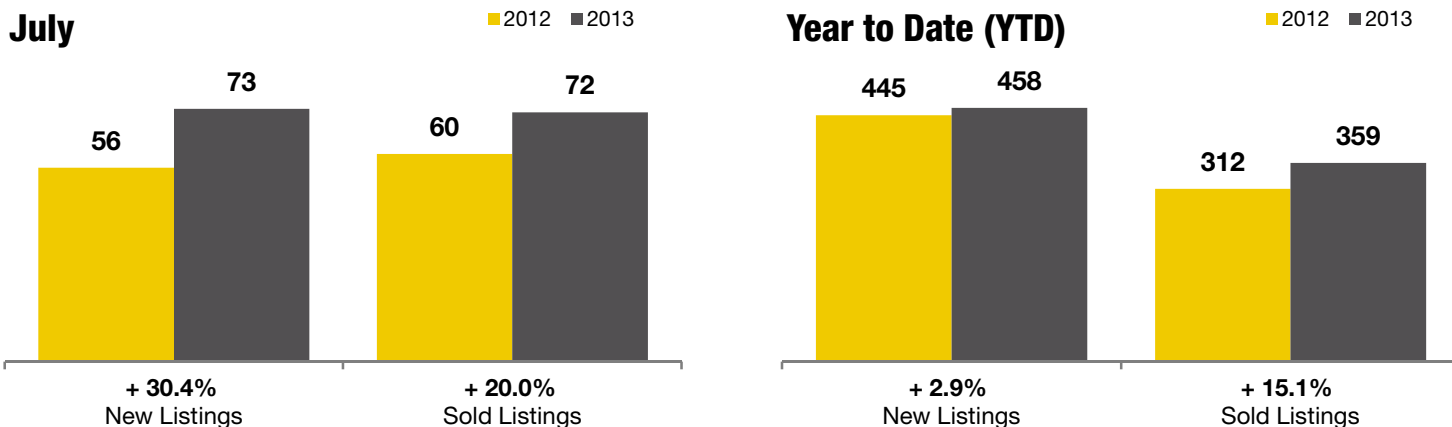
Change in
Sold Listings

+ 0.3%

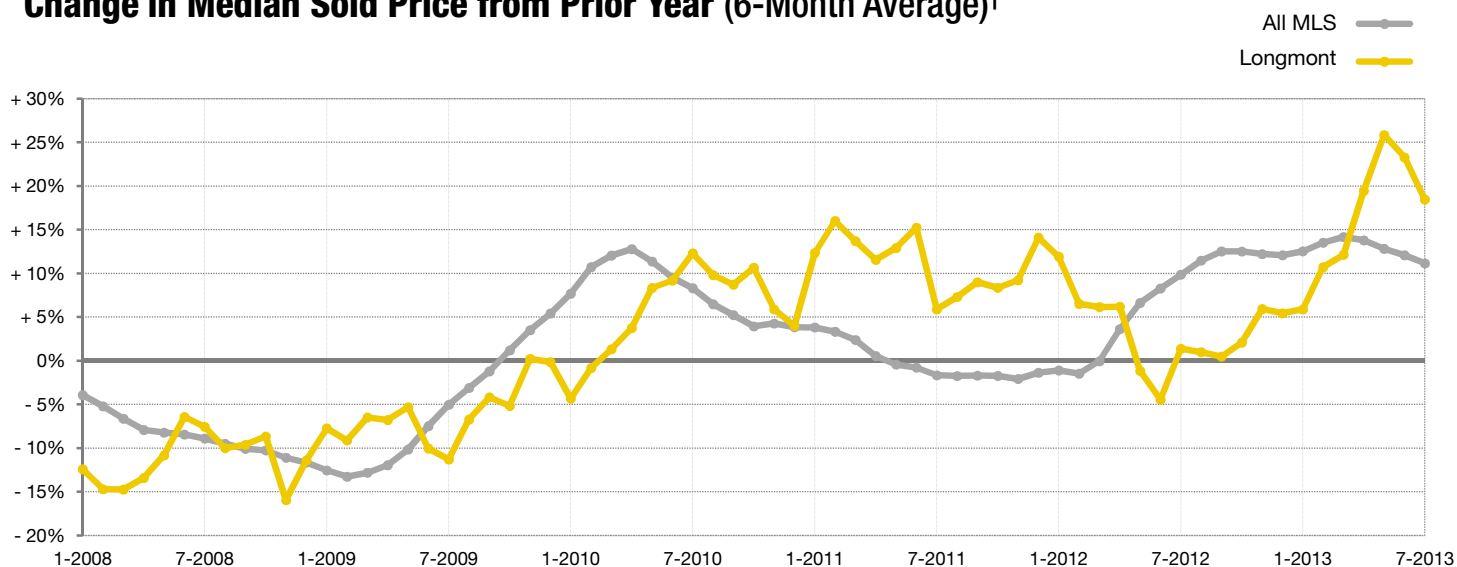
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	146	97	-33.6%	--	--	--
Under Contract Listings	39	62	+ 59.0%	347	439	+ 26.5%
New Listings	56	73	+ 30.4%	445	458	+ 2.9%
Sold Listings	60	72	+ 20.0%	312	359	+ 15.1%
Total Days on Market	83	46	-44.4%	90	64	-29.0%
Median Sold Price*	\$257,681	\$258,500	+ 0.3%	\$228,000	\$261,000	+ 14.5%
Average Sold Price*	\$299,305	\$296,708	-0.9%	\$263,157	\$312,336	+ 18.7%
Percent of Sold Price to List Price*	98.2%	99.0%	+ 0.8%	98.0%	98.6%	+ 0.6%

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



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Local Market Update – July 2013

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Louisville

+ 28.6%

Change in
New Listings

0.0%

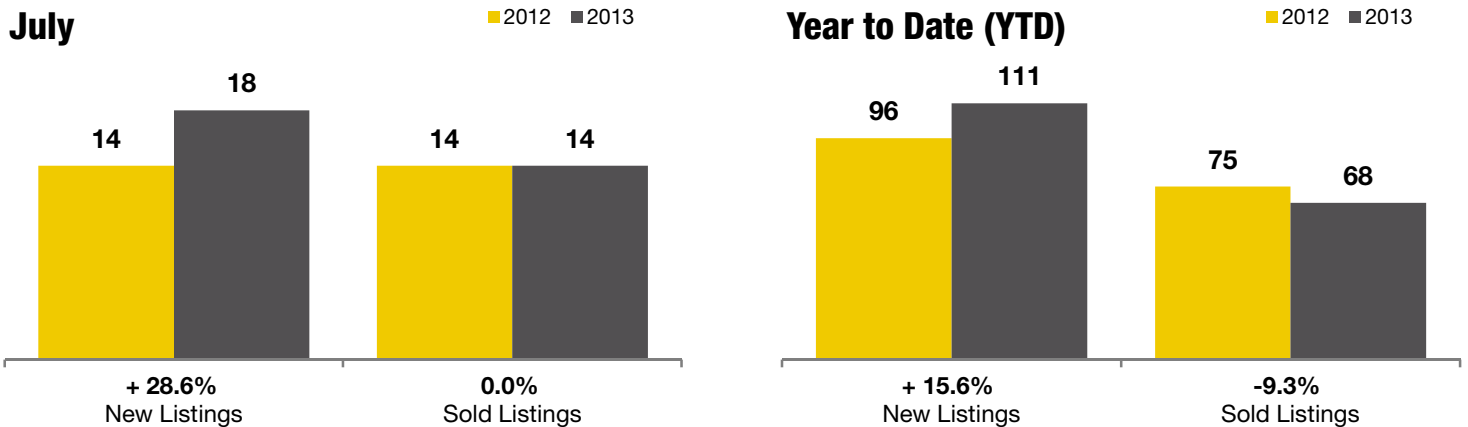
Change in
Sold Listings

+ 1.9%

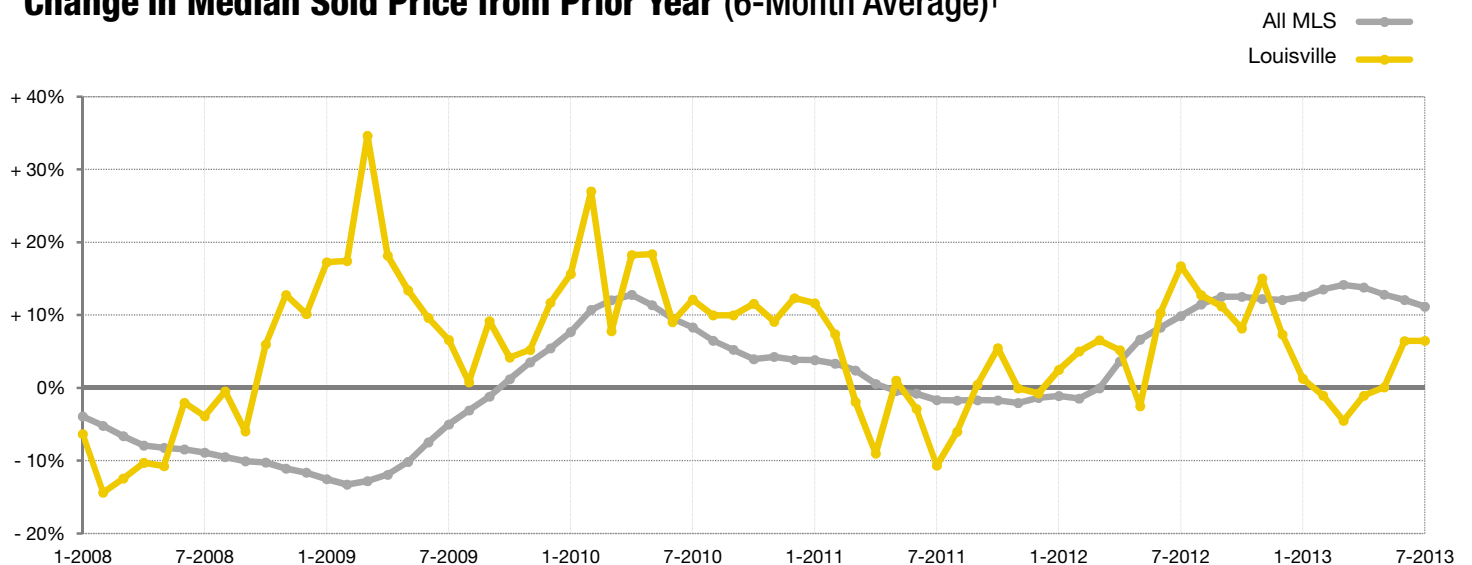
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	22	22	0.0%	--	--	--
Under Contract Listings	12	20	+ 66.7%	90	112	+ 24.4%
New Listings	14	18	+ 28.6%	96	111	+ 15.6%
Sold Listings	14	14	0.0%	75	68	-9.3%
Total Days on Market	63	12	-81.8%	54	40	-25.8%
Median Sold Price*	\$452,350	\$460,950	+ 1.9%	\$370,000	\$414,650	+ 12.1%
Average Sold Price*	\$496,157	\$475,736	-4.1%	\$405,877	\$438,929	+ 8.1%
Percent of Sold Price to List Price*	99.2%	98.6%	-0.6%	98.0%	98.8%	+ 0.8%

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



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METROLIST®

Louviers

--

0.0%

- 3.3%

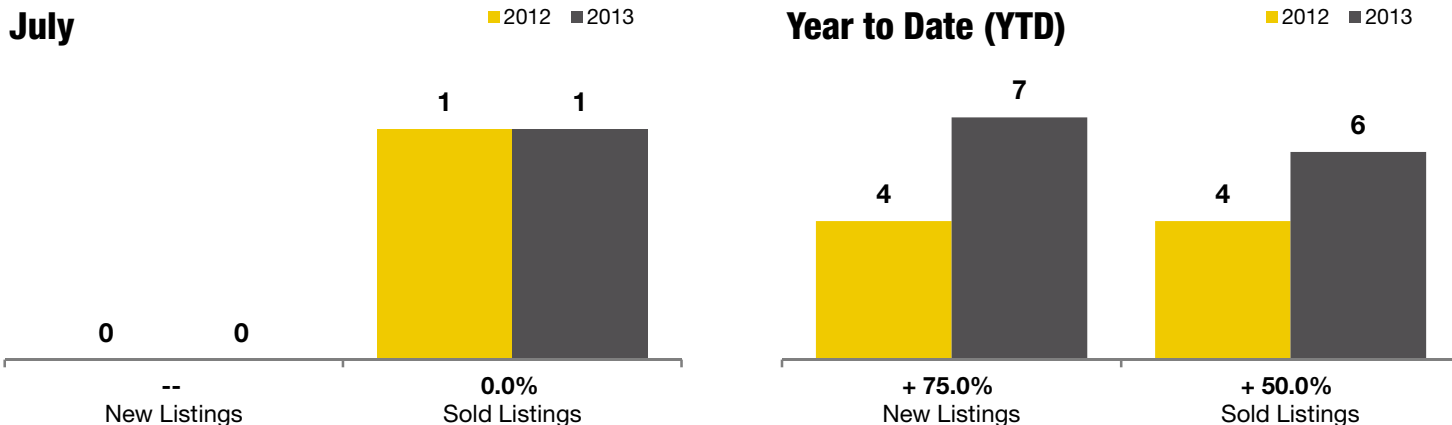
Change in
New Listings

Change in
Sold Listings

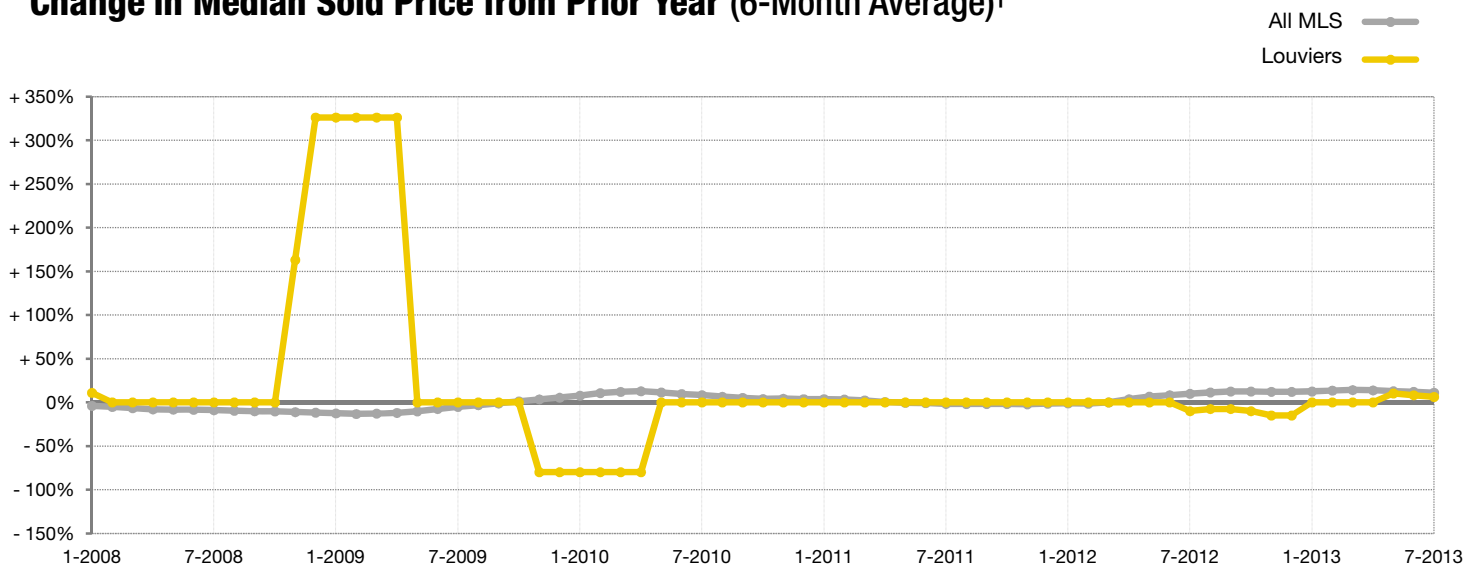
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	1	1	0.0%	--	--	--
Under Contract Listings	0	1	--	2	7	+ 250.0%
New Listings	0	0	--	4	7	+ 75.0%
Sold Listings	1	1	0.0%	4	6	+ 50.0%
Total Days on Market	12	16	+ 33.3%	73	140	+ 91.1%
Median Sold Price*	\$227,500	\$220,000	-3.3%	\$203,750	\$207,125	+ 1.7%
Average Sold Price*	\$227,500	\$220,000	-3.3%	\$191,375	\$240,292	+ 25.6%
Percent of Sold Price to List Price*	98.9%	93.6%	-5.4%	95.1%	98.0%	+ 3.1%

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



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Morrison

+ 3.3%

Change in
New Listings

+ 63.6%

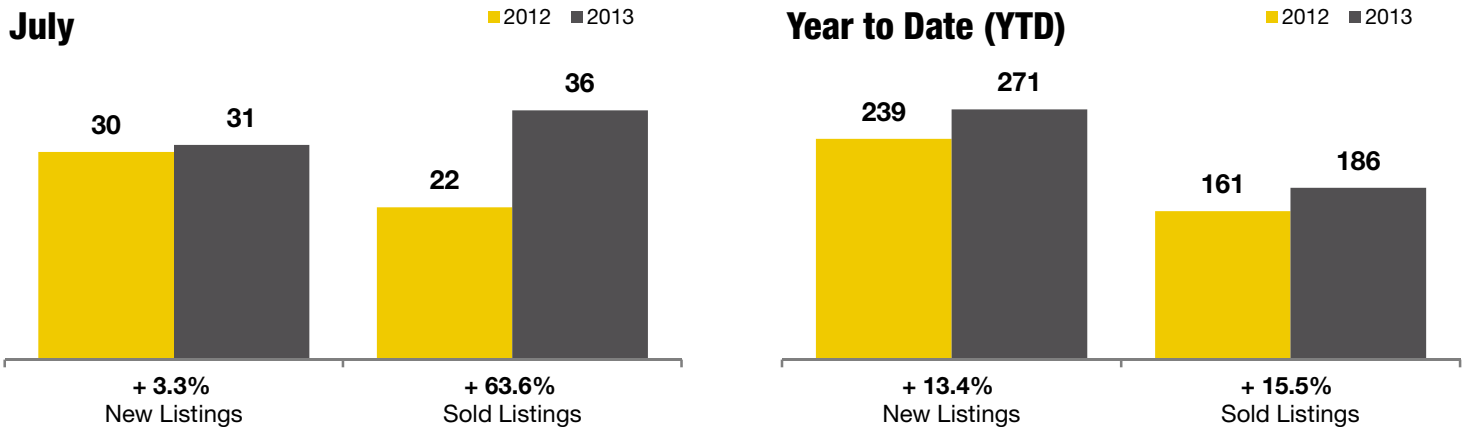
Change in
Sold Listings

+ 63.5%

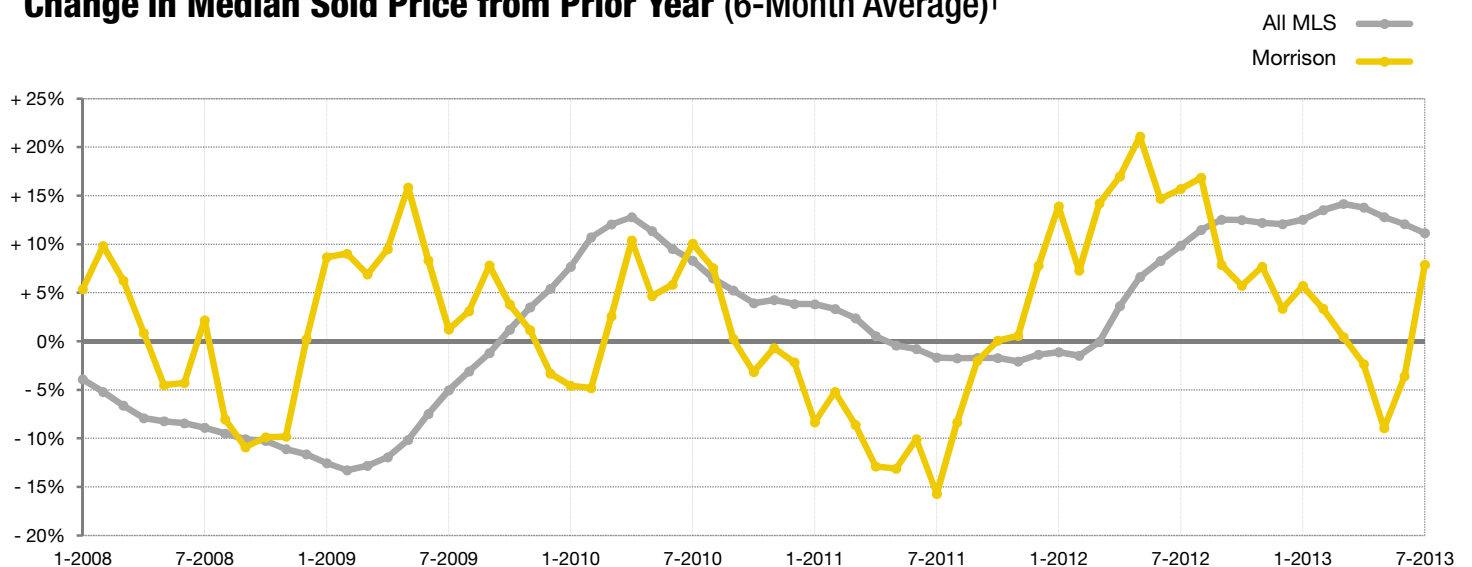
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	87	76	-12.6%	--	--	--
Under Contract Listings	25	49	+ 96.0%	210	276	+ 31.4%
New Listings	30	31	+ 3.3%	239	271	+ 13.4%
Sold Listings	22	36	+ 63.6%	161	186	+ 15.5%
Total Days on Market	81	47	-41.4%	113	55	-51.4%
Median Sold Price*	\$226,500	\$370,371	+ 63.5%	\$237,500	\$241,000	+ 1.5%
Average Sold Price*	\$297,189	\$387,489	+ 30.4%	\$318,762	\$326,360	+ 2.4%
Percent of Sold Price to List Price*	98.4%	99.4%	+ 0.9%	96.9%	99.4%	+ 2.6%

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



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Local Market Update – July 2013

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Northglenn

+ 72.0%

Change in
New Listings

+ 41.3%

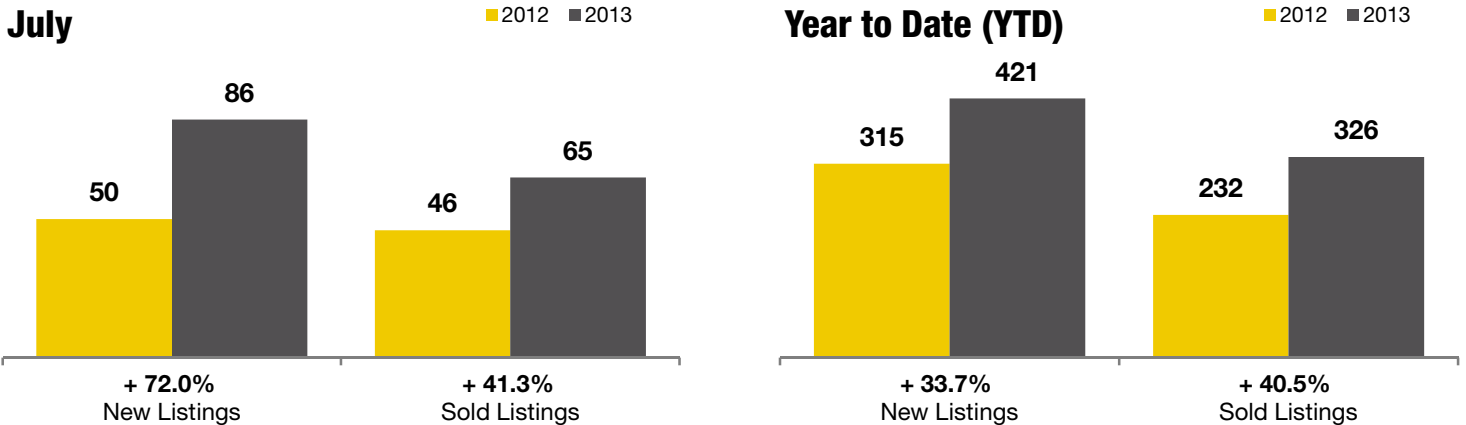
Change in
Sold Listings

+ 18.2%

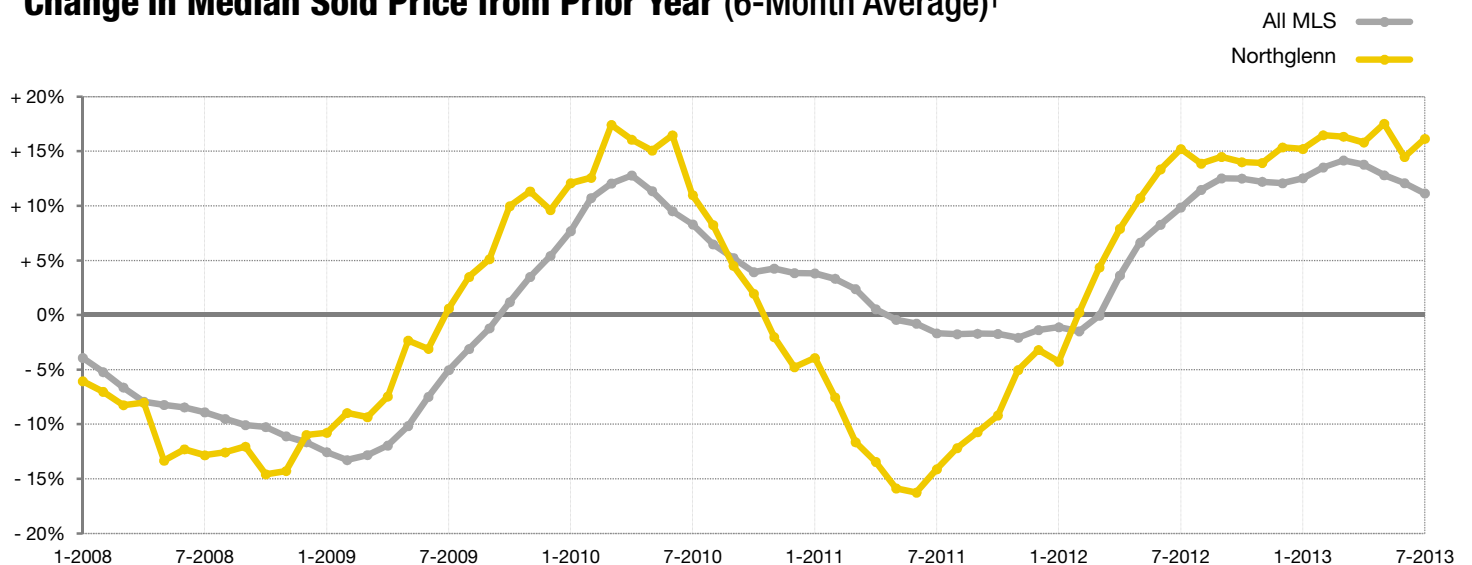
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	47	77	+ 63.8%	--	--	--
Under Contract Listings	47	85	+ 80.9%	300	453	+ 51.0%
New Listings	50	86	+ 72.0%	315	421	+ 33.7%
Sold Listings	46	65	+ 41.3%	232	326	+ 40.5%
Total Days on Market	57	34	-40.1%	62	43	-31.6%
Median Sold Price*	\$165,000	\$195,000	+ 18.2%	\$160,000	\$185,950	+ 16.2%
Average Sold Price*	\$160,144	\$196,342	+ 22.6%	\$160,392	\$186,057	+ 16.0%
Percent of Sold Price to List Price*	99.3%	100.4%	+ 1.1%	99.3%	100.2%	+ 0.9%

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



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Local Market Update – July 2013

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Parker

+ 34.2%

Change in
New Listings

+ 69.1%

Change in
Sold Listings

+ 9.6%

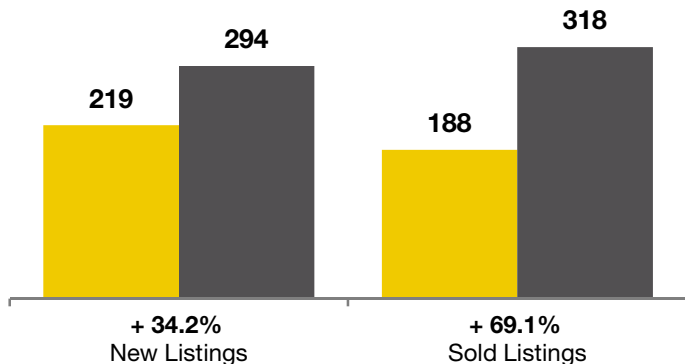
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	472	389	-17.6%	--	--	--
Under Contract Listings	198	319	+ 61.1%	1,405	1,968	+ 40.1%
New Listings	219	294	+ 34.2%	1,657	1,998	+ 20.6%
Sold Listings	188	318	+ 69.1%	1,094	1,526	+ 39.5%
Total Days on Market	64	27	-57.0%	83	46	-44.8%
Median Sold Price*	\$292,050	\$320,000	+ 9.6%	\$284,000	\$313,000	+ 10.2%
Average Sold Price*	\$319,488	\$347,059	+ 8.6%	\$313,487	\$337,890	+ 7.8%
Percent of Sold Price to List Price*	98.8%	99.4%	+ 0.6%	98.2%	99.4%	+ 1.2%

* 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.

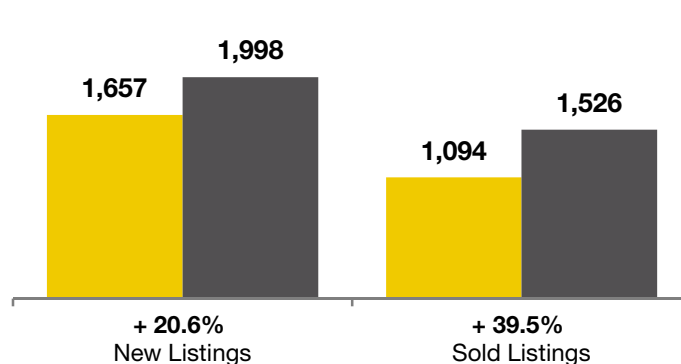
July

■ 2012 ■ 2013



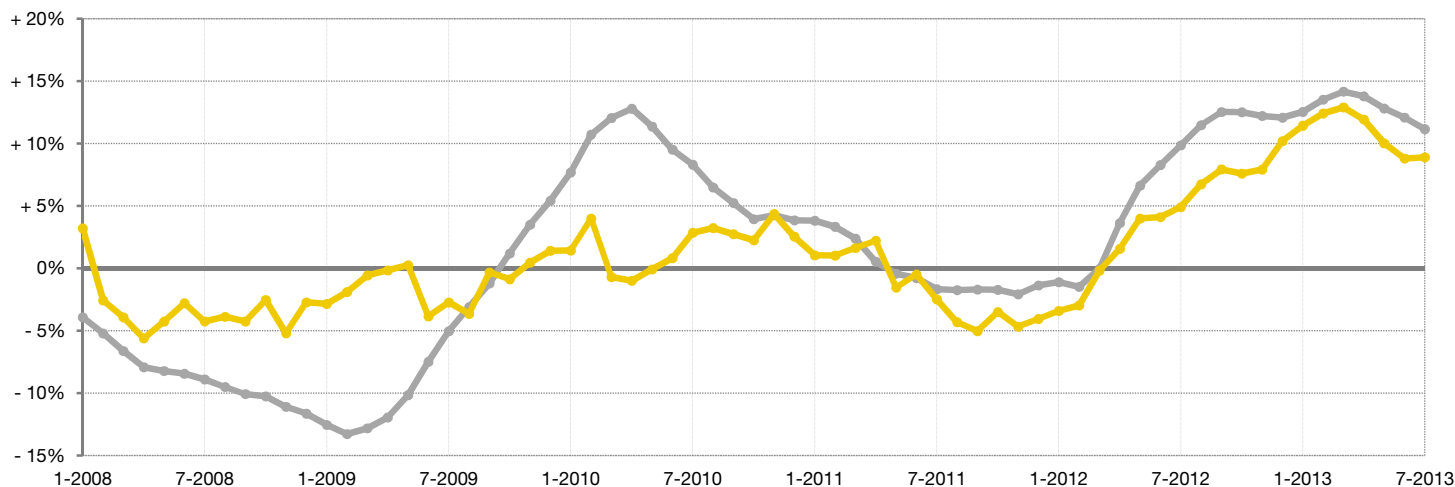
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS — Parker



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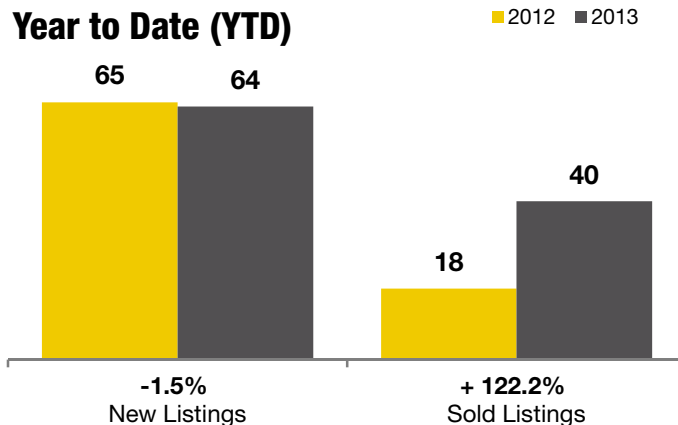
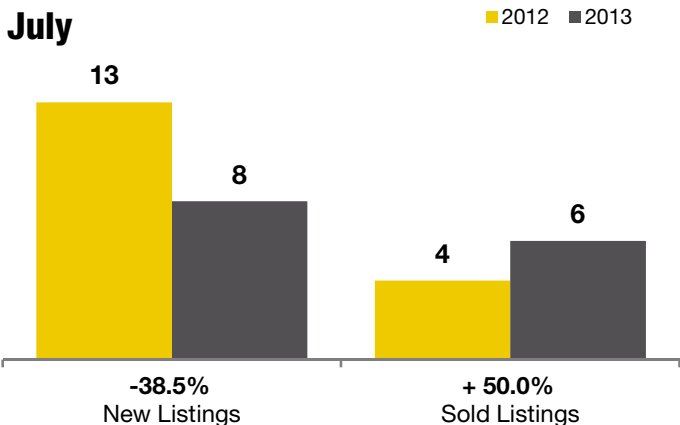
Sedalia

- 38.5% **+ 50.0%** **+ 32.7%**

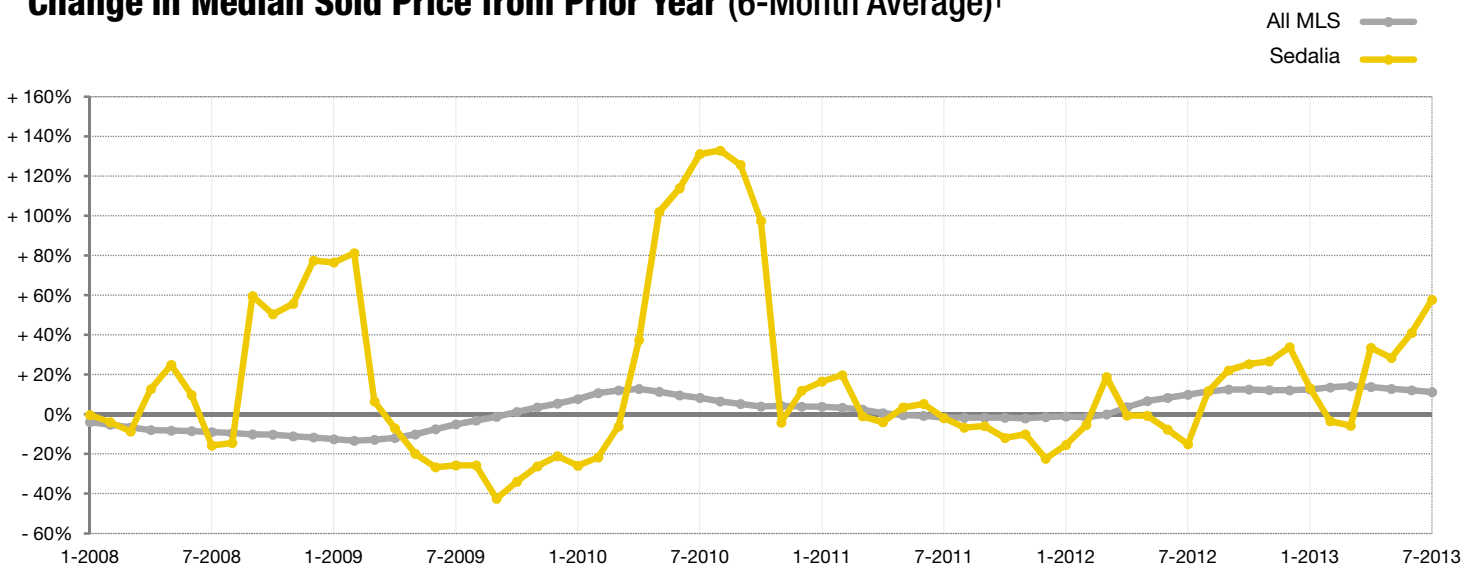
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	62	55	-11.3%	--	--	--
Under Contract Listings	2	6	+ 200.0%	25	50	+ 100.0%
New Listings	13	8	-38.5%	65	64	-1.5%
Sold Listings	4	6	+ 50.0%	18	40	+ 122.2%
Total Days on Market	121	64	-47.1%	229	173	-24.4%
Median Sold Price*	\$514,900	\$683,500	+ 32.7%	\$429,500	\$457,500	+ 6.5%
Average Sold Price*	\$471,450	\$706,333	+ 49.8%	\$536,289	\$563,590	+ 5.1%
Percent of Sold Price to List Price*	99.1%	96.7%	-2.4%	94.6%	97.7%	+ 3.4%

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



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Local Market Update – July 2013

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METROLIST®

Sheridan

+ 250.0%

Change in
New Listings

+ 20.0%

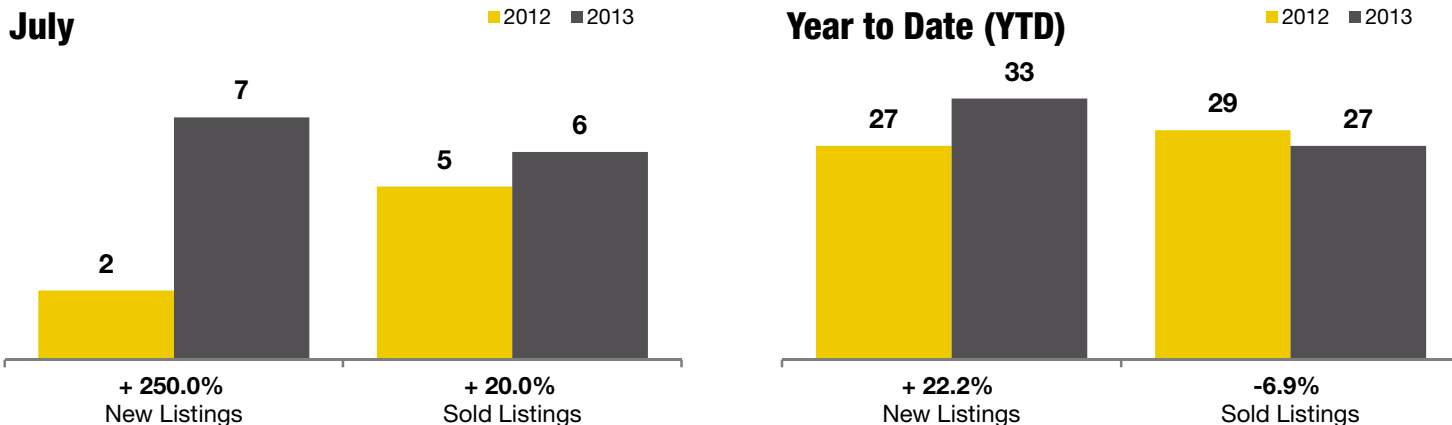
Change in
Sold Listings

+ 47.2%

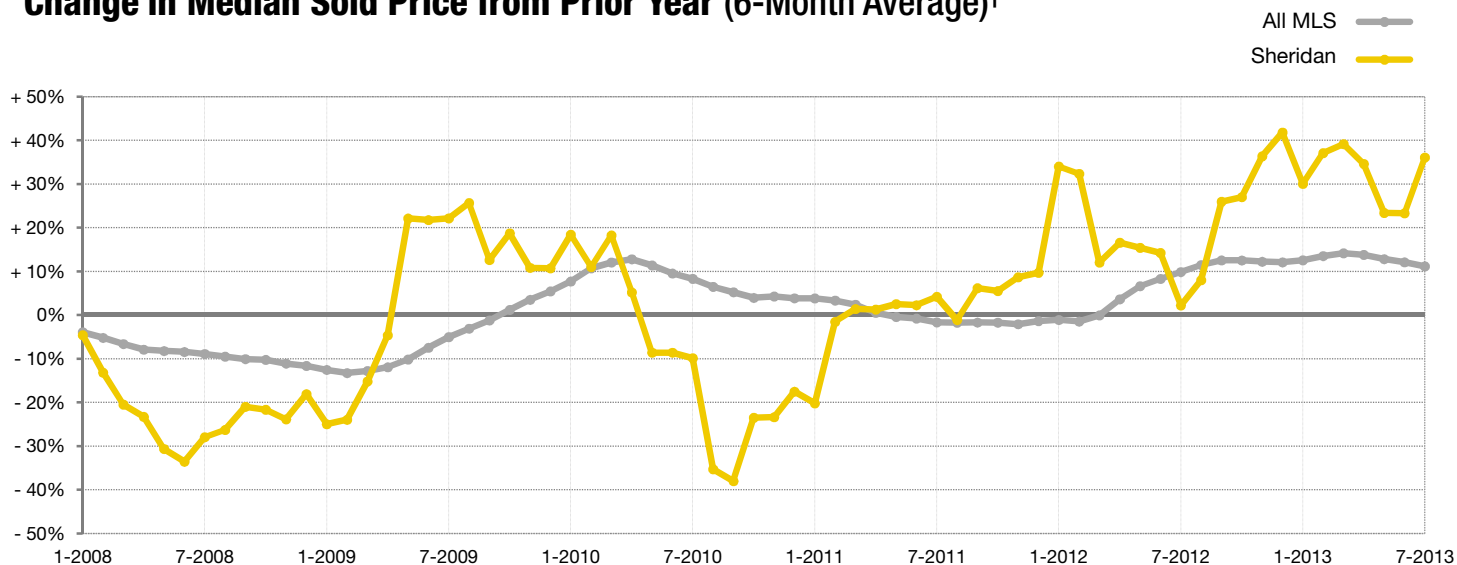
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	4	9	+ 125.0%	--	--	--
Under Contract Listings	2	7	+ 250.0%	28	40	+ 42.9%
New Listings	2	7	+ 250.0%	27	33	+ 22.2%
Sold Listings	5	6	+ 20.0%	29	27	-6.9%
Total Days on Market	18	33	+ 82.2%	73	48	-34.0%
Median Sold Price*	\$140,500	\$206,800	+ 47.2%	\$124,500	\$161,200	+ 29.5%
Average Sold Price*	\$118,353	\$195,360	+ 65.1%	\$125,142	\$170,822	+ 36.5%
Percent of Sold Price to List Price*	107.5%	101.0%	-6.0%	99.8%	100.8%	+ 1.0%

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



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Simla

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

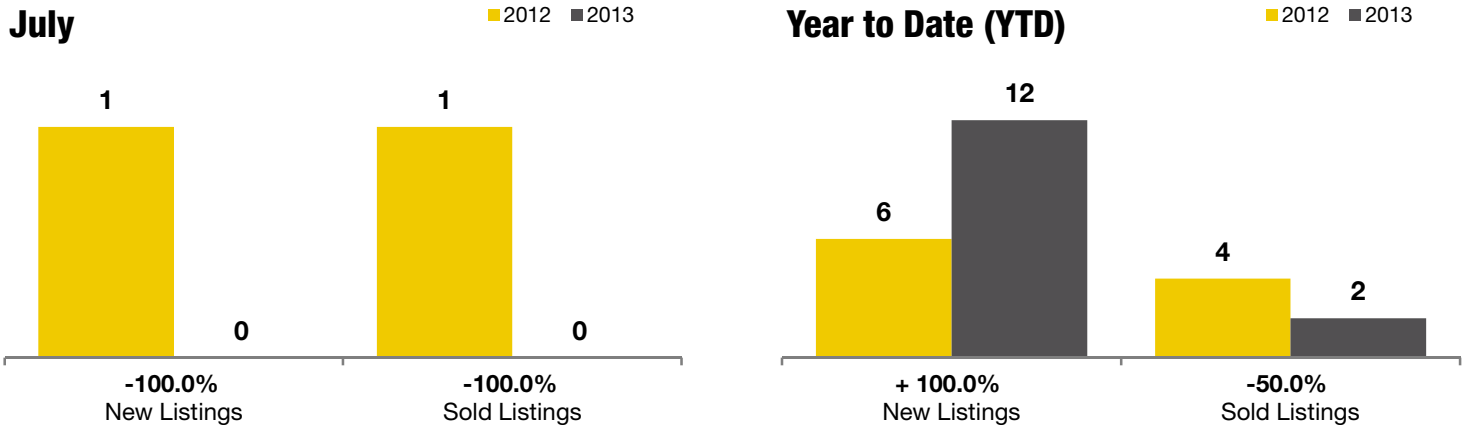
Change in
New Listings

Change in
Sold Listings

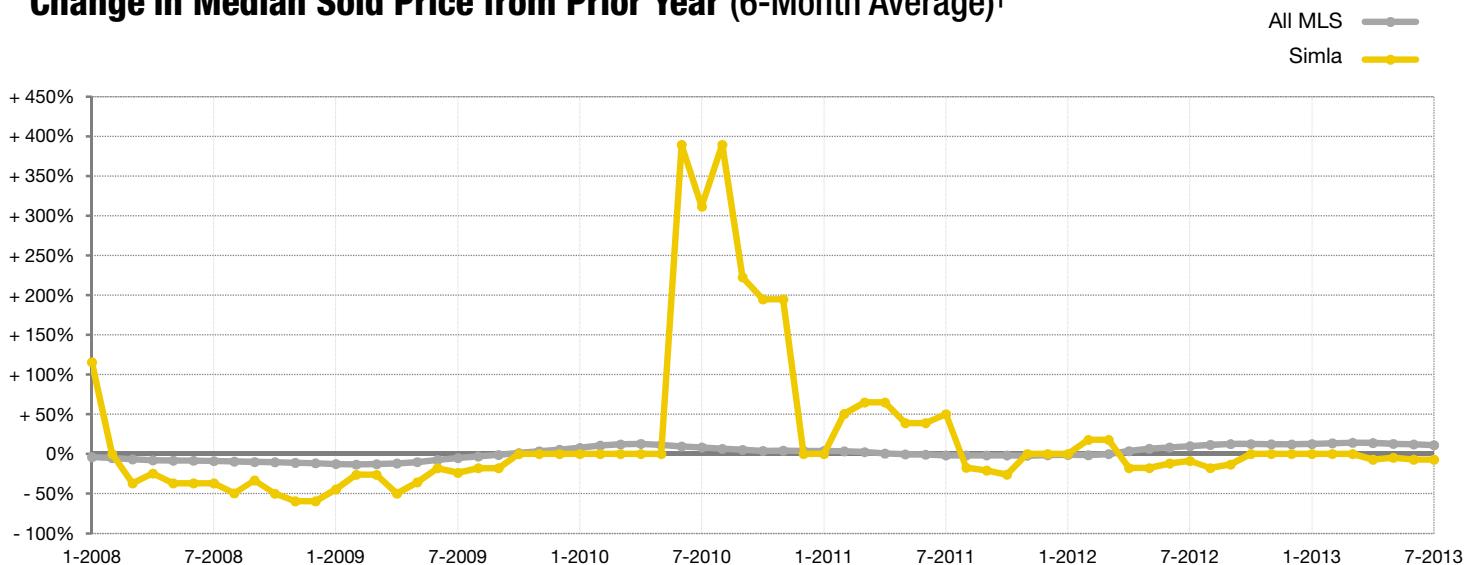
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	1	6	+ 500.0%	--	--	--
Under Contract Listings	1	3	+ 200.0%	3	10	+ 233.3%
New Listings	1	0	-100.0%	6	12	+ 100.0%
Sold Listings	1	0	-100.0%	4	2	-50.0%
Total Days on Market	98	0	-100.0%	160	100	-37.7%
Median Sold Price*	\$28,500	0	-100.0%	\$119,100	\$112,000	-6.0%
Average Sold Price*	\$28,500	0	-100.0%	\$129,175	\$112,000	-13.3%
Percent of Sold Price to List Price*	95.3%	0	-100.0%	96.5%	91.1%	-5.6%

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



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Local Market Update – July 2013

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Strasburg

- 34.8%

Change in
New Listings

- 44.4%

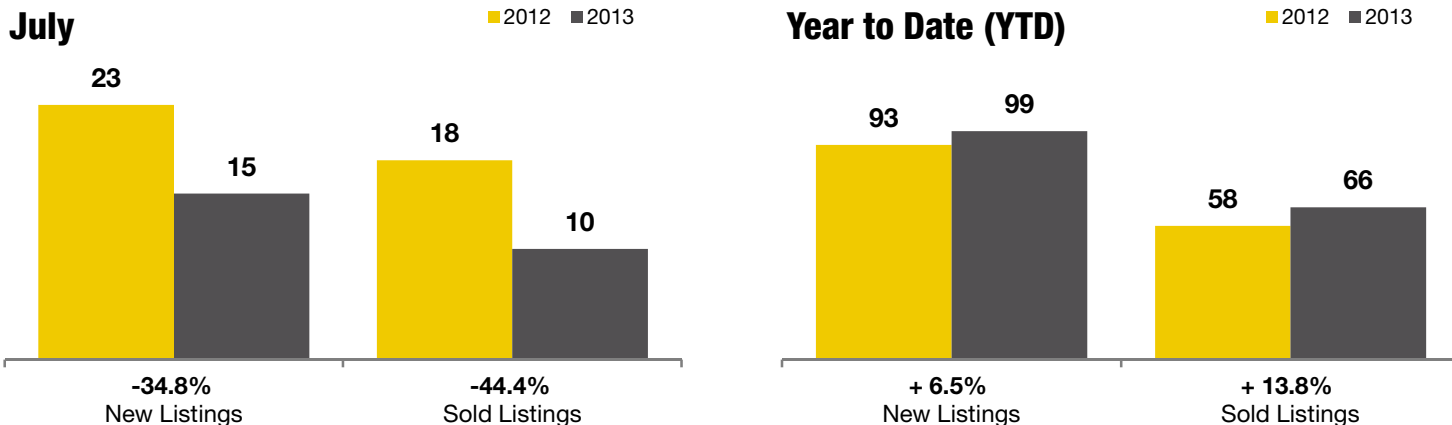
Change in
Sold Listings

- 16.4%

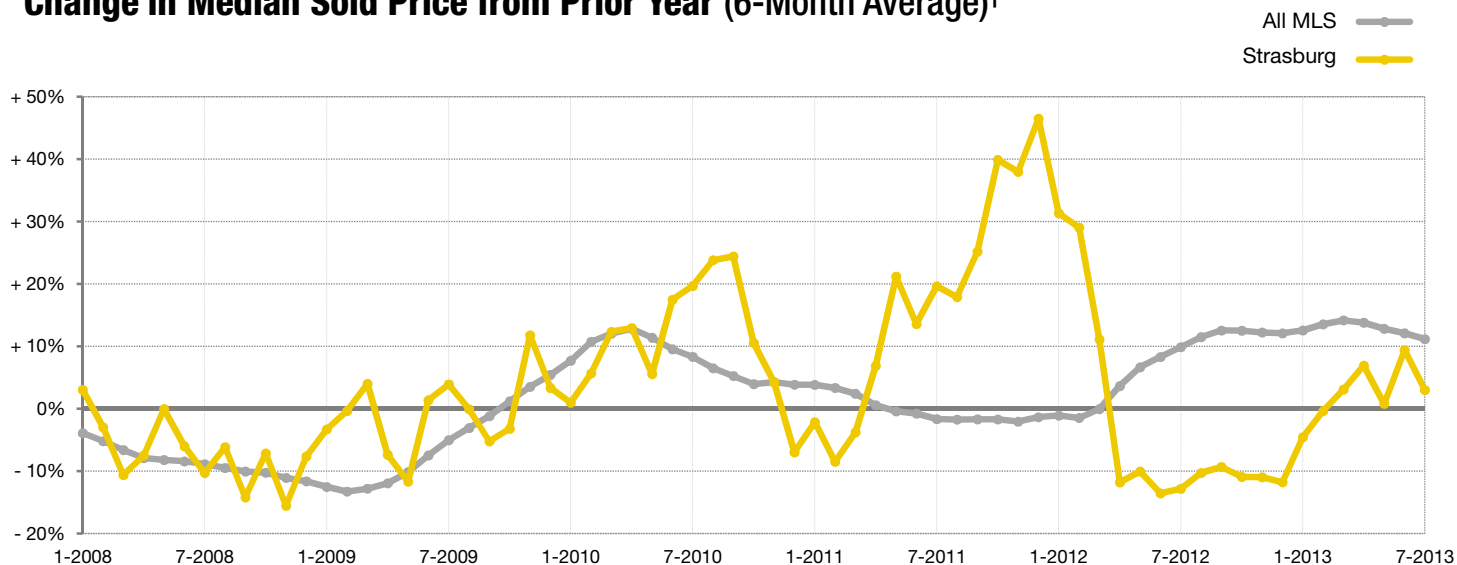
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	42	31	-26.2%	--	--	--
Under Contract Listings	11	16	+ 45.5%	65	88	+ 35.4%
New Listings	23	15	-34.8%	93	99	+ 6.5%
Sold Listings	18	10	-44.4%	58	66	+ 13.8%
Total Days on Market	91	40	-56.3%	96	132	+ 36.6%
Median Sold Price*	\$204,271	\$170,750	-16.4%	\$176,133	\$196,670	+ 11.7%
Average Sold Price*	\$201,190	\$209,261	+ 4.0%	\$189,918	\$205,510	+ 8.2%
Percent of Sold Price to List Price*	99.6%	98.7%	-0.9%	98.2%	98.9%	+ 0.6%

* 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 – July 2013

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



Superior

- 27.8%

Change in
New Listings

- 10.5%

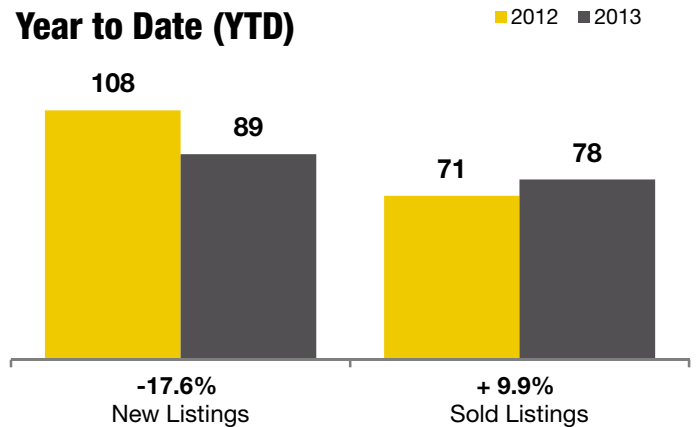
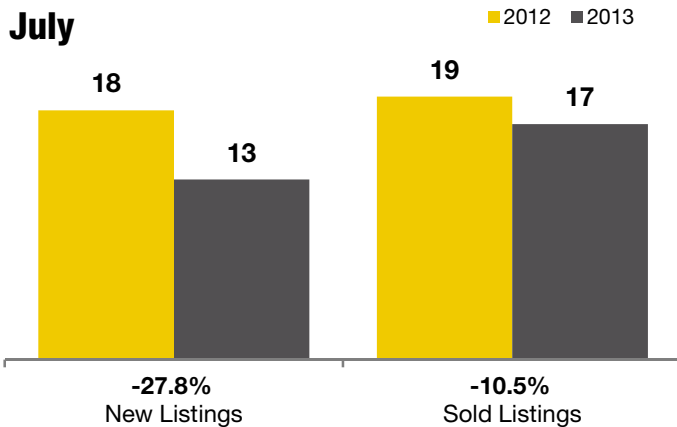
Change in
Sold Listings

+ 8.1%

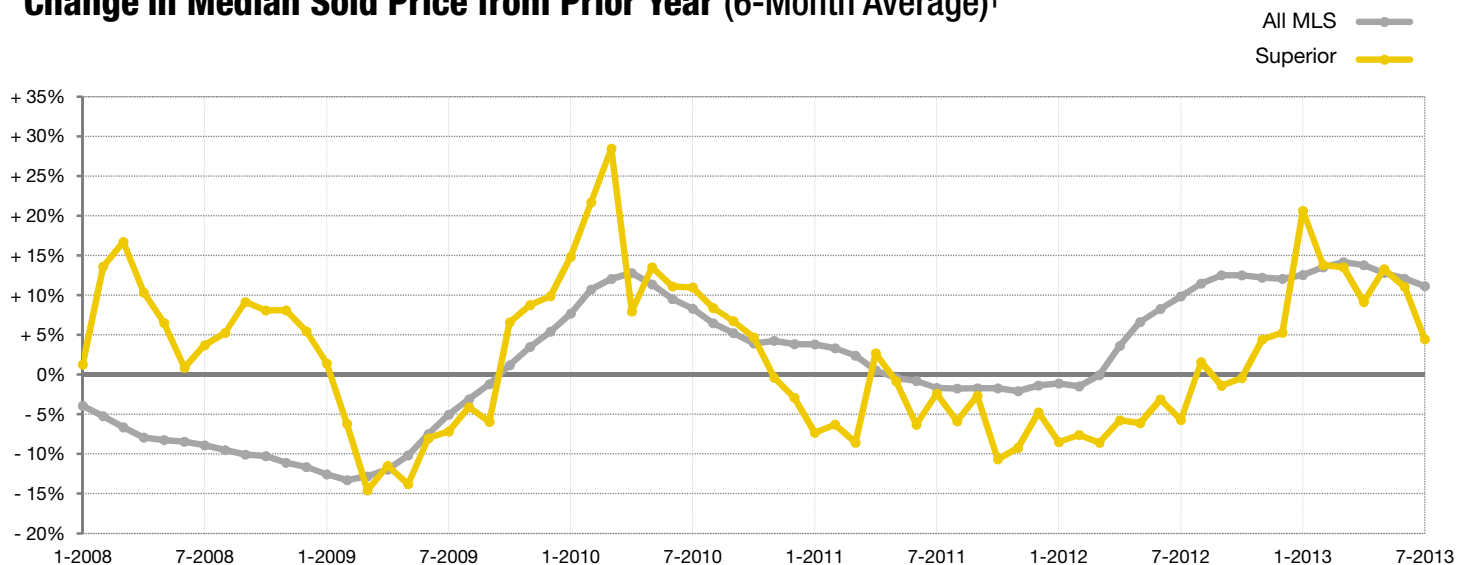
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	25	15	-40.0%	--	--	--
Under Contract Listings	16	16	0.0%	93	92	-1.1%
New Listings	18	13	-27.8%	108	89	-17.6%
Sold Listings	19	17	-10.5%	71	78	+ 9.9%
Total Days on Market	43	39	-7.7%	58	48	-17.4%
Median Sold Price*	\$370,000	\$400,000	+ 8.1%	\$359,950	\$387,500	+ 7.7%
Average Sold Price*	\$414,184	\$381,235	-8.0%	\$390,272	\$395,122	+ 1.2%
Percent of Sold Price to List Price*	99.4%	100.8%	+ 1.4%	98.2%	99.5%	+ 1.3%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

Thornton

+ 59.8%

Change in
New Listings

+ 44.9%

Change in
Sold Listings

+ 8.9%

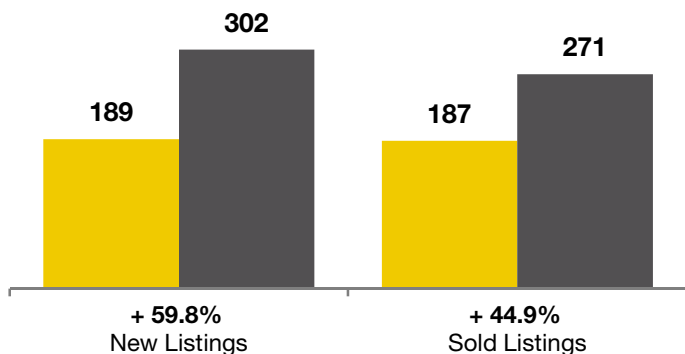
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	262	263	+ 0.4%	--	--	--
Under Contract Listings	202	289	+ 43.1%	1,413	1,916	+ 35.6%
New Listings	189	302	+ 59.8%	1,448	1,811	+ 25.1%
Sold Listings	187	271	+ 44.9%	1,092	1,415	+ 29.6%
Total Days on Market	54	29	-46.1%	76	46	-39.8%
Median Sold Price*	\$202,000	\$219,900	+ 8.9%	\$189,900	\$219,000	+ 15.3%
Average Sold Price*	\$207,437	\$231,458	+ 11.6%	\$198,833	\$226,663	+ 14.0%
Percent of Sold Price to List Price*	99.5%	100.2%	+ 0.7%	99.1%	99.8%	+ 0.7%

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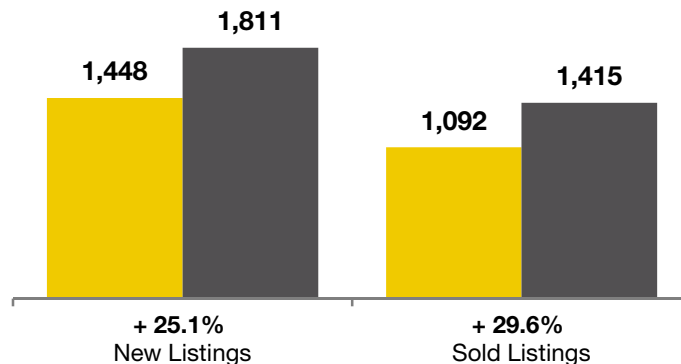
July

■ 2012 ■ 2013



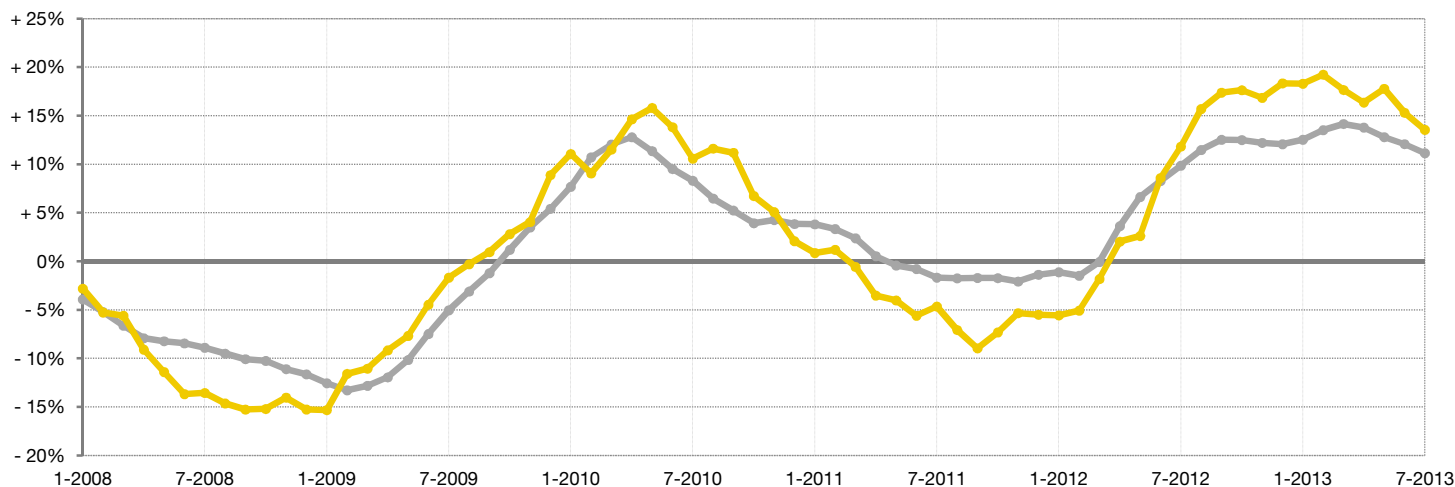
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Thornton —



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Local Market Update – July 2013

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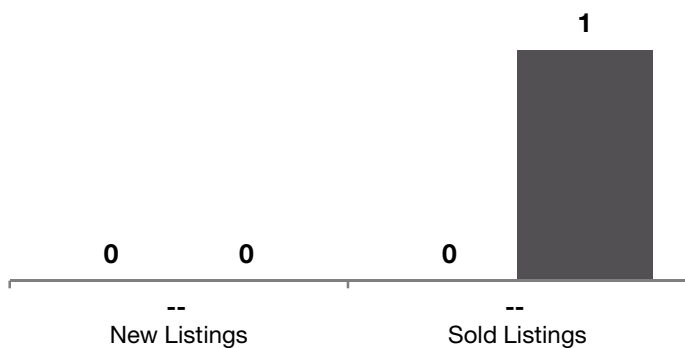
Twin Lakes

	Change in New Listings			Change in Sold Listings			Change in Median Sold Price**		
	July			Year to Date (YTD)			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -	2012	2013	+ / -
Active Listings	4	2	-50.0%	--	--	--	--	--	--
Under Contract Listings	0	0	--	0	1	--	0	1	--
New Listings	0	0	--	2	4	+ 100.0%	2	4	+ 100.0%
Sold Listings	0	1	--	0	1	--	0	1	--
Total Days on Market	0	36	--	0	36	--	0	36	--
Median Sold Price*	0	\$228,902	--	0	\$228,902	--	0	\$228,902	--
Average Sold Price*	0	\$228,902	--	0	\$228,902	--	0	\$228,902	--
Percent of Sold Price to List Price*	0	93.4%	--	0	93.4%	--	0	93.4%	--

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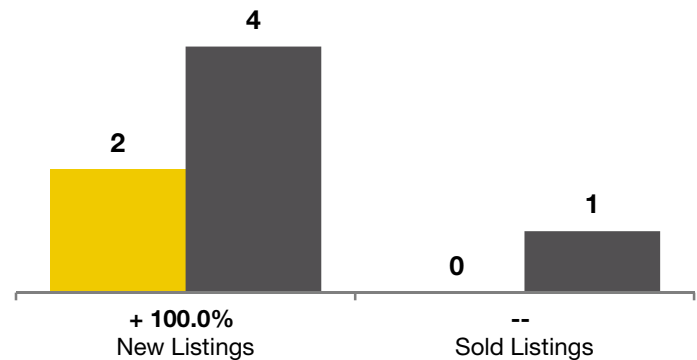
July

■ 2012 ■ 2013



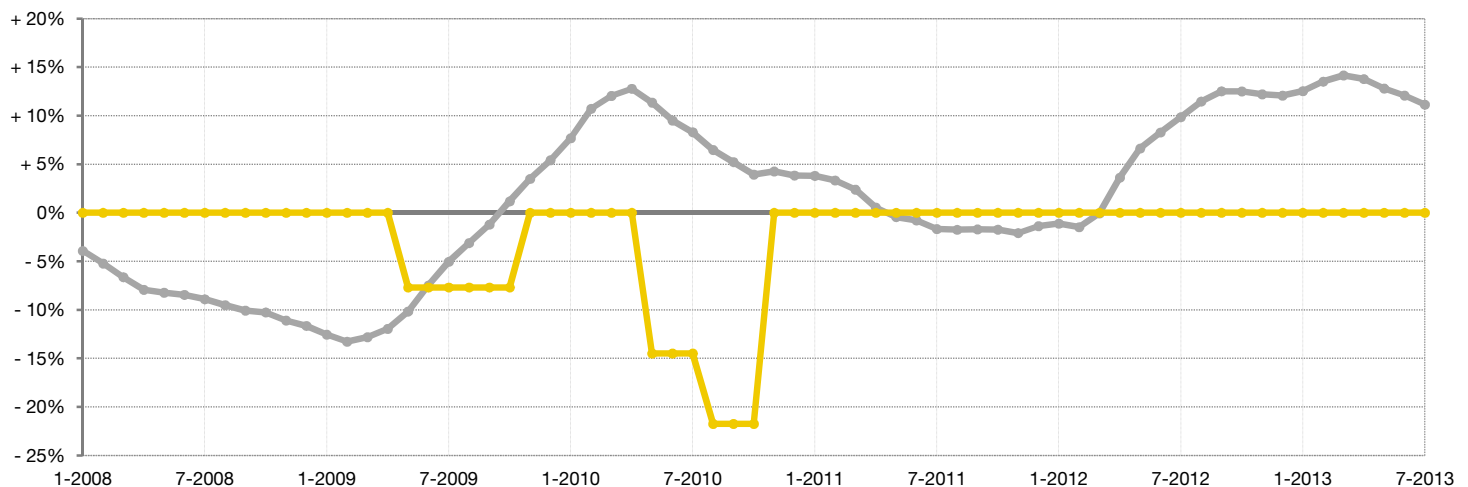
Year to Date (YTD)

■ 2012 ■ 2013



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

All MLS —
Twin Lakes —



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Local Market Update – July 2013

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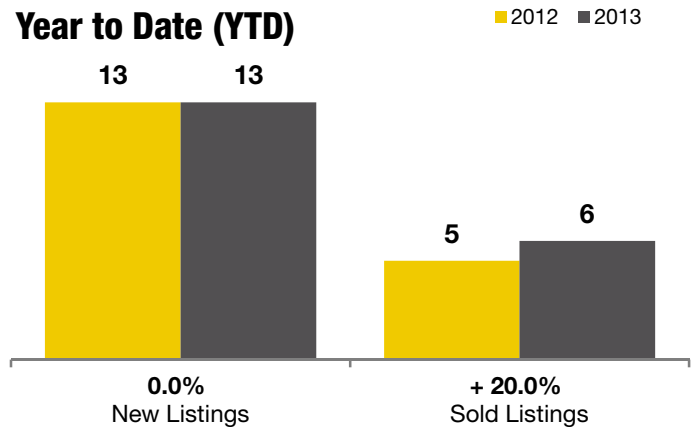
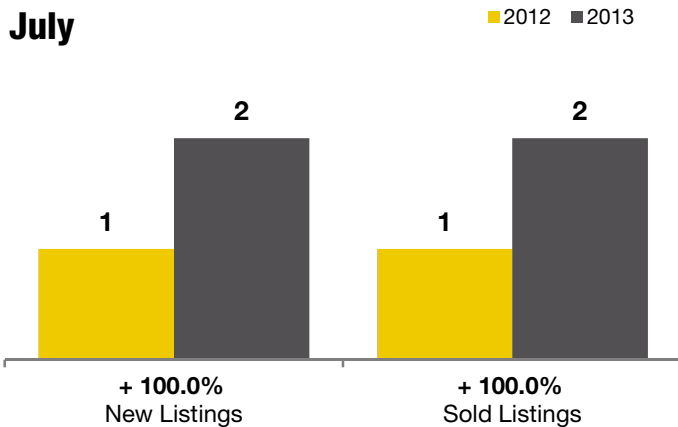


Watkins

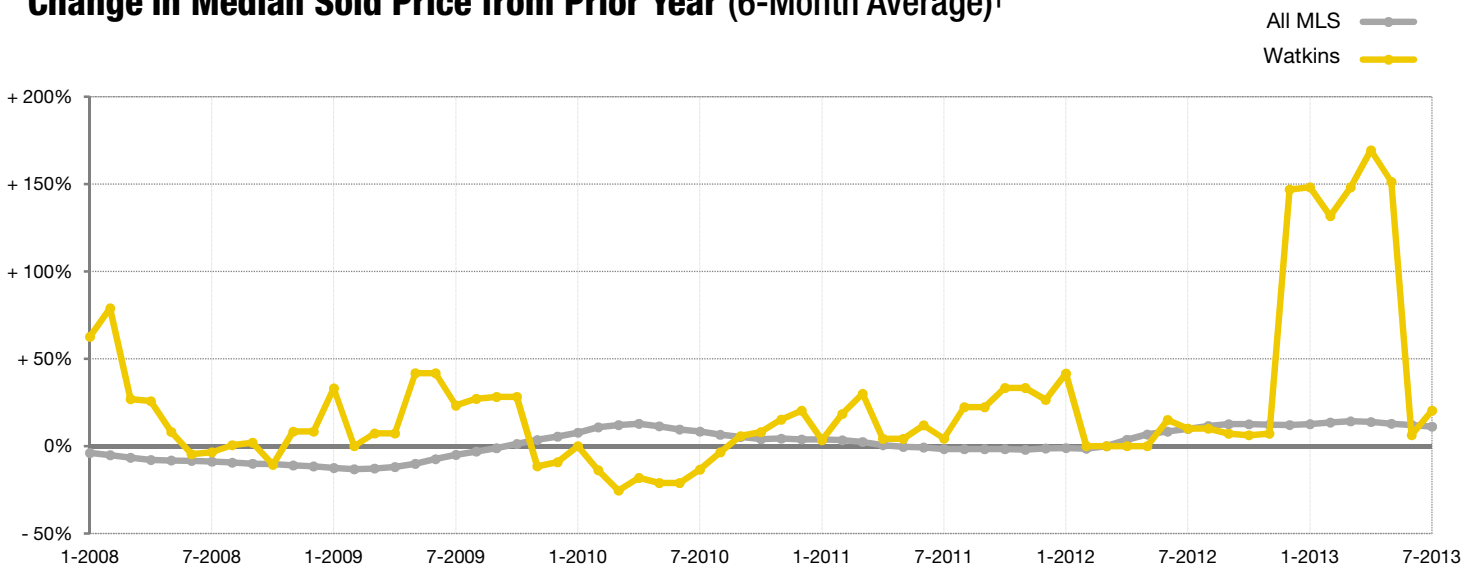
+ 100.0% **+ 100.0%** **+ 38.2%**
Change in New Listings Change in Sold Listings Change in Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	10	10	0.0%	--	--	--
Under Contract Listings	1	2	+ 100.0%	7	6	-14.3%
New Listings	1	2	+ 100.0%	13	13	0.0%
Sold Listings	1	2	+ 100.0%	5	6	+ 20.0%
Total Days on Market	204	71	-65.2%	104	62	-40.1%
Median Sold Price*	\$313,000	\$432,500	+ 38.2%	\$370,000	\$371,000	+ 0.3%
Average Sold Price*	\$313,000	\$432,500	+ 38.2%	\$368,200	\$352,000	-4.4%
Percent of Sold Price to List Price*	99.4%	104.2%	+ 4.8%	97.4%	100.4%	+ 3.1%

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



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Local Market Update – July 2013

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SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Westminster

+ 27.5%

Change in
New Listings

+ 43.7%

Change in
Sold Listings

+ 5.4%

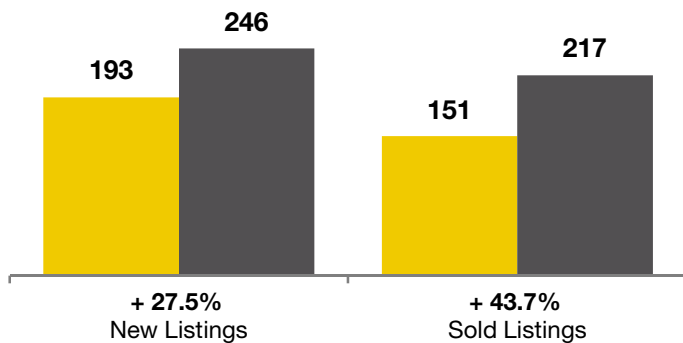
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	305	279	-8.5%	--	--	--
Under Contract Listings	185	226	+ 22.2%	1,191	1,596	+ 34.0%
New Listings	193	246	+ 27.5%	1,311	1,543	+ 17.7%
Sold Listings	151	217	+ 43.7%	906	1,210	+ 33.6%
Total Days on Market	58	32	-43.7%	77	46	-40.5%
Median Sold Price*	\$208,750	\$220,000	+ 5.4%	\$198,000	\$216,000	+ 9.1%
Average Sold Price*	\$245,018	\$239,069	-2.4%	\$227,157	\$237,143	+ 4.4%
Percent of Sold Price to List Price*	99.0%	99.9%	+ 0.9%	98.6%	99.2%	+ 0.7%

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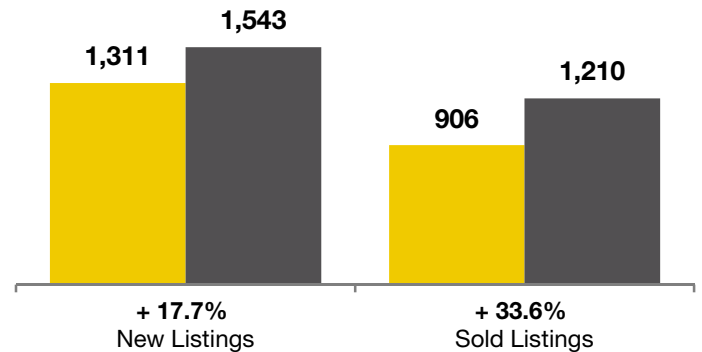
July

■ 2012 ■ 2013

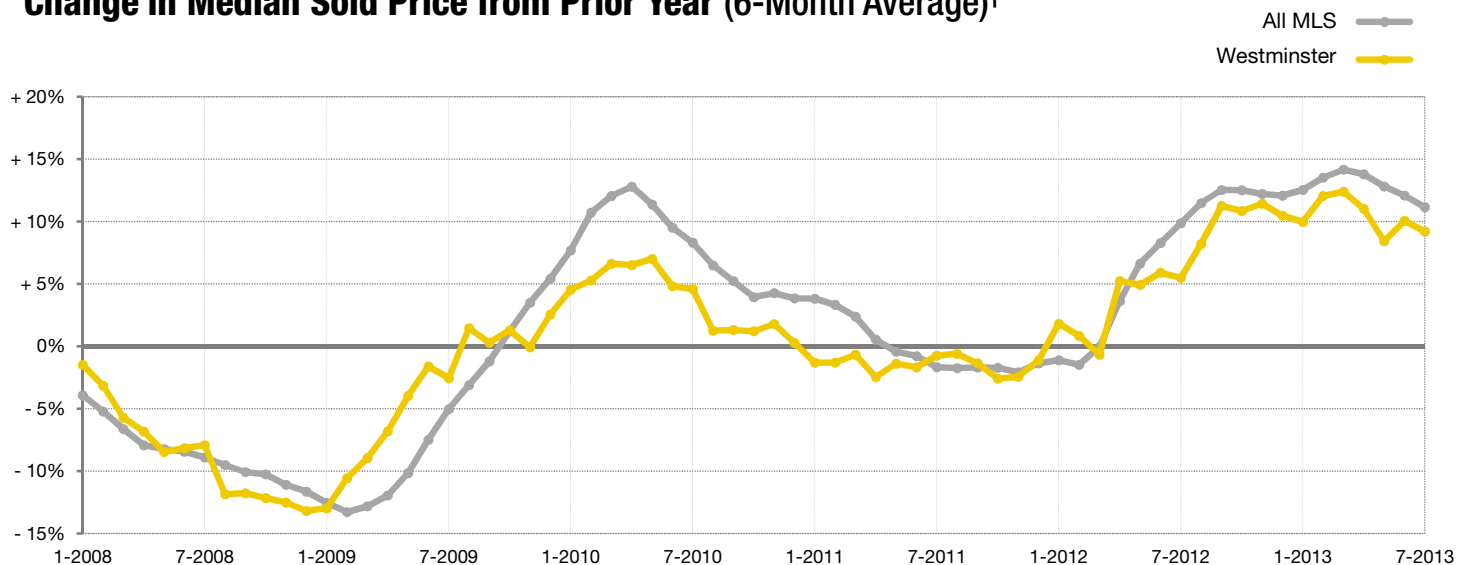


Year to Date (YTD)

■ 2012 ■ 2013



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



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Wheat Ridge

+ 60.0%

Change in
New Listings

+ 82.8%

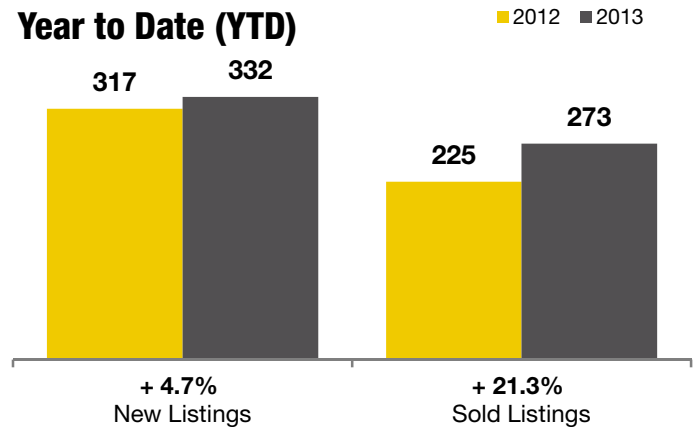
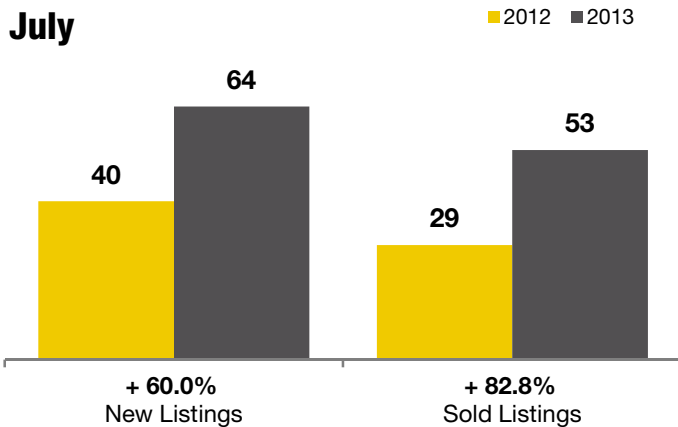
Change in
Sold Listings

+ 19.2%

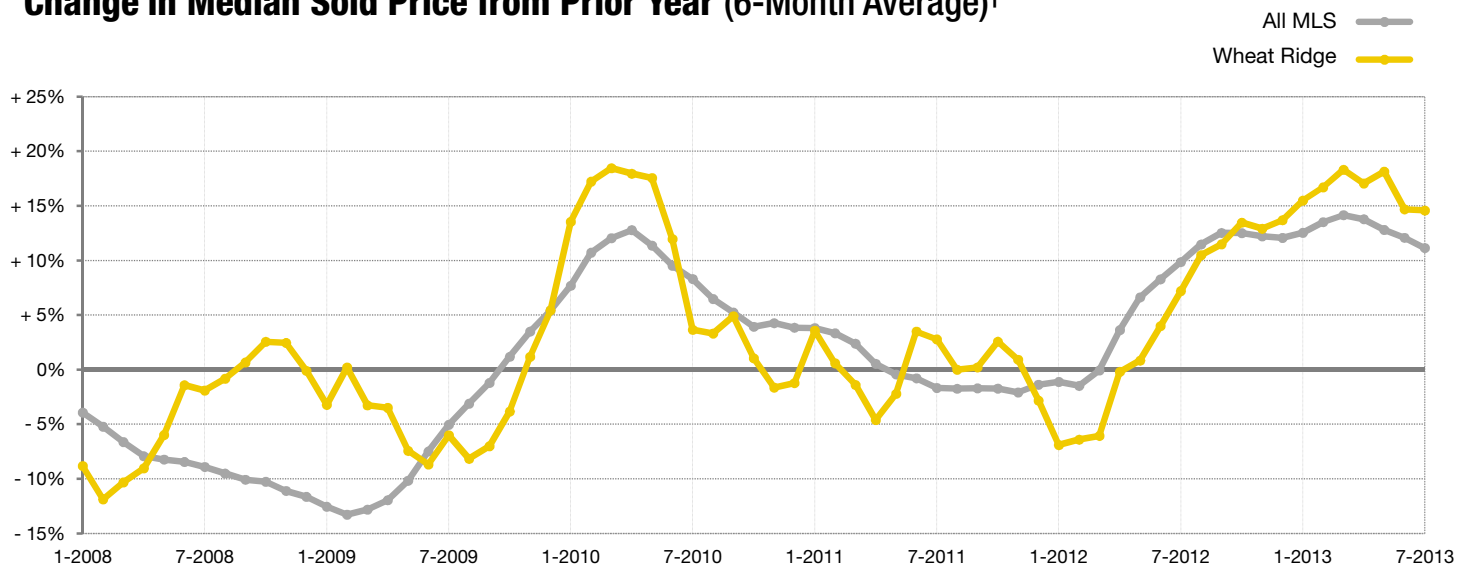
Change in
Median Sold Price**

	July			Year to Date (YTD)		
	2012	2013	+ / -	2012	2013	+ / -
Active Listings	78	68	-12.8%	--	--	--
Under Contract Listings	40	51	+ 27.5%	297	344	+ 15.8%
New Listings	40	64	+ 60.0%	317	332	+ 4.7%
Sold Listings	29	53	+ 82.8%	225	273	+ 21.3%
Total Days on Market	75	35	-53.5%	90	42	-52.8%
Median Sold Price*	\$203,000	\$242,000	+ 19.2%	\$205,000	\$230,000	+ 12.2%
Average Sold Price*	\$205,124	\$261,128	+ 27.3%	\$211,830	\$238,760	+ 12.7%
Percent of Sold Price to List Price*	97.3%	99.0%	+ 1.7%	98.0%	98.7%	+ 0.7%

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



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