



METROLIST®

Local Market Updates

April 2009

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Local Market Updates

Based on Single Family (Residential and Condo) listings



Adams County

April

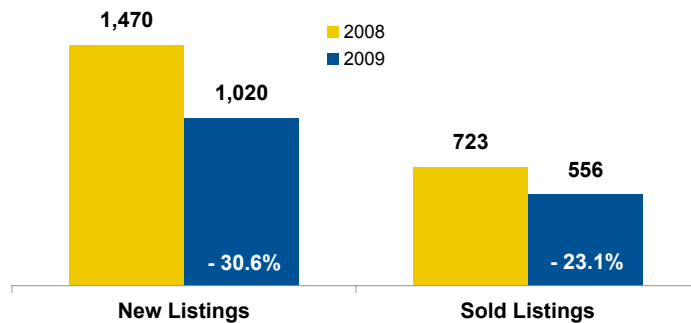
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,470	1,020	- 30.6%	5,799	4,105	- 29.2%
Sold Listings	723	556	- 23.1%	2,279	2,004	- 12.1%
Median Sold Price*	\$149,900	\$145,000	- 3.3%	\$151,000	\$136,450	- 9.6%
Average Sold Price*	\$169,110	\$167,446	- 1.0%	\$174,848	\$157,566	- 9.9%
Percent of Sold Price to List Price*	97.6%	98.7%	+ 1.2%	97.3%	98.3%	+ 1.0%
Total Days on Market	106	92	- 13.3%	111	93	- 16.3%
Active Listings	NA	2,282	--	--	--	--

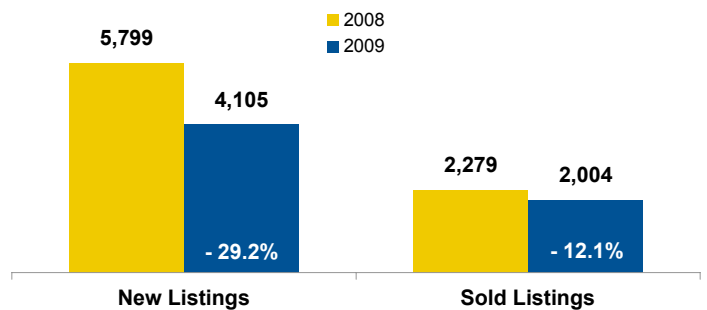
*Does not account for sale concessions and/or down payment assistance.

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

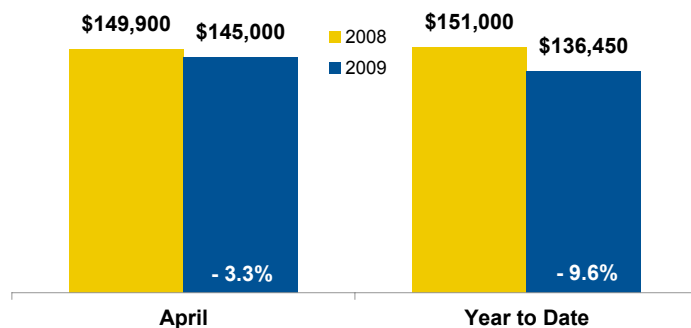
Activity—Most Recent Month



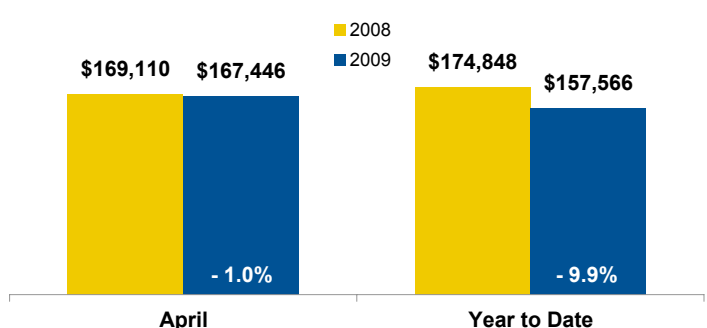
Activity—Year to Date



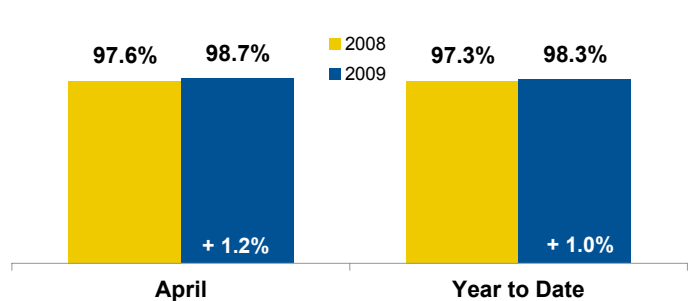
Median Sold Price*



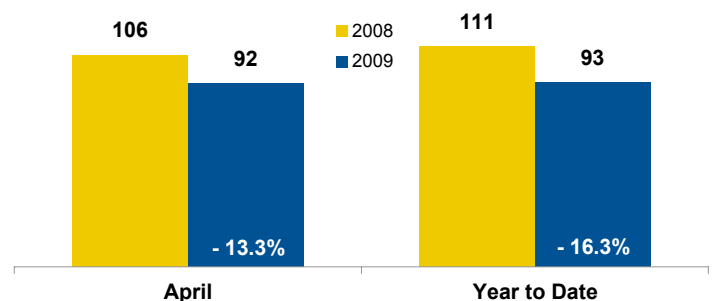
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Arapahoe County

April

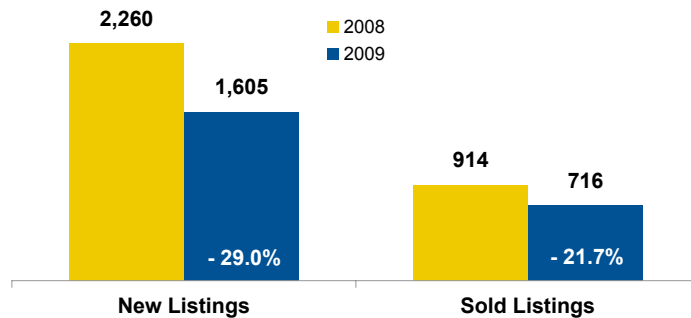
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	2,260	1,605	- 29.0%	8,568	6,304	- 26.4%
Sold Listings	914	716	- 21.7%	3,031	2,486	- 18.0%
Median Sold Price*	\$169,925	\$167,000	- 1.7%	\$174,950	\$165,900	- 5.2%
Average Sold Price*	\$205,394	\$202,255	- 1.5%	\$218,354	\$204,161	- 6.5%
Percent of Sold Price to List Price*	97.4%	97.8%	+ 0.4%	96.9%	97.6%	+ 0.7%
Total Days on Market	106	97	- 7.9%	108	97	- 10.5%
Active Listings	NA	3,580	--	--	--	--

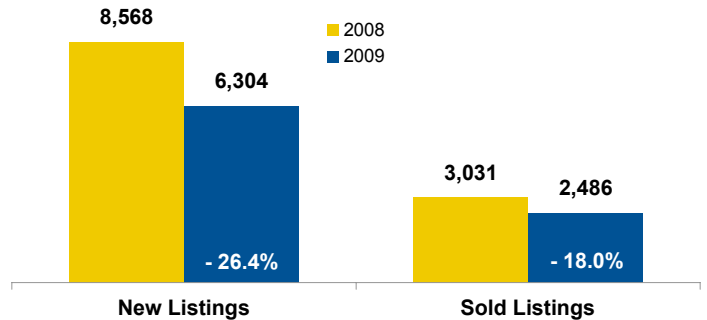
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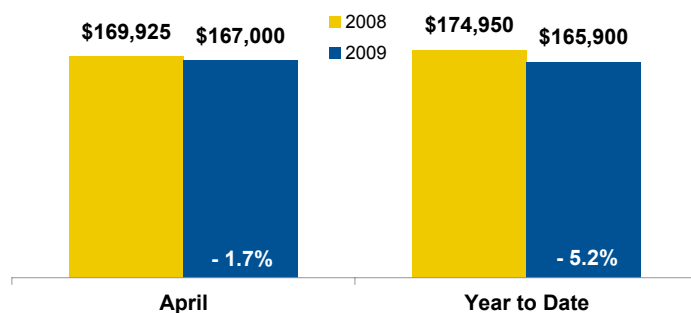
Activity—Most Recent Month



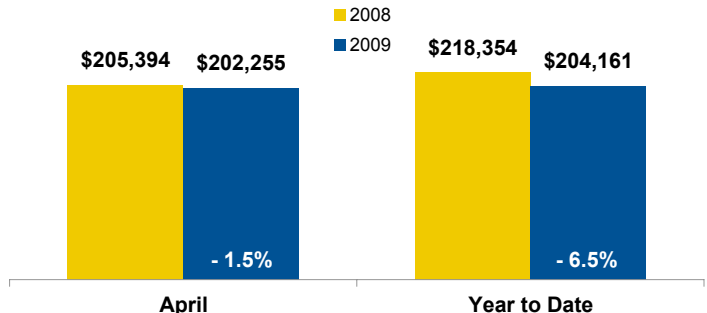
Activity—Year to Date



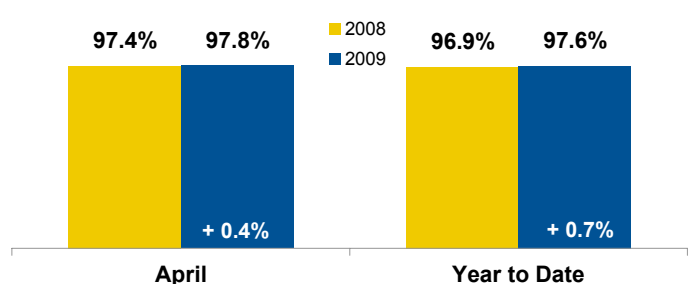
Median Sold Price*



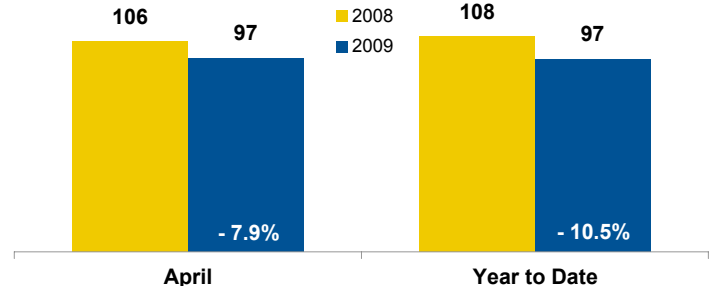
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Boulder MSA

Includes Boulder County

April

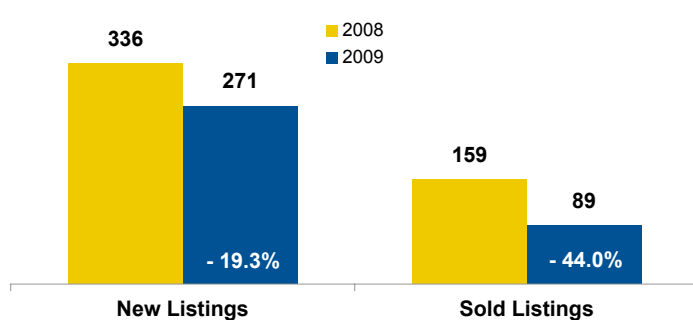
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	336	271	- 19.3%	1,141	942	- 17.4%
Sold Listings	159	89	- 44.0%	494	314	- 36.4%
Median Sold Price*	\$300,000	\$268,000	- 10.7%	\$295,000	\$265,000	- 10.2%
Average Sold Price*	\$324,196	\$330,317	+ 1.9%	\$339,342	\$309,006	- 8.9%
Percent of Sold Price to List Price*	97.0%	97.1%	+ 0.1%	96.7%	96.3%	- 0.4%
Total Days on Market	114	107	- 5.6%	114	110	- 3.6%
Active Listings	NA	855	--	--	--	--

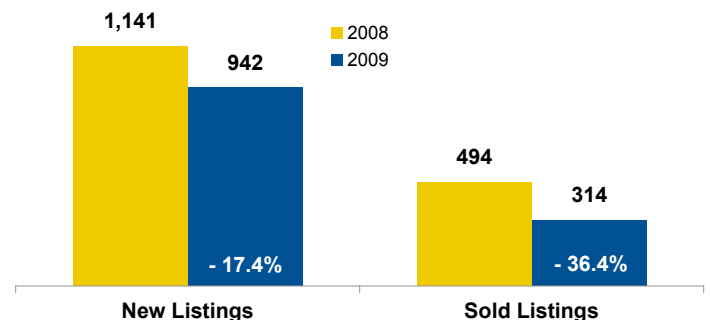
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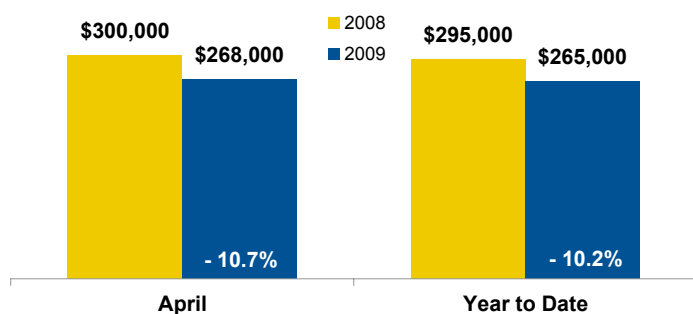
Activity—Most Recent Month



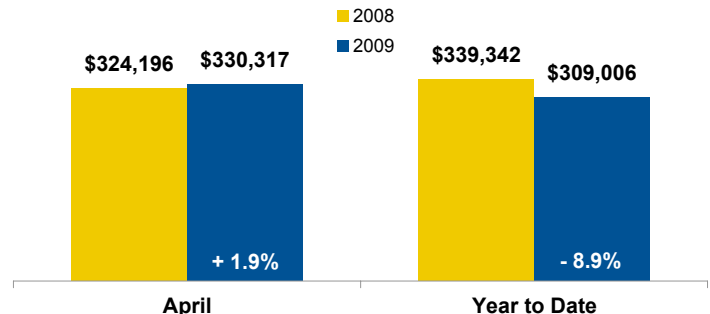
Activity—Year to Date



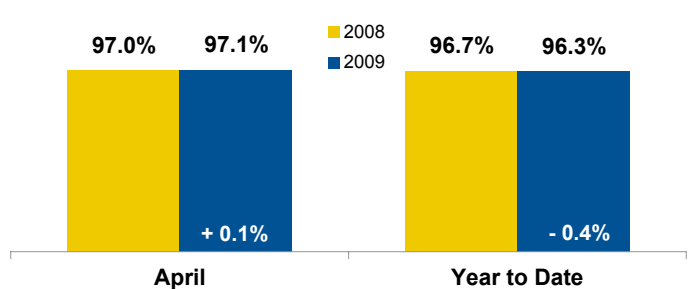
Median Sold Price*



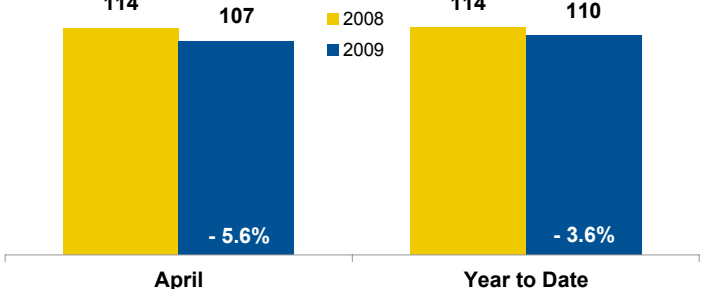
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Broomfield County

April

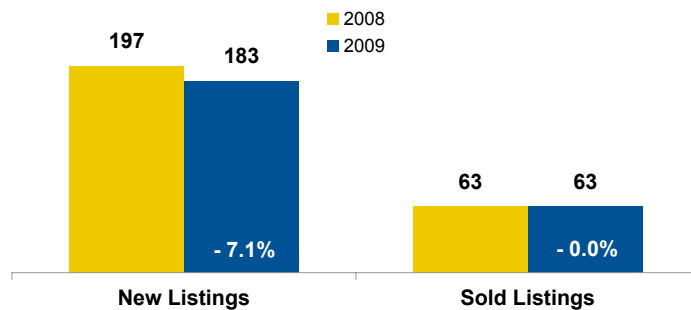
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	197	183	- 7.1%	685	636	- 7.2%
Sold Listings	63	63	- 0.0%	233	230	- 1.3%
Median Sold Price*	\$266,100	\$247,900	- 6.8%	\$265,500	\$261,000	- 1.7%
Average Sold Price*	\$310,729	\$273,487	- 12.0%	\$319,534	\$299,763	- 6.2%
Percent of Sold Price to List Price*	97.0%	97.4%	+ 0.4%	97.0%	97.0%	+ 0.1%
Total Days on Market	115	92	- 20.2%	116	103	- 11.8%
Active Listings	NA	379	--	--	--	--

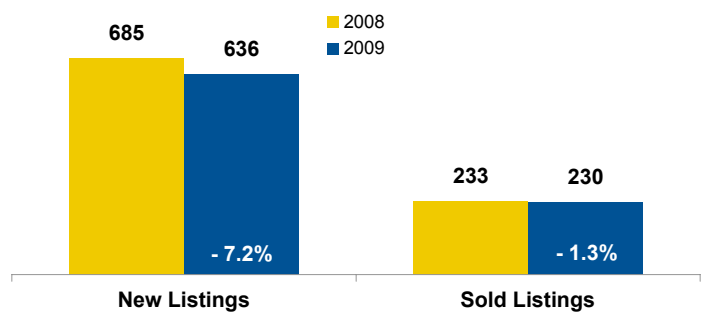
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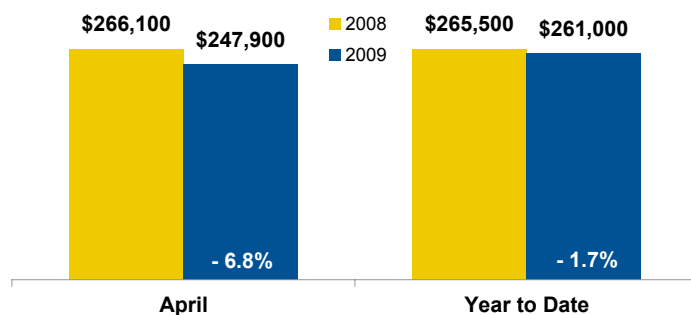
Activity—Most Recent Month



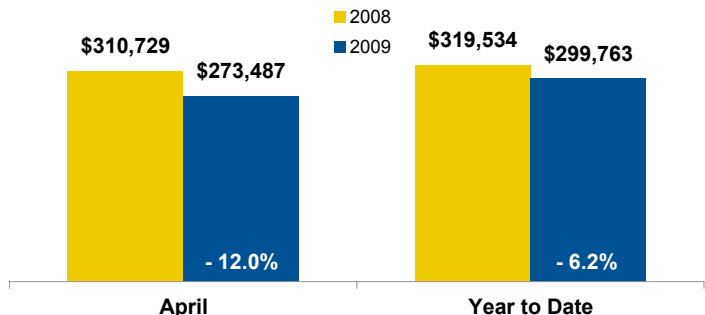
Activity—Year to Date



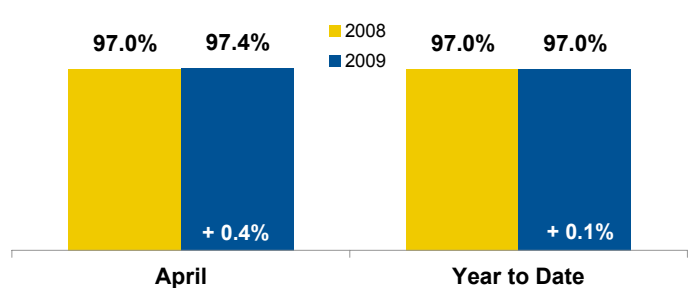
Median Sold Price*



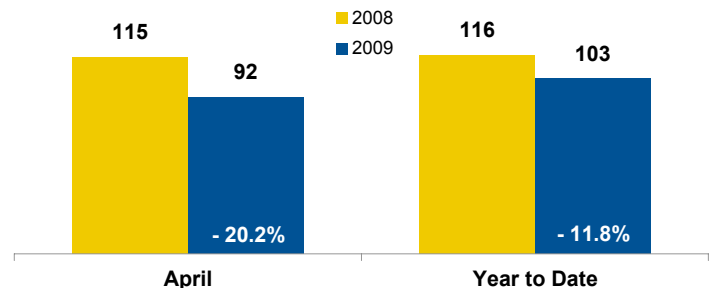
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Clear Creek County

April

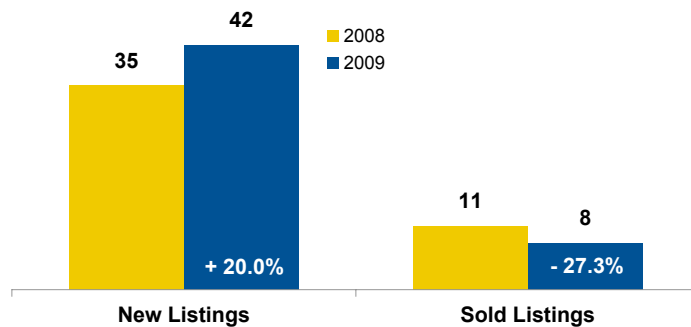
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	35	42	+ 20.0%	149	134	- 10.1%
Sold Listings	11	8	- 27.3%	45	31	- 31.1%
Median Sold Price*	\$225,000	\$132,250	- 41.2%	\$277,000	\$175,000	- 36.8%
Average Sold Price*	\$241,768	\$187,113	- 22.6%	\$367,848	\$239,956	- 34.8%
Percent of Sold Price to List Price*	96.5%	91.0%	- 5.8%	96.9%	92.5%	- 4.6%
Total Days on Market	169	243	+ 43.5%	138	151	+ 9.3%
Active Listings	NA	212	--	--	--	--

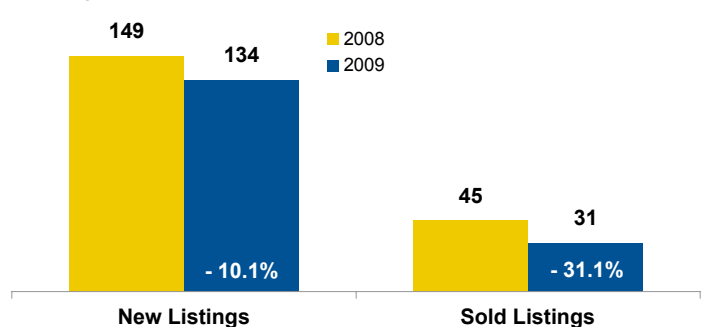
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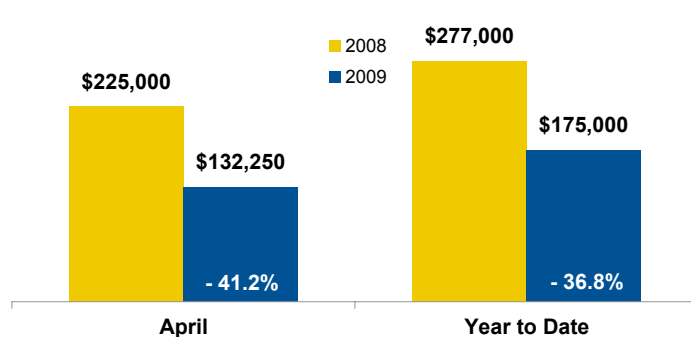
Activity—Most Recent Month



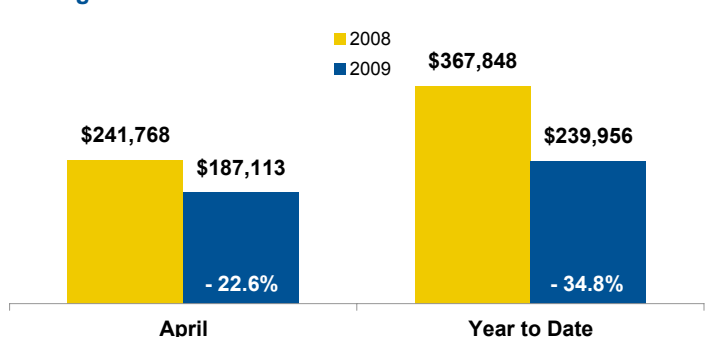
Activity—Year to Date



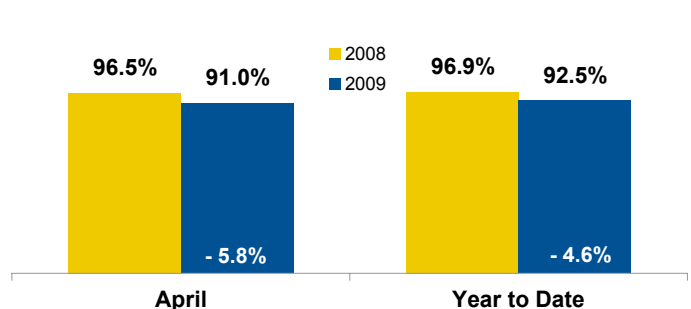
Median Sold Price*



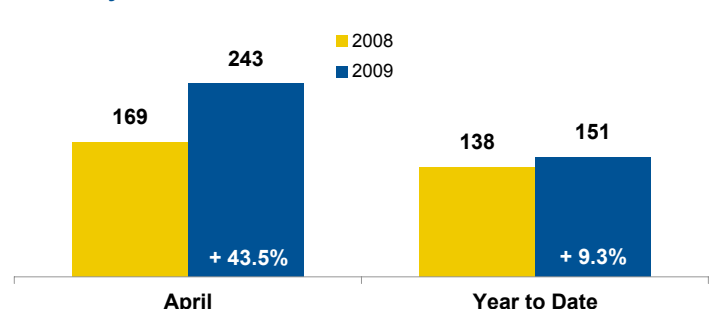
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Denver County

April

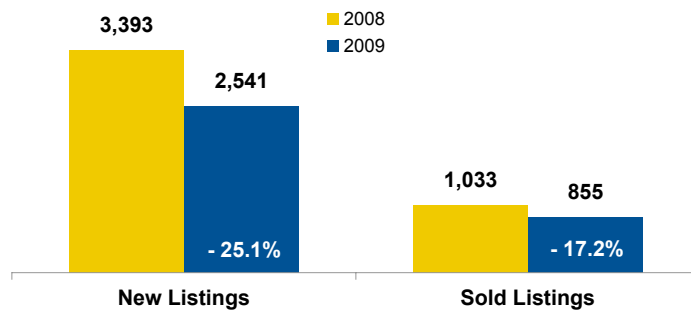
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	3,393	2,541	- 25.1%	12,258	9,808	- 20.0%
Sold Listings	1,033	855	- 17.2%	3,391	2,998	- 11.6%
Median Sold Price*	\$186,900	\$163,200	- 12.7%	\$179,000	\$150,000	- 16.2%
Average Sold Price*	\$260,867	\$234,786	- 10.0%	\$258,238	\$217,985	- 15.6%
Percent of Sold Price to List Price*	96.9%	98.6%	+ 1.7%	96.9%	97.9%	+ 1.1%
Total Days on Market	106	99	- 6.6%	107	103	- 4.1%
Active Listings	NA	5,670	--	--	--	--

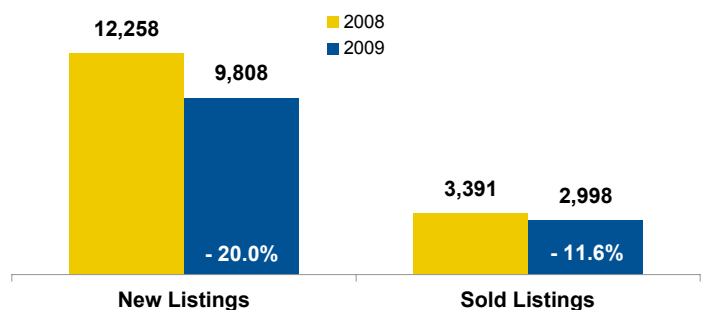
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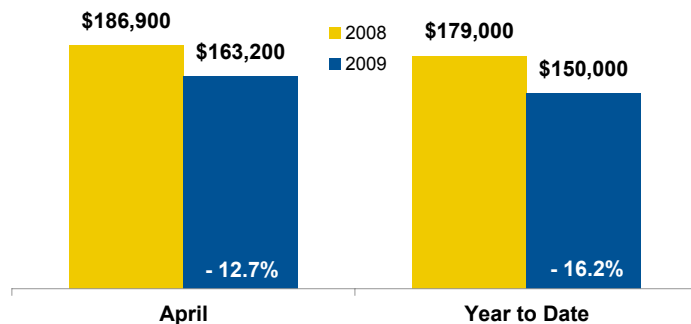
Activity—Most Recent Month



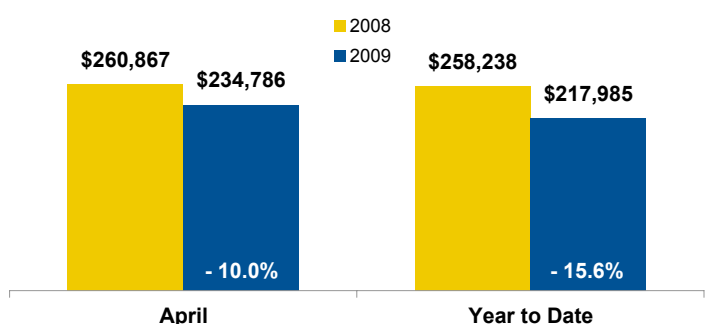
Activity—Year to Date



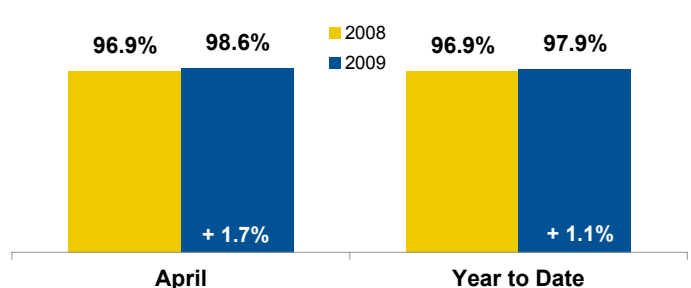
Median Sold Price*



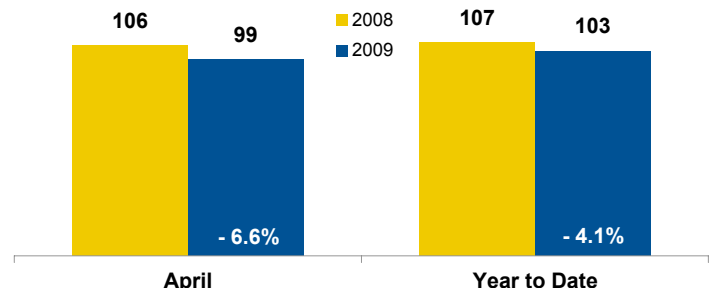
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Douglas County

April

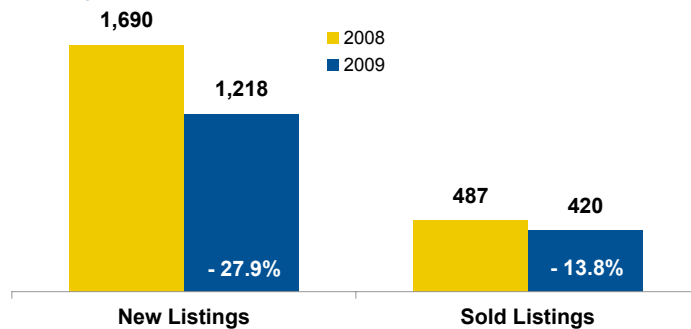
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,690	1,218	- 27.9%	5,905	4,834	- 18.1%
Sold Listings	487	420	- 13.8%	1,602	1,208	- 24.6%
Median Sold Price*	\$289,900	\$279,000	- 3.8%	\$289,900	\$280,000	- 3.4%
Average Sold Price*	\$354,877	\$354,525	- 0.1%	\$358,886	\$351,016	- 2.2%
Percent of Sold Price to List Price*	97.6%	96.7%	- 0.9%	97.4%	96.7%	- 0.7%
Total Days on Market	96	115	+ 19.4%	108	117	+ 8.6%
Active Listings	NA	3,318	--	--	--	--

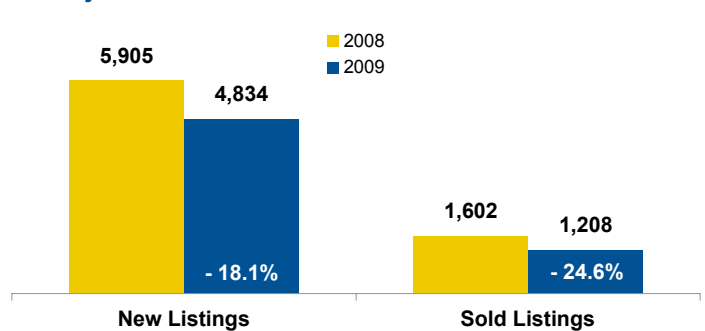
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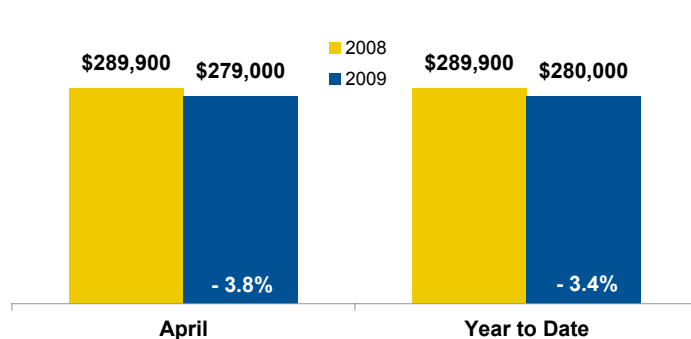
Activity—Most Recent Month



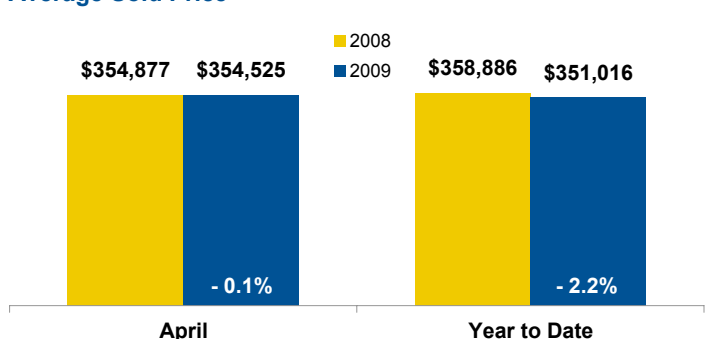
Activity—Year to Date



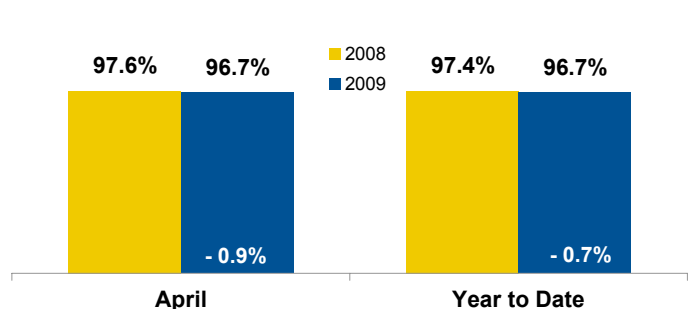
Median Sold Price*



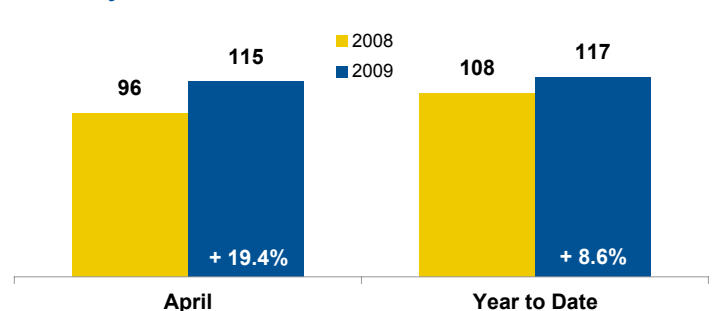
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Elbert County

April

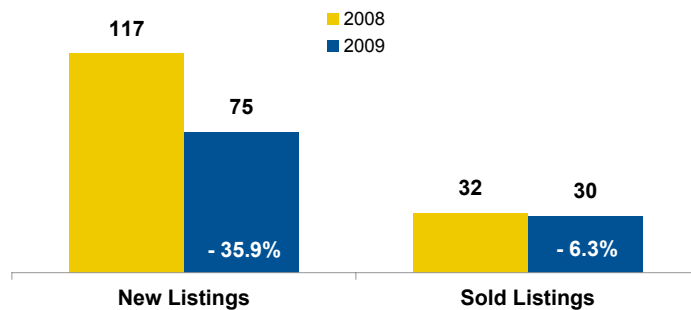
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	117	75	- 35.9%	440	293	- 33.4%
Sold Listings	32	30	- 6.3%	108	95	- 12.0%
Median Sold Price*	\$252,500	\$263,750	+ 4.5%	\$265,000	\$255,000	- 3.8%
Average Sold Price*	\$291,243	\$285,828	- 1.9%	\$291,548	\$270,869	- 7.1%
Percent of Sold Price to List Price*	96.2%	95.8%	- 0.4%	96.3%	94.8%	- 1.6%
Total Days on Market	135	115	- 14.8%	135	138	+ 2.0%
Active Listings	NA	303	--	--	--	--

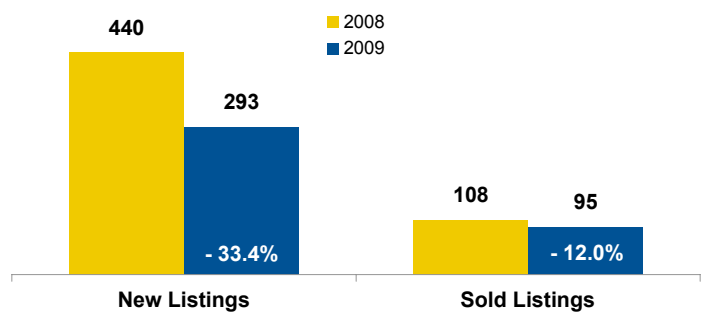
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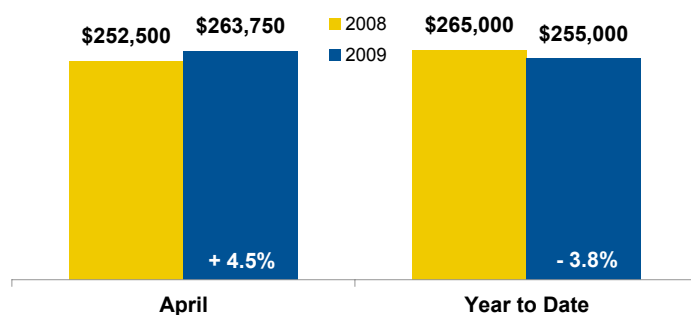
Activity—Most Recent Month



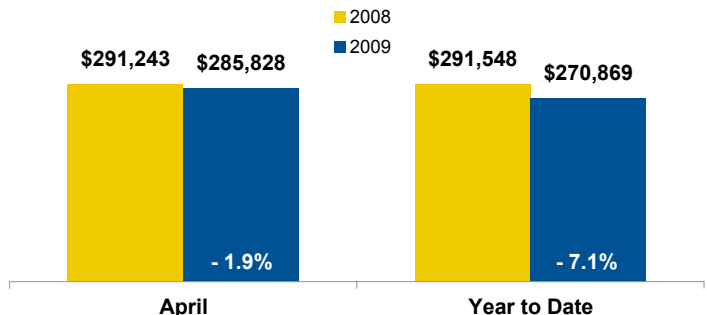
Activity—Year to Date



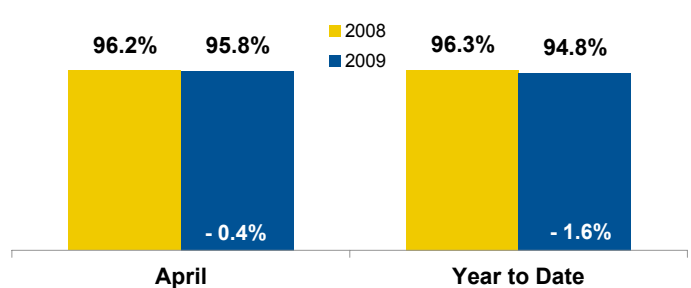
Median Sold Price*



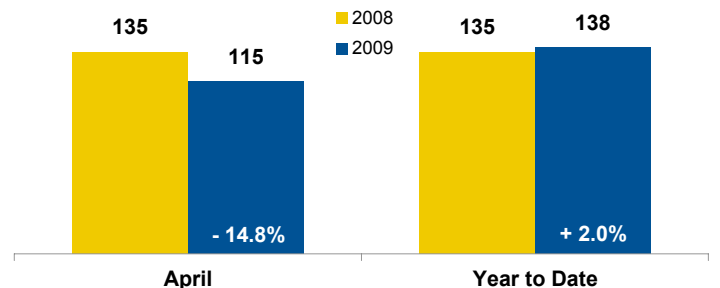
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



El Paso County

April

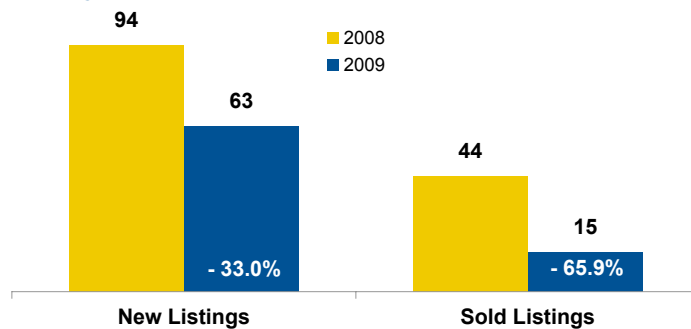
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	94	63	- 33.0%	338	178	- 47.3%
Sold Listings	44	15	- 65.9%	90	50	- 44.4%
Median Sold Price*	\$241,864	\$215,000	- 11.1%	\$245,065	\$220,433	- 10.1%
Average Sold Price*	\$275,955	\$278,801	+ 1.0%	\$284,173	\$277,400	- 2.4%
Percent of Sold Price to List Price*	98.4%	95.5%	- 3.0%	97.0%	95.5%	- 1.6%
Total Days on Market	114	147	+ 29.2%	117	148	+ 26.2%
Active Listings	NA	240	--	--	--	--

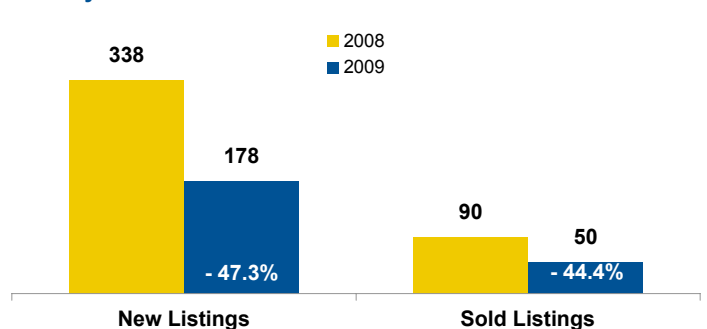
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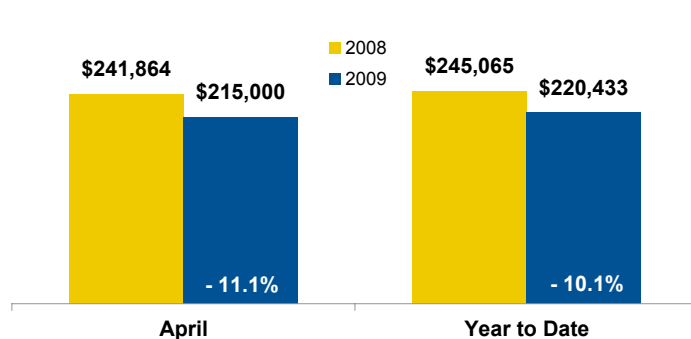
Activity—Most Recent Month



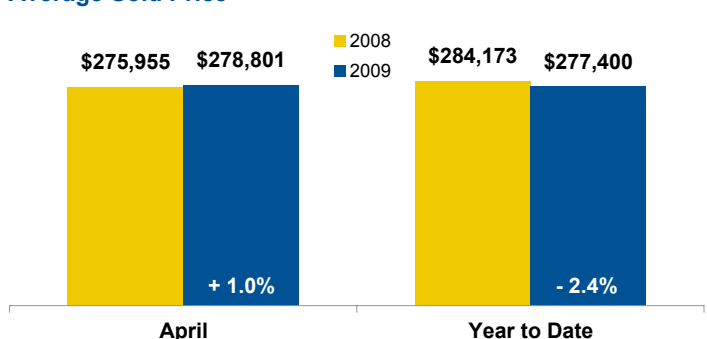
Activity—Year to Date



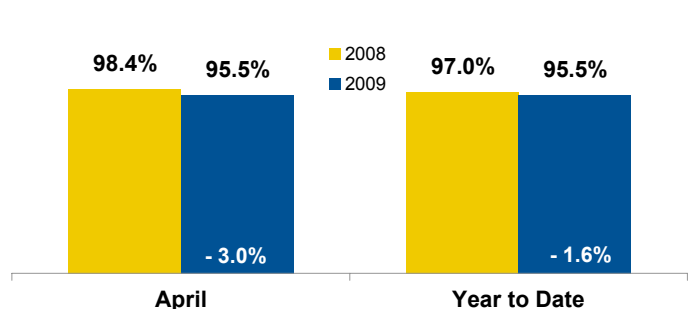
Median Sold Price*



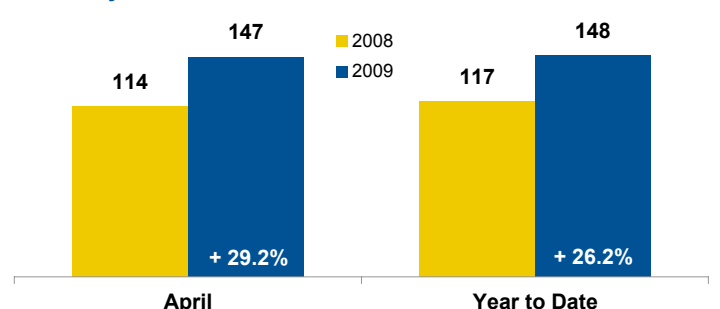
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Gilpin County

April

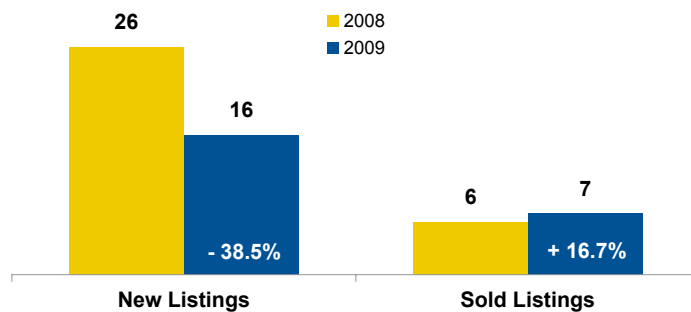
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	26	16	- 38.5%	71	74	+ 4.2%
Sold Listings	6	7	+ 16.7%	23	22	- 4.3%
Median Sold Price*	\$235,477	\$197,950	- 15.9%	\$217,000	\$196,475	- 9.5%
Average Sold Price*	\$228,580	\$202,064	- 11.6%	\$226,920	\$214,009	- 5.7%
Percent of Sold Price to List Price*	99.4%	92.8%	- 6.7%	97.6%	94.4%	- 3.2%
Total Days on Market	268	125	- 53.2%	209	138	- 34.2%
Active Listings	NA	113	--	--	--	--

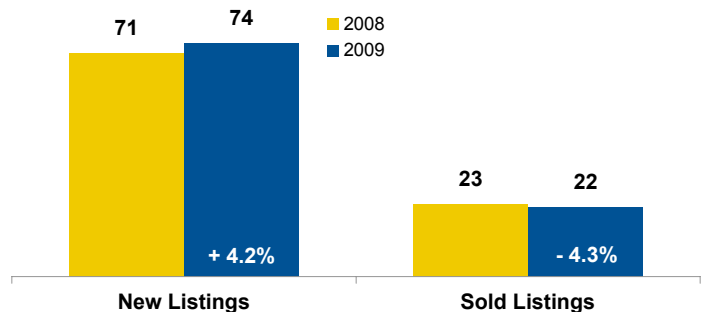
*Does not account for sale concessions and/or down payment assistance.

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

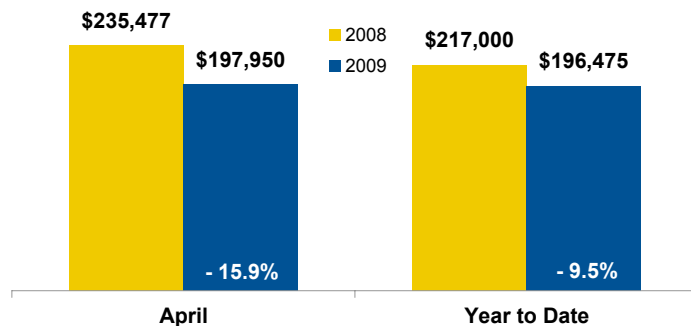
Activity—Most Recent Month



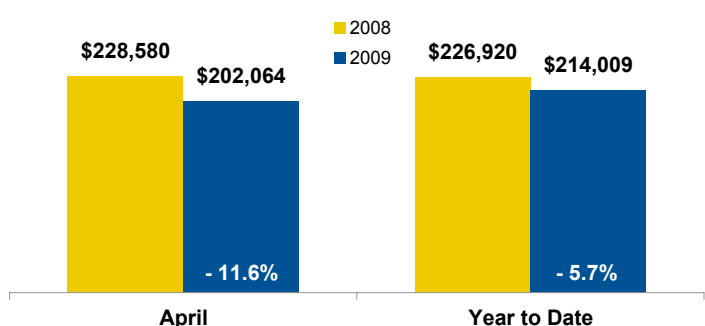
Activity—Year to Date



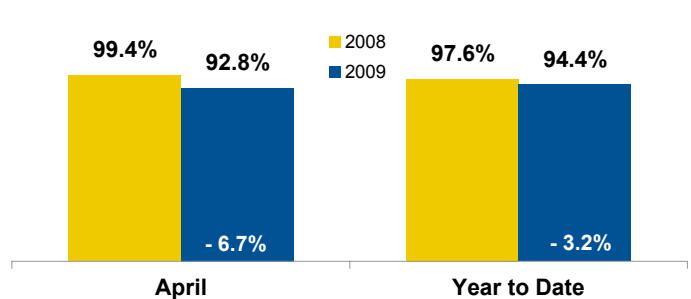
Median Sold Price*



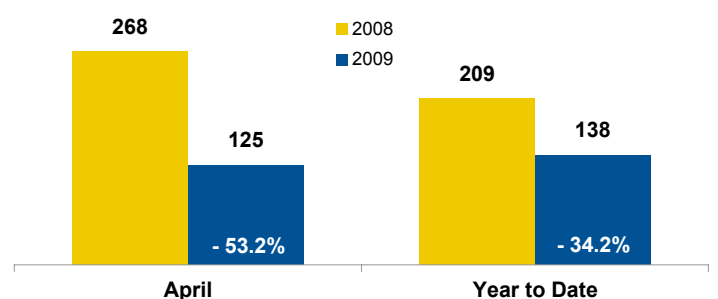
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Jefferson County

April

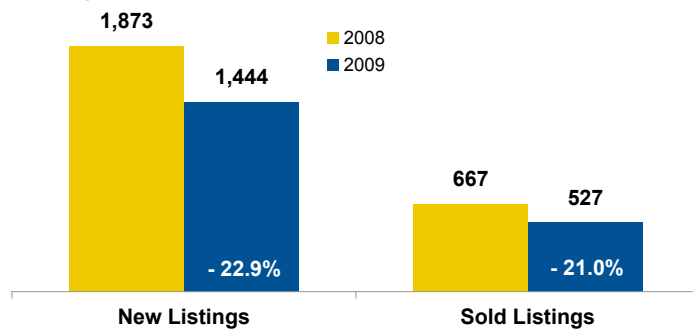
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	1,873	1,444	- 22.9%	6,534	5,512	- 15.6%
Sold Listings	667	527	- 21.0%	2,242	1,770	- 21.1%
Median Sold Price*	\$222,500	\$210,750	- 5.3%	\$223,000	\$205,950	- 7.6%
Average Sold Price*	\$263,170	\$234,236	- 11.0%	\$269,428	\$238,346	- 11.5%
Percent of Sold Price to List Price*	97.5%	97.2%	- 0.3%	97.6%	97.1%	- 0.5%
Total Days on Market	102	102	- 0.7%	111	102	- 8.1%
Active Listings	NA	3,500	--	--	--	--

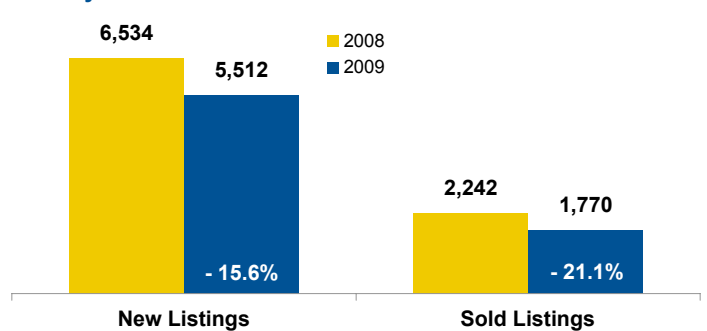
*Does not account for sale concessions and/or down payment assistance.

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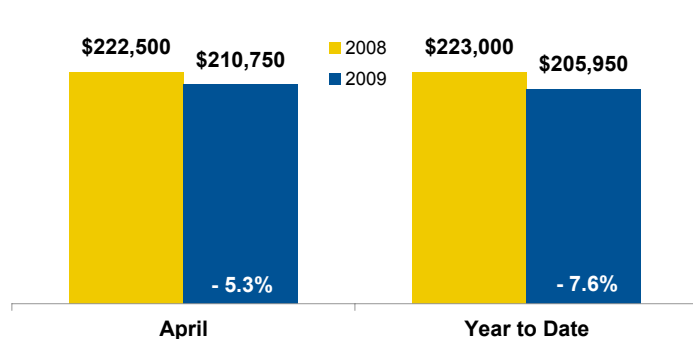
Activity—Most Recent Month



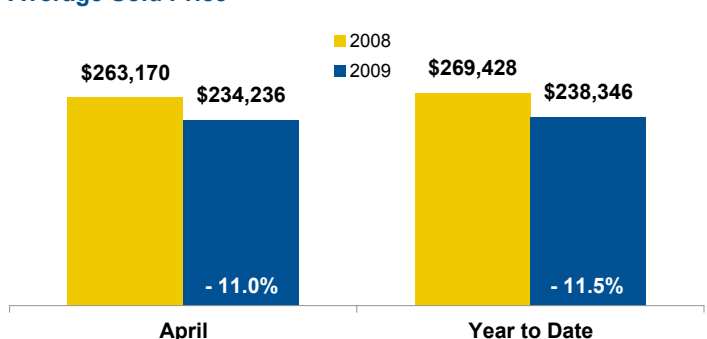
Activity—Year to Date



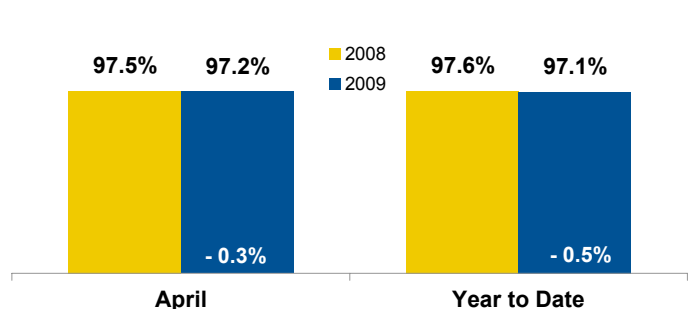
Median Sold Price*



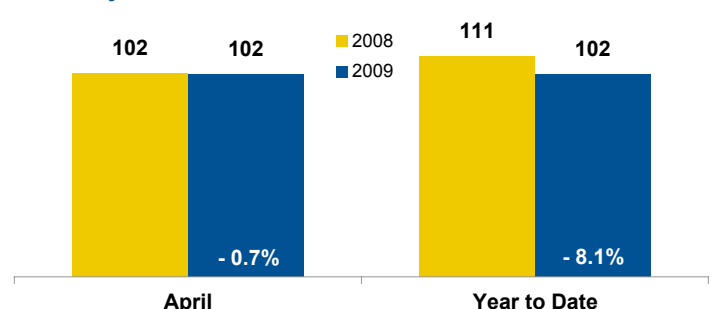
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Larimer County

April

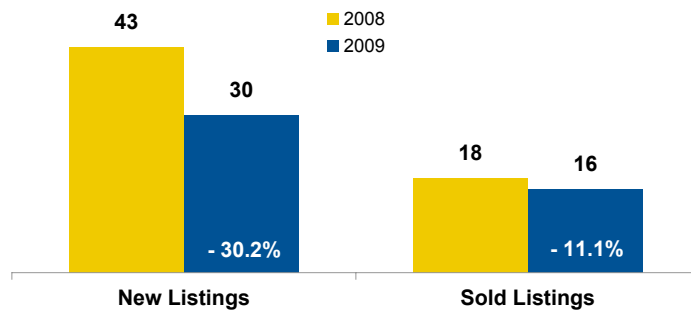
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	43	30	- 30.2%	199	138	- 30.7%
Sold Listings	18	16	- 11.1%	68	51	- 25.0%
Median Sold Price*	\$266,000	\$215,500	- 19.0%	\$201,500	\$205,250	+ 1.9%
Average Sold Price*	\$431,139	\$266,908	- 38.1%	\$288,816	\$250,263	- 13.3%
Percent of Sold Price to List Price*	93.5%	96.7%	+ 3.4%	95.6%	96.6%	+ 1.0%
Total Days on Market	119	159	+ 34.1%	113	138	+ 22.1%
Active Listings	NA	169	--	--	--	--

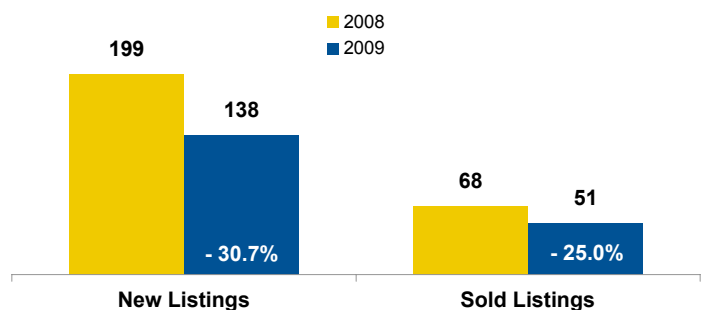
*Does not account for sale concessions and/or down payment assistance.

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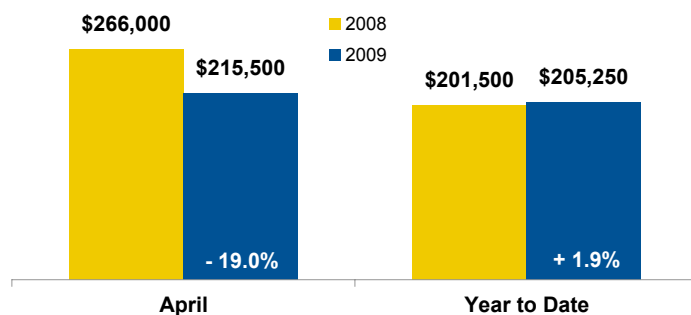
Activity—Most Recent Month



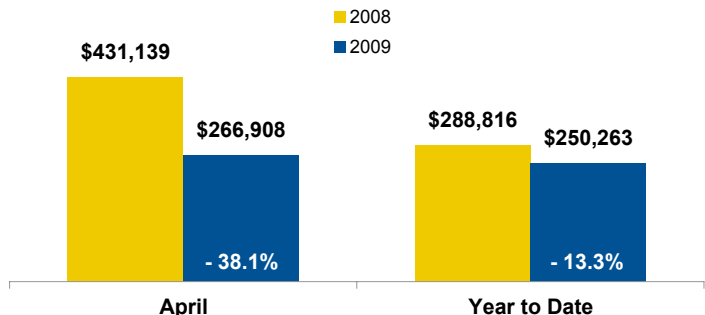
Activity—Year to Date



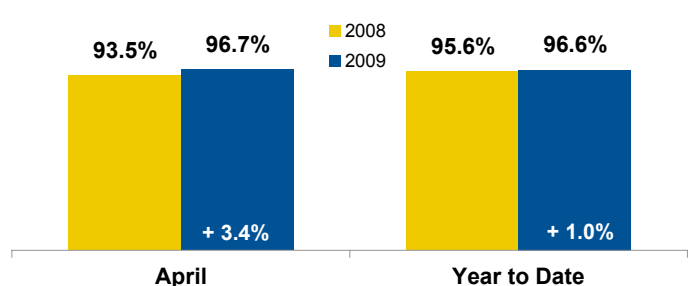
Median Sold Price*



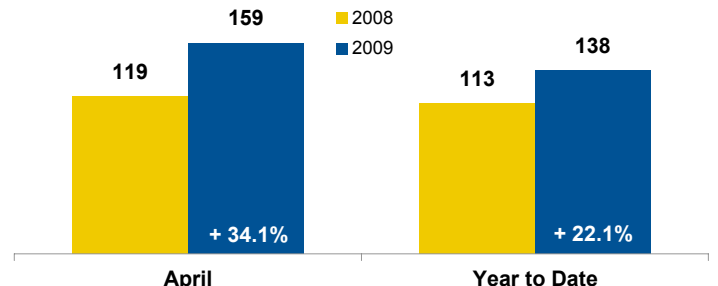
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Morgan County

April

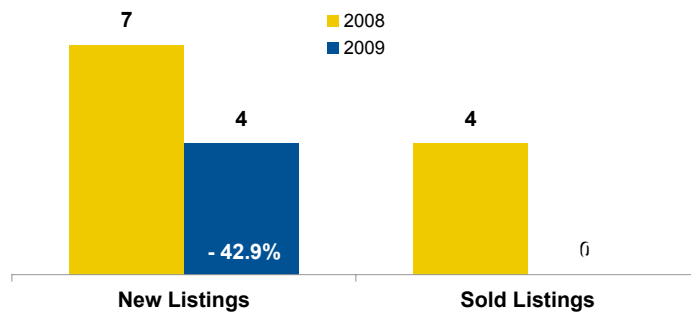
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	7	4	- 42.9%	60	23	- 61.7%
Sold Listings	4	0	- 100.0%	14	10	- 28.6%
Median Sold Price*	\$140,000	\$0	- 100.0%	\$140,000	\$117,450	- 16.1%
Average Sold Price*	\$142,225	\$0	- 100.0%	\$168,646	\$136,540	- 19.0%
Percent of Sold Price to List Price*	97.1%	0.0%	- 100.0%	95.3%	92.5%	- 3.0%
Total Days on Market	137	0	- 100.0%	123	145	+ 17.2%
Active Listings	NA	55	--	--	--	--

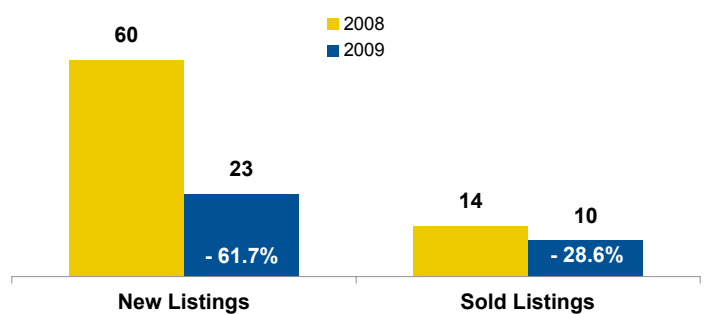
*Does not account for sale concessions and/or down payment assistance.

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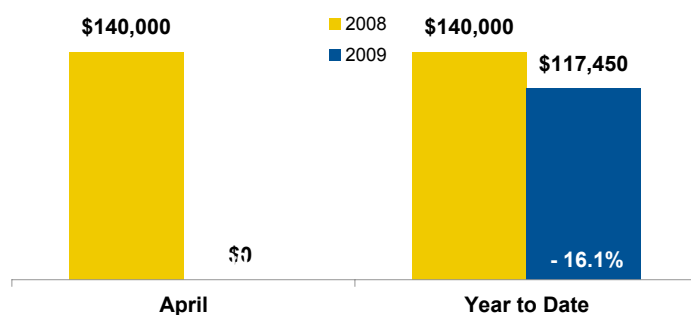
Activity—Most Recent Month



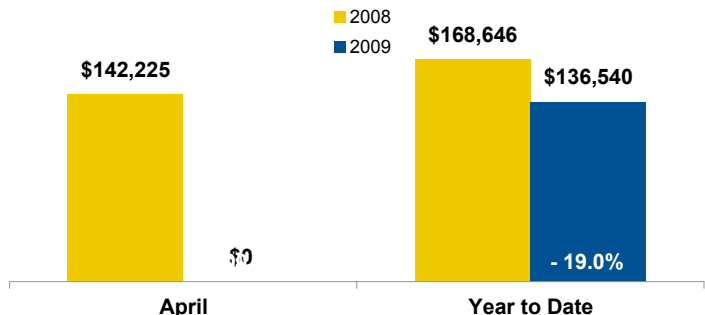
Activity—Year to Date



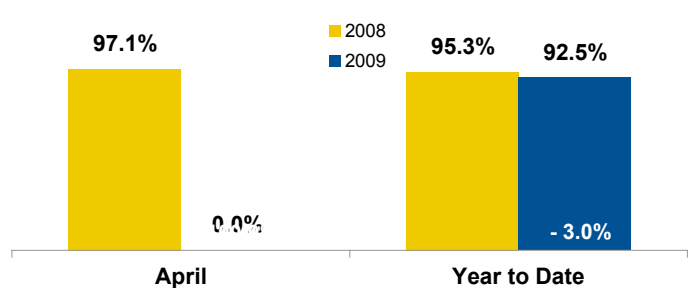
Median Sold Price*



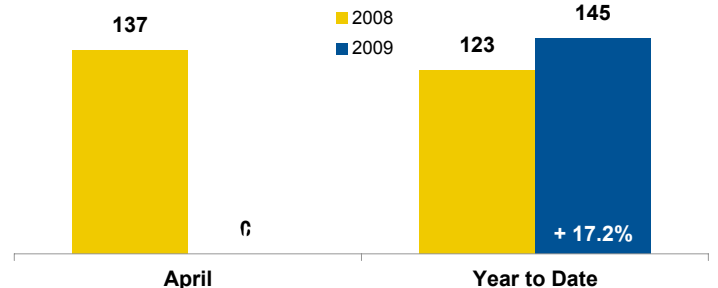
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Park County

April

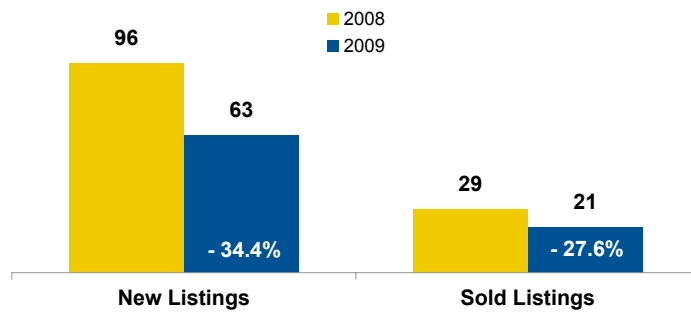
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	96	63	- 34.4%	295	290	- 1.7%
Sold Listings	29	21	- 27.6%	93	73	- 21.5%
Median Sold Price*	\$278,000	\$169,500	- 39.0%	\$236,500	\$161,500	- 31.7%
Average Sold Price*	\$284,016	\$195,825	- 31.1%	\$247,567	\$182,069	- 26.5%
Percent of Sold Price to List Price*	96.6%	96.2%	- 0.4%	96.1%	95.4%	- 0.8%
Total Days on Market	219	204	- 6.5%	191	158	- 17.1%
Active Listings	NA	385	--	--	--	--

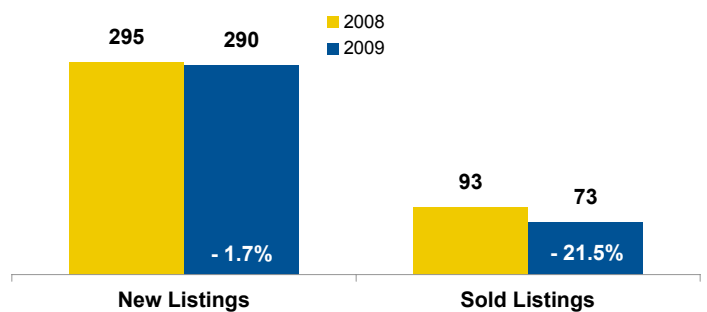
*Does not account for sale concessions and/or down payment assistance.

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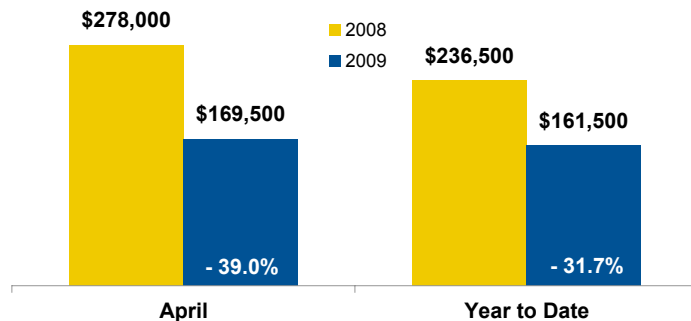
Activity—Most Recent Month



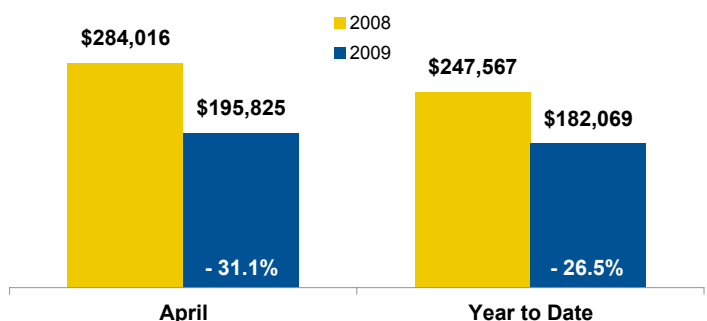
Activity—Year to Date



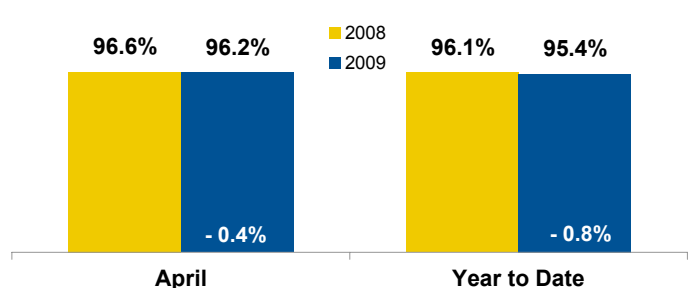
Median Sold Price*



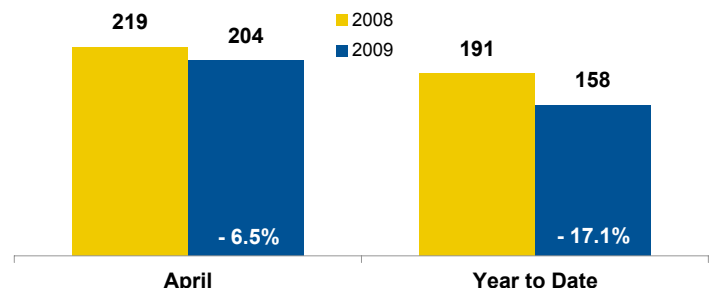
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Summit County

April

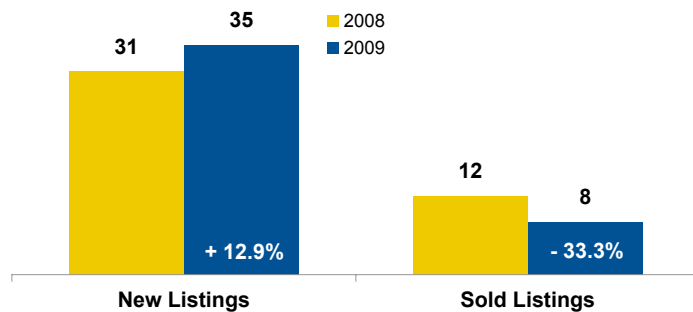
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	31	35	+ 12.9%	100	157	+ 57.0%
Sold Listings	12	8	- 33.3%	36	27	- 25.0%
Median Sold Price*	\$437,500	\$528,500	+ 20.8%	\$410,500	\$450,000	+ 9.6%
Average Sold Price*	\$462,658	\$624,313	+ 34.9%	\$419,849	\$560,148	+ 33.4%
Percent of Sold Price to List Price*	96.9%	92.5%	- 4.5%	96.8%	93.8%	- 3.1%
Total Days on Market	98	122	+ 24.3%	81	132	+ 62.8%
Active Listings	NA	216	--	--	--	--

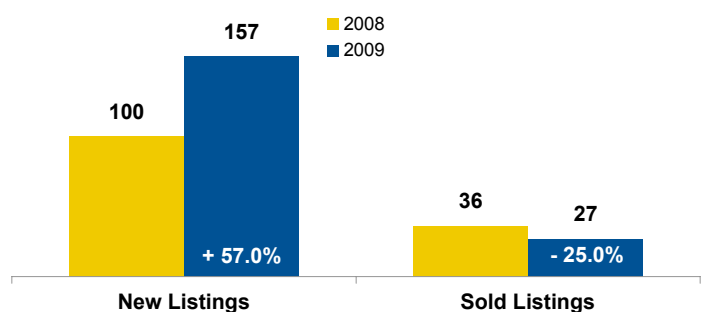
*Does not account for sale concessions and/or down payment assistance.

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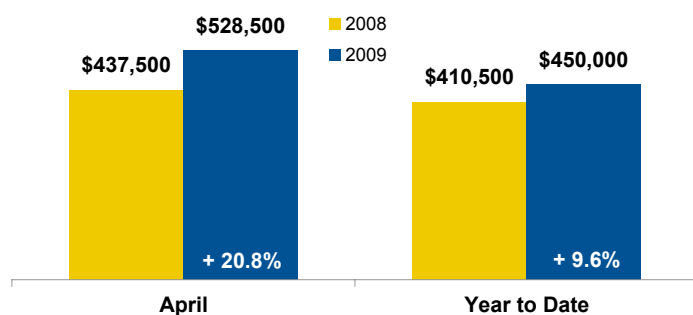
Activity—Most Recent Month



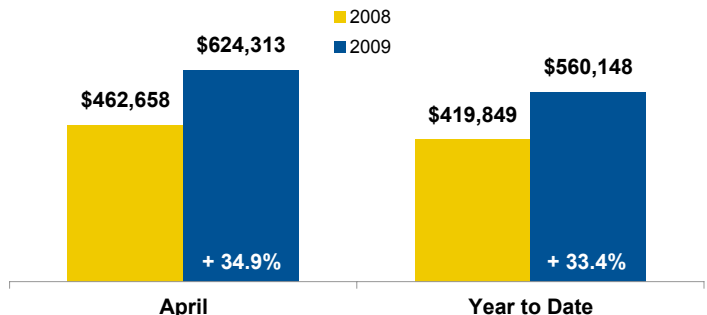
Activity—Year to Date



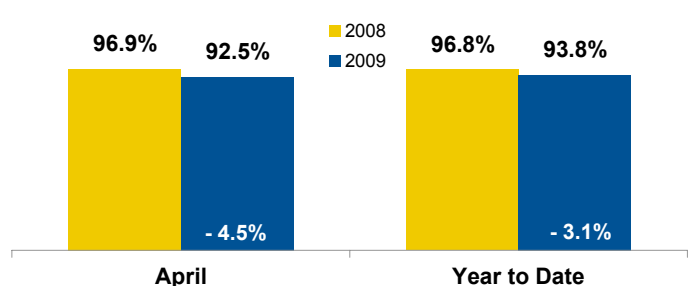
Median Sold Price*



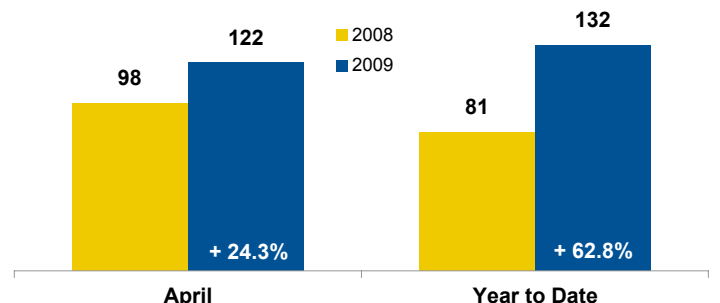
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Teller County

April

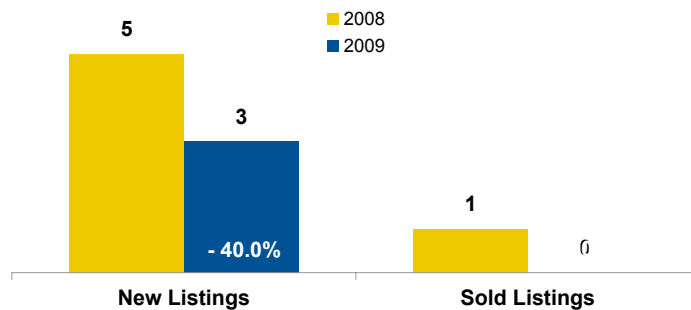
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	5	3	- 40.0%	23	14	- 39.1%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Median Sold Price*	\$300,000	\$0	- 100.0%	\$175,000	\$165,000	- 5.7%
Average Sold Price*	\$300,000	\$0	- 100.0%	\$174,333	\$165,000	- 5.4%
Percent of Sold Price to List Price*	96.8%	0.0%	- 100.0%	95.8%	94.3%	- 1.6%
Total Days on Market	16	0	- 100.0%	26	30	+ 13.9%
Active Listings	NA	27	--	--	--	--

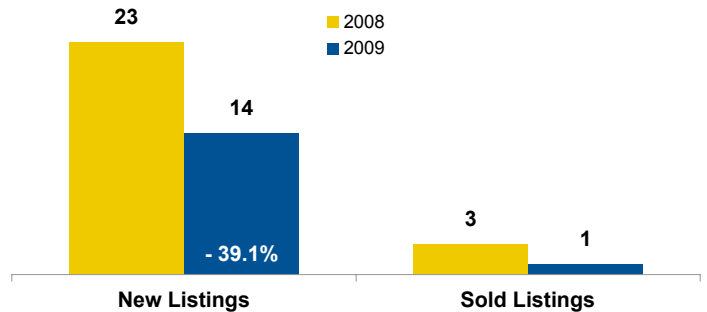
*Does not account for sale concessions and/or down payment assistance.

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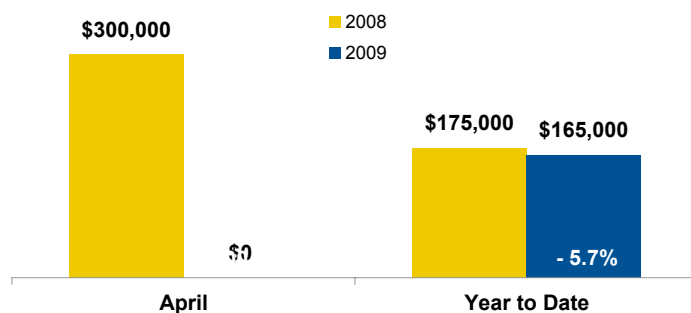
Activity—Most Recent Month



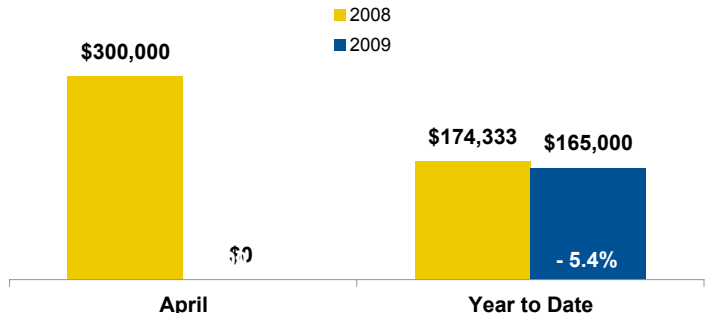
Activity—Year to Date



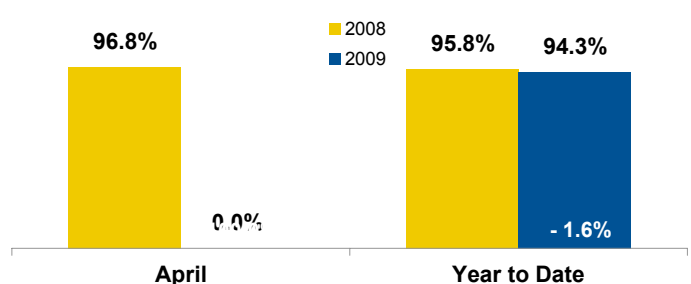
Median Sold Price*



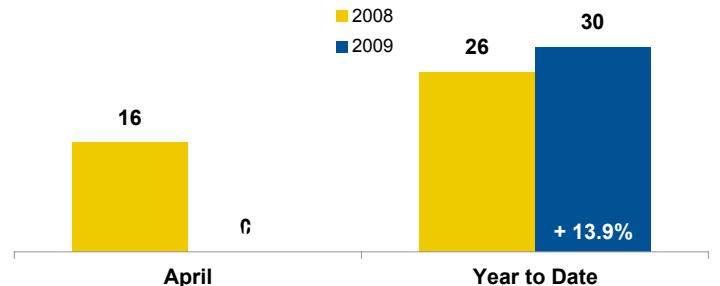
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Weld County

April

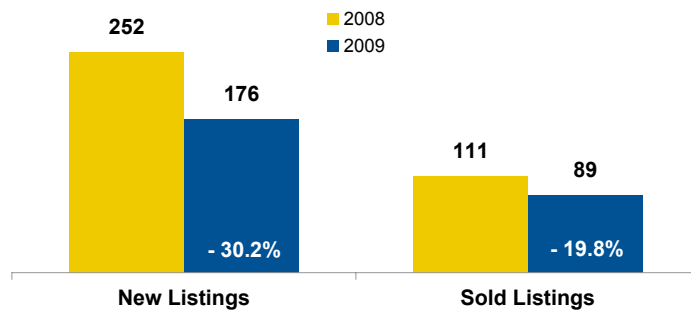
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	252	176	- 30.2%	1,035	691	- 33.2%
Sold Listings	111	89	- 19.8%	358	290	- 19.0%
Median Sold Price*	\$213,000	\$150,000	- 29.6%	\$202,565	\$165,101	- 18.5%
Average Sold Price*	\$228,707	\$176,492	- 22.8%	\$221,352	\$194,021	- 12.3%
Percent of Sold Price to List Price*	97.5%	98.1%	+ 0.6%	97.2%	97.7%	+ 0.6%
Total Days on Market	103	127	+ 23.0%	110	112	+ 2.0%
Active Listings	NA	621	--	--	--	--

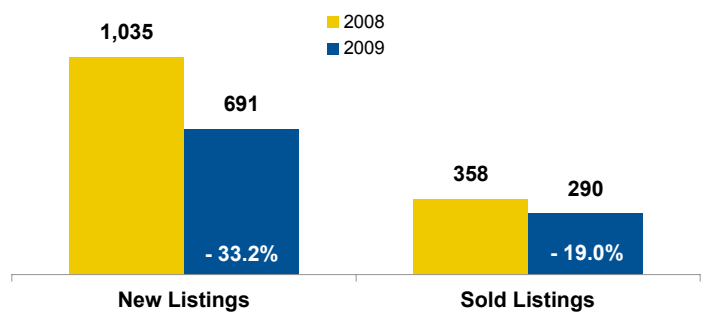
*Does not account for sale concessions and/or down payment assistance.

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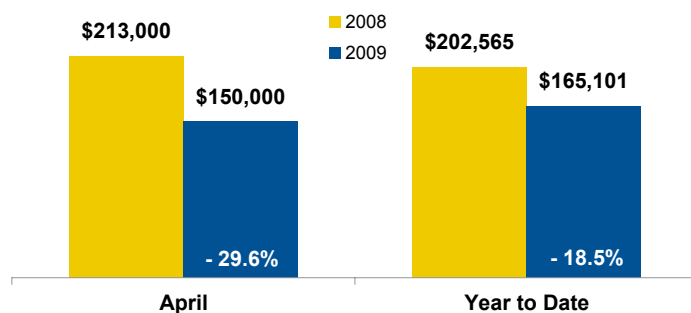
Activity—Most Recent Month



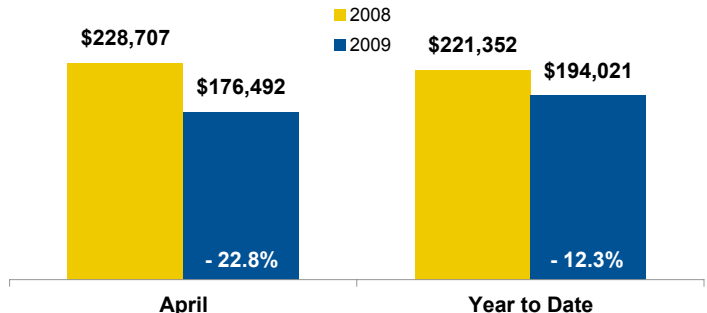
Activity—Year to Date



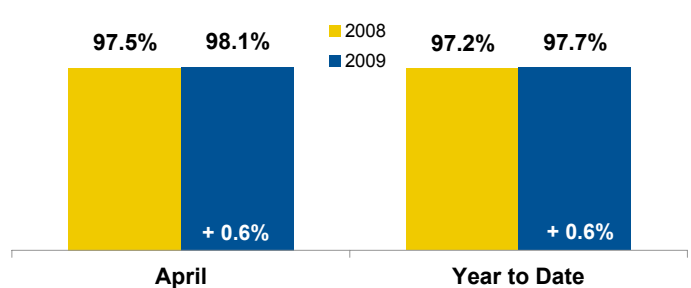
Median Sold Price*



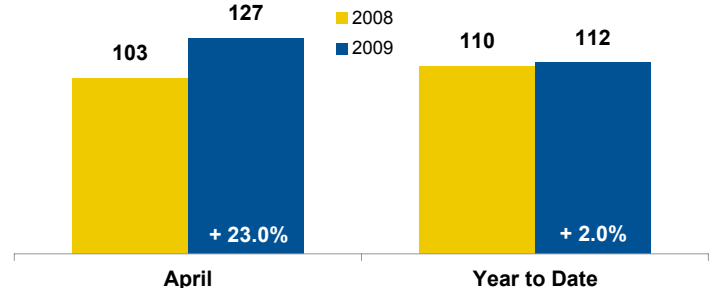
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Denver-Aurora MSA

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

April

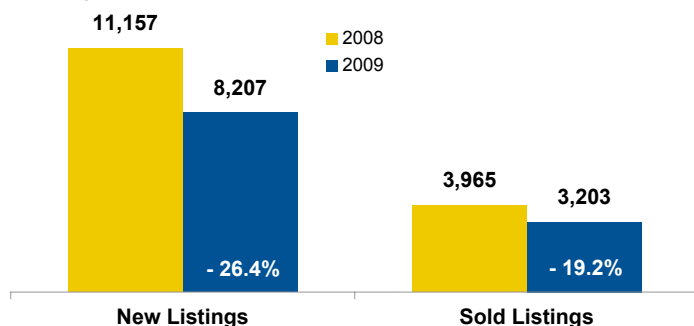
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	11,157	8,207	- 26.4%	40,704	31,990	- 21.4%
Sold Listings	3,965	3,203	- 19.2%	13,047	10,917	- 16.3%
Median Sold Price*	\$199,950	\$187,150	- 6.4%	\$200,000	\$177,615	- 11.2%
Average Sold Price*	\$244,330	\$232,264	- 4.9%	\$250,323	\$223,784	- 10.6%
Percent of Sold Price to List Price*	97.3%	97.9%	+ 0.5%	97.1%	97.6%	+ 0.4%
Total Days on Market	106	101	- 4.5%	110	102	- 7.4%
Active Listings	NA	19,742	--	--	--	--

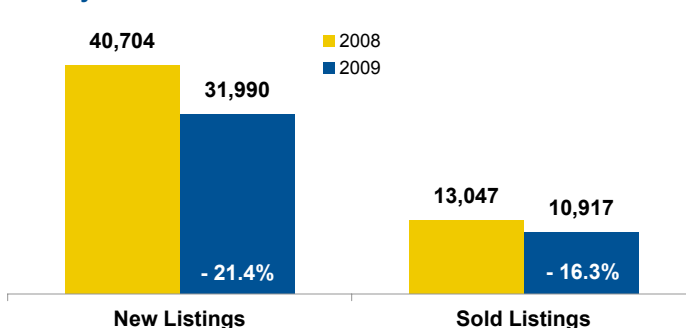
*Does not account for sale concessions and/or down payment assistance.

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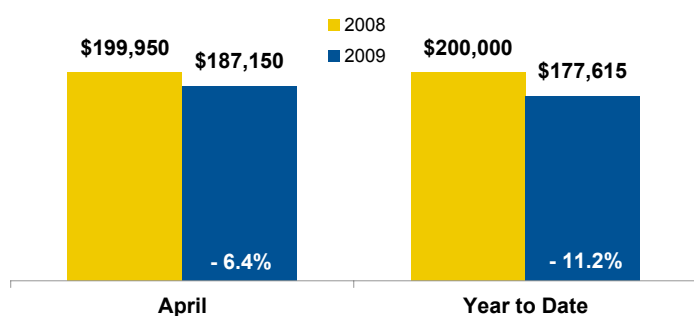
Activity—Most Recent Month



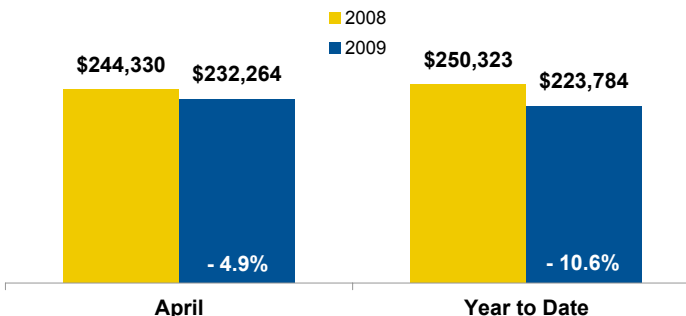
Activity—Year to Date



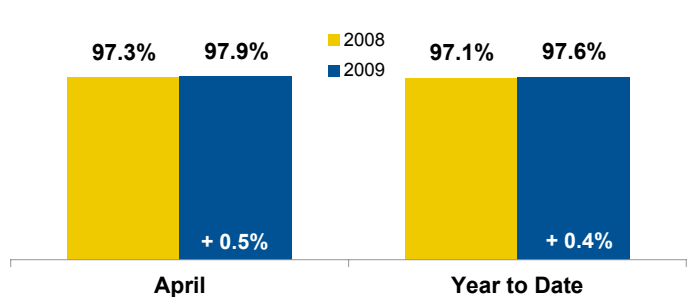
Median Sold Price*



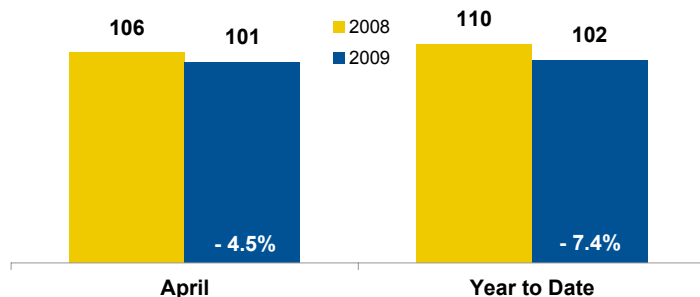
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



METROLIST®

Colorado Springs MSA

April

Year to Date

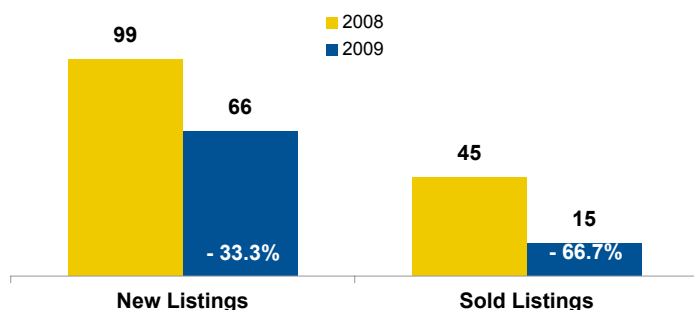
Includes El Paso & Teller counties

	2008	2009	Change	2008	2009	Change
New Listings	99	66	- 33.3%	361	192	- 46.8%
Sold Listings	45	15	- 66.7%	93	51	- 45.2%
Median Sold Price*	\$243,465	\$215,000	- 11.7%	\$243,783	\$215,865	- 11.5%
Average Sold Price*	\$276,501	\$278,801	+ 0.8%	\$280,591	\$275,196	- 1.9%
Percent of Sold Price to List Price*	98.4%	95.5%	- 3.0%	96.9%	95.4%	- 1.5%
Total Days on Market	112	147	+ 31.7%	115	146	+ 27.4%
Active Listings	NA	267	--	--	--	--

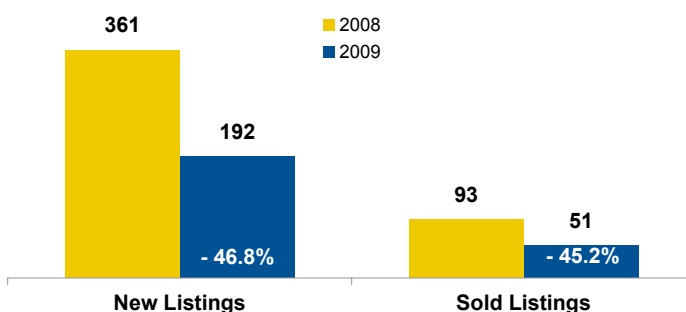
*Does not account for sale concessions and/or down payment assistance.

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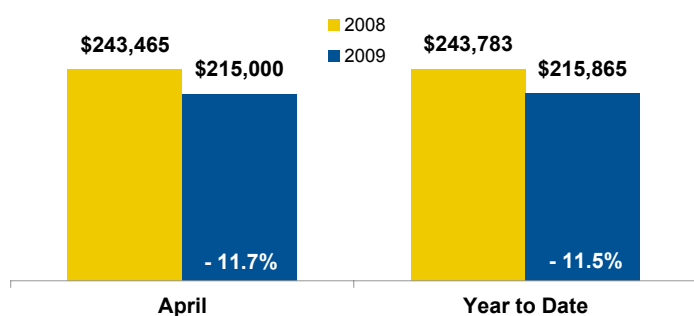
Activity—Most Recent Month



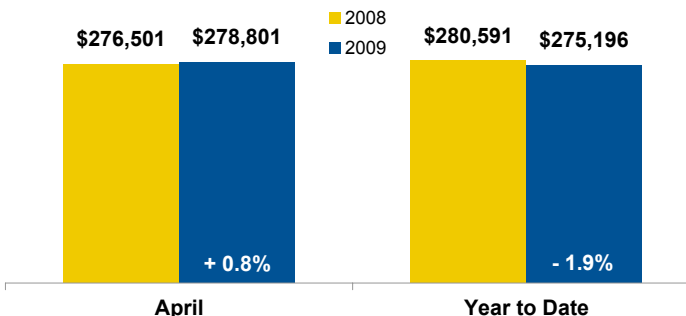
Activity—Year to Date



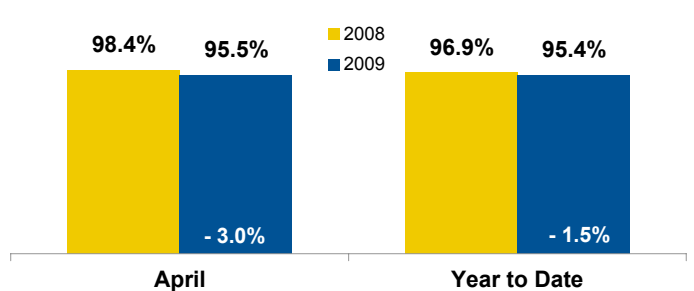
Median Sold Price*



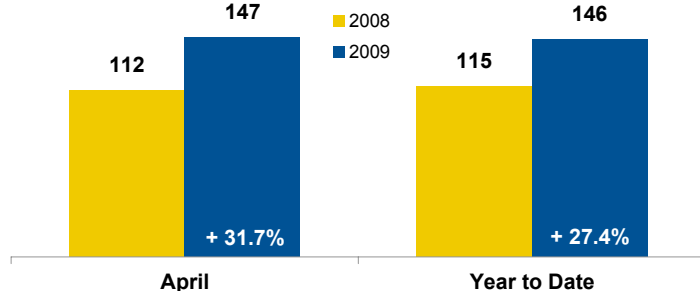
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Boulder County

April

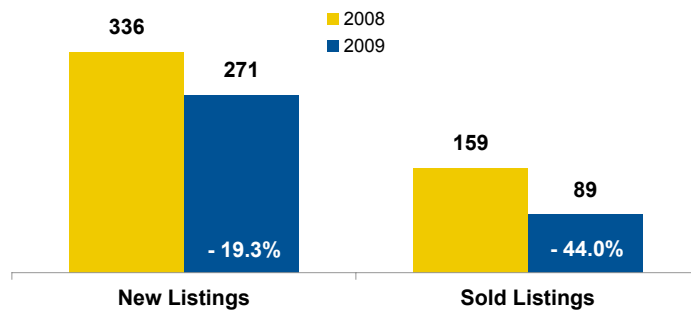
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	336	271	- 19.3%	1,141	942	- 17.4%
Sold Listings	159	89	- 44.0%	494	314	- 36.4%
Median Sold Price*	\$300,000	\$268,000	- 10.7%	\$295,000	\$265,000	- 10.2%
Average Sold Price*	\$324,196	\$330,317	+ 1.9%	\$339,342	\$309,006	- 8.9%
Percent of Sold Price to List Price*	97.0%	97.1%	+ 0.1%	96.7%	96.3%	- 0.4%
Total Days on Market	114	107	- 5.6%	114	110	- 3.6%
Active Listings	NA	855	--	--	--	--

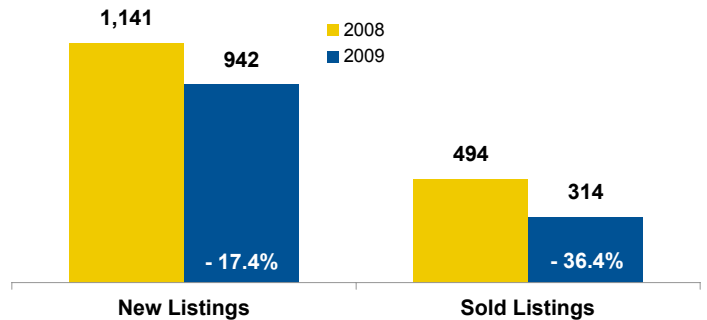
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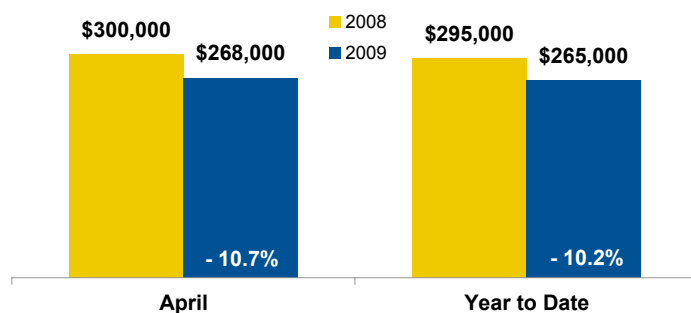
Activity—Most Recent Month



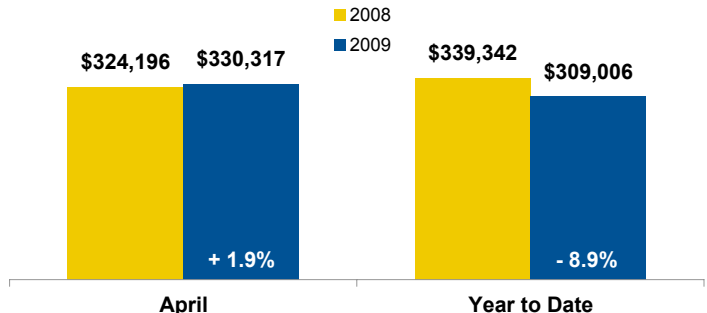
Activity—Year to Date



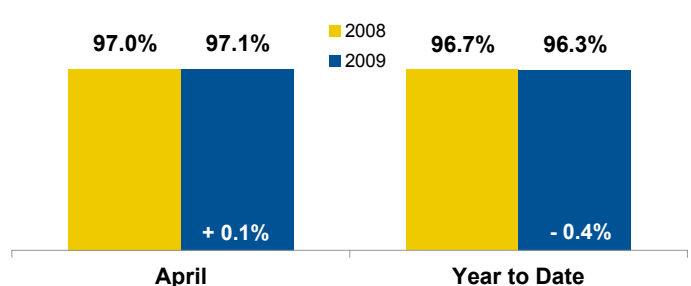
Median Sold Price*



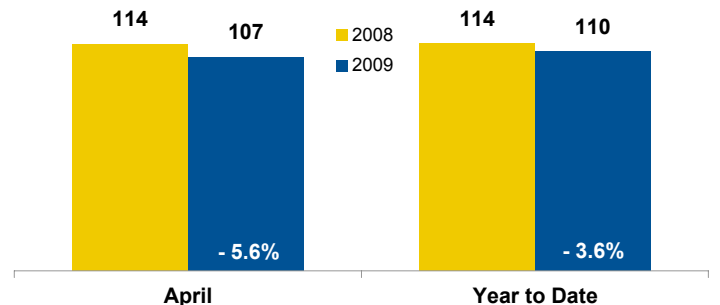
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Fort Collins-Loveland MSA

April

Year to Date

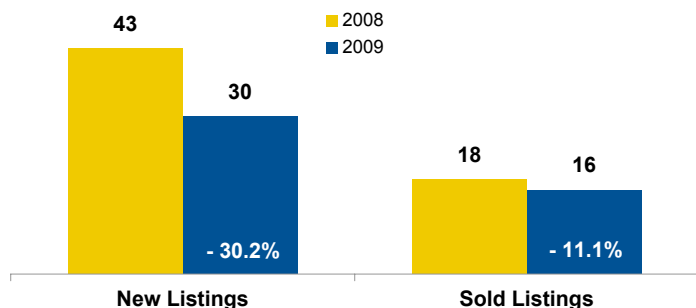
Includes Larimer County

	2008	2009	Change	2008	2009	Change
New Listings	43	30	- 30.2%	199	138	- 30.7%
Sold Listings	18	16	- 11.1%	68	51	- 25.0%
Median Sold Price*	\$266,000	\$215,500	- 19.0%	\$201,500	\$205,250	+ 1.9%
Average Sold Price*	\$431,139	\$266,908	- 38.1%	\$288,816	\$250,263	- 13.3%
Percent of Sold Price to List Price*	93.5%	96.7%	+ 3.4%	95.6%	96.6%	+ 1.0%
Total Days on Market	119	159	+ 34.1%	113	138	+ 22.1%
Active Listings	NA	169	--	--	--	--

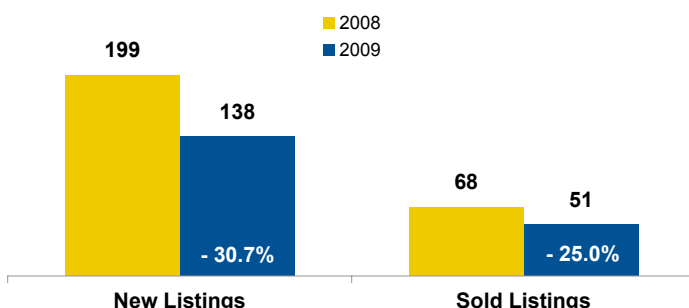
*Does not account for sale concessions and/or down payment assistance.

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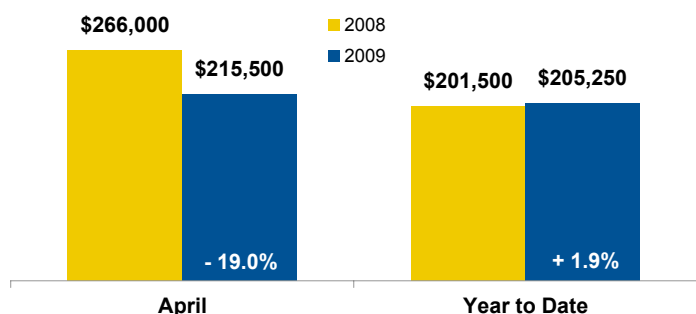
Activity—Most Recent Month



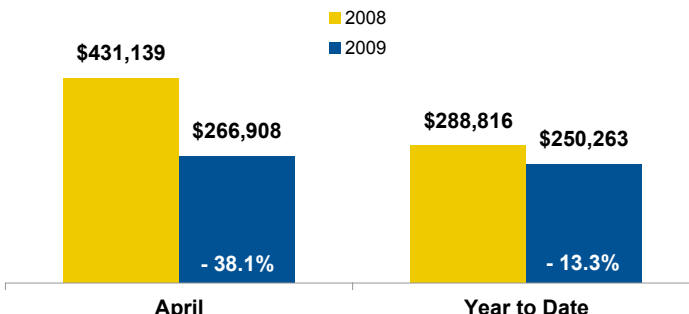
Activity—Year to Date



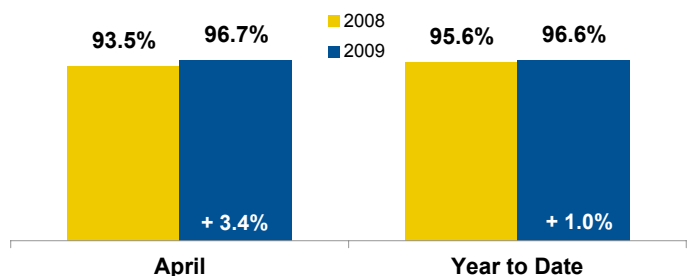
Median Sold Price*



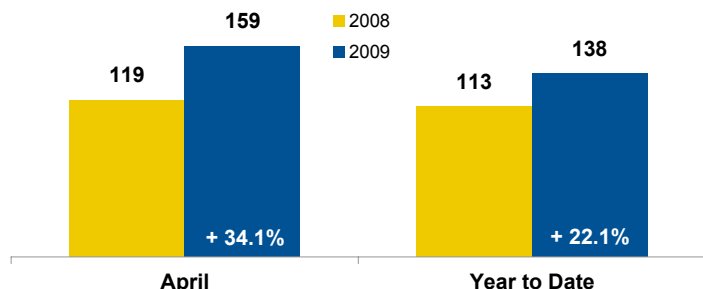
Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market



Local Market Updates

Based on Single Family (Residential and Condo) listings



Greeley MSA

Includes Weld County

April

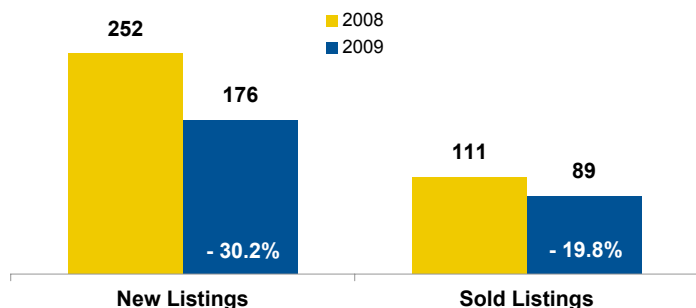
Year to Date

	2008	2009	Change	2008	2009	Change
New Listings	252	176	- 30.2%	1,035	691	- 33.2%
Sold Listings	111	89	- 19.8%	358	290	- 19.0%
Median Sold Price*	\$213,000	\$150,000	- 29.6%	\$202,565	\$165,101	- 18.5%
Average Sold Price*	\$228,707	\$176,492	- 22.8%	\$221,352	\$194,021	- 12.3%
Percent of Sold Price to List Price*	97.5%	98.1%	+ 0.6%	97.2%	97.7%	+ 0.6%
Total Days on Market	103	127	+ 23.0%	110	112	+ 2.0%
Active Listings	NA	621	--	--	--	--

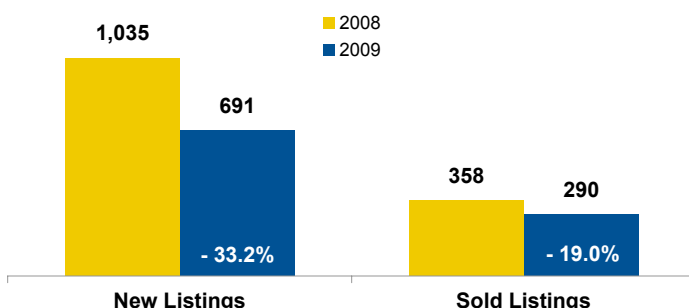
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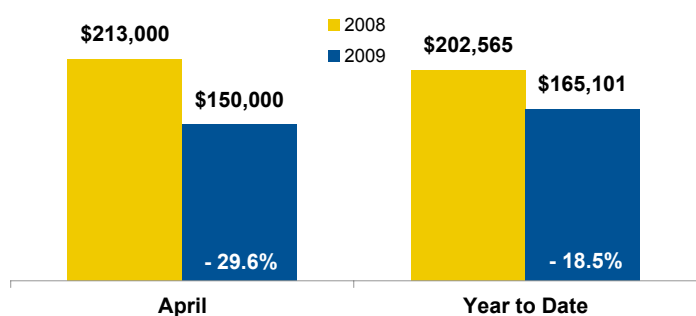
Activity—Most Recent Month



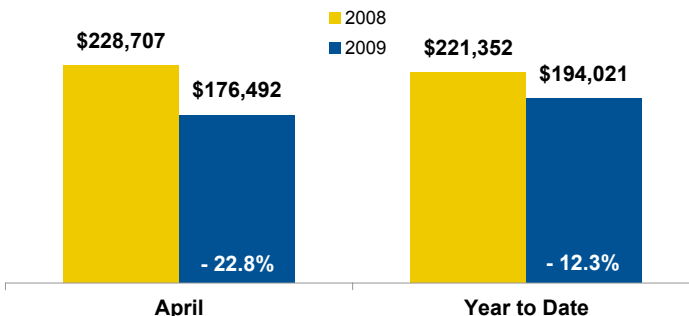
Activity—Year to Date



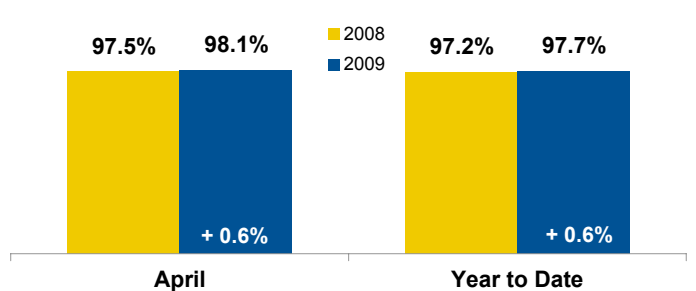
Median Sold Price*



Average Sold Price*



Percent of Sold Price to List Price*



Total Days on Market

