



October Real Estate Stats 2007

Chris Mygatt, Coldwell Banker Residential President and Chief Operating Officer Reports: October, closed units were 6.9%...The Average sales price went down by 5.5%, as a result of REO properties closing. The good news is that the listing market continues to tighten with a 2.7% decrease. Lessening supply is always good news. The million dollar market softened during the month of October by 22.4% in closed units. I'm looking forward to an even brighter 2008.

Market Report for November 2007
SOURCE/ DENVER METROLIST (as of Dec 1, 2007)

	North Evergreen	South Evergreen	Genesee (MJC)	Conifer	Morrison (MCP)	Pine	Bailey
TOTAL ACTIVE	179	106	144	103	53	70	192
Average	\$888,020	\$585,412	\$884,440	\$643,250	\$563,703	\$408,884	\$285,957
High	\$6,990,330	\$2,450,000	\$2,950,000	\$2,500,000	\$1,675,000	\$1,050,000	\$1,900,000
Low	\$135,000	\$167,000	\$164,461	\$160,000	\$189,900	\$119,000	\$46,000
TOTAL PENDING	26	21	8	18	5	13	12
Average	\$787,458	\$431,957	\$713,500	\$377,539	\$372,690	\$462,285	\$550,000
High	\$4,500,000	\$1,195,000	\$1,390,000	\$1,575,000	\$819,900	\$1,250,000	\$287,933
Low	\$174,900	\$112,500	\$405,000	\$150,000	\$199,500	\$129,900	\$129,000
TOTAL SOLD (nov)	26	11	11	17	8	6	19
Average	\$510,592	\$405,223	\$466,273	\$359,938	\$463,100	\$317,033	\$264,945
High	1,720,000	\$850,000	\$695,000	\$575,000	\$851,000	\$456,593	\$897,500
Low	\$120,000	\$199,000	\$183,000	\$230,000	\$246,000	\$185,000	\$38,000
DOM SOLD (days on market)							
Average	124 days	108 days	115 days	121 days	39 days	91 days	166 days
High	551 days	253days	386 days	387 days	125 days	193 days	498 days
Low	2 days	28 days	28 days	14 days	0 days	0 days	7 days
% of List to Sold Price							
Average	92.1%	92.9%	91.2%	93.5%	95.9%	88.1%	90.3%

Coldwell Banker Achieves Top Ranking in 2007 Edition of Franchise Times Top 200

DENVER - Coldwell Banker is once again at the very top of the real estate business. The leading international real estate company was the number one ranked real estate brand for the eighth year in a row in the 2007 Franchise Times Top 200 issue and was ranked 12th overall among all franchise companies in the nation.

Coldwell Banker is listed among such top 15 franchise companies as McDonalds, Ace Hardware, Pizza Hut, Marriott Hotels, Taco Bell, and Holiday Inn Resorts in the 2007 issue of Franchise Times. The annual list is compiled on worldwide sales and is regarded as a barometer of a franchise company's success, brand awareness, and reputation.

This prestigious ranking is really no surprise to those who use a Coldwell Banker professional and to the experience agents who work under the Coldwell Banker banner. With nearly 120,000 sales associates affiliated with Coldwell Banker worldwide and more than 3,800 offices around the globe, we are definitely the leader in the real estate business. Coldwell Banker posted sales volume of \$301.7 billion in 2006, and Coldwell Banker Residential Brokerage was the top-producing real estate company in Colorado for 2006.

We are proud to be affiliated with a company that is more than 100 years old and continues to set the standard for the real estate industry. In 1992, Coldwell Banker became the first to advocate and practice Seller Disclosure well before it was required by law in some states. In 1995, Coldwell Banker became the first national, full-service real estate brand to have a presence online with the launch of coldwellbanker.com. We are unique in so many ways, including our Concierge program that provides home buyers and sellers with centralized access to various real estate related services. In addition, our Previews program is the recognized leader in the marketing of luxury properties throughout the world. We are focused on Fair Housing practices, superior customer service, and on being a productive part of the communities we serve. We are actively involved with Habitat for Humanity and strive diligently to give back to the communities that have helped us succeed in such a highly competitive business.

Coldwell Banker enjoys 96 percent brand awareness and a website that will attract 30 million users in 2007. On a recent broadcast of the television game show Jeopardy, Coldwell Banker joined a small circle of brands to be mentioned on the show and instantly became part of pop culture.



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