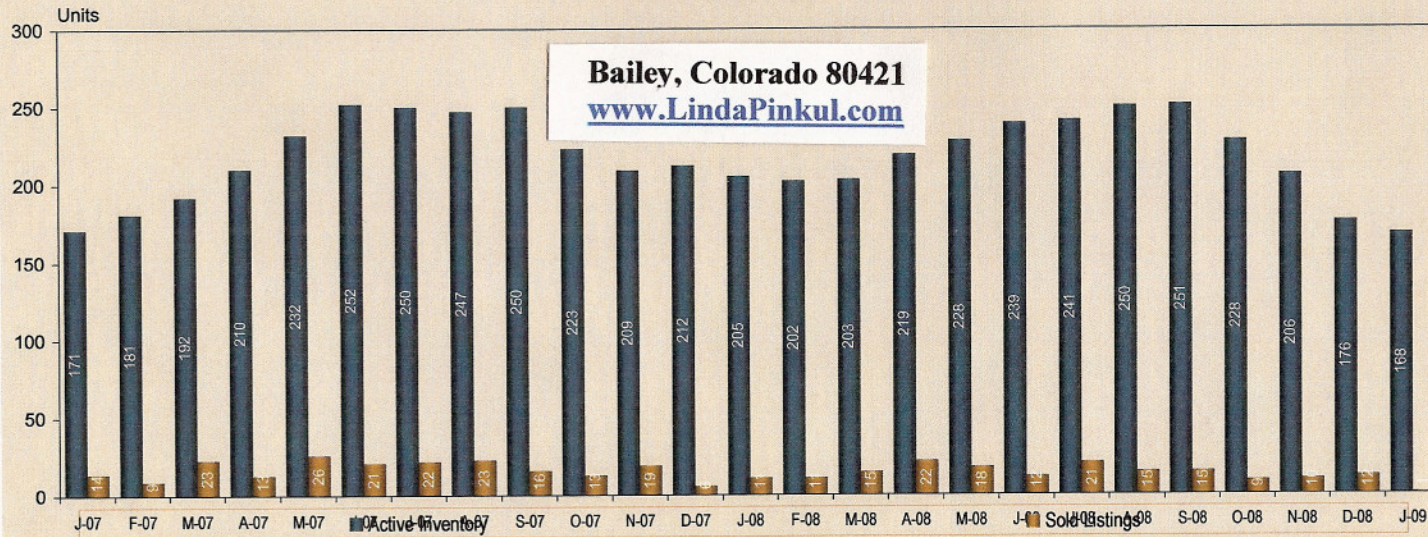


Market Area Active Inventory vs Sold Listings

1/7/2009



FILTER: Sales Price: \$-\$999,999,000 Prop. Types: SFH Areas: 80421

The number of properties available for sale on the last day of each period - VS - The number of listed properties sold

Desc.	January 2007 / 2008 / 2009				25 Month Stats			January 2009 vs 2008				January 2009 vs 2007			
	J-07	J-08	J-09	Avg.	Min	Max	Avg.	J-08	J-09	# Var	% Var	J-07	J-09	# Var	% Var
Active Inventory	171	205	168	181	168	252	218	205	168	-37	-18.0%	171	168	-3	-1.8%
Sold Listings	14	11	1	9	1	26	15	11	1	-10	-90.9%	14	1	-13	-92.9%

Desc.	J-07	F-07	M-07	A-07	M-07	J-07	J-07	A-07	S-07	O-07	N-07	D-07	J-08	F-08	M-08	A-08	M-08	J-08	J-08	A-08	S-08	O-08	N-08	D-08	J-09
Sold Median Price	218	293	227	205	263	211	220	214	324	227	224	320	180	213	230	281	171	148	183	219	185	224	116	213	91
Sold Average Price	229	259	255	229	277	231	219	227	278	238	272	275	178	215	235	284	181	159	179	226	227	195	138	251	91
List Median Price	250	250	250	235	286	240	290	238	230	220	255	210	250	265	220	235	254	240	239	235	265	263	190	230	157
List Average Price	305	360	302	260	304	254	309	293	262	268	261	207	315	288	236	267	270	280	256	277	287	288	197	283	156
New Listings	37	46	48	51	76	62	60	58	44	45	32	20	47	46	43	58	45	52	46	54	34	38	23	21	4
Active Inventory	171	181	192	210	232	252	250	247	250	223	209	212	205	202	203	219	228	239	241	250	251	228	206	176	168
Sold Listings	14	9	23	13	26	21	22	23	16	13	19	6	11	11	15	22	18	12	21	15	15	9	10	12	1
Expired or Cancelled	29	20	12	13	31	23	39	44	27	53	36	13	40	29	19	24	25	24	30	33	23	48	34	38	10
Accepted Offers (AO)	16	15	25	20	23	19	23	17	14	19	10	4	14	20	23	18	11	17	14	12	10	13	11	13	2
AO / New Listings	43.2	32.6	52.1	39.2	30.3	30.6	38.3	29.3	31.8	42.2	31.3	20.0	29.8	43.5	53.5	31.0	24.4	32.7	30.4	22.2	29.4	34.2	47.8	61.9	50.0
AO / Inventory	9.4	8.3	13.0	9.5	9.9	7.5	9.2	6.9	5.6	8.5	4.8	1.9	6.8	9.9	11.3	8.2	4.8	7.1	5.8	4.8	4.0	5.7	5.3	7.4	1.2
Days on Market (DOM)	122	182	153	106	141	93	110	81	57	76	123	115	86	86	111	122	65	83	120	216	98	59	88	161	45
Mos Supply Inv. (MSI)	12.2	20.1	8.3	16.2	8.9	12.0	11.4	10.7	15.6	17.2	11.0	35.3	18.6	18.4	13.5	10.0	12.7	19.9	11.5	16.7	16.7	25.3	20.6	14.7	168.0
\$ per Sq Feet	122	129	129	130	148	132	146	140	162	129	132	146	116	122	128	143	128	121	134	149	146	128	83	127	81
Sale Price / List Price	93.5	89.2	93.2	91.4	94.4	91.5	95.1	93.8	94.8	93.4	89.5	90.1	90.0	90.2	82.9	89.7	91.2	93.5	83.4	89.9	88.4	89.3	81.9	84.6	101.2
3Mo Sold Avg \$	235	250	248	248	259	250	244	226	237	245	265	261	244	213	212	253	237	219	175	188	207	219	192	198	195
3Mo List Avg \$	289	321	323	306	291	276	290	285	291	276	264	253	276	285	281	265	259	272	269	271	272	283	266	261	231
3Mo \$ per Sq Ft	130	131	127	129	137	139	143	139	148	144	141	133	130	125	122	133	134	133	129	136	142	143	123	113	106
3Mo Sale P / List P	92.7	93.4	92.5	91.9	93.3	92.8	93.8	93.5	94.5	94.0	92.3	91.0	89.8	90.1	87.2	87.7	88.3	91.1	88.5	87.9	86.8	89.2	86.7	85.1	84.2

Based on information from Colorado MLS and Information & Real Estate Services, LLC for the period ending 1/7/09. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

