

Interest/Mortgage Rates

30 Year Fixed  
Conforming/Points  
5.17% / 0.7

15 Year Fixed  
Conforming/Points  
4.83% / 0.7

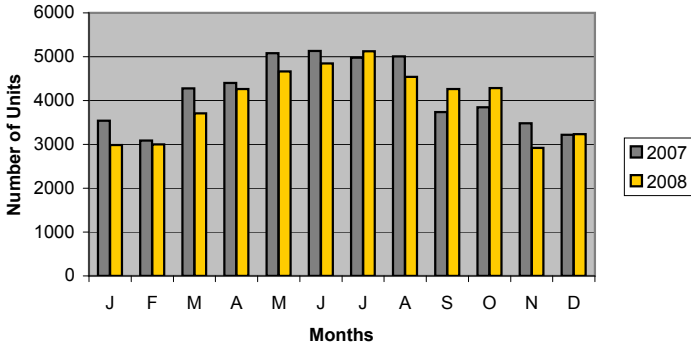
1 Year  
ARM/Points  
4.85% / 0.5

6 Month  
Libor  
2.02%

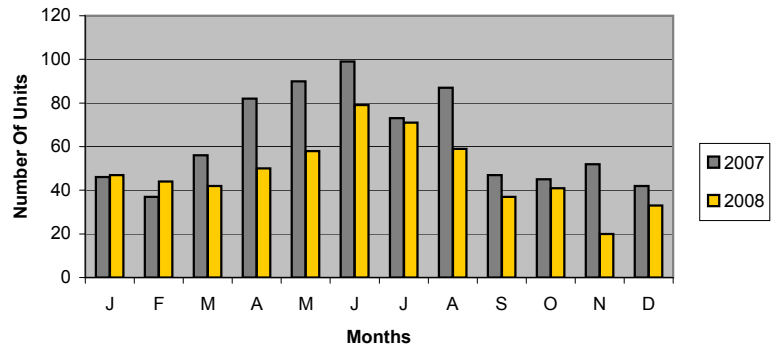
Prime  
Rate  
3.25%

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation or misprints and shall be held totally harmless. Source: Freddie Mac (Week ending Jan. 09, 2009). For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold 2007 vs 2008  
(SFR & Condo)



Total Properties Sold 2007 vs 2008  
(Million Dollar plus SFR & Condo)



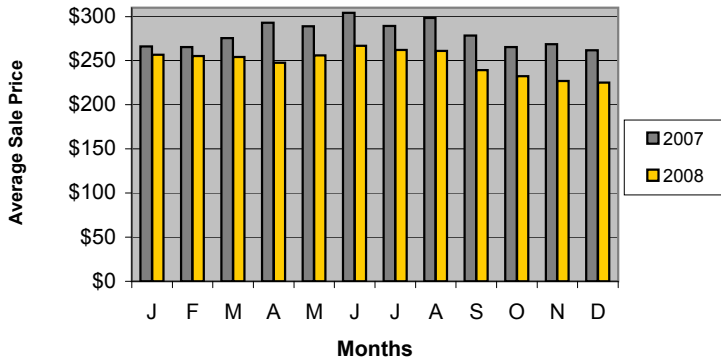
Total Properties Sold 2003 - 2007 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	2849	2678	4000	4432	5241	5590	5394	5180	4833	4443	4545	3824	
2005	2937	3008	4090	4461	5013	5511	5372	5511	4826	4336	4225	3538	-0.3%
2006	2843	3273	4405	4300	5010	5628	4850	5025	4108	4133	3565	3104	-5.1%
2007	3540	3090	4274	4399	5081	5129	4980	5010	3737	3848	3482	3219	-0.9%
2008	2987	3001	3709	4265	4664	4845	5123	4542	4265	4282	2920	3234	-4.1%
(%)	-15.6%	-2.9%	-13.2%	-3.0%	-8.2%	-5.5%	2.9%	-9.3%	14.1%	11.3%	-16.1%	0.5%	

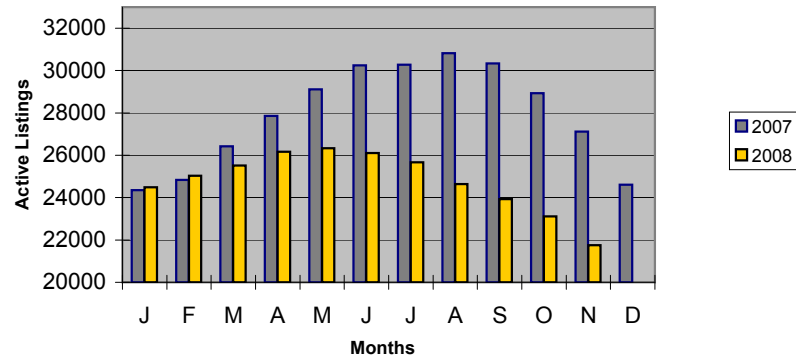
Properties Sold 2003 - 2007 (Million Dollar plus SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	32	27	23	49	52	44	52	61	49	48	37	36	
2005	27	29	33	62	47	63	93	64	64	54	54	51	20.4%
2006	38	47	55	80	76	98	75	76	51	58	71	59	18.2%
2007	46	37	56	82	90	99	73	87	47	45	52	42	-3.7%
2008	47	44	42	50	58	79	71	59	37	41	20	33	-30.1%
(%)	2.2%	18.9%	-25.0%	-39.0%	-35.6%	-20.2%	-2.7%	-32.2%	-21.3%	-8.9%	-61.5%	-21.4%	

Average Sales Price 2007 vs 2008  
(SFR & Condo)



Total Active Listings 2007 vs 2008 (SFR & Condo)



Average Sales Price 2003 - 2007

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	\$262	\$253	\$253	\$262	\$270	\$269	\$272	\$273	\$266	\$266	\$266	\$266	
2005	\$267	\$268	\$269	\$279	\$281	\$285	\$291	\$288	\$282	\$285	\$282	\$279	5.3%
2006	\$281	\$277	\$284	\$289	\$287	\$304	\$300	\$293	\$283	\$281	\$285	\$291	2.8%
2007	\$266	\$265	\$275	\$293	\$289	\$304	\$289	\$298	\$279	\$265	\$269	\$262	-3.0%
2008	\$257	\$255	\$254	\$248	\$256	\$267	\$262	\$261	\$239	\$232	\$227	\$225	-12.4%
(%)	-3.6%	-3.7%	-7.8%	-15.5%	-11.4%	-12.2%	-9.4%	#####	-14.1%	-12.4%	-15.6%	-14.0%	

Total Property Listings 2003 - 2007

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	21846	23212	24909	26584	27510	28043	28026	27592	26976	26030	24533	20891	
2005	20917	21730	23023	24164	24945	25817	26411	26650	27200	26828	26020	23572	-3.0%
2006	24387	25484	27309	29045	30457	31900	31989	31664	31450	29722	27530	24534	14.0%
2007	24350	24838	26430	27858	29110	30256	30272	30827	30335	28928	27127	24603	-3.1%
2008	24489	25037	25516	26171	26333	26104	25673	24648	23923	23120	21761	19600	-14.6%
(%)	0.6%	0.8%	-3.5%	-6.1%	-9.5%	-13.7%	-15.2%	-20.0%	-21.1%	-20.1%	-19.8%	-20.3%	

For Additional Information Contact Chris Mygatt, President/COO, 303.409.1500

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Date maintained by the Boards or MLS may not reflect all real estate activity in the market.

**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT  
METROPOLITAN DENVER REAL ESTATE STATISTICS  
AS OF JANUARY 08, 2009**

	<b>Based On Properties <u>Under Contract*</u></b>	<b>Based On Properties <u>Closed*</u></b>
This Month	3,286	3,234
Last Month	3,637	2,920
Percentage Change	# -9.7%	+ 10.8%
This Month, Last Year	3,401	3,219
Percentage Change, Compared To This Year	- -3.4%	- 0.5%
Year to Date, This Year	62,647	47,837
Year to Date, Last Year	61,663	49,789
Percentage Change	+ 1.6%	+ -4.1%

\* Based on extrapolated month; adjusted for varying number of weeks in each MLS reporting period.

This report summarizes the sales of residential real estate units during the reported-on period. Please note:

1) The reported units have been adjusted for a true calendar month (as defined by MLS cut-off dates each month)

2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller.

3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.

**UNSOLD HOMES ON THE MARKET:**

This Month	19,600
This Month, Last Year	24,603
Percentage Change	+ -25.5%
This Month	19,600
Last Month	21,761
Percentage Change	# -11.0%

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**WEEKLY SALES RATE:**

This Month	3.87%
This Month, Last Year	3.19%

**AVERAGE PRICE OF PROPERTIES CLOSED:**

	<b><u>Total</u></b>	<b><u>Condos</u></b>	<b><u>Single Family</u></b>
This Month	\$225,164	\$162,308	\$240,945
Last Month	\$226,895	\$161,615	\$242,557
This Month, Last Year	\$261,713	\$177,805	\$287,870
Year to Date Average, This Year	\$249,890	\$171,320	\$270,261
Year to Date Average, Last Year	\$281,822	\$180,321	\$310,418

**MEDIAN PRICE OF PROPERTIES CLOSED:**

	<b><u>Condos</u></b>	<b><u>Single Family</u></b>
This Month	\$125,000	\$196,000
Last Month	\$130,000	\$195,000
This Month, Last Year	\$140,000	\$220,000
Year to Date Median, This Year	\$138,000	\$219,900
Year to Date Median, Last Year	\$150,000	\$245,000