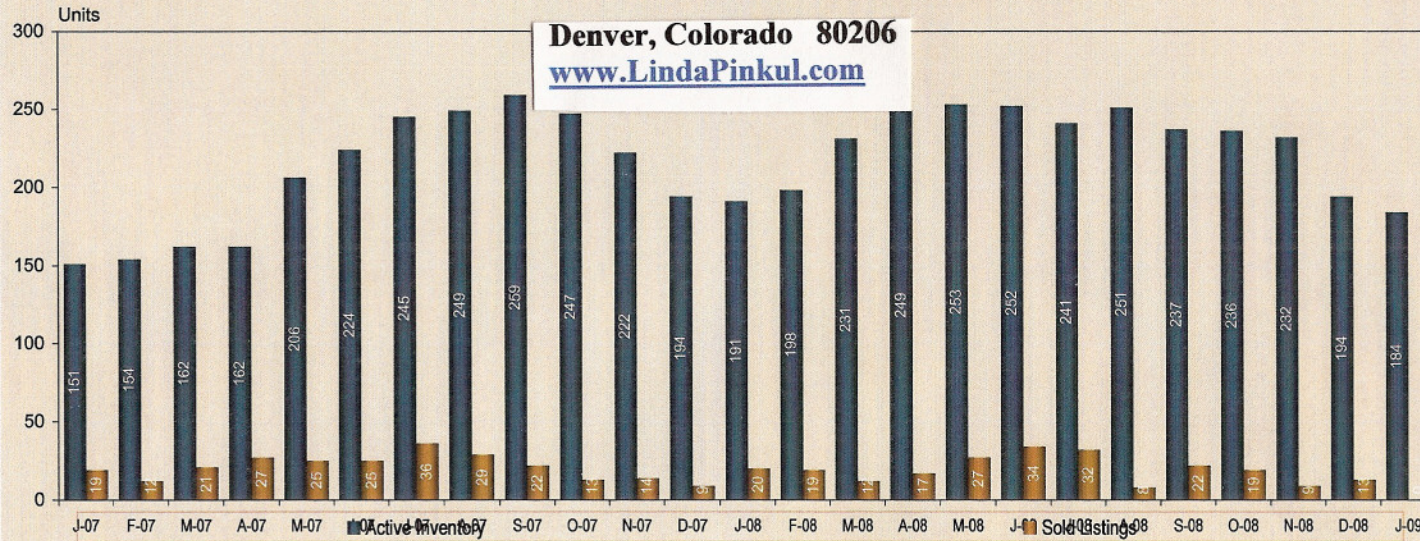


Market Area Active Inventory vs Sold Listings

1/7/2009



FILTER: Sales Price: \$-\$999,999,000 Prop. Types: SFH Areas: 80206

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	151	191	184	175	151	259	217	191	184	-7	-3.7%	151	184	33	21.9%										
Sold Listings	19	20		13		36	19	20		-20	-100.0%	19		-19	-100.0%										
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	419	350	425	355	412	420	485	420	410	760	470	610	425	513	403	428	340	415	440	560	390	378	350	390	
Sold Average Price	463	409	589	647	539	639	638	700	487	875	1,002	869	912	855	428	637	415	623	985	674	409	505	332	513	
List Median Price	525	510	700	695	649	649	669	645	599	525	575	675	895	650	540	559	539	595	654	589	600	650	655	749	880
List Average Price	791	823	1,049	947	991	897	893	840	827	905	825	925	1,090	889	933	777	1,002	855	985	796	829	938	812	953	855
New Listings	74	52	102	81	124	122	125	112	129	96	59	39	83	61	109	125	115	107	94	99	84	91	67	36	3
Active Inventory	151	154	162	162	206	224	245	249	259	247	222	194	191	198	231	249	253	252	241	251	237	236	232	194	184
Sold Listings	19	12	21	27	25	25	36	29	22	13	14	9	20	19	12	17	27	34	32	8	22	19	9	13	
Expired or Cancelled	72	32	60	50	58	72	80	87	108	95	69	52	64	38	58	79	76	85	84	75	79	81	60	61	12
Accepted Offers (AO)	14	17	35	30	22	34	22	21	11	13	15	16	21	16	18	29	34	23	21	14	19	11	11	13	1
AO / New Listings	18.9	32.7	34.3	37.0	17.7	27.9	17.6	18.8	8.5	13.5	25.4	41.0	25.3	26.2	16.5	23.2	29.6	21.5	22.3	14.1	22.6	12.1	16.4	36.1	33.3
AO / Inventory	9.3	11.0	21.6	18.5	10.7	15.2	9.0	8.4	4.2	5.3	6.8	8.2	11.0	8.1	7.8	11.6	13.4	9.1	8.7	5.6	8.0	4.7	4.7	6.7	0.5
Days on Market (DOM)	69	35	28	44	47	23	33	35	23	51	29	46	53	77	56	35	37	59	54	18	46	31	21	31	
Mos Supply Inv. (MSI)	7.9	12.8	7.7	6.0	8.2	9.0	6.8	8.6	11.8	19.0	15.9	21.6	9.6	10.4	19.3	14.6	9.4	7.4	7.5	31.4	10.8	12.4	25.8	14.9	
\$ per Sq Feet	265	283	298	314	310	294	304	320	283	311	327	358	342	327	253	302	238	286	359	301	240	281	288	231	
Sale Price / List Price	94.3	95.8	96.6	94.2	97.0	96.0	95.1	94.5	94.8	89.1	92.5	89.4	90.4	92.6	95.5	97.3	93.6	94.3	93.6	91.6	91.2	90.5	94.7	87.9	
3Mo Sold Avg \$	623	517	502	579	593	609	609	658	621	663	737	923	932	881	777	671	485	554	687	785	741	490	432	470	439
3Mo List Avg \$	742	788	914	964	999	945	927	878	854	854	853	885	968	988	974	858	900	876	947	876	870	853	865	897	861
3Mo \$ per SqFt	287	276	282	302	308	306	303	306	304	306	303	329	341	339	315	300	261	273	297	319	309	266	264	267	255
3Mo Sale P / List P	94.5	94.8	95.6	95.4	95.9	95.7	95.9	95.1	94.8	93.5	92.7	90.5	90.9	91.1	92.4	95.0	95.1	94.7	93.8	93.7	92.5	91.0	91.6	90.6	90.7

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.

