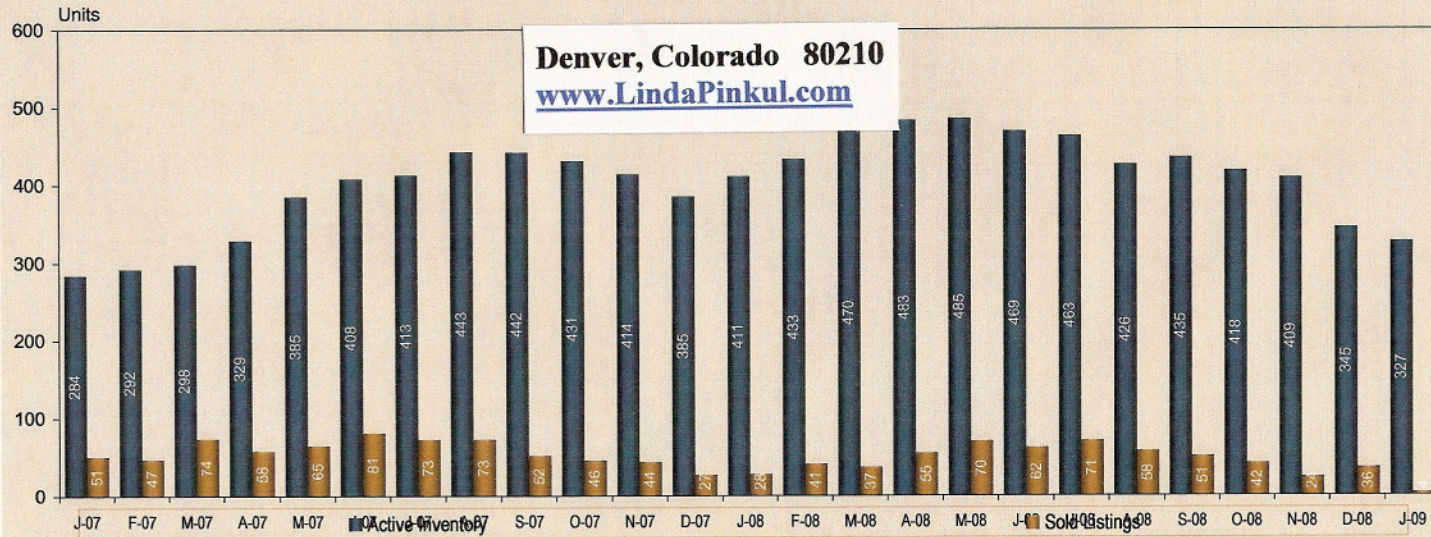


### Market Area Active Inventory vs Sold Listings

1/7/2009



FILTER: Sales Price: \$-\$999,999,000 Prop. Types: SFH Areas: 80210

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

|                  | 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 | 284                        | 411  | 327  | 341  |                |     |      | 411                  | 327  | -84   | -20.4% | 284                  | 327  | 43    | 15.1%  |
| Sold Listings    | 51                         | 28   | 4    | 28   | 4              | 81  | 51   | 28                   | 4    | -24   | -85.7% | 51                   | 4    | -47   | -92.2% |

| 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       | 340  | 470  | 377  | 369  | 360  | 405  | 345  | 339  | 400  | 347  | 398  | 390  | 325  | 325  | 325  | 385  | 378  | 470  | 370  | 370  | 399  | 320  | 525  | 320  | 418   |
| Sold Average Price      | 408  | 490  | 437  | 471  | 488  | 469  | 396  | 451  | 452  | 443  | 497  | 448  | 425  | 437  | 373  | 429  | 475  | 580  | 472  | 528  | 465  | 407  | 547  | 371  | 388   |
| List Median Price       | 459  | 440  | 450  | 492  | 440  | 459  | 430  | 475  | 480  | 515  | 515  | 529  | 579  | 549  | 525  | 575  | 550  | 575  | 600  | 485  | 575  | 515  | 560  | 535  | 799   |
| List Average Price      | 578  | 600  | 633  | 690  | 582  | 913  | 592  | 606  | 644  | 616  | 650  | 658  | 686  | 654  | 632  | 653  | 655  | 674  | 699  | 611  | 644  | 620  | 626  | 666  | 762   |
| New Listings            | 128  | 156  | 192  | 186  | 244  | 254  | 200  | 214  | 186  | 208  | 135  | 71   | 192  | 189  | 224  | 210  | 235  | 213  | 223  | 176  | 214  | 170  | 135  | 74   | 7     |
| Active Inventory        | 284  | 292  | 298  | 329  | 385  | 408  | 413  | 443  | 442  | 431  | 414  | 385  | 411  | 433  | 470  | 483  | 485  | 469  | 463  | 426  | 435  | 418  | 409  | 345  | 327   |
| Sold Listings           | 51   | 47   | 74   | 58   | 65   | 81   | 73   | 73   | 52   | 46   | 44   | 27   | 28   | 41   | 37   | 55   | 70   | 62   | 71   | 58   | 51   | 42   | 24   | 36   | 4     |
| Expired or Cancelled    | 105  | 94   | 116  | 94   | 106  | 161  | 124  | 135  | 138  | 168  | 118  | 86   | 123  | 122  | 131  | 124  | 167  | 166  | 184  | 158  | 159  | 161  | 119  | 108  | 23    |
| Accepted Offers (AO)    | 56   | 54   | 72   | 59   | 83   | 71   | 71   | 49   | 48   | 52   | 38   | 14   | 42   | 43   | 56   | 73   | 63   | 64   | 45   | 56   | 45   | 26   | 24   | 30   | 2     |
| AO / New Listings       | 43.8 | 34.6 | 37.5 | 31.7 | 34.0 | 28.0 | 35.5 | 22.9 | 25.8 | 25.0 | 28.1 | 19.7 | 21.9 | 22.8 | 25.0 | 34.8 | 26.8 | 30.0 | 20.2 | 31.8 | 21.0 | 15.3 | 17.8 | 40.5 | 28.6  |
| AO / Inventory          | 19.7 | 18.5 | 24.2 | 17.9 | 21.6 | 17.4 | 17.2 | 11.1 | 10.9 | 12.1 | 9.2  | 3.6  | 10.2 | 9.9  | 11.9 | 15.1 | 13.0 | 13.6 | 9.7  | 13.1 | 10.3 | 6.2  | 5.9  | 8.7  | 0.6   |
| Days on Market (DOM)    | 54   | 36   | 48   | 48   | 45   | 34   | 38   | 33   | 25   | 37   | 43   | 48   | 38   | 53   | 64   | 52   | 51   | 39   | 39   | 46   | 43   | 55   | 54   | 55   | 55    |
| Mos Supply Inv. (MSI)   | 5.6  | 6.2  | 4.0  | 5.7  | 5.9  | 5.0  | 5.7  | 6.1  | 8.5  | 9.4  | 9.4  | 14.3 | 14.7 | 10.6 | 12.7 | 8.8  | 6.9  | 7.6  | 6.5  | 7.3  | 8.5  | 10.0 | 17.0 | 9.6  | 81.8  |
| \$ per Sq Feet          | 288  | 285  | 281  | 308  | 307  | 301  | 301  | 307  | 293  | 280  | 293  | 272  | 299  | 272  | 270  | 276  | 294  | 292  | 285  | 289  | 272  | 280  | 278  | 258  | 251   |
| Sale Price / List Price | 93.6 | 97.2 | 94.7 | 94.7 | 94.8 | 96.2 | 95.8 | 95.8 | 95.3 | 92.4 | 93.4 | 95.0 | 94.5 | 92.5 | 94.0 | 92.2 | 93.4 | 94.3 | 93.8 | 93.3 | 92.4 | 91.9 | 90.1 | 91.7 | 113.7 |
| 3Mo Sold Avg \$         | 466  | 475  | 443  | 462  | 464  | 476  | 451  | 440  | 431  | 449  | 463  | 464  | 463  | 437  | 412  | 416  | 436  | 496  | 506  | 524  | 488  | 473  | 461  | 427  | 438   |
| 3Mo List Avg \$         | 569  | 588  | 608  | 643  | 630  | 734  | 705  | 718  | 613  | 621  | 635  | 635  | 669  | 668  | 656  | 646  | 647  | 660  | 675  | 665  | 655  | 626  | 632  | 630  | 641   |
| 3Mo \$ per SqFt         | 286  | 285  | 284  | 291  | 297  | 305  | 303  | 303  | 301  | 295  | 289  | 283  | 289  | 280  | 279  | 274  | 283  | 288  | 290  | 289  | 283  | 281  | 276  | 272  | 265   |
| 3Mo Sale P / List P     | 93.5 | 94.5 | 95.1 | 95.4 | 94.7 | 95.3 | 95.7 | 96.0 | 95.7 | 94.7 | 93.8 | 93.4 | 94.1 | 93.8 | 93.5 | 92.8 | 93.1 | 93.3 | 93.8 | 93.2 | 92.6 | 91.8 | 91.4 | 92.5 |       |

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.

