

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
5.42% / 0.7

15 Year Fixed
Conforming/Points
4.87% / 0.7

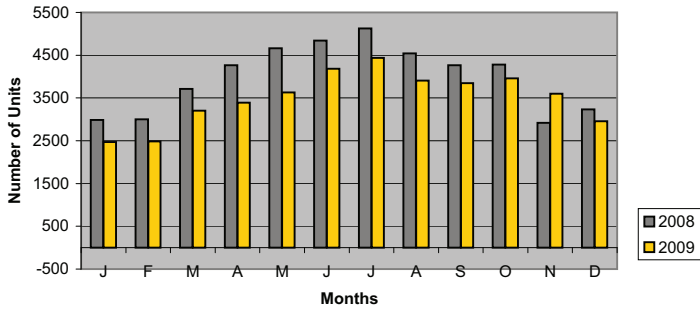
1 Year
ARM/Points
4.93% / 0.7

6 Month
Libor
0.48%

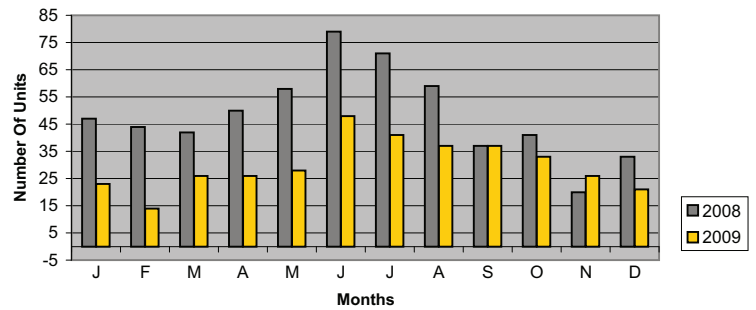
Prime
Rate
3.25%

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 Date: 08, 2009) For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold 2008 vs 2009
(SFR & Condo)



Total Properties Sold 2008 vs 2009
(Million Dollar plus SFR & Condo)



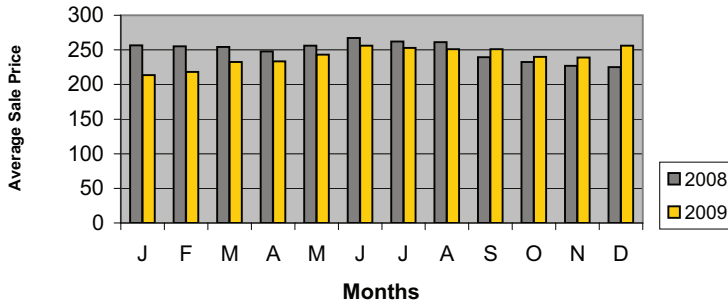
Total Properties Sold 2005 - 2009 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2005	2937	3008	4090	4461	5013	5511	5372	5511	4826	4336	4225	3538		
2006	2843	3273	4405	4300	5010	5628	4850	5025	4108	4133	3565	3104	-4.9%	-4.9%
2007	3540	3090	4274	4399	5081	5129	4980	5010	3737	3848	3482	3219	-0.9%	-0.9%
2008	2987	3001	3709	4265	4664	4845	5123	4542	4265	4282	2920	3234	-3.9%	-3.9%
2009	2469	2484	3206	3390	3628	4186	4440	3905	3846	3958	3599	2959	-12.1%	-12.1%
(%)	-17.3%	-17.2%	-13.6%	-20.5%	-22.2%	-13.6%	-13.3%	-14.0%	-9.8%	-7.6%	23.3%	-8.5%		

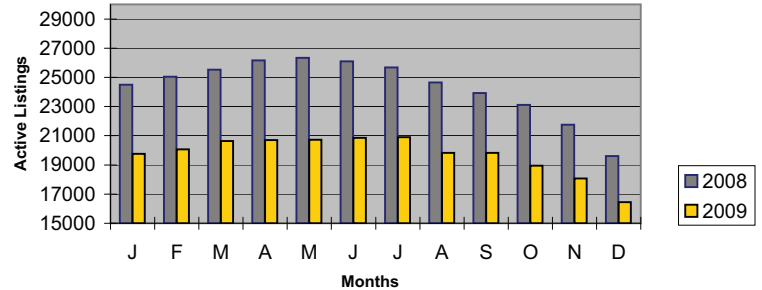
Properties Sold 2005 - 2009 (Million Dollar plus SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2005	27	29	33	62	47	63	93	64	64	54	54	51		
2006	38	47	55	80	76	98	75	76	51	58	71	59	22.3%	22.3%
2007	46	37	56	82	90	99	73	87	47	45	52	42	-3.6%	-3.6%
2008	47	44	42	50	58	79	71	59	37	41	20	33	-23.1%	-23.1%
2009	23	14	26	26	28	48	41	37	37	33	26	21	-38.0%	-38.0%
(%)	-51.1%	-68.2%	-38.1%	-48.0%	-51.7%	-39.2%	-42.3%	-37.3%	0.0%	-19.5%	30.0%	-36.4%		

Average Sales Price 2008 vs 2009
(SFR & Condo)



Total Active Listings 2008 vs 2009 (SFR & Condo)



Average Sales Price 2005 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2005	\$267	\$268	\$269	\$279	\$281	\$285	\$291	\$288	\$282	\$285	\$282	\$279		
2006	\$281	\$277	\$284	\$289	\$287	\$304	\$300	\$293	\$283	\$281	\$285	\$291	2.9%	2.9%
2007	\$266	\$265	\$275	\$293	\$289	\$304	\$289	\$298	\$279	\$265	\$269	\$262	-2.9%	-2.9%
2008	\$257	\$255	\$254	\$248	\$256	\$267	\$262	\$261	\$239	\$232	\$227	\$225	-11.1%	-11.1%
2009	\$213	\$218	\$232	\$233	\$243	\$256	\$253	\$251	\$251	\$240	\$239	\$256	-3.3%	-3.3%
(%)	-16.9%	-14.6%	-8.5%	-5.7%	-5.0%	-4.1%	-3.6%	-3.9%	4.9%	3.3%	5.3%	13.7%		

Total Property Listings 2005 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2005	20917	21730	23023	24164	24945	25817	26411	26650	27200	26828	26020	23572		
2006	24387	25484	27309	29045	30457	31900	31989	31664	31450	29722	27530	24534	16.2%	16.2%
2007	24350	24838	26430	27858	29110	30256	30272	30827	30335	28928	27127	24603	-3.1%	-3.1%
2008	24489	25037	25516	26171	26333	26104	25673	24648	23923	23120	21761	19600	-12.7%	-12.7%
2009	19748	20059	20628	20705	20734	20853	20890	19834	19834	18945	18061	16456	-19.0%	-19.0%
(%)	-19.4%	-19.9%	-19.2%	-20.9%	-21.3%	-20.1%	-18.6%	-19.5%	-17.1%	-18.1%	-17.0%	-16.0%		

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

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Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
5.09% / .7%

15 Year Fixed
Conforming/Points
4.5% / .7%

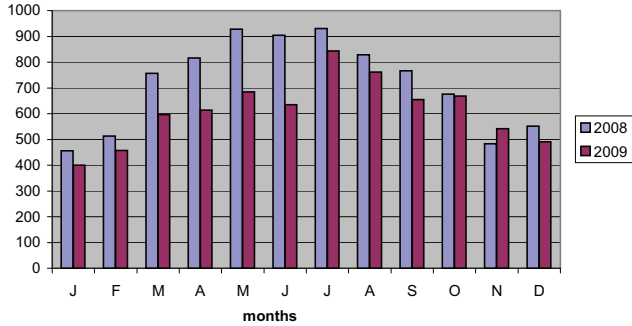
1 Year
ARM/Points
4.31% / .6

6 Month
Libor
0.43%

Prime
Rate
3.25%

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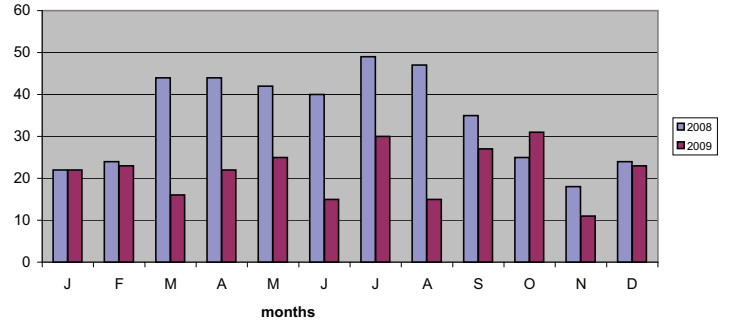
Sold Listings
(month over month)



Sold Listings 2007 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2007	550	590	858	898	1095	1087	1027	971	681	714	626	567		
2008	456	513	756	816	928	904	930	828	767	676	483	551	-10.9%	-10.9%
2009	400	457	596	614	684	635	844	761	655	668	541	491	-14.7%	-14.7%
(%)	-12.3%	-10.9%	-21.2%	-24.8%	-26.3%	-29.8%	-9.2%	-8.1%	-14.6%	-1.2%	#####	-10.9%		

High-End Market Sold
(month over month)

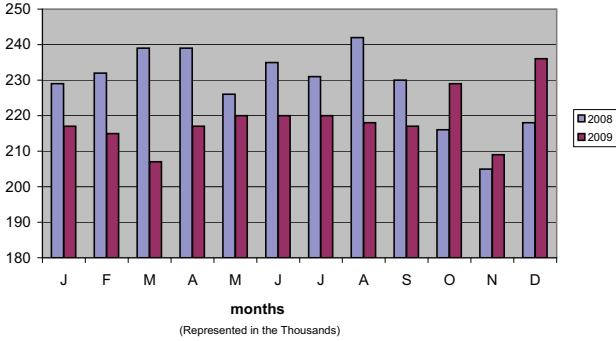


(Representing Homes \$500 thousand and above market)

Units Sold 2007 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2007	27	24	47	50	50	58	53	46	31	43	41	34		
2008	22	24	44	44	42	40	49	47	35	25	18	24	-17.9%	-17.9%
2009	22	23	16	22	25	15	30	15	27	31	11	23	-37.2%	-37.2%
(%)	0.0%	-4.2%	-63.6%	-50.0%	-40.5%	-62.5%	-38.8%	-68.1%	-22.9%	24.0%	-38.9%	-4.2%		

Average Sales Price
(month over month)

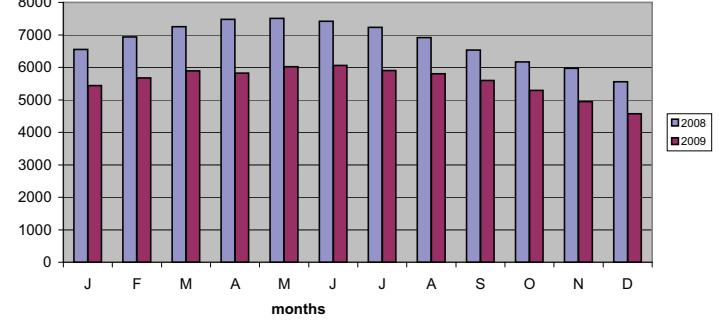


(Represented in the Thousands)

Average Sales Price 2007 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2007	240	232	242	243	240	250	244	242	240	244	243	244		
2008	229	232	239	239	226	235	231	242	230	216	205	218	-5.6%	-5.6%
2009	217	215	207	217	220	220	220	218	217	229	209	236	-4.3%	-4.3%
(%)	-5.2%	-7.3%	-13.4%	-9.2%	-2.7%	-6.4%	-4.8%	-9.9%	-5.7%	6.0%	2.0%	8.3%		

Active Inventory
(month over month)



Activity Inventory 2007 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2007	7091	7091	7634	7930	8187	8253	8136	7896	7680	7355	6961	6519		
2008	6551	6934	7250	7475	7504	7414	7233	6919	6533	6163	5971	5560	-10.2%	-10.2%
2009	5434	5679	5893	5820	6019	6060	5898	5807	5598	5288	4947	4575	-17.8%	-17.8%
(%)	-17.1%	-18.1%	-18.7%	-22.1%	-19.8%	-18.3%	-18.5%	-16.1%	-14.3%	#####	-17.1%	-17.7%		

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT

NORTHERN REGION REAL ESTATE STATISTICS

AS OF December 2009

	<u>Active Inventory</u>		<u>Sold Listings</u>
This Month	4,575	#	491
Last Month	4,947	#	541
Percentage Change	-7.5%		-9.2%
This Month, Last Year			554
Percentage Change, Compared To This Year			-11.4%
Year to Date, This Year	69,314		7,837
Year to Date, Last Year	70,114		7,578
Percentage Change	-1.2%		3.3%

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MEDIAN PRICE OF PROPERTIES CLOSED:

	Total Single Family
This Month	\$199
Last Month	\$185
This Month, Last Year	\$190
Year to Date Median, This Year	\$2,291
Year to Date Median, Last Year	\$2,324

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT METROPOLITAN DENVER REAL ESTATE STATISTICS

AS OF DECEMBER 08, 2009

	Based On Properties Under Contract*	Based On Properties Closed*
This Month	3,444	3,955
Last Month	4,910	3,958
Percentage Change	# -29.9%	-0.1%
This Month, Last Year	3,637	3,599
Percentage Change, Compared To This Year	-5.3%	9.9%
Year to Date, This Year	53,146	39,111
Year to Date, Last Year	59,361	44,603
Percentage Change	-11.7%	-14.0%

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.

0.19105

UNSOLD HOMES ON THE MARKET:

This Month	16,456
This Month, Last Year	19,600
Percentage Change	-19.1%
This Month	16,456
Last Month	18,061
Percentage Change	# -9.8%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$255,877	\$160,399	\$281,756
Last Month	\$238,852	\$152,409	\$265,498
This Month, Last Year	\$225,257	\$162,770	\$240,945
Year to Date Average, This Year	\$242,413	\$159,628	\$264,806
Year to Date Average, Last Year	\$249,897	\$171,350	\$270,261

MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$131,000	\$221,000
Last Month	\$135,900	\$218,000
This Month, Last Year	\$125,000	\$196,000