DENVER METRO REAL ESTATE REPORT

ALL DENVER METROPOLITAN REAL ESTATE TRANSACTIONS

COLDWELL BANKER

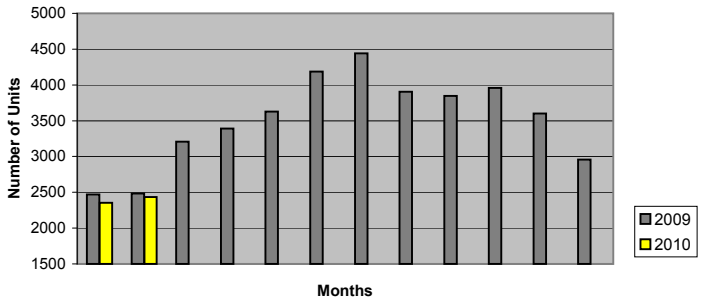
coloradohomes.com

Interest/Mortgage Rates

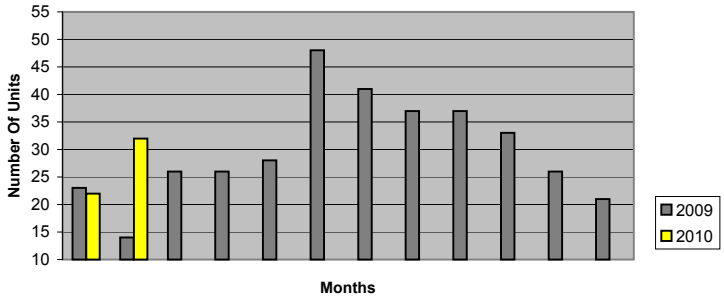
30 Year Fixed Conforming/Points	15 Year Fixed Conforming/Points	1 Year ARM/Points	6 Month Libor	Prime Rate
4.97% / 0.7	4.33% / 0.7	4.27% / 0.6	0.38%	3.25%

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 Feb. 12, 2010) For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold 2009 vs 2010 (SFR & Condo)



Total Properties Sold 2009 vs 2010 (Million Dollar plus SFR & Condo)



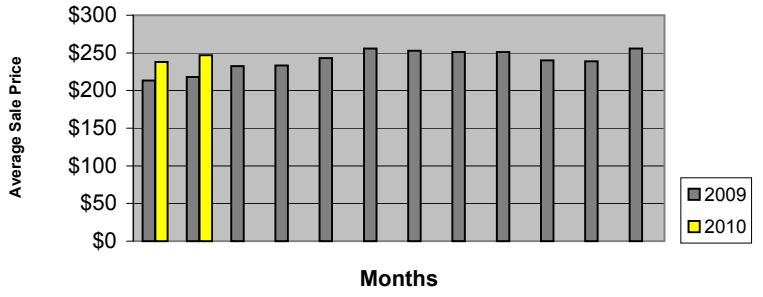
Total Properties Sold 2008 - 2010 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	2987	3001	3709	4265	4664	4845	5123	4542	4265	4282	2920	3234		
2009	2469	2484	3206	3390	3628	4186	4440	3905	3846	3958	3599	2959	-12.1%	-17.3%
2010	2353	2436												-3.3%
(%)	-4.7%	-1.9%												

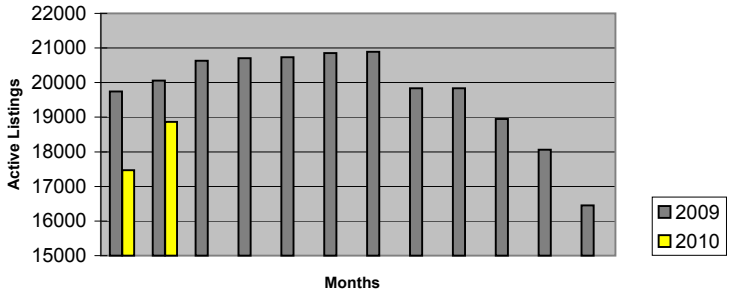
Properties Sold 2008 - 2010 (Million Dollar plus SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	47	44	42	50	58	79	71	59	37	41	20	33		
2009	23	14	26	26	28	48	41	37	37	33	26	21	-38.0%	-59.3%
2010	22	32												45.9%
(%)	-4.3%	128.6%												

Average Sales Price 2009 vs 2010 (SFR & Condo)



Total Active Listings 2009 vs 2010 (SFR & Condo)



Average Sales Price 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	$257	$255	$254	$248	$256	$267	$262	$261	$239	$232	$227	$225		
2009	$213	$218	$232	$233	$243	$256	$253	$251	$251	$240	$239	$256	-3.3%	-15.7%
2010	$238	$247												12.4%
(%)	11.6%	13.3%												

Total Property Listings 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	24489	25037	25516	26171	26333	26104	25673	24648	23923	23120	21761	19600		
2009	19748	20059	20628	20705	20734	20853	20890	19834	19834	18945	18061	16456	-19.0%	-19.6%
2010	17465	18869												-8.7%
(%)	-11.6%	-5.9%												

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 February 2010

		Based On Properties Under Contract*	Based On Properties Closed*
This Month		4,414	2,436
Last Month		3,690	2,353
Percentage Change	#	19.6%	3.5%
This Month, Last Year		4,183	2,484
Percentage Change, Compared To This Year		5.5%	-1.9%
Year to Date, This Year		8,104	4,789
Year to Date, Last Year		8,014	4,953
Percentage Change		1.1%	-3.3%

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 calander 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		18,869
This Month, Last Year		20,059
Percentage Change		-5.9%
This Month		18,869
Last Month		17,465
Percentage Change	#	8.0%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	$247,471	$166,206	$269,688
Last Month	$238,155	$157,701	$260,530
This Month, Last Year	$218,010	$138,239	$236,920
Year to Date Average, This Year	$242,894	$161,999	$265,197
Year to Date Average, Last Year	$215,670	$138,239	$236,920

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Single Family
This Month	$132,500	$220,750
Last Month	$130,500	$210,000
This Month, Last Year	$117,725	$192,000