

GUARDIAN TITLE AGENCY MARKET UPDATE

IDAHO SPRINGS, CO
80452

- **Current Real Estate Market Conditions for Single Family Homes**
- **Trends in Pricing**
- **Current Levels of Supply and Demand**
- **Value Metrics**

- **Report for the week of**
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This Week

- The median list price in IDAHO SPRINGS, CO 80452 this week is \$265,000. The 65 properties have been on the market for an average of 206 days.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics

Real-Time Market Profile		Trend
Median List Price	\$ 265,000	↑↑
Average List Price	\$ 350,657	
Asking Price Per Square Foot	\$ 150	↑↑
Average Days on Market (DoM)	206	↓↓
Inventory of Properties Listed	65	↑↑
Most Expensive Listing	\$ 2,495,000	
Least Expensive Listing	\$ 55,000	
Average Age of Listing	40	
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1800	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	

Altos Research Value Statistics			
Market Action Index	Strong Buyer's	8.2	↓
The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.			

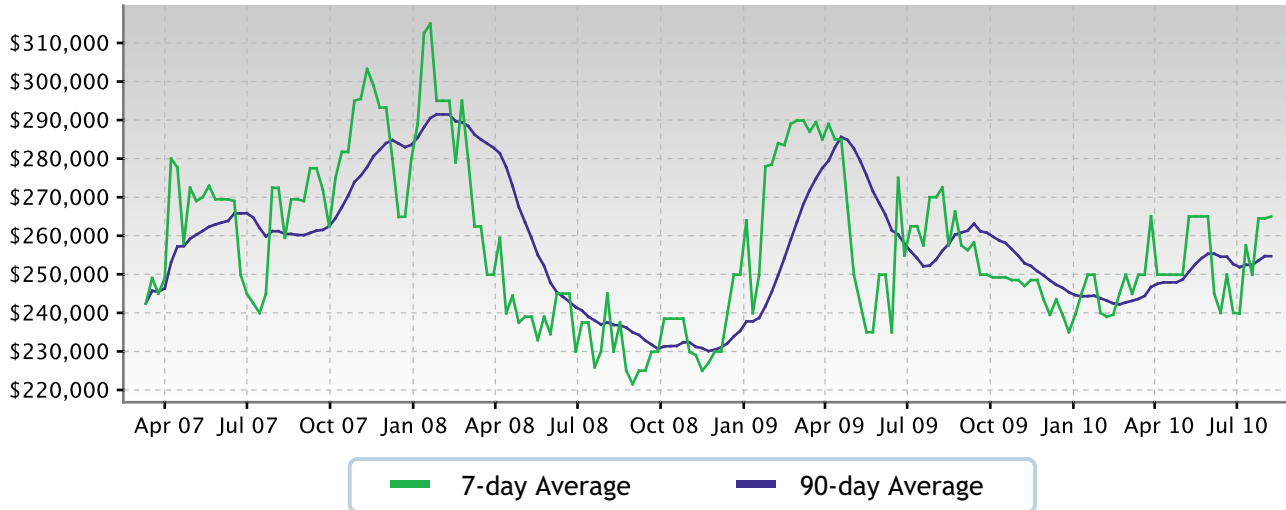
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 575,000	2825	1.0 - 2.5 acres	3.0	3.0	12	16	2	0	181	Most expensive 25% of properties
Upper/Second	\$ 321,500	2059	8,001 - 10,000 sqft	3.0	2.0	80	16	0	0	243	Upper-middle 25% of properties
Lower/Third	\$ 222,000	1620	0.25 - 0.50 acre	3.0	2.0	27	16	0	0	191	Lower-middle 25% of properties
Bottom/Fourth	\$ 130,000	1224	0.25 - 0.50 acre	2.5	2.0	37	17	1	1	210	Least expensive 25% of properties

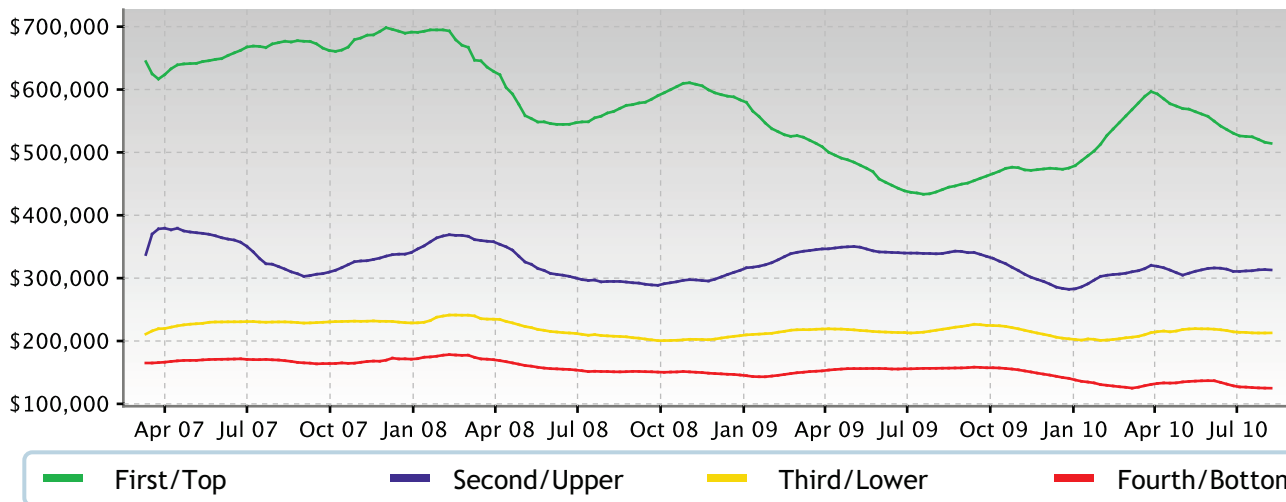
Median Price

In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.



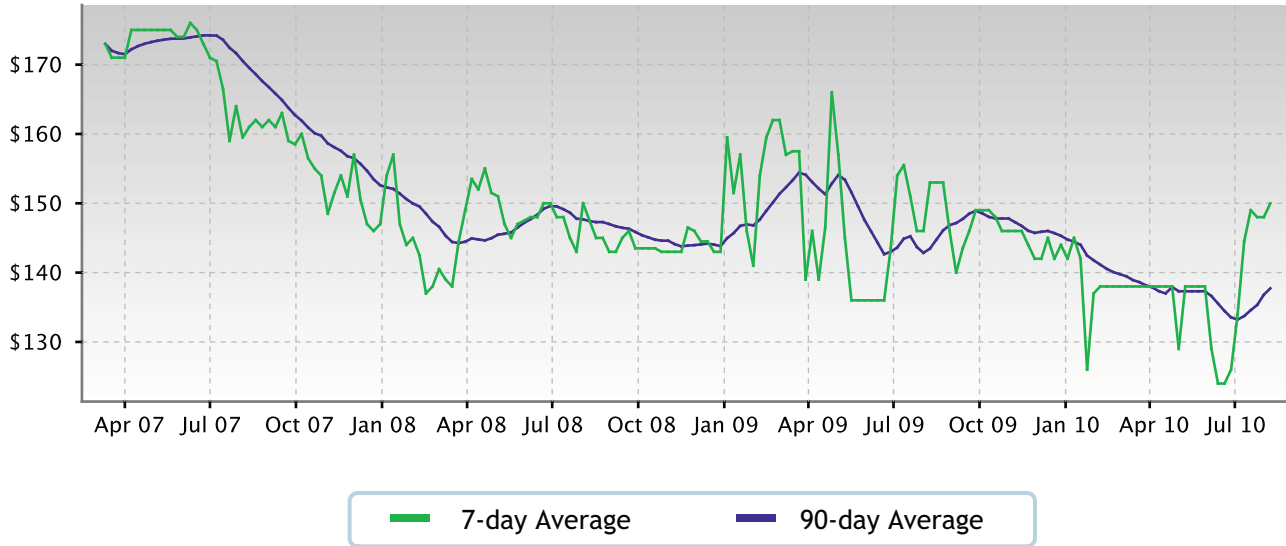
Quartile Prices

In the quartile market segments, we see price for this zip code in general with price stagnation in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



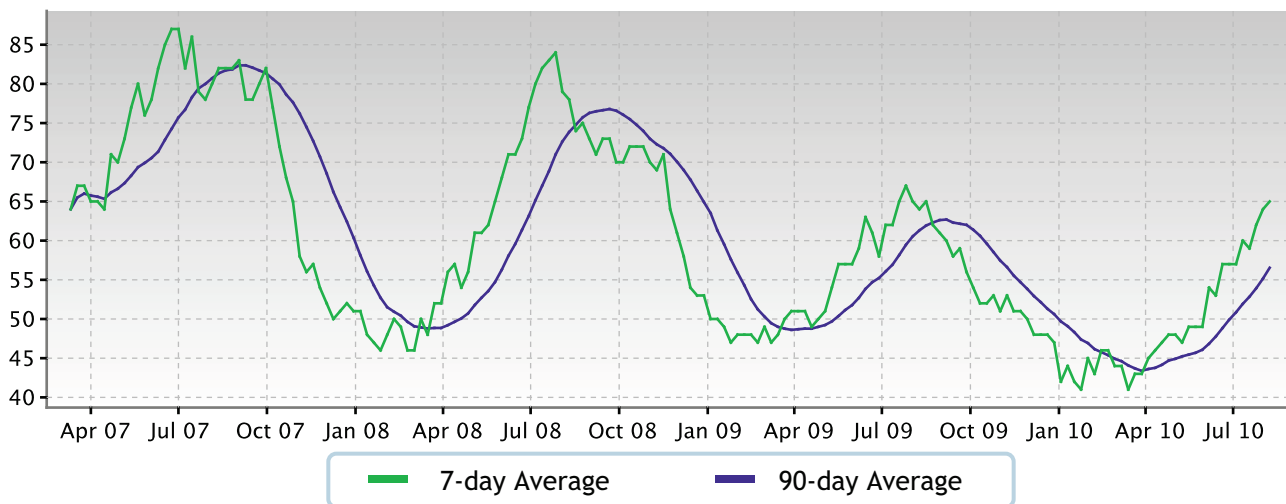
Price per Square Foot

The market appears to be placing an increasing premium on homes. When list prices and price per square foot consistently increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



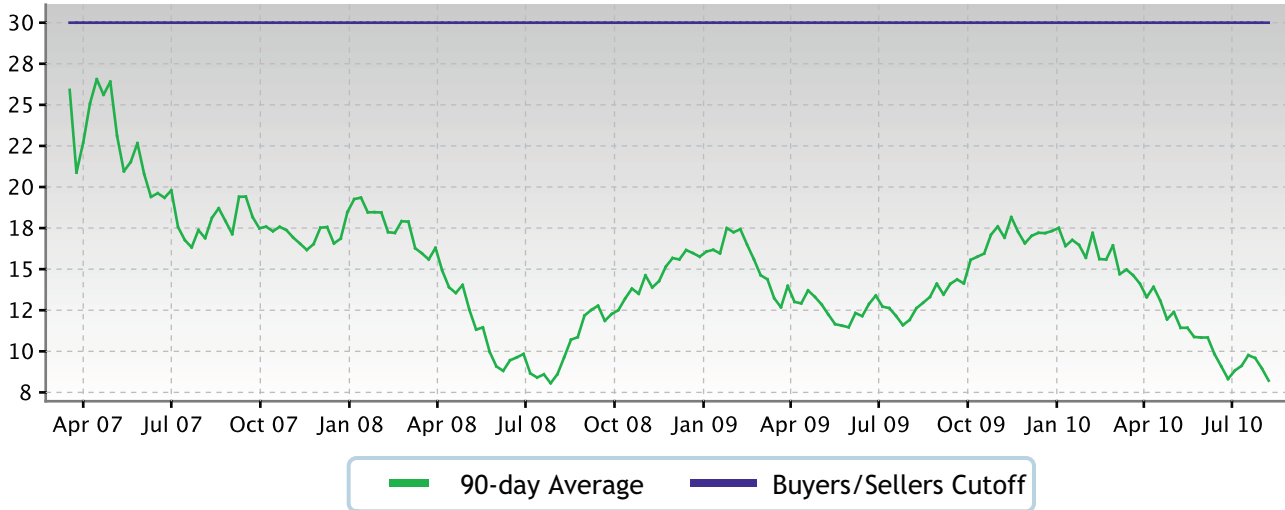
Inventory of Properties Listed for Sale

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



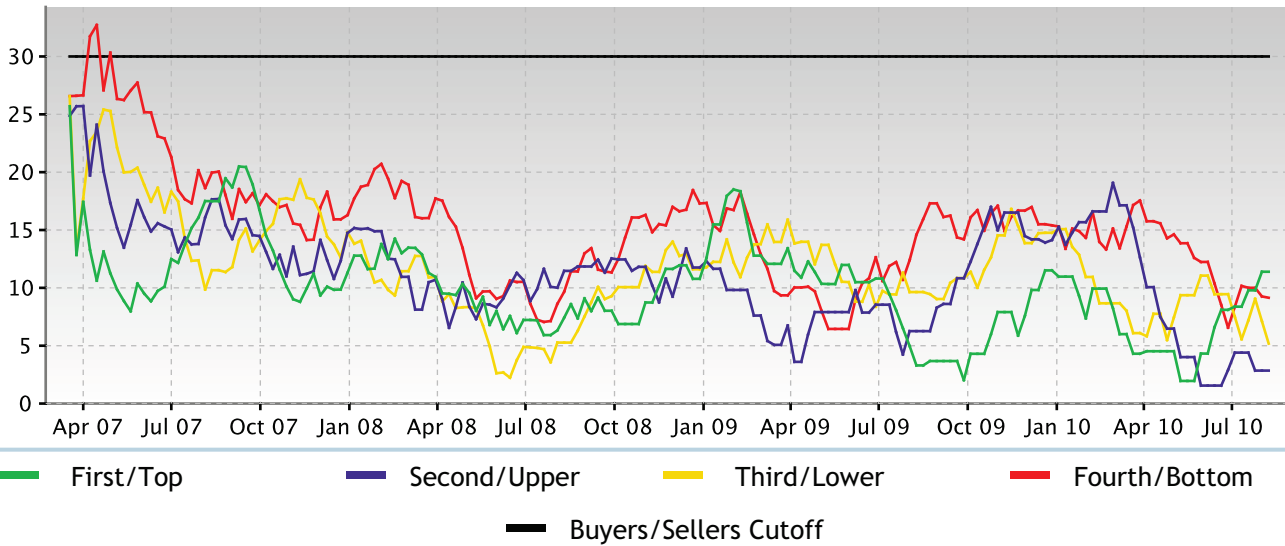
Market Action Index

The IDAHO SPRINGS, 80452 market is currently quite strongly in the Buyer's Advantage zone (below 30). The 90-day Market Action Index stands at 8.21. With several months of inventory available at the current sales rate, buyers should find ample choice.



Market Action Index per Quartile

Not surprisingly, all quartiles are in the Buyer's Market zone with several months of inventory given the current levels of demand. Watch the quartiles for changes before the overall market shifts.

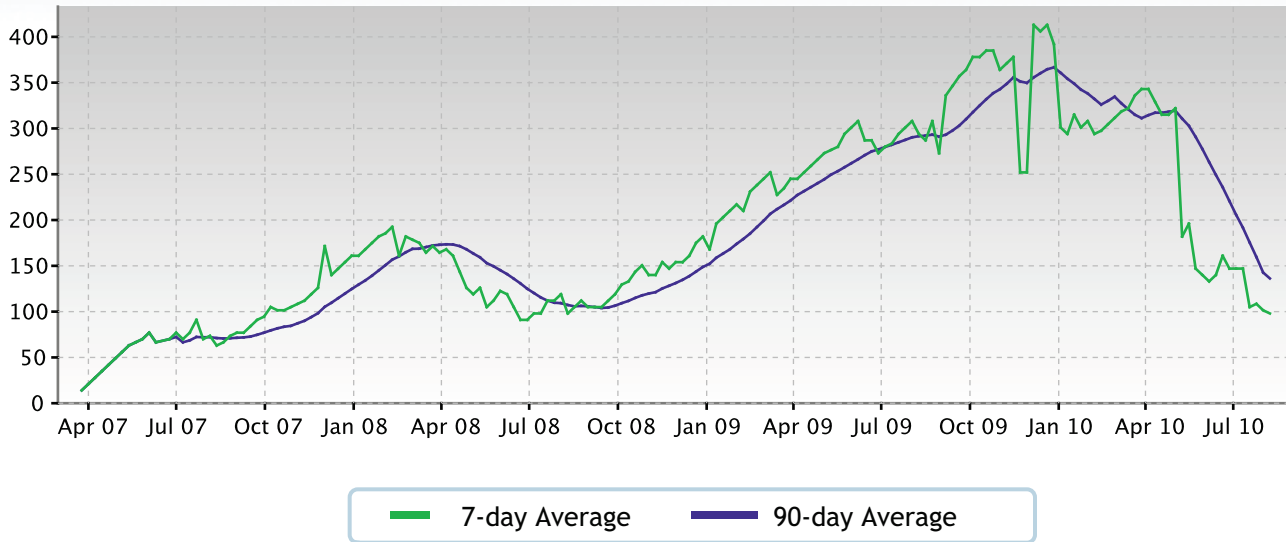


Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

The Market Action Index (MAI) illustrates a balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

Days on Market

The properties have been on the market for an average of 206 days. Half of the listings have come newly on the market in the past 98 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

