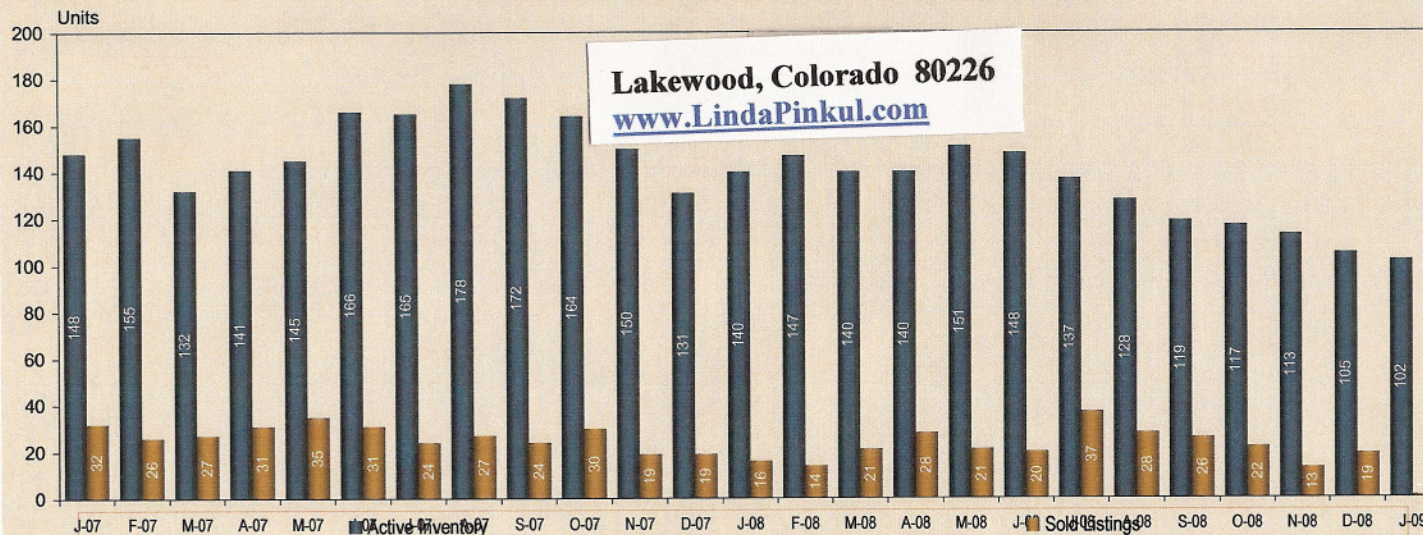


### Market Area Active Inventory vs Sold Listings

1/7/2009



FILTER: Sales Price: \$-\$999,999,000 Prop. Types: SFH Areas: 80226

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	148	140	102	130	102	178	141	140	102	-38	-27.1%	148	102	-46	-31.1%
Sold Listings	32	16	1	16	1	37	24	16	1	-15	-93.8%	32	1	-31	-96.9%

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	220	220	245	217	200	234	220	215	200	206	191	184	215	220	219	193	237	228	205	207	215	204	190	185	165
Sold Average Price	215	206	257	241	204	273	231	224	211	212	224	264	236	220	214	199	235	225	224	250	231	196	219	190	165
List Median Price	240	230	220	250	235	243	230	250	235	249	235	230	236	240	265	235	243	235	276	270	246	240	220	210	230
List Average Price	311	251	238	264	253	266	251	258	261	263	236	268	266	269	283	263	276	254	299	303	262	263	260	249	222
New Listings	53	58	53	58	65	76	79	80	70	60	46	29	58	60	44	70	61	64	55	44	41	46	38	24	4
Active Inventory	148	155	132	141	145	166	165	178	172	164	150	131	140	147	140	140	151	148	137	128	119	117	113	105	102
Sold Listings	32	26	27	31	35	31	24	27	24	30	19	19	16	14	21	28	21	20	37	28	26	22	13	19	1
Expired or Cancelled	37	24	34	25	28	34	42	45	51	45	42	33	34	32	26	45	26	29	40	32	23	31	26	21	7
Accepted Offers (AO)	29	26	42	24	33	21	38	22	24	23	18	15	15	21	25	26	24	38	25	21	28	16	16	11	
AO / New Listings	54.7	44.8	79.2	41.4	50.8	27.6	48.1	27.5	34.3	38.3	39.1	51.7	25.9	35.0	56.8	37.1	39.3	59.4	45.5	47.7	68.3	34.8	42.1	45.8	
AO / Inventory	19.6	16.8	31.8	17.0	22.8	12.7	23.0	12.4	14.0	14.0	12.0	11.5	10.7	14.3	17.9	18.6	15.9	25.7	18.2	16.4	23.5	13.7	14.2	10.5	
Days on Market (DOM)	55	51	53	56	79	37	50	47	46	40	54	49	43	39	55	51	64	33	59	58	47	64	21	56	57
Mos Supply Inv. (MSI)	4.6	6.0	4.9	4.5	4.1	5.4	6.9	6.6	7.2	5.5	7.9	6.9	8.8	10.5	6.7	5.0	7.2	7.4	3.7	4.6	4.6	5.3	8.7	5.5	102.0
\$ per Sq Feet	152	143	164	151	148	169	163	154	148	144	148	167	139	158	145	153	154	144	154	154	159	137	141	131	91
Sale Price / List Price	92.0	92.2	97.2	94.3	93.4	95.8	97.7	94.6	92.5	94.9	95.1	96.3	96.7	90.1	97.3	91.7	93.9	92.8	90.7	94.8	93.7	92.8	93.5	94.1	67.1
3Mo Sold Avg \$	241	220	226	235	232	238	235	245	222	216	215	230	242	242	222	208	214	217	227	233	234	228	216	200	201
3Mo List Avg \$	271	278	266	252	252	261	257	258	257	260	255	255	256	268	272	270	273	264	275	282	289	276	262	259	254
3Mo \$ per SqFt	161	150	153	153	154	156	159	162	155	149	146	151	152	155	147	151	151	151	151	152	155	151	147	136	134
3Mo Sale P / List P	95.2	93.0	93.7	94.6	94.8	94.4	95.4	96.0	94.9	94.1	94.2	95.4	96.0	94.6	95.1	93.2	94.0	92.7	92.1	92.6	92.8	93.9	93.4	93.4	93.0

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.

