

303.409.1500

# NORTHERN COLORADO REAL ESTATE REPORT

( ALL IRES MLS REAL ESTATE TRANSACTIONS )

WWW.COLORADOHOMES.COM



888.781.7425

## Interest/Mortgage Rates

**30 Year Fixed  
Conforming/Points  
6.07% / 0.5**

**15 Year Fixed  
Conforming/Points  
5.68% / 0.6**

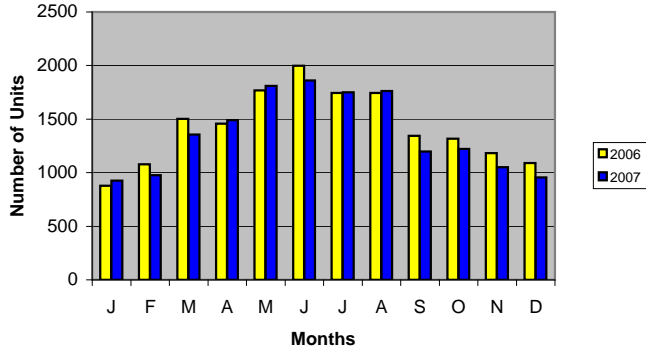
**1 Year  
ARM/Points  
5.47% / 0.5**

**6 Month  
Libor  
4.60%**

**Prime  
Rate  
7.25%**

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, misprints and shall be held totally harmless. Source: Freddie Mac (Week ending January 11, 2007) For Additional Info on Current Rates call 888-781-7425.

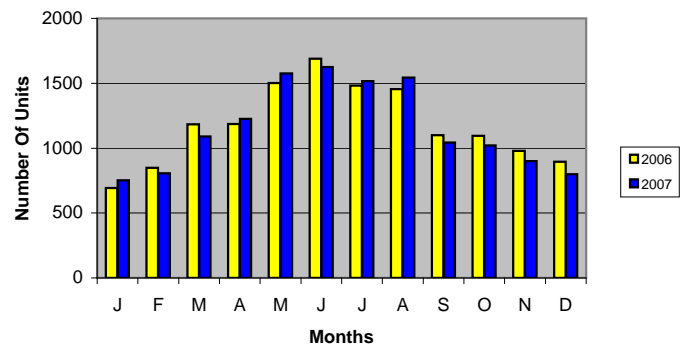
**TOTAL Properties Sold 2006 vs 2007**  
(All Housing Categories)



**Total Properties Sold 2006 vs 2007 (All Housing Categories)**

	J	F	M	A	M	J	J	A	S	O	N	D
2006	877	1079	1502	1457	1769	1998	1744	1743	1344	1318	1182	1091
2007	925	976	1356	1489	1810	1860	1751	1763	1197	1222	1052	955
(%)	5.5%	-9.5%	-9.7%	2.2%	2.3%	-6.9%	0.4%	1.1%	-10.9%	-7.3%	-11.0%	-12.5%
YTD AVG	925	951	1086	1187	1311	1403	1452	1491	1459	1435	1400	1363

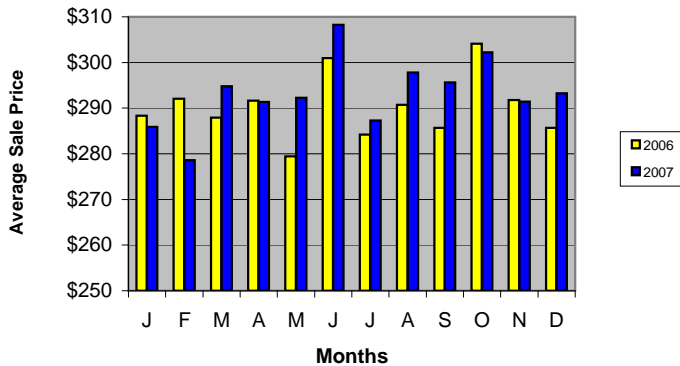
**RESALE Properties Sold 2006 vs 2007**  
(All Housing Categories)



**Properties Sold 2006 vs 2007 (All Housing Categories)**

	J	F	M	A	M	J	J	A	S	O	N	D
2006	692	849	1184	1186	1501	1689	1483	1455	1101	1094	980	895
2007	751	806	1089	1226	1577	1624	1516	1544	1042	1020	900	798
(%)	8.5%	-5.1%	-8.0%	3.4%	5.1%	-3.8%	2.2%	6.1%	-5.4%	-6.8%	-8.2%	-10.8%
YTD AVG	751	779	882	968	1090	1179	1227	1267	1242	1220	1190	1158

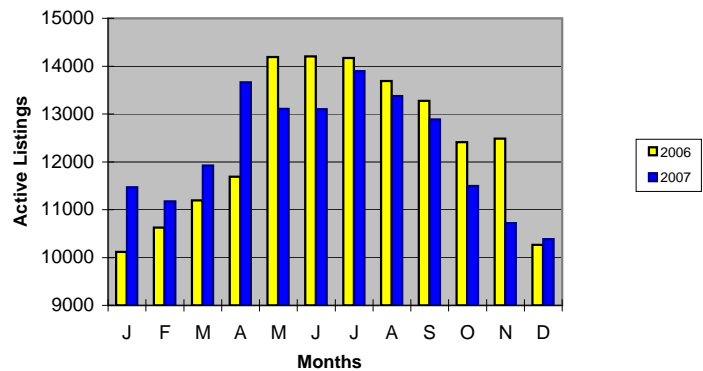
**Average Sales Price 2006 vs 2007**  
(SFR/Condo)



**Average Sales Price 2006 vs 2007**

	J	F	M	A	M	J	J	A	S	O	N	D
2006	\$288	\$292	\$288	\$292	\$279	\$301	\$284	\$291	\$286	\$304	\$292	\$286
2007	\$286	\$279	\$295	\$291	\$292	\$308	\$287	\$298	\$296	\$302	\$291	\$293
(%)	-0.8%	-4.6%	2.4%	-0.1%	4.6%	2.4%	1.1%	2.4%	3.5%	-0.6%	-0.1%	2.7%
YTD AVG	286	282	286	288	289	292	291	292	292	293	293	293

**Total Active Listings 2006 vs 2007 (SFR/Condo)**



**Total Property Listings 2006 vs 2007**

	J	F	M	A	M	J	J	A	S	O	N	D
2006	10120	10625	11197	11692	14192	14202	14171	13690	13276	12410	12487	10261
2007	11468	11172	11922	13661	13104	13101	13897	13377	12883	11492	10718	10386
(%)	13.3%	5.1%	6.5%	16.8%	-7.7%	-7.8%	-1.9%	-2.3%	-3.0%	-7.4%	-14.2%	1.2%
YTD AVG	11468	11320	11521	12056	12265	12405	12618	12713	12732	12608	12436	12265

(Represented in the Thousands)

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

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### Interest/Mortgage Rates

**30 Year Fixed Conforming/Points**  
6.07% / 0.5

**15 Year Fixed Conforming/Points**  
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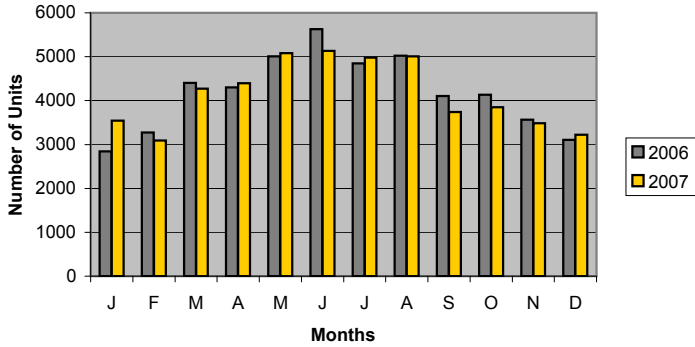
**1 Year ARM/Points**  
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**6 Month Libor**  
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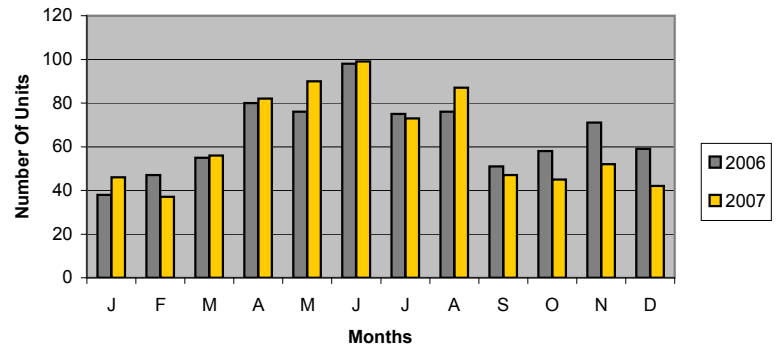
**Prime Rate**  
7.25%

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**Total Properties Sold 2006 vs 2007 (SFR & Condo)**



**Total Properties Sold 2006 vs 2007 (Million Dollar plus SFR & Condo)**



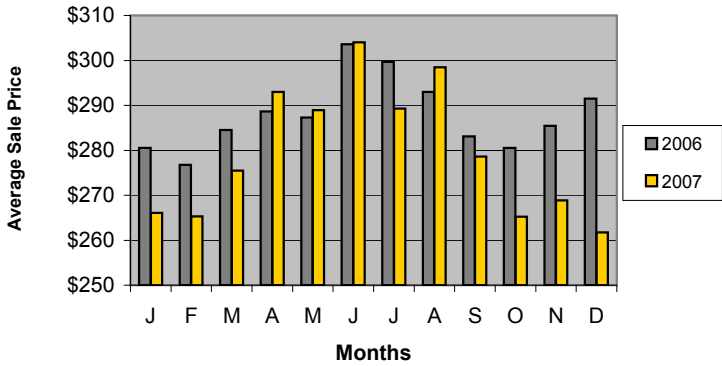
**Total Properties Sold 2003 - 2007 (SFR & Condo)**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2003	3044	2617	3117	3823	3914	4876	5022	4837	4802	4292	3676	3881	
2004	2849	2678	4000	4432	5241	5590	5394	5180	4833	4443	4545	3824	10.5%
2005	2937	3008	4090	4461	5013	5511	5372	5511	4826	4336	4225	3538	0.2%
2006	2843	3273	4405	4300	5010	5628	4850	5025	4108	4133	3565	3104	-4.6%
2007	3540	3090	4274	4399	5081	5129	4980	5010	3737	3848	3482	3219	-1.2%
(%)	24.5%	-5.6%	-3.0%	2.3%	1.4%	-8.9%	2.7%	-0.3%	-9.0%	-6.9%	-2.3%	3.7%	

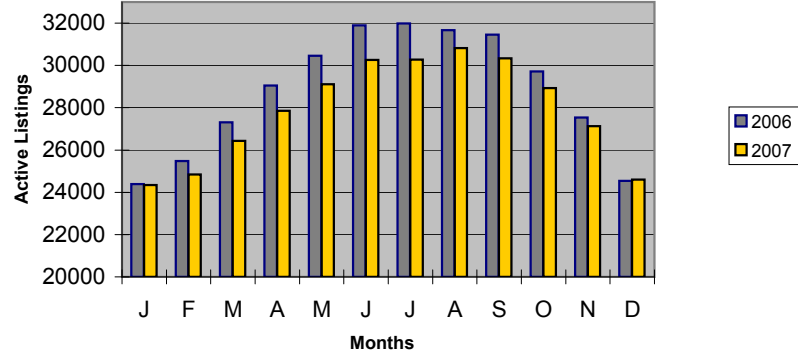
**Properties Sold 2003 - 2007 (Million Dollar plus SFR & Condo)**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2003	20	17	19	29	30	34	39	37	39	37	30	26	
2004	32	27	23	49	52	44	52	61	49	48	37	36	30.2%
2005	27	29	33	62	47	63	93	64	64	54	54	51	19.7%
2006	38	47	55	80	76	98	75	76	51	58	71	59	18.6%
2007	46	37	56	82	90	99	73	87	47	45	52	42	-1.5%
(%)	21.1%	-21.3%	1.8%	2.5%	18.4%	1.0%	-2.7%	14.5%	-7.8%	-22.4%	-26.8%	-28.8%	

**Average Sales Price 2006 vs 2007 (SFR & Condo)**



**Total Active Listings 2006 vs 2007 (SFR & Condo)**



**Average Sales Price 2003 - 2007**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2003	\$244	\$242	\$246	\$237	\$252	\$255	\$261	\$261	\$258	\$253	\$259	\$252	
2004	\$262	\$253	\$253	\$262	\$270	\$269	\$272	\$273	\$266	\$266	\$266	\$266	5.0%
2005	\$267	\$268	\$269	\$279	\$281	\$285	\$291	\$288	\$282	\$285	\$282	\$279	5.4%
2006	\$281	\$277	\$284	\$289	\$287	\$304	\$300	\$293	\$283	\$281	\$285	\$291	2.7%
2007	\$266	\$265	\$275	\$293	\$289	\$304	\$289	\$298	\$279	\$265	\$269	\$262	-2.3%
(%)	-5.2%	-4.1%	-3.2%	1.5%	0.5%	0.2%	-3.5%	1.9%	-1.6%	-5.5%	-5.8%	-10.2%	

**Total Property Listings 2003 - 2007**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2003	21288	22989	23967	24972	26103	26533	26764	26613	26071	25181	23814	21623	
2004	21846	23212	24909	26584	27510	28043	28026	27592	26976	26030	24533	20891	3.8%
2005	20917	21730	23023	24164	24945	25817	26411	26650	27200	26828	26020	23572	-4.2%
2006	24387	25484	27309	29045	30457	31900	31989	31664	31450	29722	27530	24534	14.7%
2007	24350	24838	26430	27858	29110	30256	30272	30827	30335	28928	27127	24603	-3.4%
(%)	-0.2%	-2.5%	-3.2%	-4.1%	-4.4%	-5.2%	-5.4%	-2.6%	-3.5%	-2.7%	-1.5%	0.3%	

(Represented in the Thousands)

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