

Coldwell Banker #1 IN COLORADO



DENVER METRO REAL ESTATE REPORT

ALL DENVER METROPOLITAN REAL ESTATE TRANSACTIONS

COLORADOHOMES.COM

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
3.96 / .6

15 Year Fixed
Conforming/Points
3.21 / .5

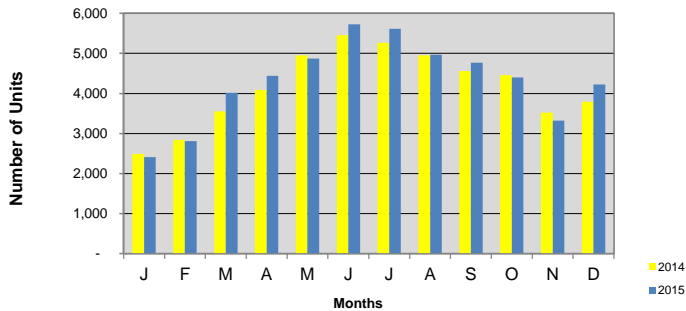
1 Year
ARM/Points
2.66 / .2

6 Month
Libor
0.85

Prime
Rate
3.50%

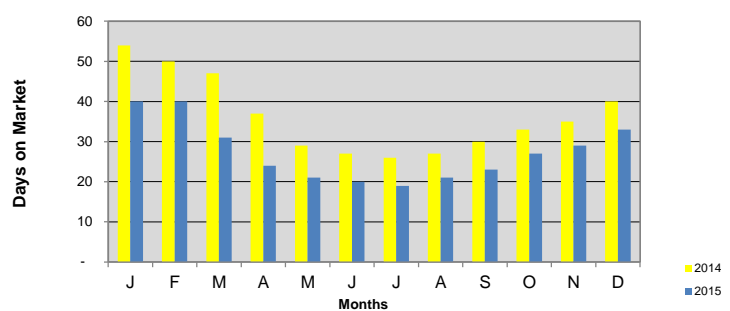
All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold (SFR & Condo)



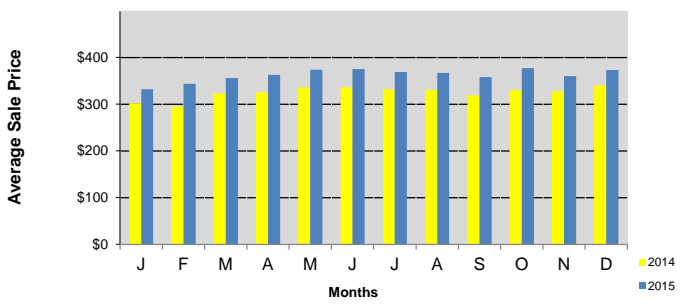
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	2,234	2,286	3,166	3,563	4,244	4,501	4,254	4,295	3,661	3,756	3,396	3,129	18.8%	18.8%
2013	2,713	2,725	4,003	4,367	5,279	5,176	5,658	5,276	4,561	4,792	3,410	3,494	21.1%	21.1%
2014	2,493	2,840	3,556	4,092	4,954	5,455	5,264	4,955	4,562	4,455	3,519	3,795	-2.9%	-2.9%
2015	2,409	2,807	4,014	4,436	4,869	5,723	5,613	4,965	4,770	4,399	3,322	4,224		3.2%
(%)	-3.4%	-1.2%	12.9%	8.4%	-1.7%	4.9%	6.6%	0.2%	4.6%	-1.3%	-5.6%	11.3%		

Days on Market (SFR & Condo)



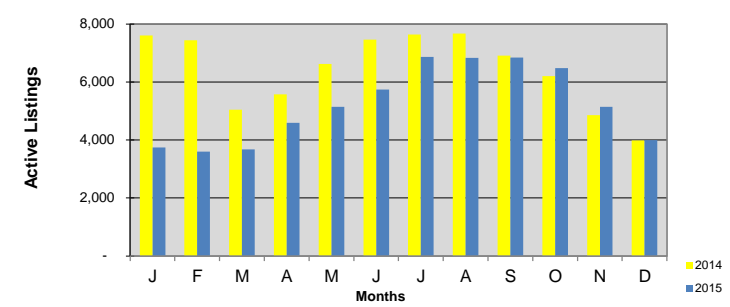
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	92	92	89	77	66	58	54	53	54	56	61	64	-28.0%	-28.0%
2013	68	69	57	48	41	35	31	33	34	39	45	50	-32.6%	-32.6%
2014	54	50	47	37	29	27	26	27	30	33	35	40	-20.9%	-20.9%
2015	40	40	31	24	21	20	19	21	23	27	29	33		-24.6%
(%)	-25.9%	-20.0%	-34.0%	-35.1%	-27.6%	-25.9%	-26.9%	-22.2%	-23.3%	-18.2%	-17.1%	-17.5%		

Average Sales Price (SFR & Condo)



	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	\$244	\$243	\$255	\$274	\$283	\$295	\$287	\$284	\$281	\$280	\$284	\$286	9.1%	9.1%
2013	\$274	\$275	\$297	\$308	\$307	\$318	\$318	\$312	\$302	\$298	\$304	\$304	9.7%	9.7%
2014	\$302	\$295	\$323	\$325	\$336	\$336	\$332	\$331	\$319	\$330	\$328	\$340	7.7%	7.7%
2015	\$332	\$344	\$356	\$363	\$374	\$375	\$369	\$367	\$358	\$377	\$360	\$373		11.6%
(%)	9.9%	16.6%	10.2%	11.7%	11.3%	11.6%	11.1%	10.9%	12.2%	14.2%	9.8%	9.7%		

Active Inventory (SFR & Condo)



	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	14,661	14,263	14,018	13,622	13,466	13,358	13,053	12,967	12,498	11,712	10,898	9,257	-41.7%	-41.7%
2013	8,847	8,599	8,460	8,716	9,801	10,438	10,948	11,208	10,819	9,942	8,554	6,765	-26.5%	-26.5%
2014	7,610	7,441	5,045	5,572	6,619	7,458	7,640	7,668	6,905	6,207	4,862	3,987	-31.9%	-31.9%
2015	3,741	3,600	3,681	4,592	5,139	5,735	6,865	6,838	6,840	6,484	5,142	4,000		-18.6%
(%)	-50.8%	-51.6%	-27.0%	-17.6%	-22.4%	-23.1%	-10.1%	-10.8%	-0.9%	4.5%	5.8%	0.3%		

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

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Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
3.96 / .6

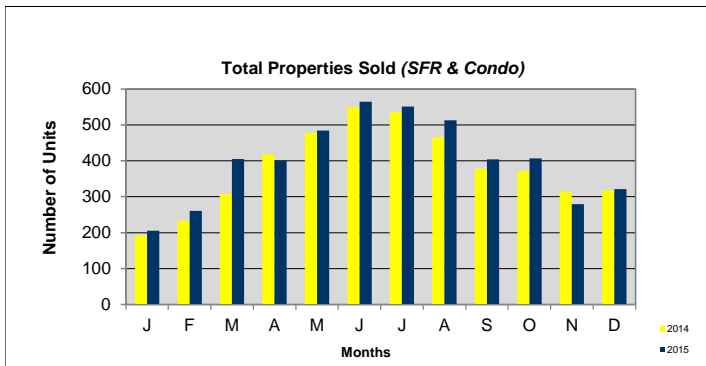
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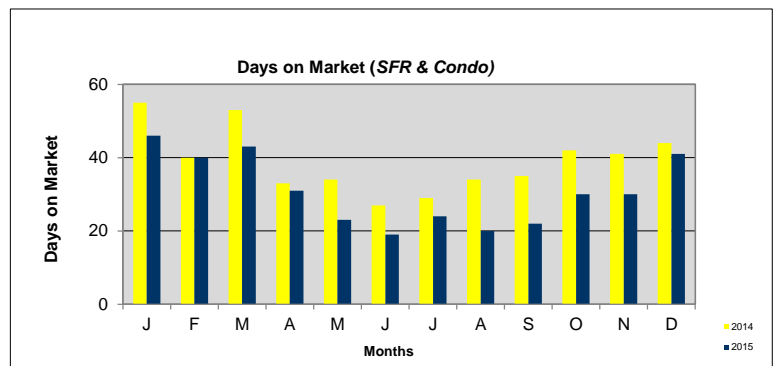
6 Month
Libor
0.85

Prime
Rate
3.50%

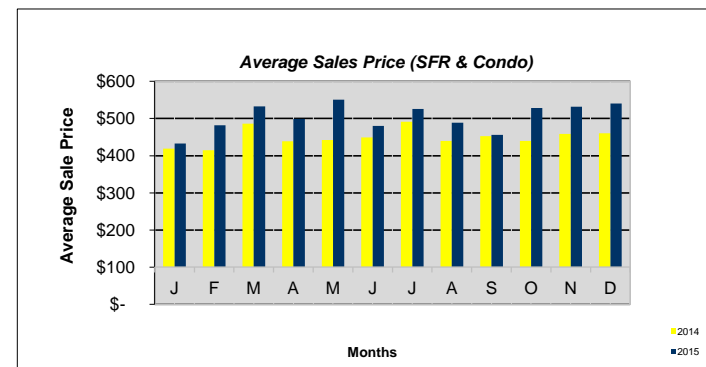
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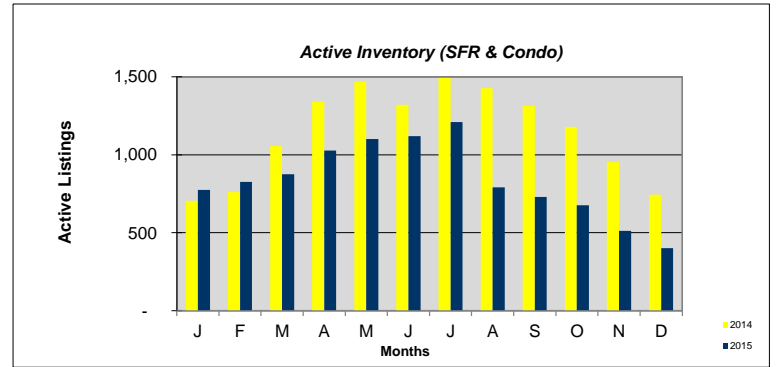
Total Properties Sold 2012 - 2015														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	186	216	317	379	507	557	513	439	328	356	339	279	23.9%	23.9%
2013	231	262	361	453	504	562	571	549	379	362	307	290	9.4%	9.4%
2014	192	233	308	418	478	549	535	466	378	371	315	318	-5.6%	-5.6%
2015	205	261	405	401	484	565	551	513	404	407	279	321		5.2%
(%)	6.8%	12.0%	31.5%	-4.1%	1.3%	2.9%	3.0%	10.1%	6.9%	9.7%	-11.4%	0.9%		



Days on Market 2012 - 2015														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	97	101	108	93	71	58	60	56	58	67	58	78	-23.4%	-23.4%
2013	69	75	57	46	38	36	30	39	31	40	45	52	-38.3%	-38.3%
2014	55	40	53	33	34	27	29	34	35	42	41	44	-16.3%	-16.3%
2015	46	40	43	31	23	19	24	20	22	30	30	41		-21.0%
(%)	-16.4%	0.0%	-18.9%	-6.1%	-32.4%	-29.6%	-17.2%	-41.2%	-37.1%	-28.6%	-26.8%	-6.8%		



Average Sales Price 2012 - 2015														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	\$408	\$408	\$414	\$384	\$408	\$420	\$400	\$395	\$367	\$389	\$400	\$424	3.4%	3.4%
2013	\$393	\$421	\$404	\$434	\$456	\$448	\$454	\$435	\$406	\$445	\$439	\$437	7.4%	7.4%
2014	\$419	\$415	\$486	\$439	\$442	\$449	\$491	\$440	\$453	\$440	\$459	\$460	4.3%	4.3%
2015	\$433	\$482	\$533	\$499	\$551	\$480	\$526	\$489	\$456	\$528	\$532	\$540		12.2%
(%)	3.3%	16.1%	9.7%	13.7%	24.7%	6.9%	7.1%	11.1%	0.7%	20.0%	15.9%	17.4%		



Active Inventory 2012 - 2015														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	1,492	1,490	1,549	1,617	1,606	1,590	1,632	1,588	1,462	1,244	1,094	910	-32.3%	-32.3%
2013	904	858	890	976	1,099	1,186	1,215	1,201	1,126	983	843	730	-30.5%	-30.5%
2014	705	761	1,055	1,341	1,468	1,319	1,492	1,426	1,314	1,179	953	743	14.5%	14.5%
2015	775	825	875	1,026	1,101	1,119	1,209	790	729	676	512	401		-27.0%
(%)	9.9%	8.4%	-17.1%	-23.5%	-25.0%	-15.2%	-19.0%	-44.6%	-44.5%	-42.7%	-46.3%	-46.0%		

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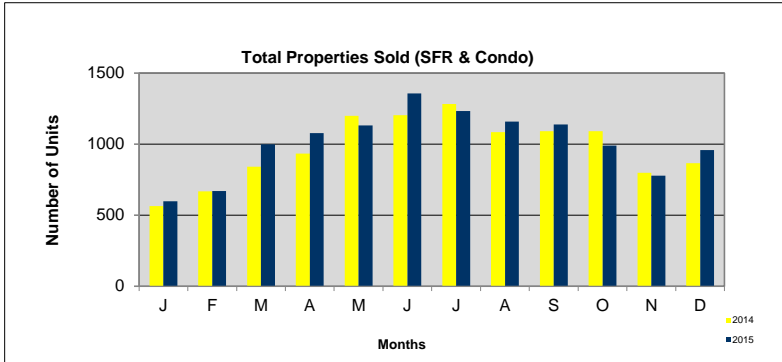
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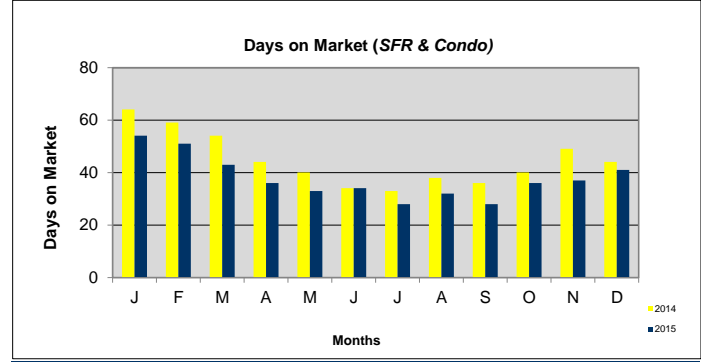
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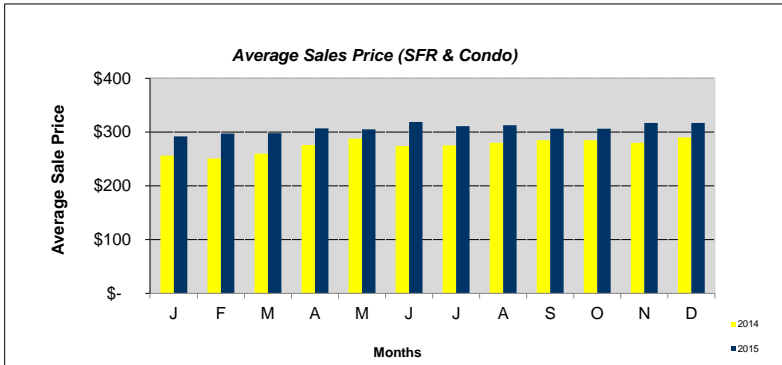
Total Properties Sold 2012 - 2015

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	433	486	748	803	995	1043	995	1012	818	824	781	695	17.8%	17.8%
2013	544	641	890	963	1186	1143	1257	1185	936	897	814	856	17.4%	17.4%
2014	563	667	840	933	1199	1203	1282	1083	1090	1090	798	866	2.7%	2.7%
2015	598	670	998	1077	1130	1357	1232	1159	1138	990	777	957		4.0%
(%)	6.2%	0.4%	18.8%	15.4%	-5.8%	12.8%	-3.9%	7.0%	4.4%	-9.2%	-2.6%	10.5%		



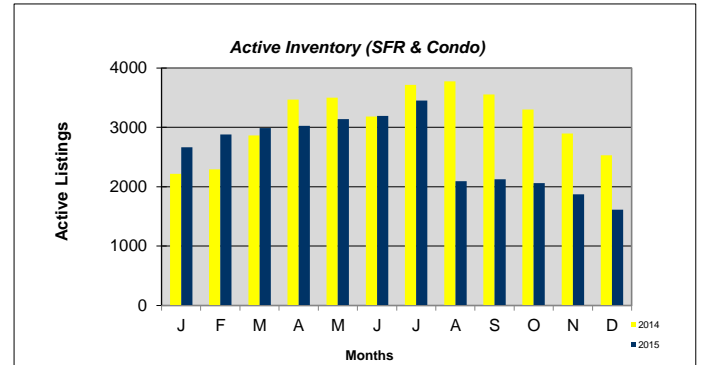
Days on Market 2012 - 2015

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	102	85	95	82	68	69	60	63	63	73	72	72	-14.9%	-14.9%
2013	68	76	62	49	52	46	40	39	42	42	53	56	-30.9%	-30.9%
2014	64	59	54	44	40	34	33	38	36	40	49	44	-14.4%	-14.4%
2015	54	51	43	36	33	34	28	32	28	36	37	41		-15.3%
(%)	-15.6%	-13.6%	-20.4%	-18.2%	-17.5%	0.0%	-15.2%	-15.8%	-22.2%	-10.0%	-24.5%	-6.8%		



Average Sales Price 2012-2015

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	\$237	\$215	\$237	\$241	\$233	\$247	\$241	\$239	\$255	\$245	\$245	\$246	6.6%	6.6%
2013	\$240	\$238	\$251	\$254	\$255	\$268	\$265	\$260	\$260	\$258	\$262	\$267	6.8%	6.8%
2014	\$256	\$251	\$260	\$276	\$288	\$274	\$275	\$280	\$285	\$285	\$280	\$290	7.2%	7.2%
2015	\$292	\$297	\$298	\$307	\$305	\$319	\$311	\$313	\$306	\$306	\$317	\$317		11.8%
(%)	14.1%	18.3%	14.6%	11.2%	5.9%	16.4%	13.1%	11.8%	7.4%	7.4%	13.2%	9.3%		



Active Inventory 2012 - 2015

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2012	3140	3089	3200	3324	3457	3534	3504	3483	3366	3151	2938	2619	-19.1%	-19.1%
2013	2578	2570	2471	2606	2810	2934	3152	3185	3025	2820	2533	2321	-14.9%	-14.9%
2014	2220	2292	2867	3468	3502	3180	3717	3774	3554	3300	2898	2528	13.0%	13.0%
2015	2664	2880	2987	3027	3139	3191	3452	2093	2125	2061	1872	1612		-16.6%
(%)	20.0%	25.7%	4.2%	-12.7%	-10.4%	0.3%	-7.1%	-44.5%	-40.2%	-37.5%	-35.4%	-36.2%		

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 2015

Based on Condos and Single Family:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,826	4,224
Previous Month	3,982	3,322
Percentage Change (Over last Month)	-29.0%	27.2%
Current Month (Previous Year)	2,651	3,795
Percentage Change (Over Last Year)	6.6%	11.3%
Year to Date - Current Year	57,964	51,551
Year to Date - Previous Year	51,660	51,202
Percentage Change (Over Last Year)	12.2%	0.7%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	4,000
Current Month (Previous Year)	3,987
Percentage Change (Over Last Year)	0.3%
Current Month	4,000
Previous Month	5,142
Percentage Change (Over last Month)	-22.2%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
Current Month	\$373	\$261	\$382
Previous Month	\$360	\$238	\$372
Current Month (Previous Year)	\$340	\$234	\$348
Year to Date - Current Year Average	\$352	\$241	\$373
Year to Date - Previous Year Average	\$326	\$214	\$336

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
Current Month	\$200	\$320
Previous Month	\$198	\$320
Current Month (Previous Year)	\$170	\$290

Based on Condos:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	209	314
Previous Month	309	284
Percentage Change (Over last Month)	-32.4%	10.6%
Current Month (Previous Year)	207	282
Percentage Change (Over Last Year)	1.0%	11.3%
Year to Date - Current Year	4,506	4,047
Year to Date - Previous Year	3,940	4,030
Percentage Change (Over Last Year)	14.4%	0.4%

Based on Single Family:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,617	3,910
Previous Month	3,673	3,038
Percentage Change (Over last Month)	-28.8%	28.7%
Current Month (Previous Year)	2,444	3,513
Percentage Change (Over Last Year)	7.1%	11.3%
Year to Date - Current Year	53,458	47,504
Year to Date - Previous Year	47,720	47,172
Percentage Change (Over Last Year)	12.0%	0.7%

*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.

THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
BOULDER REAL ESTATE STATISTICS
AS OF DECEMBER 2015

Based on Condos and Single Family:

Closed

Current Month	321
Previous Month	279
Percentage Change (Over last Month)	15.1%
Current Month (Previous Year)	318
Percentage Change (Over Last Year)	0.9%
Year to Date - Current Year	4,796
Year to Date - Previous Year	4,561
Percentage Change (Over Last Year)	5.2%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	401
Current Month (Previous Year)	743
Percentage Change (Over Last Year)	-46.0%
Current Month	401
Previous Month	512
Percentage Change (Over last Month)	-21.7%

AVERAGE PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$540
Previous Month	\$532
Current Month (Previous Year)	\$460
Year to Date Average - Current Year	\$498
Year to Date Average - Previous Year	\$449

MEDIAN PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$420
Previous Month	\$390
Current Month (Previous Year)	\$365

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**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
NORTHERN REGION REAL ESTATE STATISTICS
AS OF DECEMBER 2015**

Based on Condos and Single Family:	<u>Closed</u>
Current Month	957
Previous Month	777
Percentage Change (Over last Month)	23.2%
Current Month (Previous Year)	866
Percentage Change (Over Last Year)	10.5%
Year to Date - Current Year	12,083
Year to Date - Previous Year	11,673
Percentage Change (Over Last Year)	3.5%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	1,612
Current Month (Previous Year)	2,528
Percentage Change (Over Last Year)	-36.2%
Current Month	1,612
Previous Month	1,872
Percentage Change (Over last Month)	-13.9%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>
Current Month	\$317
Previous Month	\$317
Current Month (Previous Year)	\$290
Year to Date Average - Current Year	\$307
Year to Date Average - Previous Year	\$329

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Total</u>
Current Month	\$285
Previous Month	\$285
Current Month (Previous Year)	\$264

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