

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
3.86 / .6

15 Year Fixed
Conforming/Points
3.13 / .6

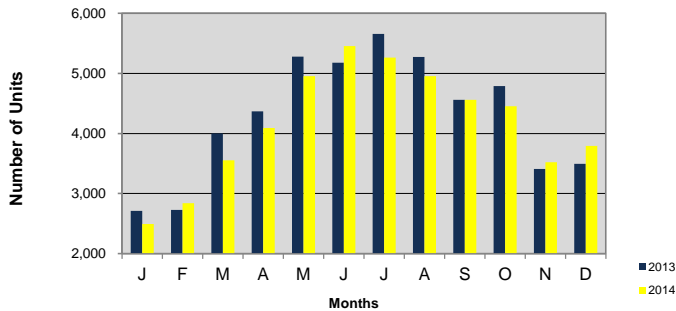
1 Year
ARM/Points
2.40 / .4

6 Month
Libor
0.36

Prime
Rate
3.25%

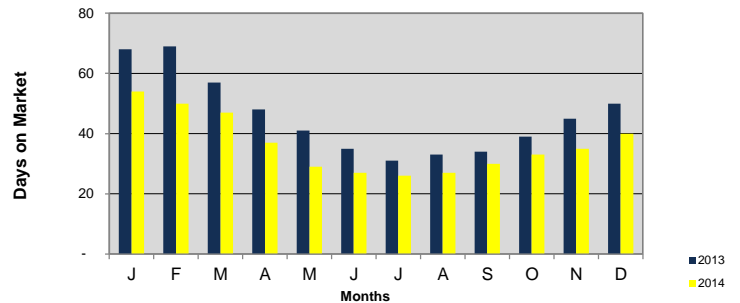
All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographic errors, misinformation, misprints and shall be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

Total Properties Sold (SFR & Condo)



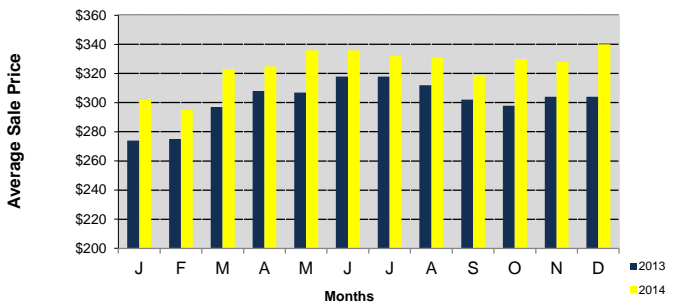
Total Properties Sold 2011 - 2014												YOY	YTD	
J	F	M	A	M	J	J	A	S	O	N	D			
2011	1,949	2,002	2,929	3,150	3,397	3,706	3,451	3,603	3,050	2,886	2,788	2,839		
2012	2,234	2,286	3,166	3,563	4,244	4,501	4,254	4,295	3,661	3,756	3,396	3,129	18.8%	18.8%
2013	2,713	2,725	4,003	4,367	5,279	5,176	5,658	5,276	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%
(%)	-8.1%	4.2%	-11.2%	-6.3%	-6.2%	5.4%	-7.0%	-6.1%	0.0%	-7.0%	3.2%	8.6%		

Days on Market (SFR & Condo)



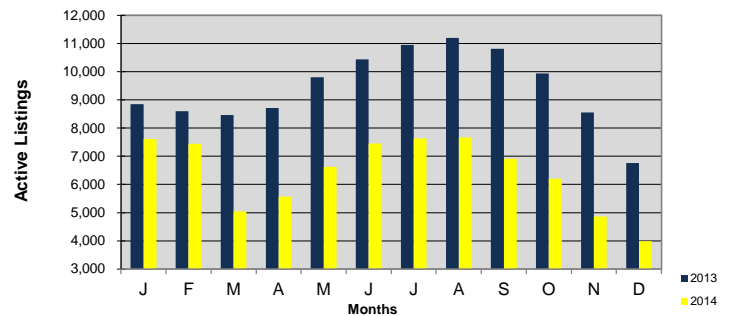
Days on Market 2011 - 2014												YOY	YTD	
J	F	M	A	M	J	J	A	S	O	N	D			
2011	105	109	100	99	95	91	88	86	93	89	88	91		
2012	92	92	89	77	66	58	54	53	54	56	61	64	-28.0%	-28.0%
2013	68	69	57	48	41	35	31	33	34	39	45	50	-32.6%	-32.6%
2014	54	50	47	37	29	27	26	27	30	33	35	40	-20.9%	-20.9%
(%)	-20.6%	-27.5%	-17.5%	-22.9%	-29.3%	-22.9%	-16.1%	-18.2%	-11.8%	-15.4%	-22.2%	-20.0%		

Average Sales Price (SFR & Condo)



Average Sales Price 2011 - 2014												YOY	YTD	
J	F	M	A	M	J	J	A	S	O	N	D			
2011	\$250	\$239	\$248	\$246	\$254	\$263	\$266	\$259	\$252	\$244	\$250	\$251		
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%
(%)	10.2%	7.3%	8.8%	5.5%	9.4%	5.7%	4.4%	6.1%	5.6%	10.7%	7.9%	11.8%		

Active Inventory (SFR & Condo)



Active Inventory 2011 - 2014												YOY	YTD	
J	F	M	A	M	J	J	A	S	O	N	D			
2011	21,630	21,990	23,015	23,706	24,172	24,134	24,022	23,311	22,264	20,812	19,433	15,247		
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%
(%)	-14.0%	-13.5%	-40.4%	-36.1%	-32.5%	-28.5%	-30.2%	-31.6%	-36.2%	-37.6%	-43.2%	-41.1%		

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

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Conforming/Points
3.86 / .6

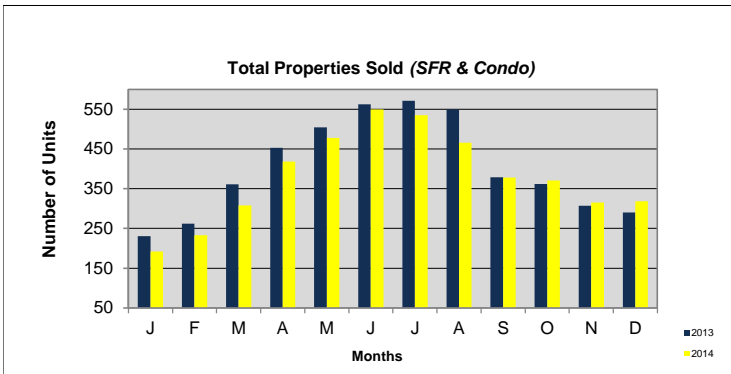
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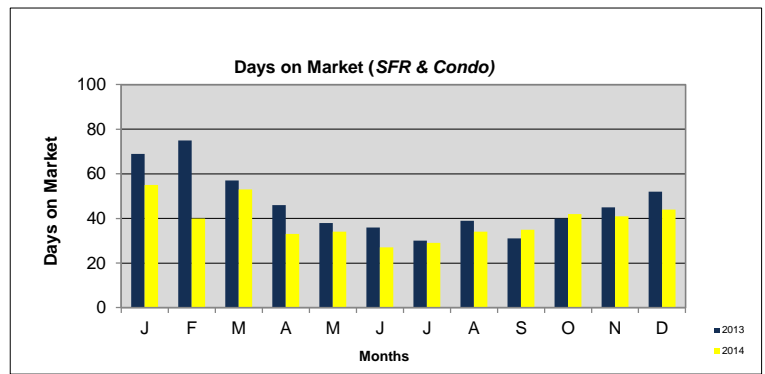
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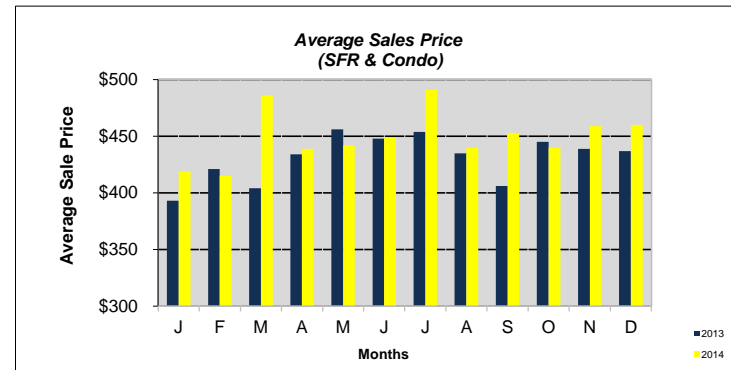
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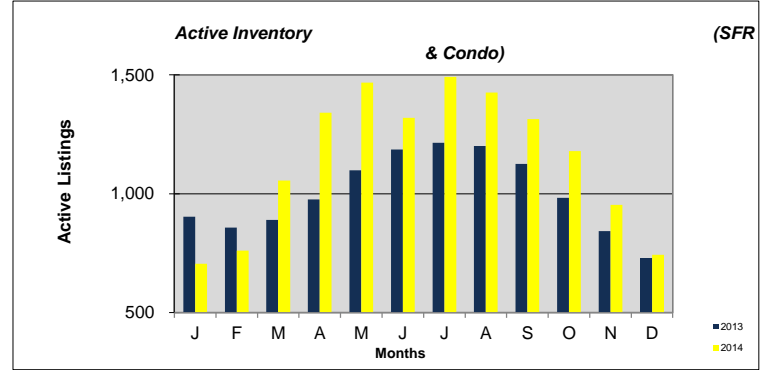
Total Properties Sold 2011 - 2014														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	182	187	259	283	344	439	402	398	279	293	261	237		
2012	186	216	317	379	507	557	513	439	328	356	339	279	23.9%	23.9%
2013	231	262	361	453	504	562	571	549	379	362	307	290	9.4%	9.4%
2014	192	233	308	418	478	549	535	466	378	371	315	318	-5.6%	-5.6%
(%)	-16.9%	-11.1%	-14.7%	-7.7%	-5.2%	-2.3%	-6.3%	-15.1%	-0.3%	2.5%	2.6%	9.7%		



Days on Market 2011 - 2014														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	119	110	95	95	93	82	87	83	90	97	128	102		
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%
(%)	-20.3%	-46.7%	-7.0%	-28.3%	-10.5%	-25.0%	-3.3%	-12.8%	12.9%	5.0%	-8.9%	-15.4%		



Average Sales Price 2011 - 2014														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	\$379	\$416	\$376	\$397	\$390	\$412	\$399	\$385	\$360	\$380	\$398	\$368		
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%
(%)	6.6%	-1.4%	20.3%	1.2%	-3.1%	0.2%	8.1%	1.1%	11.6%	-1.1%	4.6%	5.3%		



Active Inventory 2011 - 2014														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	1,924	2,003	2,188	2,330	2,461	2,527	2,440	2,312	2,168	1,957	1,712	1,510		
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%
(%)	-22.0%	-11.3%	18.5%	37.4%	33.6%	11.2%	22.8%	18.7%	16.7%	19.9%	13.0%	1.8%		

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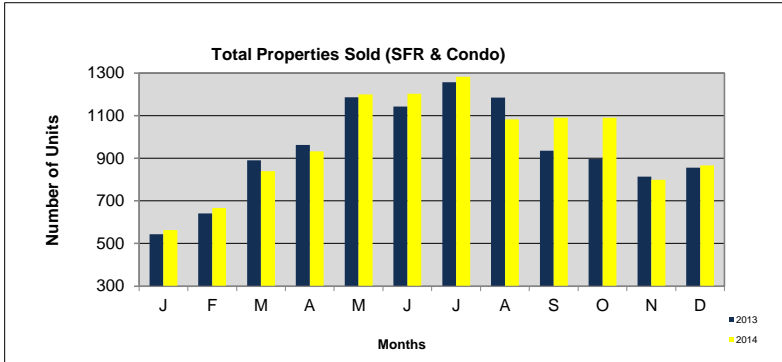
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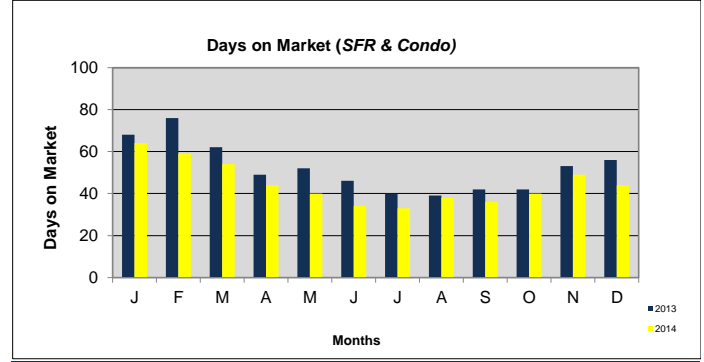
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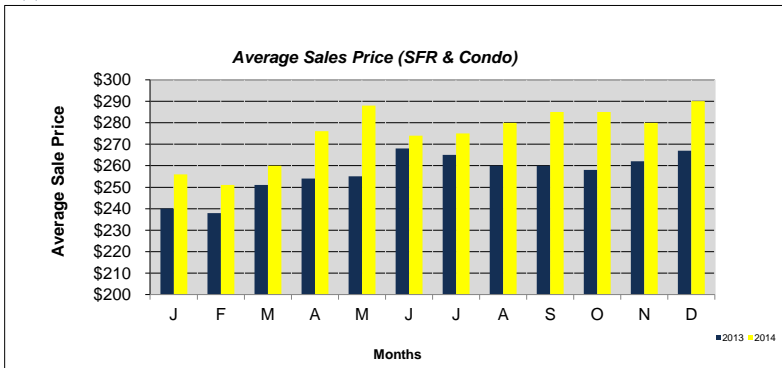
Total Properties Sold 2011 - 2014

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	399	426	672	742	855	886	830	807	698	653	579	633		
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%
(%)	3.5%	4.1%	-5.6%	-3.1%	1.1%	5.2%	2.0%	-8.6%	16.5%	21.5%	-2.0%	1.2%		



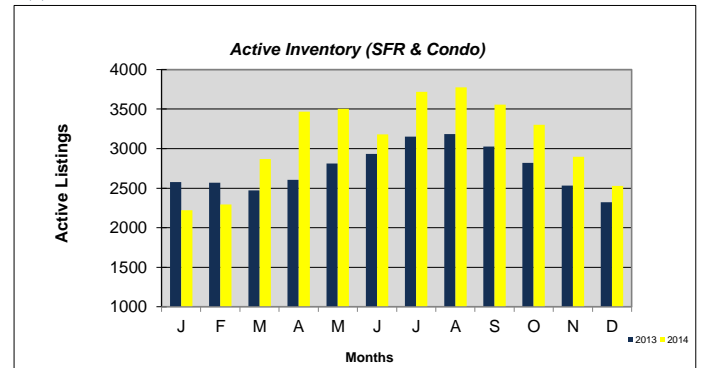
Days on Market 2011 - 2014

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	105	102	101	96	92	83	72	73	80	84	85	89		
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%
(%)	-5.9%	-22.4%	-12.9%	-10.2%	-23.1%	-26.1%	-17.5%	-2.6%	-14.3%	-4.8%	-7.5%	-21.4%		



Average Sales Price 2011-2014

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	\$222	\$223	\$214	\$224	\$220	\$232	\$228	\$232	\$228	\$220	\$236	\$224		
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%
(%)	6.7%	5.5%	3.6%	8.7%	12.9%	2.2%	3.8%	7.7%	9.6%	10.5%	6.9%	8.6%		



Active Inventory 2011 - 2014

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2011	3991	3959	4154	4283	4328	4404	4324	4142	4010	3730	3476	3185		
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%
(%)	-13.9%	-10.8%	16.0%	33.1%	24.6%	8.4%	17.9%	18.5%	17.5%	17.0%	14.4%	8.9%		

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 2014

Based on Condos and Single Family:	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,651	3,795
Previous Month	3,418	3,519
Percentage Change (Over last Month)	-22.4%	7.8%
Current Month (Previous Year)	2,373	3,494
Percentage Change (Over Last Year)	11.7%	8.6%
Year to Date - Current Year	53,674	49,940
Year to Date - Previous Year	52,760	51,454
Percentage Change (Over Last Year)	1.7%	-2.9%

UNSOLD HOMES ON THE MARKET:

Current Month	3,987
Current Month (Previous Year)	6,765
Percentage Change (Over Last Year)	-41.1%
Current Month	3,987
Previous Month	4,862
Percentage Change (Over last Month)	-18.0%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
Current Month	\$340	\$234	\$348
Previous Month	\$328	\$208	\$338
Current Month (Previous Year)	\$304	\$203	\$319
Year to Date - Current Year Average	\$325	\$214	\$336
Year to Date - Previous Year Average	\$301	\$195	\$327

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
Current Month	\$170	\$290
Previous Month	\$169	\$289
Current Month (Previous Year)	\$154	\$261

Based on Condos:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	207	282
Previous Month	242	289
Percentage Change (Over last Month)	-14.5%	-2.4%
Current Month (Previous Year)	265	460
Percentage Change (Over Last Year)	-21.9%	-38.7%
Year to Date - Current Year	3,940	4,030
Year to Date - Previous Year	9,555	10,067
Percentage Change (Over Last Year)	-58.8%	-60.0%

Based on Single Family:

	<u>Under Contract</u>	<u>Closed</u>
Current Month	2,444	3,513
Previous Month	3,176	3,297
Percentage Change (Over last Month)	-23.0%	6.6%
Current Month (Previous Year)	2,108	3,087
Percentage Change (Over Last Year)	15.9%	13.8%
Year to Date - Current Year	47,720	47,172
Year to Date - Previous Year	41,192	41,586
Percentage Change (Over Last Year)	15.8%	13.4%

**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 2014

Based on Condos and Single Family:

Closed

Current Month	318
Previous Month	315
Percentage Change (Over last Month)	1.0%
Current Month (Previous Year)	290
Percentage Change (Over Last Year)	9.7%
Year to Date - Current Year	4,561
Year to Date - Previous Year	4,831
Percentage Change (Over Last Year)	-5.6%

UNSOLD HOMES ON THE MARKET:

Current Month	743
Current Month (Previous Year)	730
Percentage Change (Over Last Year)	1.8%
Current Month	743
Previous Month	953
Percentage Change (Over last Month)	-22.0%

AVERAGE PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$460
Previous Month	\$459
Current Month (Previous Year)	\$437
Year to Date Average - Current Year	\$449
Year to Date Average - Previous Year	\$431

MEDIAN PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$365
Previous Month	\$360
Current Month (Previous Year)	\$360

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**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
NORTHERN REGION REAL ESTATE STATISTICS
AS OF DECEMBER 2014**

Based on Condos and Single Family:	Closed
Current Month	866
Previous Month	798
Percentage Change (Over last Month)	8.5%
Current Month (Previous Year)	856
Percentage Change (Over Last Year)	1.2%
Year to Date - Current Year	11,673
Year to Date - Previous Year	11,312
Percentage Change (Over Last Year)	3.2%

UNSOLD HOMES ON THE MARKET:	
Current Month	2,528
Current Month (Previous Year)	2,321
Percentage Change (Over Last Year)	8.9%
Current Month	2,528
Previous Month	2,898
Percentage Change (Over last Month)	-12.8%

AVERAGE PRICE OF PROPERTIES CLOSED:	Total
Current Month	\$290
Previous Month	\$280
Current Month (Previous Year)	\$267
Year to Date Average - Current Year	\$275
Year to Date Average - Previous Year	\$257

MEDIAN PRICE OF PROPERTIES CLOSED:	Total
Current Month	\$264
Previous Month	\$250
Current Month (Previous Year)	\$231

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