

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
3.96 / .6

15 Year Fixed
Conforming/Points
3.21 / .5

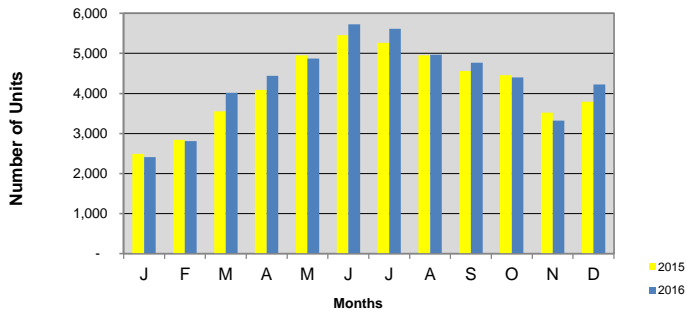
1 Year
ARM/Points
2.66 / .2

6 Month
Libor
0.85

Prime
Rate
3.50%

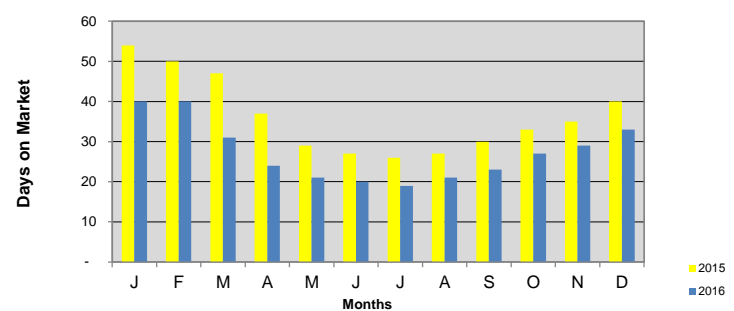
All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be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

Total Properties Sold (SFR & Condo)



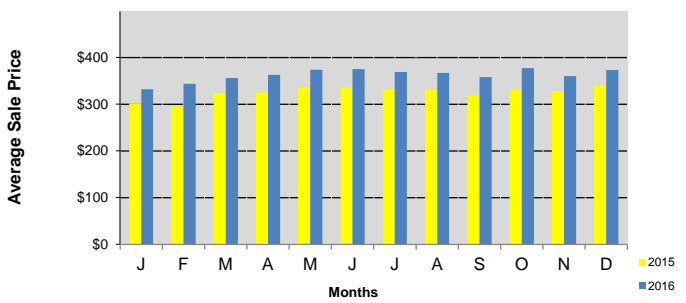
	Total Properties Sold 2012 - 2015												YOY	YTD
	J	F	M	A	M	J	J	A	S	O	N	D		
2013	2,234	2,286	3,166	3,563	4,244	4,501	4,254	4,295	3,661	3,756	3,396	3,129	18.8%	18.8%
2014	2,713	2,725	4,003	4,367	5,279	5,176	5,658	5,276	4,561	4,792	3,410	3,494	21.1%	21.1%
2015	2,493	2,840	3,556	4,092	4,954	5,455	5,264	4,955	4,562	4,455	3,519	3,795	-2.9%	-2.9%
2016	2,409	2,807	4,014	4,436	4,869	5,723	5,613	4,965	4,770	4,399	3,322	4,224		
(%)	-3.4%	-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)



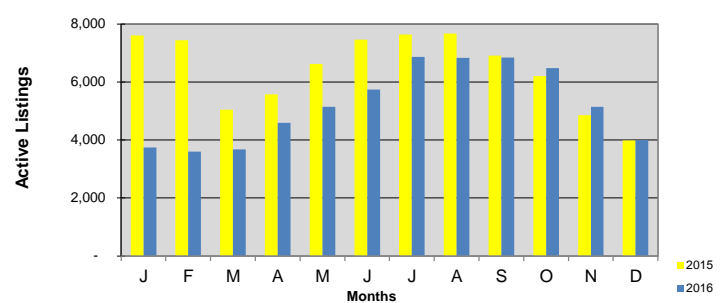
	Days on Market 2012 - 2015												YOY	YTD
	J	F	M	A	M	J	J	A	S	O	N	D		
2013	92	92	89	77	66	58	54	53	54	56	61	64	-28.0%	-28.0%
2014	68	69	57	48	41	35	31	33	34	39	45	50	-32.6%	-32.6%
2015	54	50	47	37	29	27	26	27	30	33	35	40	-20.9%	-20.9%
2016	40	40	31	24	21	20	19	21	23	27	29	33		
(%)	-25.9%	-20.0%	-34.0%	-35.1%	-27.6%	-25.9%	-26.9%	-22.2%	-23.3%	-18.2%	-17.1%	-17.5%		

Average Sales Price (SFR & Condo)



	Average Sales Price 2012 - 2015												YOY	YTD
	J	F	M	A	M	J	J	A	S	O	N	D		
2013	\$244	\$243	\$255	\$274	\$283	\$295	\$287	\$284	\$281	\$280	\$284	\$286	9.1%	9.1%
2014	\$274	\$275	\$297	\$308	\$307	\$318	\$318	\$312	\$302	\$298	\$304	\$304	9.7%	9.7%
2015	\$302	\$295	\$323	\$325	\$336	\$336	\$332	\$331	\$319	\$330	\$328	\$340	7.7%	7.7%
2016	\$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)



	Active Inventory 2012 - 2015												YOY	YTD
	J	F	M	A	M	J	J	A	S	O	N	D		
2013	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%
2014	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%
2015	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%
2016	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
4.32 / .5

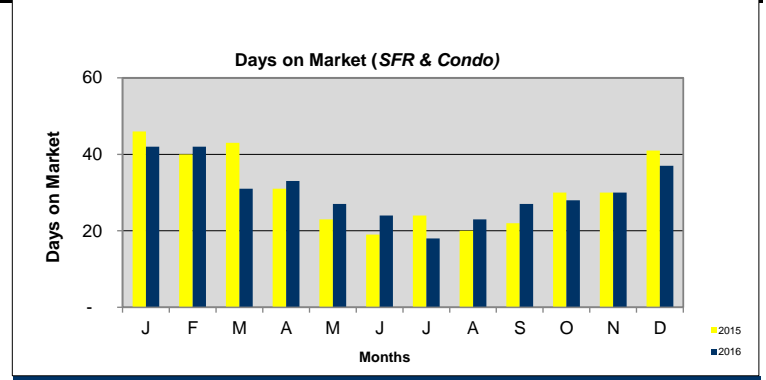
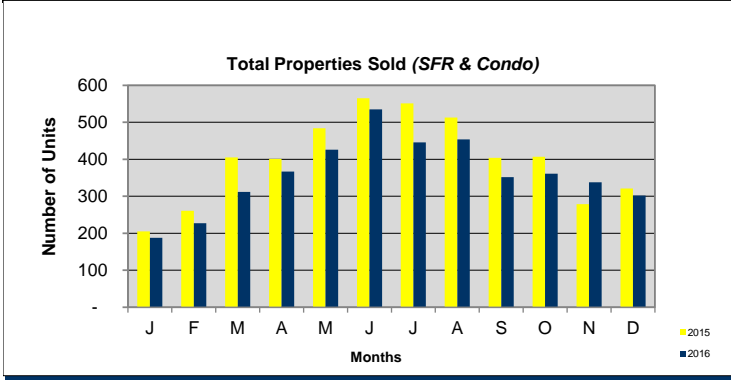
15 Year Fixed
Conforming/Points
3.55 / .5

1 Year
ARM/Points
2.74 / 1.02

6 Month
Libor
1.33

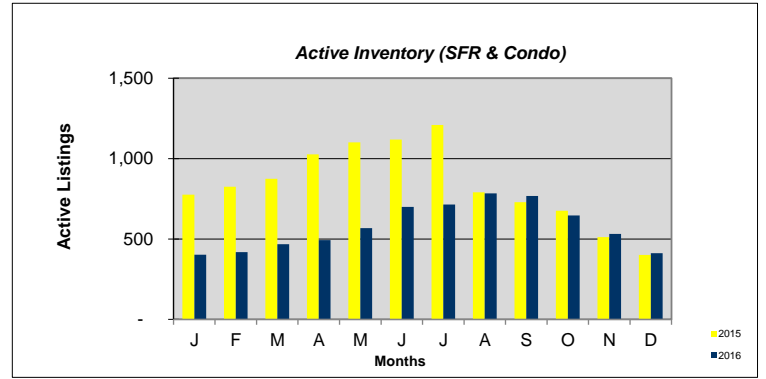
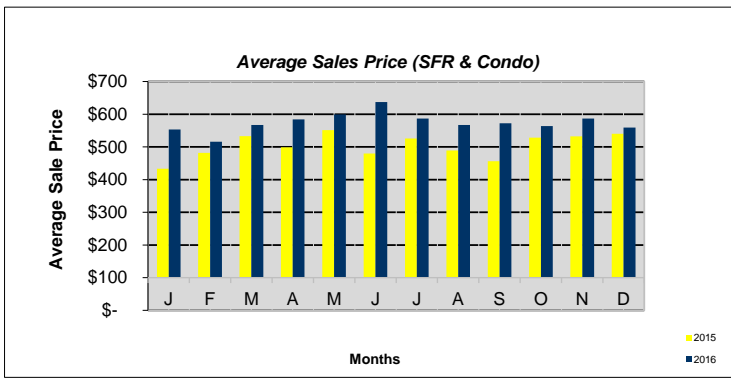
Prime
Rate
3.75%

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Total Properties Sold 2013 - 2016														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	5.2%
2016	188	227	312	367	426	535	446	454	352	361	338	302	-10.2%	-10.2%
(%)	-8.3%	-13.0%	-23.0%	-8.5%	-12.0%	-5.3%	-19.1%	-11.5%	-12.9%	-11.3%	21.1%	-5.9%		

Days on Market 2013 - 2016														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	-21.0%
2016	42	42	31	33	27	24	18	23	27	28	30	37	-1.9%	-1.9%
(%)	-8.7%	5.0%	-27.9%	6.5%	17.4%	26.3%	-25.0%	15.0%	22.7%	-6.7%	0.0%	-9.8%		



Average Sales Price 2013 - 2016														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	12.2%
2016	\$553	\$516	\$567	\$584	\$599	\$637	\$587	\$567	\$572	\$564	\$587	\$559	13.9%	13.9%
(%)	27.7%	7.1%	6.4%	17.0%	8.7%	32.7%	11.6%	16.0%	25.4%	6.8%	10.3%	3.5%		

Active Inventory 2013 - 2016														
	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	-27.0%
2016	402	418	468	493	567	699	714	784	768	646	531	412	-31.2%	-31.2%
(%)	-48.1%	-49.3%	-46.5%	-51.9%	-48.5%	-37.5%	-40.9%	-0.8%	5.3%	-4.4%	3.7%	2.7%		

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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 2016

Based on Condos and Single Family:

Closed

Current Month	302
Previous Month	338
Percentage Change (Over last Month)	-10.7%
Current Month (Previous Year)	279
Percentage Change (Over Last Year)	8.2%
Year to Date - Current Year	4,308
Year to Date - Previous Year	4,796
Percentage Change (Over Last Year)	-10.2%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY

Current Month	412
Current Month (Previous Year)	512
Percentage Change (Over Last Year)	-19.5%
Current Month	412
Previous Month	531
Percentage Change (Over last Month)	-22.4%

AVERAGE PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$559
Previous Month	\$587
Current Month (Previous Year)	\$540
Year to Date Average - Current Year	\$574
Year to Date Average - Previous Year	\$498

MEDIAN PRICE OF PROPERTIES CLOSED:

Total

Current Month	\$430
Previous Month	\$447
Current Month (Previous Year)	\$420

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Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.32 / .5

15 Year Fixed
Conforming/Points
3.55 / .5

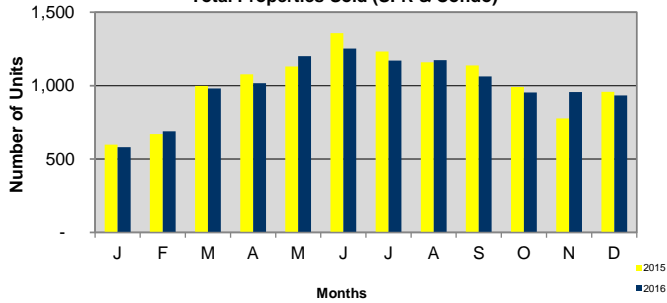
1 Year
ARM/Points
2.74 / 1.02

6 Month
Libor
1.33

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Rate
3.75%

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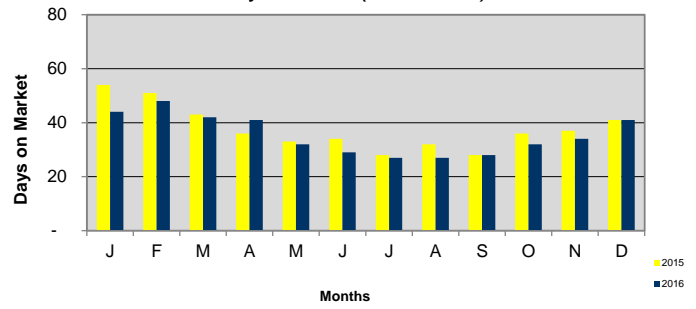
Total Properties Sold (SFR & Condo)



Total Properties Sold 2013 - 2016

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	544	641	890	963	1,186	1,143	1,257	1,185	936	897	814	856	17.4%	17.4%
2014	563	667	840	933	1,199	1,203	1,282	1,083	1,090	1,090	798	866	2.7%	2.7%
2015	598	670	998	1,077	1,130	1,357	1,232	1,159	1,138	990	777	957	4.0%	4.0%
2016	581	688	980	1,016	1,201	1,252	1,170	1,174	1,063	954	956	933	-1.0%	-1.0%
(%)	-2.8%	2.7%	-1.8%	-5.7%	6.3%	-7.7%	-5.0%	1.3%	-6.6%	-3.6%	23.0%	-2.5%		

Days on Market (SFR & Condo)



Days on Market 2013 - 2016

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	-15.3%
2016	44	48	42	41	32	29	27	27	28	32	34	41	-6.2%	-6.2%
(%)	-18.5%	-5.9%	-2.3%	13.9%	-3.0%	-14.7%	-3.6%	-15.6%	0.0%	-11.1%	-8.1%	0.0%		

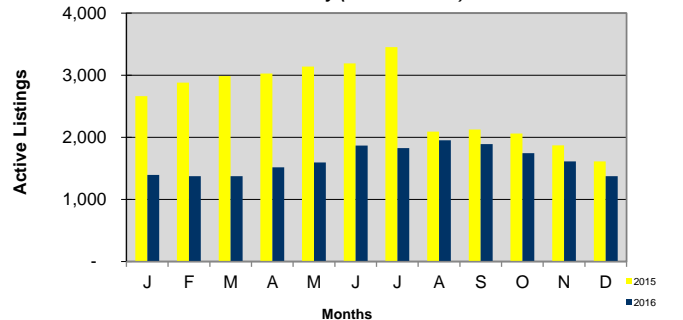
Average Sales Price (SFR & Condo)



Average Sales Price 2013 - 2016

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	11.8%
2016	\$ 310	\$ 327	\$ 329	\$ 333	\$ 343	\$ 342	\$ 346	\$ 338	\$ 342	\$ 333	\$ 342	\$ 347	9.3%	9.3%
(%)	6.2%	10.1%	10.4%	8.5%	12.5%	7.2%	11.3%	8.0%	11.8%	8.8%	7.9%	9.5%		

Active Inventory (SFR & Condo)



Active Inventory 2013 - 2016

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2013	2,578	2,570	2,471	2,606	2,810	2,934	3,152	3,185	3,025	2,820	2,533	2,321	-14.9%	-14.9%
2014	2,220	2,292	2,867	3,468	3,502	3,180	3,717	3,774	3,554	3,300	2,898	2,528	13.0%	13.0%
2015	2,664	2,880	2,987	3,027	3,139	3,191	3,452	2,093	2,125	2,061	1,872	1,612	-16.6%	-16.6%
2016	1,395	1,374	1,375	1,516	1,595	1,869	1,827	1,951	1,892	1,746	1,614	1,375	-37.2%	-37.2%
(%)	-47.6%	-52.3%	-54.0%	-49.9%	-49.2%	-41.4%	-47.1%	-6.8%	-11.0%	-15.3%	-13.8%	-14.7%		

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**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
NORTHERN REGION REAL ESTATE STATISTICS
AS OF DECEMBER 2016**

Based on Condos and Single Family:	<u>Closed</u>
Current Month	933
Previous Month	956
Percentage Change (Over last Month)	-2.4%
Current Month (Previous Year)	957
Percentage Change (Over Last Year)	-2.5%
Year to Date - Current Year	11,968
Year to Date - Previous Year	12,083
Percentage Change (Over Last Year)	-1.0%

UNSOLD HOMES ON THE MARKET: ACTIVE INVENTORY	
Current Month	1,375
Current Month (Previous Year)	1,612
Percentage Change (Over Last Year)	-14.7%
Current Month	1,375
Previous Month	1,614
Percentage Change (Over last Month)	-14.8%

AVERAGE PRICE OF PROPERTIES CLOSED:	<u>Total</u>
Current Month	\$347
Previous Month	\$342
Current Month (Previous Year)	\$317
Year to Date Average - Current Year	\$336
Year to Date Average - Previous Year	\$307

MEDIAN PRICE OF PROPERTIES CLOSED:	<u>Total</u>
Current Month	\$315
Previous Month	\$315
Current Month (Previous Year)	\$285

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