

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
5.25% / 0.8

15 Year Fixed
Conforming/Points
4.92% / 0.8

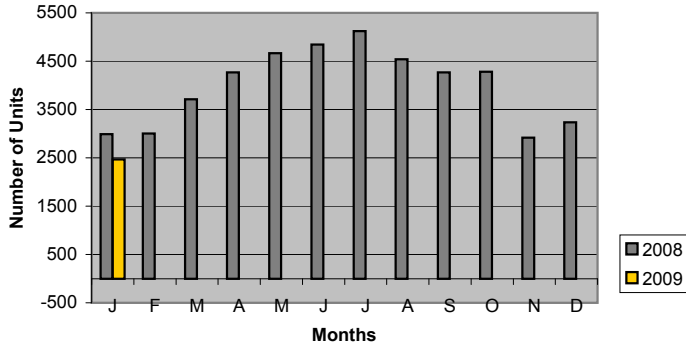
1 Year
ARM/Points
4.92% / 0.5

6 Month
Libor
1.78%

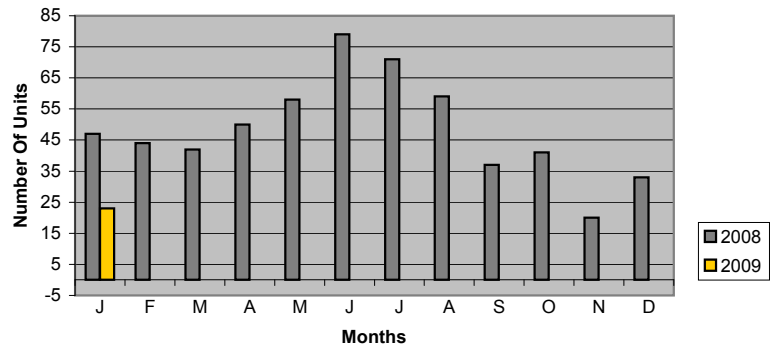
Prime
Rate
3.25%

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 typographical errors, misinformation or misprints and shall be held totally harmless. Source: Freddie Mac (Week ending Feb. 06, 2009). For Additional Info on Current Rates call 888-781-7425.

Total Properties Sold 2008 vs 2009
(SFR & Condo)



Total Properties Sold 2008 vs 2009
(Million Dollar plus SFR & Condo)



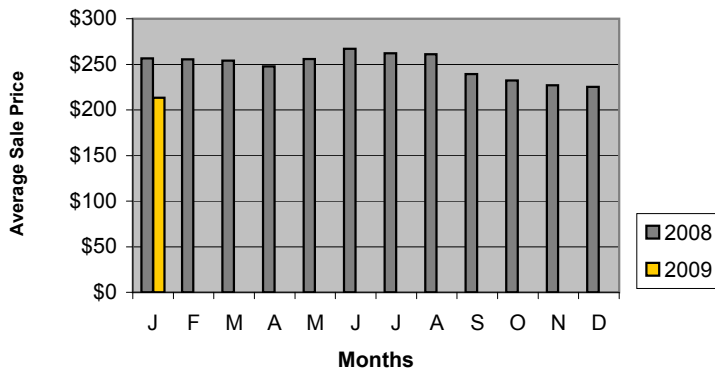
Total Properties Sold 2005 - 2009 (SFR & Condo)

Properties Sold 2005 - 2009 (Million Dollar plus SFR & Condo)

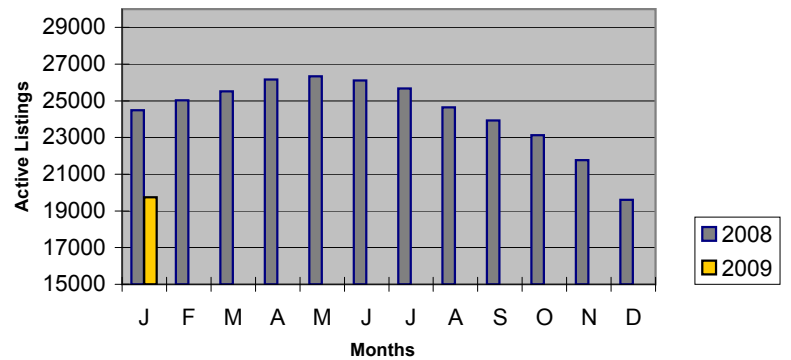
	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2005	2937	3008	4090	4461	5013	5511	5372	5511	4826	4336	4225	3538	
2006	2843	3273	4405	4300	5010	5628	4850	5025	4108	4133	3565	3104	-3.2%
2007	3540	3090	4274	4399	5081	5129	4980	5010	3737	3848	3482	3219	24.5%
2008	2987	3001	3709	4265	4664	4845	5123	4542	4265	4282	2920	3234	-15.6%
2009	2469												-17.3%
(%)	-17.3%												

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2005	27	29	33	62	47	63	93	64	64	54	54	51	
2006	38	47	55	80	76	98	75	76	51	58	71	59	40.7%
2007	46	37	56	82	90	99	73	87	47	45	52	42	21.1%
2008	47	44	42	50	58	79	71	59	37	41	20	33	2.2%
2009	23												-51.1%
(%)	-51.1%												

Average Sales Price 2008 vs 2009
(SFR & Condo)



Total Active Listings 2008 vs 2009 (SFR & Condo)



Average Sales Price 2005 - 2009

Total Property Listings 2005 - 2009

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2005	\$267	\$268	\$269	\$279	\$281	\$285	\$291	\$288	\$282	\$285	\$282	\$279	
2006	\$281	\$277	\$284	\$289	\$287	\$304	\$300	\$293	\$283	\$281	\$285	\$291	5.2%
2007	\$266	\$265	\$275	\$293	\$289	\$304	\$289	\$298	\$279	\$265	\$269	\$262	-5.2%
2008	\$257	\$255	\$254	\$248	\$256	\$267	\$262	\$261	\$239	\$232	\$227	\$225	-3.6%
2009	\$213												-16.9%
(%)	-16.9%												

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2005	20917	21730	23023	24164	24945	25817	26411	26650	27200	26828	26020	23572	
2006	24387	25484	27309	29045	30457	31900	31989	31664	31450	29722	27530	24534	16.6%
2007	24350	24838	26430	27858	29110	30256	30272	30827	30335	28928	27127	24603	-0.2%
2008	24489	25037	25516	26171	26333	26104	25673	24648	23923	23120	21761	19600	0.6%
2009	19748												-19.4%
(%)	-19.4%												

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

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Date maintained by the Boards or MLS may not reflect all real estate activity in the market.

**THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF FEBRUARY 06, 2009**

	Based On Properties <u>Under Contract*</u>	Based On Properties <u>Closed*</u>
This Month	3,831	2,469
Last Month	3,286	3,234
Percentage Change	# 16.6%	+ -23.7%
This Month, Last Year	4,550	2,987
Percentage Change, Compared To This Year	- -15.8%	- -17.3%
Year to Date, This Year	3,831	2,469
Year to Date, Last Year	4,550	2,987
Percentage Change	+ -18.8%	+ -21.0%

* Based on extrapolated month; adjusted for varying number of weeks in each MLS reporting period.

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.

UNSOLD HOMES ON THE MARKET:

This Month	19,748
This Month, Last Year	24,489
Percentage Change	+ -24.0%
This Month	19,748
Last Month	19,600
Percentage Change	# 0.7%

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

#####

WEEKLY SALES RATE:

This Month	4.48%
This Month, Last Year	4.29%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Total</u>	<u>Condos</u>	<u>Single Family</u>
This Month	\$213,330	\$148,509	\$230,878
Last Month	\$225,164	\$162,308	\$240,945
This Month, Last Year	\$256,569	\$165,510	\$281,203
Year to Date Average, This Year	\$213,330	\$148,509	\$230,878
Year to Date Average, Last Year	\$256,569	\$165,510	\$281,203

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
This Month	\$113,000	\$181,500
Last Month	\$125,000	\$196,000
This Month, Last Year	\$134,000	\$216,950
Range Sales Price 2005 - 2009	\$113,000	\$181,500 total Pro
Year to Date Median, Last Year	\$134,000	\$216,950