

Local Market Update – December 2011

A RESEARCH TOOL PROVIDED BY 10K RESEARCH AND MARKETING
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



Denver-Aurora MSA

Includes 10 counties: Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson & Park

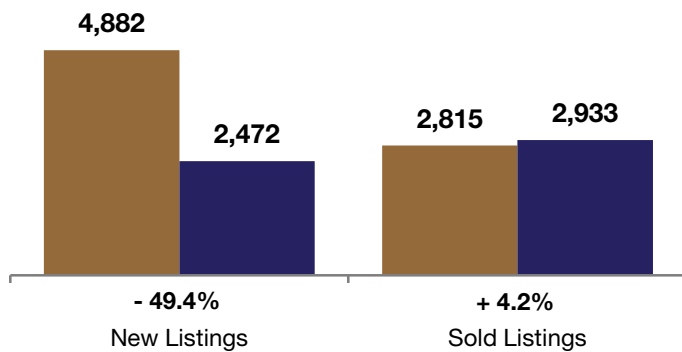
- 49.4% **+ 4.2%** **+ 2.7%**
Change in New Listings Change in Sold Listings Change in Median Sales Price

	December			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	17,316	10,326	- 40.4%	--	--	--
Pending Sales*	565	1,513	+ 167.8%	--	--	--
Under Contract Listings	2,022	2,712	+ 34.1%	35,803	38,469	+ 7.4%
New Listings	4,882	2,472	- 49.4%	104,504	56,180	- 46.2%
Sold Listings	2,815	2,933	+ 4.2%	36,261	36,767	+ 1.4%
Total Days on Market	113	103	- 8.3%	90	105	+ 17.2%
Median Sold Price**	\$204,500	\$210,000	+ 2.7%	\$210,000	\$207,000	- 1.4%
Average Sold Price**	\$251,410	\$251,783	+ 0.1%	\$254,446	\$253,014	- 0.6%
Percent of Sold Price to List Price**	96.6%	97.4%	+ 0.8%	97.5%	97.1%	- 0.4%

* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

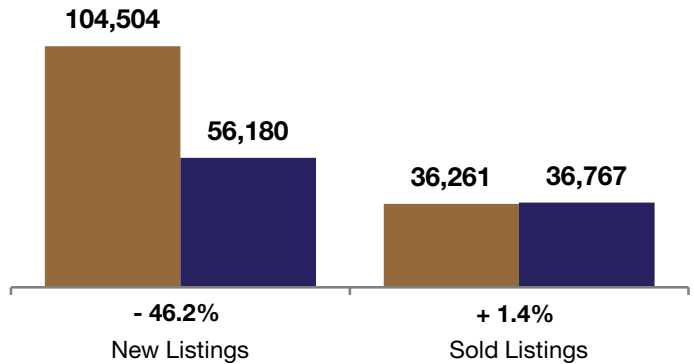
December

■ 2010 ■ 2011



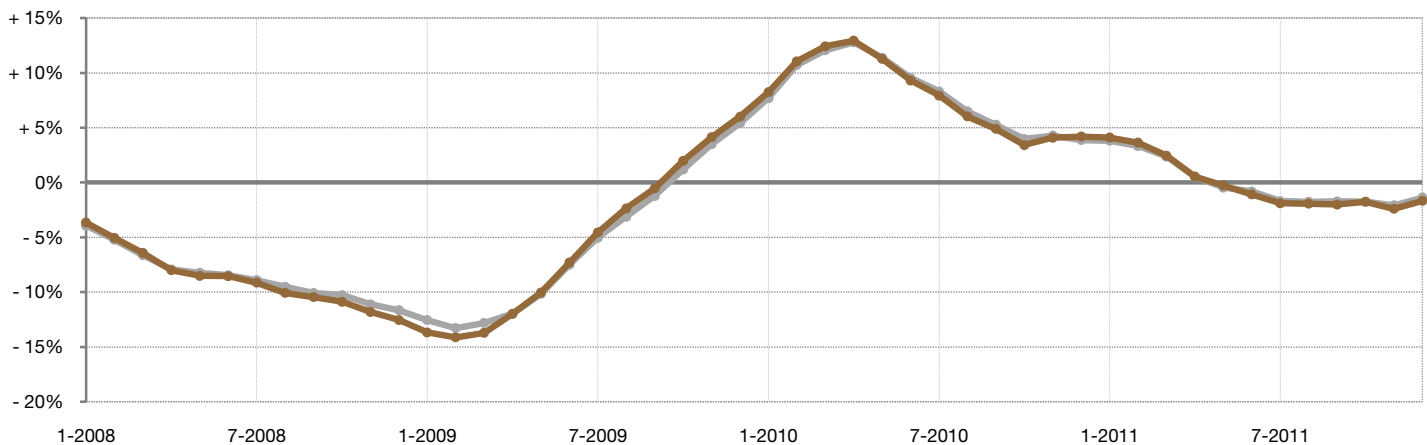
Year to Date (YTD)

■ 2010 ■ 2011



Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Denver-Aurora MSA



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from MetroList®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by MetroList®.