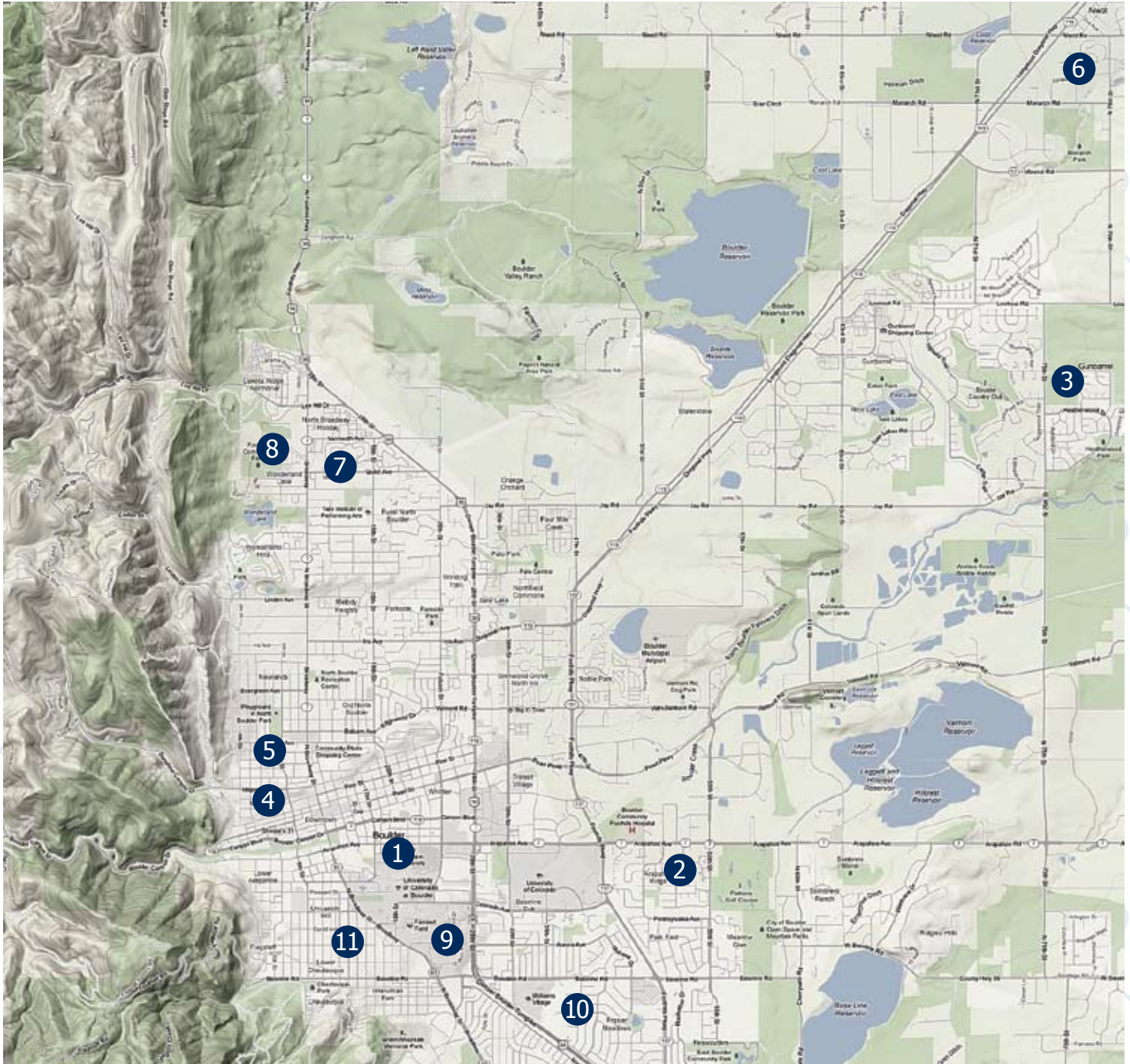


MICROMARKET REPORT | BOULDER



Fuller | Sotheby's
INTERNATIONAL REALTY

BOULDER NEIGHBORHOODS



1. Central Boulder
2. East Boulder
3. Gunbarrel
4. Mapleton
5. Newlands

6. Niwot
7. Northeast Boulder
8. Northwest Boulder
9. South Boulder
10. Southwest Boulder

BOULDER MARKET | MARKETS BY AREA

CENTRAL BOULDER

January through March	2011	2012	% Change
Median Price	\$670,000	\$630,000	-6.0%
Average Price	\$906,690	\$727,515	-19.8%
Average Days on Market	268	141	-47.4%
Highest Price	\$4,150,000	\$3,100,000	-25.3%
Lowest Price	\$169,000	\$125,500	-25.7%
Properties Sold	21	42	100.0%
% Sold Price to List Price	95%	97%	.2%

EAST BOULDER

January through March	2011	2012	% Change
Median Price	\$296,000	\$313,250	5.8%
Average Price	\$359,120	\$356,694	-0.7%
Average Days on Market	142	193	35.9%
Highest Price	\$1,450,000	\$681,000	-53.0%
Lowest Price	\$95,000	\$106,000	11.6%
Properties Sold	58	48	-17.2%
% Sold Price to List Price	96%	96%	0%

GUNBARREL

January through March	2011	2012	% Change
Median Price	\$319,500	\$321,250	0.5%
Average Price	\$321,017	\$345,125	7.5%
Average Days on Market	176	187	6.3%
Highest Price	\$580,000	\$544,000	-6.2%
Lowest Price	\$80,000	\$190,000	137.5%
Properties Sold	13	8	-38.5%
% Sold Price to List Price	96%	95%	-1%

BOULDER MARKET | MARKETS BY AREA

MAPLETON HILL

January through March	2011	2012	% Change
Median Price	\$622,500	\$887,500	42.6%
Average Price	\$894,734	\$933,104	4.3%
Average Days on Market	166	147	-11.4%
Highest Price	\$4,150,000	\$2,185,000	-47.3%
Lowest Price	\$206,000	\$275,500	33.7%
Properties Sold	12	24	100.0%
% Sold Price to List Price	94%	95%	1%

NEULANDS

January through March	2011	2012	% Change
Median Price	\$435,000	\$952,500	119.0%
Average Price	\$448,366	\$1,023,333	128.2%
Average Days on Market	136	233	71.3%
Highest Price	\$835,315	\$1,675,000	100.5%
Lowest Price	\$206,000	\$390,000	89.3%
Properties Sold	7	6	-14.3%
% Sold Price to List Price	95%	94%	-1%

NIWOT

January through March	2011	2012	% Change
Median Price	\$412,500	\$427,500	3.6%
Average Price	\$653,650	\$495,145	-24.2%
Average Days on Market	153	104	-32.0%
Highest Price	\$2,109,000	\$1,525,000	-27.7%
Lowest Price	\$77,000	\$70,000	-9.1%
Properties Sold	20	20	0.0%
% Sold Price to List Price	93%	95%	2%

BOULDER MARKET | MARKETS BY AREA

NORTHEAST BOULDER

January through March	2011	2012	% Change
Median Price	\$375,000	\$330,000	-12.0%
Average Price	\$586,957	\$434,862	-25.9%
Average Days on Market	106	165	55.7%
Highest Price	\$2,192,000	\$1,300,000	-40.7%
Lowest Price	\$157,500	\$110,590	-29.8%
Properties Sold	25	33	32.0%
% Sold Price to List Price	94%	97%	3%

NORTHWEST BOULDER

January through March	2011	2012	% Change
Median Price	\$694,750	\$727,500	4.7%
Average Price	\$678,917	\$759,954	11.9%
Average Days on Market	139	181	30.2%
Highest Price	\$1,366,583	\$1,675,000	22.6%
Lowest Price	\$206,000	\$119,551	-42.0%
Properties Sold	18	38	111.1%
% Sold Price to List Price	94%	95%	1%

SOUTH BOULDER

January through March	2011	2012	% Change
Median Price	\$396,000	\$393,010	-0.8%
Average Price	\$431,961	\$468,202	8.4%
Average Days on Market	120	102	-15.0%
Highest Price	\$970,000	\$1,100,000	13.4%
Lowest Price	\$112,000	\$87,500	-21.9%
Properties Sold	37	32	-13.5%
% Sold Price to List Price	97%	96%	-1%

BOULDER MARKET | MARKETS BY AREA

SOUTHEAST BOULDER

January through March	2011	2012	% Change
Median Price	\$364,950	\$372,500	2.1%
Average Price	\$399,331	\$349,560	-12.5%
Average Days on Market	134	90	-32.8%
Highest Price	\$970,000	\$619,000	-36.2%
Lowest Price	\$112,000	\$87,500	-21.9%
Properties Sold	28	26	-7.1%
% Sold Price to List Price	98%	97%	-1%

SOUTHWEST BOULDER

January through March	2011	2012	% Change
Median Price	\$660,000	\$745,000	12.9%
Average Price	\$967,923	\$887,542	-8.3%
Average Days on Market	171	95	-44.4%
Highest Price	\$2,500,000	\$1,980,000	-20.8%
Lowest Price	\$373,000	\$410,000	9.9%
Properties Sold	13	13	0.0%
% Sold Price to List Price	91%	102%	12%

LOCAL COLORADO REAL ESTATE EXPERTS



DENVER TECH CENTER

8400 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
303.893.3200



VAIL VALLEY

26 Avondale Lane, #119
Beaver Creek, CO 81620
970.748.5100



EVERGREEN

32156 Castle Court, Suite 201
Evergreen, CO 80439
303.674.3200



CASTLE PINES VILLAGE

858 Happy Canyon Road, Suite 100
Castle Rock, CO 80108
303.660.8800



CHERRY CREEK

3033 E. 1st Avenue, Suite 500
Denver, CO 80206
303.893.3200



DENVER DOWNTOWN

1512 Larimer Street, #46R
Denver, CO, 80202
303.893.3200



BOULDER

1500 28th Street
Boulder, CO 80303
303.443.6161



CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue
Denver, CO 80206
303.893.3200

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