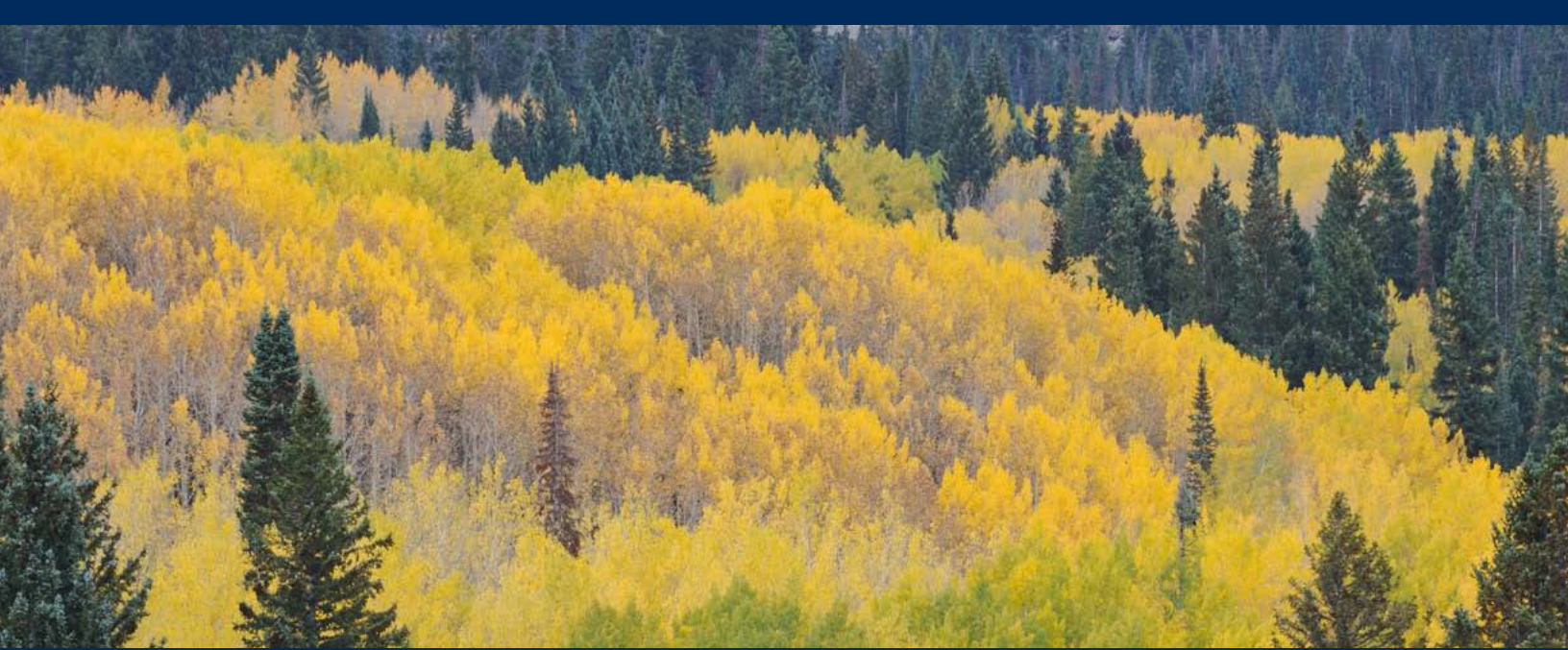
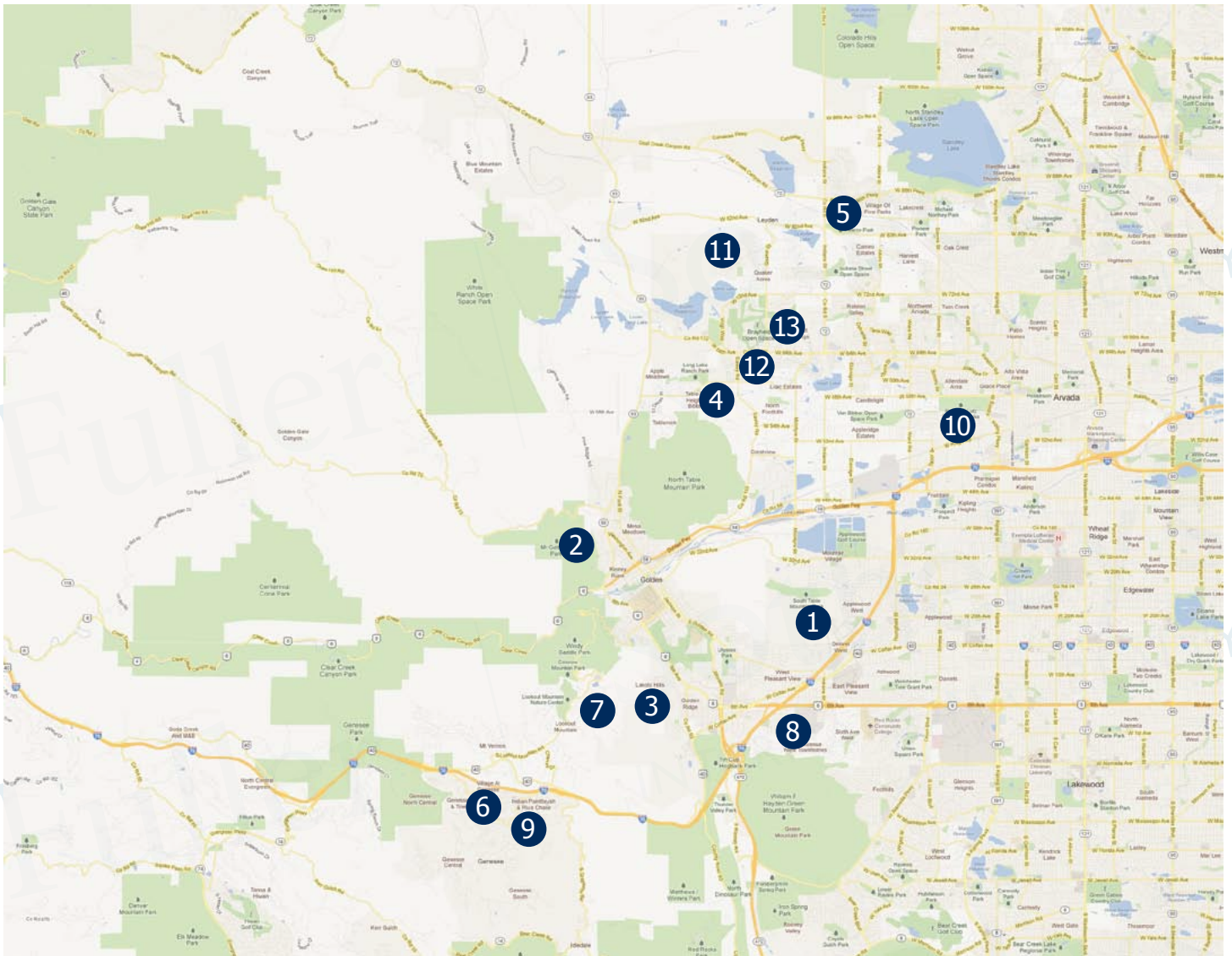


MICROMARKET REPORT | GOLDEN



Fuller | Sotheby's
INTERNATIONAL REALTY

GOLDEN NEIGHBORHOODS



1. Applewood
2. Canyon Point
3. Eagle Ridge
4. Fieldstone
5. Five Parks
6. Genesee
7. Lookout Mountain

8. Mesa View Estates
9. Riva Chase
10. Skyline Estates
11. Spring Mesa
12. Sunrise Ridge
13. West Woods

GOLDEN MARKET | MARKETS BY AREA

APPLEWOOD

North of 6th Ave, South of Rolling Hills Country Club; West of I-70, East of golden Recreational Park

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$180,000	\$196,000	8.9%
Average Price	\$190,654	\$195,107	2.3%
Average Price per Square Foot	\$148	\$153	3.4%
Average Days on Market	98	55	-43.9%
Highest Price	\$270,000	\$268,200	-0.7%
Lowest Price	\$120,935	\$74,000	-38.8%
Properties Sold	19	24	26.3%
% Sold Price to Original List Price	95.38%	94.85%	-0.6%

CANYON POINT

North of 58, South of Golden Gate Canyon Rd.; West of Washington Ave, East of the foothills.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$429,400	\$429,400	0.0%
Average Price	\$459,757	\$470,525	2.3%
Average Price per Square Foot	\$192	\$195	1.6%
Average Days on Market	91	131	44.0%
Highest Price	\$640,000	\$640,000	0.0%
Lowest Price	\$266,000	\$395,000	48.5%
Properties Sold	14	8	-42.9%
% Sold Price to Original List Price	95.34%	95.09%	-0.3%

EAGLE RIDGE

Quarter 3 - Jan. through Sept.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$365,000	\$367,000	0.5%
Average Price	\$414,892	\$427,000	2.9%
Average Price per Square Foot	\$190	\$187	-1.6%
Average Days on Market	107	90	-15.9%
Highest Price	\$735,000	\$660,000	-10.2%
Lowest Price	\$320,000	\$325,000	1.6%
Properties Sold	21	15	-28.6%
% Sold Price to Original List Price	94.70%	94.84%	0.1%

GOLDEN MARKET | MARKETS BY AREA

FIELDSTONE

North of Kimball, South of Eagle Ridge Drive; West of Heritage Rd., East of Lariat Loop Road.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$441,750	\$462,500	4.7%
Average Price	\$441,472	\$467,263	5.8%
Average Price per Square Foot	\$155	\$165	6.5%
Average Days on Market	64	45	-29.7%
Highest Price	\$500,000	\$620,000	24.0%
Lowest Price	\$386,000	\$360,000	-6.7%
Properties Sold	9	11	22.2%
% Sold Price to Original List Price	94.79%	94.30%	-0.5%

FIVE PARKS

North of 82nd Ave, South of 87th Drive; West of N Alkire St, East of Indiana St.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$355,000	\$398,400	12.2%
Average Price	\$370,826	\$381,888	3.0%
Average Price per Square Foot	\$152	\$160	5.3%
Average Days on Market	109	96	-11.9%
Highest Price	\$530,000	\$515,000	-2.8%
Lowest Price	\$251,900	\$242,000	-3.9%
Properties Sold	15	26	73.3%
% Sold Price to Original List Price	93.84%	98.95%	5.4%

MESA VIEW ESTATES

North of Green Mountain Open Space, South of 1st Dr.; West of Indiana St, East of I-70.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$521,250	\$510,000	0.9%
Average Price	\$634,125	\$570,517	-15.5%
Average Price per Square Foot	\$188	\$177	-11.1%
Average Days on Market	133	68	-56.0%
Highest Price	\$1,340,000	\$1,365,000	1.9%
Lowest Price	\$431,250	\$380,000	-13.6%
Properties Sold	14	27	142.9%
% Sold Price to Original List Price	91.48%	92.65%	1.3%

GOLDEN MARKET | MARKETS BY AREA

SKYLINE ESTATES

North of West Ridge Rd., South of W 58th Ave.; West of Kipling St., East of Tabor St.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$353,000	\$372,000	5.4%
Average Price	\$346,678	\$355,000	2.4%
Average Price per Square Foot	\$139	\$154	10.8%
Average Days on Market	159	77	-51.6%
Highest Price	\$380,000	\$410,000	7.9%
Lowest Price	\$310,000	\$290,000	-6.5%
Properties Sold	7	9	28.6%
% Sold Price to Original List Price	93.35%	96.48%	3.4%

SPRING MESA

North of Tucker Lake, South of 80th Ave.; West of 77th Dr., East of 93.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$540,000	\$563,250	4.3%
Average Price	\$556,423	\$586,750	5.5%
Average Price per Square Foot	\$181	\$203	12.2%
Average Days on Market	106	102	-3.8%
Highest Price	\$687,000	\$810,000	17.9%
Lowest Price	\$487,500	\$500,000	2.6%
Properties Sold	18	18	0.0%
% Sold Price to Original List Price	89.51%	94.43%	5.5%

SUNRISE RIDGE

North of 60th Ave, South of 64th Ave., West of Quaker St., East of Easley Rd.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$427,000	\$384,449	-10.0%
Average Price	\$406,619	\$382,781	-5.9%
Average Price per Square Foot	\$151	\$160	6.0%
Average Days on Market	28	68	142.9%
Highest Price	\$525,000	\$505,000	-3.8%
Lowest Price	\$270,000	\$245,000	-9.3%
Properties Sold	10	16	60.0%
% Sold Price to Original List Price	96.89%	96.48%	-0.4%

WEST WOODS

North of 64th Ave, South of 72nd Ave.; West of Indiana St, East of Virgil Way.

Quarter 3 - Jan. through Sept.	2011	2012	% Change
Median Price	\$431,500	\$415,000	-3.8%
Average Price	\$438,549	\$429,793	-2.0%
Average Price per Square Foot	\$164	\$173	5.5%
Average Days on Market	96	148	54.2%
Highest Price	\$650,000	\$696,800	7.2%
Lowest Price	\$330,000	\$292,000	-11.5%
Properties Sold	30	39	30.0%
% Sold Price to Original List Price	92.82%	93.47%	0.7%

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

1050 Walnut Street
Boulder, CO, 80302
303.443.6161



CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue
Denver, CO 80206
303.893.3200