

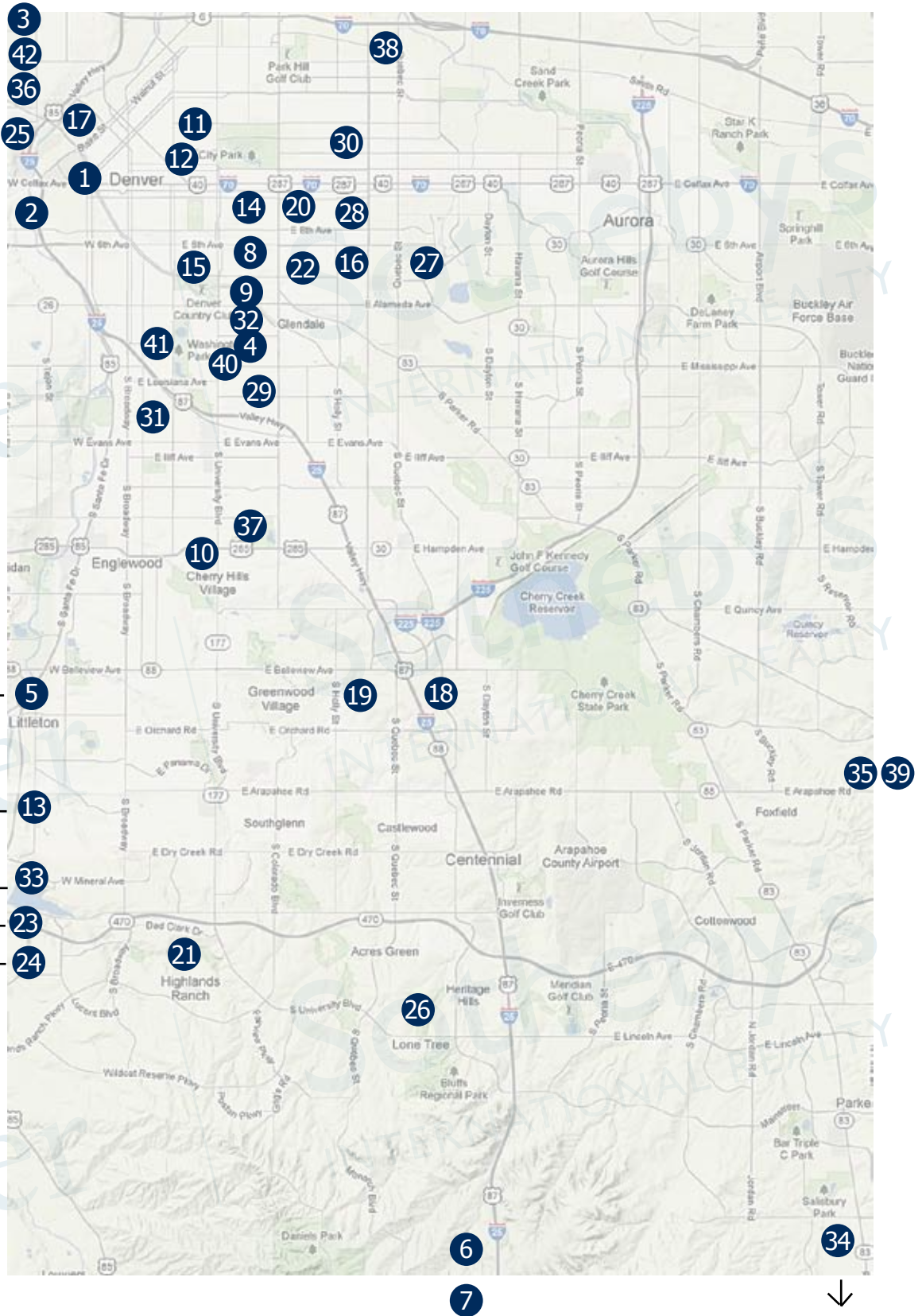
MICROMARKET REPORT | DENVER METRO



Fuller | Sotheby's
INTERNATIONAL REALTY

DENVER METRO NEIGHBORHOODS

1. Denver (City)
2. Belmar
3. Berkeley
4. Bonnie Brae / Belcaro
5. Bow Mar/Bow Mar South
6. Castle Pines North
7. Castle Pines Village
8. Cherry Creek North
9. Cherry Creek South/East
10. Cherry Hills Village
11. City Park
12. City Park South
13. Columbine Valley
14. Congress Park
15. Country Club
16. Crestmoor
17. Downtown (Condo)
18. Greenwood Village East
19. Greenwood Village West
20. Hale Mayfair
21. Highlands Ranch
22. Hilltop
23. Ken Caryl North Ranch
24. Ken Caryl Valley
25. LoHi
26. Lone Tree
27. Lowry
28. Montclair
29. Observatory Park
30. Park Hill
31. Platt Park
32. Polo Grounds
33. Polo Reserve
34. Pradera and Timbers
35. Saddle Rock Golf Club
36. Sloan's Lake
37. Southern Hills
38. Stapleton
39. Tallyn's Reach
40. Washington Park East
41. Washington Park West
42. West Highlands





DENVER

National News Reports

...Metro Denver as also including Boulder & Evergreen.

According to the latest data from Metrolist, buyer demand and historically low inventory levels have increased average and median sales prices across metro Denver through 2012. Reports also show a 33% increase in luxury home sales in the Denver metro - a significant improvement compared to 2011. Denver metro continues to remain one of the top housing markets in the nation, with an active seller's market and tightened inventory, experts forecast buyer demand to remain high in 2013.

35,112
 homes sold for an average of
\$278,100
 or, **\$9,764,647,200** on the bottom line.

- Metro Denver home sales rose by 9% in 2012.
- Historically low inventory and increased buyer demand led to a spike in average sale price from \$257,063 in 2011, to \$278,100 by 2012.
- 35,112 homes sold in 2012, up from 29,980 the previous year—a 17% increase.
- By year's end, the city's inventory was so low that only 2 months worth of homes were on the market.
- Luxury home sales rose across the Denver metro area by 33%, attributing to a combined sales volume topping \$1 billion

DENVER METRO

All properties in the Denver Metrolist

January through December	2010	2011	2012	% Change
Listings put Under Contract	49,313	37,332	44,805	20.0%
Sold listings (all properties)	38,818	29,980	35,112	17.1%
Sold Single Family	30,777	23,956	28,218	17.8%
Sold Condo	8,041	6,024	6,894	14.4%
Average Days on Market	92	109	79	-27.2%
Average Price	\$257,000	\$257,063	\$278,100	8.2%
% Sold Price to List Price	96%	96%	97%	1.0%
Year end active inventory (December)	18,257	15,533	10,470	-32.6%



DENVER METRO | MARKETS BY AREA

DENVER (CITY)

City of Denver

January through December	2010	2011	2012	% Change
Median Price	\$206,000	\$219,000	\$258,000	17.8%
Average Price	\$276,526	\$278,898	\$315,483	13.1%
Average Price per Square Foot	\$180	\$180	\$203	12.8%
Average Days on Market	82	98	66	-32.7%
Highest Price	\$5,700,000	\$3,815,000	\$5,400,000	41.5%
Lowest Price	\$24,000	\$18,500	\$23,500	27.0%
Properties Sold	7,582	7,582	8,695	14.7%
% Sold Price to Original List Price	91.81%	92.32%	95.21%	3.1%

BELMAR (TOWNHOME, CONDO & RES)

Kentucky to Alameda, Wadsworth to Pierce

January through December	2010	2011	2012	% Change
Median Price	\$285,000	\$238,500	\$325,000	36.3%
Average Price	\$352,057	\$256,262	\$277,864	8.4%
Average Price per Square Foot	\$189	\$162	\$174	7.4%
Average Days on Market	300	240	91	-62.1%
Highest Price	\$710,000	\$585,000	\$410,000	-29.9%
Lowest Price	\$155,000	\$148,000	\$135,000	-8.8%
Properties Sold	19	24	24	0.0%
% Sold Price to Original List Price	81.90%	89.51%	95.33%	6.5%

BERKELEY

38th to I-70, Sheridan to Federal

January through December	2010	2011	2012	% Change
Median Price	\$269,450	\$285,000	\$307,000	7.7%
Average Price	\$287,924	\$294,491	\$320,794	8.9%
Average Price per Square Foot	\$238	\$228	\$261	14.5%
Average Days on Market	74	88	48	-45.5%
Highest Price	\$725,000	\$635,000	\$610,000	-3.9%
Lowest Price	\$70,000	\$39,000	\$115,005	194.9%
Properties Sold	168	209	243	16.3%
% Sold Price to Original List Price	92.86%	92.68%	96.61%	4.2%

BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through December	2010	2011	2012	% Change
Median Price	\$572,500	\$495,000	\$513,500	3.7%
Average Price	\$764,825	\$594,314	\$616,823	3.8%
Average Price per Square Foot	\$318	\$309	\$330	6.8%
Average Days on Market	116	101	110	8.9%
Highest Price	\$5,700,000	\$2,480,000	\$2,280,000	-8.1%
Lowest Price	\$275,000	\$145,005	\$240,000	65.5%
Properties Sold	74	88	110	25.0%
% Sold Price to Original List Price	90.86%	89.60%	92.40%	3.1%

BOW MAR/BOW MAR SOUTH

North of Bowles, South of Union; West of Morning Glory, East of Sheridan

January through December	2010	2011	2012	% Change
Median Price	\$695,000	\$840,000	\$783,175	-6.8%
Average Price	\$768,102	\$916,326	\$905,615	-1.2%
Average Price per Square Foot	\$248	\$261	\$269	3.1%
Average Days on Market	157	153	175	14.4%
Highest Price	\$1,380,000	\$2,298,000	\$2,600,000	13.1%
Lowest Price	\$225,000	\$157,000	\$500,000	218.5%
Properties Sold	20	25	16	-36.0%
% Sold Price to Original List Price	88.11%	90.00%	91.75%	1.9%

CASTLE PINES NORTH

Country Club Parkway to Coyote Ridge Park; Daniels Park to Yorkshire

January through December	2010	2011	2012	% Change
Median Price	\$411,250	\$400,000	\$408,200	2.1%
Average Price	\$472,888	\$437,305	\$449,574	2.8%
Average Price per Square Foot	\$171	\$161	\$162	0.6%
Average Days on Market	107	120	94	-21.7%
Highest Price	\$1,435,000	\$1,100,000	\$1,550,000	40.9%
Lowest Price	\$200,000	\$198,000	\$224,000	13.1%
Properties Sold	136	153	186	21.6%
% Sold Price to Original List Price	91.69%	92.31%	93.61%	1.4%

CASTLE PINES VILLAGE

US 85 & Copper Blush to Northwood; Daniels Park to Gate 5, Country Club to I-25

January through December	2010	2011	2012	% Change
Median Price	\$785,000	\$732,500	\$735,000	0.3%
Average Price	\$1,024,616	\$905,486	\$890,649	-1.6%
Average Price per Square Foot	\$284	\$251	\$265	5.6%
Average Days on Market	264	287	218	-24.0%
Highest Price	\$3,630,000	\$3,150,000	\$3,050,000	-3.2%
Lowest Price	\$425,000	\$295,000	\$380,415	29.0%
Properties Sold	91	74	103	39.2%
% Sold Price to Original List Price	78.21%	81.91%	87.94%	7.4%

CHERRY CREEK NORTH (TOWNHOME, CONDO & RESIDENTIAL)

York to Colorado, 1st to 6th

January through December	2010	2011	2012	% Change
Median Price	\$650,000	\$810,000	\$745,000	-8.0%
Average Price	\$824,760	\$879,223	\$921,463	4.8%
Average Price per Square Foot	\$305	\$322	\$323	0.3%
Average Days on Market	195	118	156	32.2%
Highest Price	\$3,290,000	\$3,250,000	\$3,100,000	-4.6%
Lowest Price	\$160,000	\$235,000	\$232,500	-1.1%
Properties Sold	101	54	77	42.6%
% Sold Price to Original List Price	81.05%	85.90%	91.81%	6.9%

CHERRY CREEK EAST & SOUTH (TOWNHOME, CONDO & RES)

University to Colorado, Alameda to 1st

January through December	2010	2011	2012	% Change
Median Price	\$310,000	\$310,000	\$376,000	21.3%
Average Price	\$377,255	\$360,238	\$462,821	28.5%
Average Price per Square Foot	\$228	\$220	\$256	16.4%
Average Days on Market	217	205	148	-27.8%
Highest Price	\$1,500,000	\$1,525,000	\$1,725,000	13.1%
Lowest Price	\$104,900	\$130,000	\$149,900	15.3%
Properties Sold	95	73	112	53.4%
% Sold Price to Original List Price	82.82%	89.44%	90.86%	1.6%

CHERRY HILLS VILLAGE (UNDER 1 ACRE)

Clarkson to Monaco; Belleview to Hampden

January through December	2010	2011	2012	% Change
Median Price	\$1,000,000	\$630,710	\$550,000	-12.8%
Average Price	\$1,093,014	\$752,805	\$819,327	8.8%
Average Price per Square Foot	\$290	\$226	\$254	12.4%
Average Days on Market	214	149	106	-28.9%
Highest Price	\$3,650,000	\$3,200,000	\$4,500,000	40.6%
Lowest Price	\$564,000	\$93,600	\$72,250	-22.8%
Properties Sold	27	109	152	39.4%
% Sold Price to Original List Price	64.67%	84.58%	89.92%	6.3%

CHERRY HILLS VILLAGE (OVER 1 ACRE)

Clarkson to Monaco; Belleview to Hampden

January through December	2010	2011	2012	% Change
Median Price	\$1,597,000	\$880,000	\$1,160,000	31.8%
Average Price	\$2,330,758	\$1,246,819	\$1,433,711	15.8%
Average Price per Square Foot	\$355	\$271	\$309	14.0%
Average Days on Market	327	154	163	5.8%
Highest Price	\$7,000,000	\$8,200,000	\$7,500,000	-8.5%
Lowest Price	\$950,000	\$600,000	\$600,000	0.0%
Properties Sold	17	93	139	49.5%
% Sold Price to Original List Price	60.90%	82.59%	88.19%	6.8%

CITY PARK

Downing to York; 18th to Martin Luther King

January through December	2010	2011	2012	% Change
Median Price	\$249,500	\$268,304	\$290,000	8.1%
Average Price	\$255,727	\$267,538	\$292,811	9.4%
Average Price per Square Foot	\$189	\$181	\$203	12.2%
Average Days on Market	72	81	51	-37.0%
Highest Price	\$605,000	\$571,000	\$589,278	3.2%
Lowest Price	\$98,000	\$60,000	\$78,000	30.0%
Properties Sold	112	121	175	44.6%
% Sold Price to Original List Price	97.23%	93.79%	95.66%	2.0%



DENVER METRO | MARKETS BY AREA

CITY PARK SOUTH

York to Colorado; Colfax to 17th

January through December	2010	2011	2012	% Change
Median Price	\$378,000	\$321,000	\$370,000	15.3%
Average Price	\$371,469	\$324,937	\$367,408	13.1%
Average Price per Square Foot	\$254	\$234	\$260	11.1%
Average Days on Market	52	80	41	-48.8%
Highest Price	\$695,000	\$411,750	\$559,000	35.8%
Lowest Price	\$167,750	\$250,000	\$210,500	-15.8%
Properties Sold	21	12	24	100.0%
% Sold Price to Original List Price	95.74%	95.84%	95.76%	-0.1%

COLUMBINE VALLEY

South Polo Ridge Drive to West Bowles Ave, Platte Canyon Road to South Platte River

January through December	2010	2011	2012	% Change
Median Price	\$730,000	\$567,500	\$670,500	18.1%
Average Price	\$853,229	\$960,902	\$837,656	-12.8%
Average Price per Square Foot	\$235	\$220	\$234	6.4%
Average Days on Market	179	151	112	-25.8%
Highest Price	\$1,355,000	\$6,180,000	\$2,650,000	-57.1%
Lowest Price	\$434,100	\$325,000	\$315,000	-3.1%
Properties Sold	17	22	26	18.2%
% Sold Price to Original List Price	86.01%	80.66%	91.63%	13.6%

CONGRESS PARK

York to Colorado; 6th to Colfax

January through December	2010	2011	2012	% Change
Median Price	\$386,750	\$388,000	\$430,000	10.8%
Average Price	\$441,739	\$405,838	\$449,595	10.8%
Average Price per Square Foot	\$271	\$267	\$290	8.6%
Average Days on Market	65	88	50	-43.2%
Highest Price	\$2,325,000	\$1,085,000	\$1,510,000	39.2%
Lowest Price	\$200,000	\$111,500	\$198,000	77.6%
Properties Sold	108	130	179	37.7%
% Sold Price to Original List Price	93.76%	92.05%	95.43%	3.7%

COUNTRY CLUB

University to Downing 1st-4th; Race to University 4th-6th

January through December	2010	2011	2012	% Change
Median Price	\$855,000	\$667,200	\$894,534	34.1%
Average Price	\$1,177,961	\$964,337	\$1,086,855	12.7%
Average Price per Square Foot	\$374	\$350	\$358	2.3%
Average Days on Market	112	120	78	-35.0%
Highest Price	\$3,950,000	\$3,000,000	\$5,400,000	80.0%
Lowest Price	\$299,000	\$255,000	\$273,020	7.1%
Properties Sold	33	40	46	15.0%
% Sold Price to Original List Price	87.61%	90.25%	91.98%	1.9%



DENVER METRO | MARKETS BY AREA

CRESTMoor

Holly to Monaco; 1st to 6th

January through December	2010
Median Price	\$637,000
Average Price	\$721,734
Average Price per Square Foot	\$257
Average Days on Market	93
Highest Price	\$1,750,000
Lowest Price	\$325,000
Properties Sold	26
% Sold Price to Original List Price	85.41%

2011	2012	% Change
\$688,000	\$655,000	-4.8%
\$806,390	\$750,052	-7.0%
\$277	\$275	-0.7%
79	75	-5.1%
\$1,750,000	\$1,630,000	-6.9%
\$291,100	\$375,000	28.8%
22	19	-13.6%
90.75%	91.85%	1.2%

DOWNTOWN (CONDO)

Downtown Denver MLS Area

January through December	2010
Median Price	\$302,528
Average Price	\$397,964
Average Price per Square Foot	\$281
Average Days on Market	185
Highest Price	\$2,496,798
Lowest Price	\$42,500
Properties Sold	263
% Sold Price to Original List Price	86.54%

2011	2012	% Change
\$325,000	\$343,000	5.5%
\$419,517	\$445,886	6.3%
\$285	\$311	9.1%
185	127	-31.4%
\$2,300,000	\$3,000,000	30.4%
\$18,500	\$25,000	35.1%
268	127	-52.6%
88.97%	91.00%	2.3%

GREENWOOD VILLAGE EAST

Caley to Belleview; I-25 to Dayton and Havana. Belleview to I-225; Yosemite to Dayton

January through December	2010
Median Price	\$530,000
Average Price	\$615,831
Average Price per Square Foot	\$205
Average Days on Market	129
Highest Price	\$1,623,370
Lowest Price	\$223,000
Properties Sold	73
% Sold Price to Original List Price	89.74%

2011	2012	% Change
\$560,000	\$592,500	5.8%
\$560,000	\$624,579	11.5%
\$215	\$226	5.1%
111	104	-6.3%
\$1,568,267	\$1,880,824	19.9%
\$102,500	\$105,000	2.4%
57	81	42.1%
90.89%	94.30%	3.8%

GREENWOOD VILLAGE WEST (UNDER 1 ACRE)

Orchard to Belleview; Clarkson to I-25

January through December	2010
Median Price	\$1,075,000
Average Price	\$1,140,598
Average Price per Square Foot	\$285
Average Days on Market	196
Highest Price	\$2,439,000
Lowest Price	\$425,000
Properties Sold	38
% Sold Price to Original List Price	78.36%

2011	2012	% Change
\$967,300	\$1,189,000	22.9%
\$1,166,506	\$1,247,261	6.9%
\$288	\$302	4.9%
170	103	-39.4%
\$3,650,000	\$3,175,000	-13.0%
\$289,900	\$255,000	-12.0%
51	68	33.3%
87.48%	91.58%	4.7%

DENVER METRO | MARKETS BY AREA

GREENWOOD VILLAGE WEST (OVER 1 ACRE)

Orchard to Belleview; Clarkson to I-25

January through December	2010	2011	2012	% Change
Median Price	\$625,000	\$940,000	\$1,344,000	43.0%
Average Price	\$877,800	\$1,170,235	\$1,484,334	26.8%
Average Price per Square Foot	\$254	\$258	\$338	31.0%
Average Days on Market	109	237	203	-14.3%
Highest Price	\$1,260,000	\$2,347,000	\$2,890,000	23.1%
Lowest Price	\$575,000	\$464,000	\$474,500	2.3%
Properties Sold	5	17	28	64.7%
% Sold Price to Original List Price	80.75%	72.75%	86.72%	19.2%

HALE MAYFAIR

Colorado to Holly; 6th to Colfax

January through December	2010	2011	2012	% Change
Median Price	\$324,000	\$318,000	\$354,925	11.6%
Average Price	\$356,519	\$347,421	\$374,481	7.8%
Average Price per Square Foot	\$270	\$246	\$282	14.6%
Average Days on Market	84	108	59	-45.4%
Highest Price	\$1,135,000	\$1,448,000	\$835,000	-42.3%
Lowest Price	\$109,000	\$118,000	\$135,000	14.4%
Properties Sold	80	96	124	29.2%
% Sold Price to Original List Price	91.16%	90.96%	95.16%	4.6%

HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through December	2010	2011	2012	% Change
Median Price	\$309,900	\$310,000	\$316,500	2.1%
Average Price	\$348,089	\$343,834	\$355,464	3.4%
Average Price per Square Foot	\$155	\$399	\$158	-60.4%
Average Days on Market	83	82	54	-34.1%
Highest Price	\$1,800,255	\$1,400,000	\$3,276,874	134.1%
Lowest Price	\$150,000	\$56,900	\$117,900	107.2%
Properties Sold	1,223	1,325	1,659	25.2%
% Sold Price to Original List Price	94.15%	94.45%	96.40%	2.1%

HIGHLANDS - WEST

29th to 38th, Sheridan to Federal

January through September	2010	2011	2012	% Change
Median Price	\$315,000	\$345,000	\$332,500	-3.6%
Average Price	\$334,321	\$358,939	\$359,559	0.2%
Average Price per Square Foot	\$268	\$270	\$275	1.9%
Average Days on Market	75	80	50	-37.5%
Highest Price	\$645,000	\$770,500	\$950,000	23.3%
Lowest Price	\$105,000	\$56,000	\$32,500	-42.0%
Properties Sold	187	221	284	28.5%
% Sold Price to Original List Price	93.83%	94.72%	96.36%	1.7%



DENVER METRO | MARKETS BY AREA

HILLTOP

Alameda to 6th; Colorado to Holly

January through December	2010	2011	2012	% Change
Median Price	\$750,000	\$750,000	\$772,500	3.0%
Average Price	\$887,007	\$854,439	\$835,965	-2.2%
Average Price per Square Foot	\$290	\$278	\$281	1.1%
Average Days on Market	187	159	149	-6.3%
Highest Price	\$2,350,000	\$2,050,000	\$1,925,000	-6.1%
Lowest Price	\$276,000	\$272,000	\$255,000	-6.3%
Properties Sold	71	85	97	14.1%
% Sold Price to Original List Price	84.24%	89.24%	88.93%	-0.3%

KEN-CARYL NORTH RANCH

approx: Red Fox Lane to North Ranch Road, Golden Eagle Lane to Blue Grouse Ridge Road

January through December	2010	2011	2012	% Change
Median Price	\$740,000	\$802,500	\$708,000	-11.8%
Average Price	\$722,953	\$786,250	\$705,684	-10.2%
Average Price per Square Foot	\$199	\$202	\$206	2.0%
Average Days on Market	113	106	181	70.8%
Highest Price	\$925,000	\$1,115,000	\$965,000	-13.5%
Lowest Price	\$535,000	\$616,000	\$487,500	-20.9%
Properties Sold	13	8	23	187.5%
% Sold Price to Original List Price	89.50%	87.94%	91.50%	4.0%

KEN-CARYL VALLEY

approx: Tamarade Drive to Manor House Road, Mountain High Court to West Ken Caryl Ave

January through December	2010	2011	2012	% Change
Median Price	\$450,000	\$495,000	\$494,500	-0.1%
Average Price	\$479,892	\$564,446	\$530,774	-6.0%
Average Price per Square Foot	\$185	\$195	\$194	-0.5%
Average Days on Market	106	102	71	-30.4%
Highest Price	\$1,260,000	\$1,250,000	\$1,400,000	12.0%
Lowest Price	\$238,875	\$330,500	\$300,000	-9.2%
Properties Sold	68	69	100	44.9%
% Sold Price to Original List Price	92.70%	94.02%	94.53%	0.5%

LOHI

West 38th to I-25, Speer Blvd to Zuni St.

January through December	2010	2011	2012	% Change
Median Price	\$277,100	\$312,000	\$389,000	24.7%
Average Price	\$301,082	\$344,470	\$414,179	20.2%
Average Price per Square Foot	\$232	\$243	\$268	10.3%
Average Days on Market	86	92	63	-31.5%
Highest Price	\$690,000	\$1,462,500	\$1,050,000	-28.2%
Lowest Price	\$70,000	\$88,000	\$61,800	-29.8%
Properties Sold	47	105	107	1.9%
% Sold Price to Original List Price	89.37%	94.39%	95.64%	1.3%

DENVER METRO | MARKETS BY AREA

LONE TREE

approx: South of Ridgeway parkway to Countyline, Peoria to Quebec

January through December	2010	2011	2012	% Change
Median Price	\$405,000	\$395,750	\$397,750	0.5%
Average Price	\$520,670	\$476,213	\$470,717	-1.2%
Average Price per Square Foot	\$162	\$163	\$166	1.8%
Average Days on Market	98	109	74	-32.1%
Highest Price	\$2,350,000	\$1,570,000	\$1,265,000	-19.4%
Lowest Price	\$160,000	\$225,000	\$215,000	-4.4%
Properties Sold	49	62	60	-3.2%
% Sold Price to Original List Price	96.21%	93.42%	91.87%	-1.7%

LOWRY

Quebec to Unita; Alameda to 11th

January through December	2010	2011	2012	% Change
Median Price	\$525,000	\$480,000	\$501,000	4.4%
Average Price	\$576,583	\$534,430	\$503,659	-5.8%
Average Price per Square Foot	\$217	\$213	\$207	-2.8%
Average Days on Market	131	106	99	-6.6%
Highest Price	\$1,525,000	\$1,300,000	\$1,240,000	-4.6%
Lowest Price	\$148,397	\$142,000	\$148,503	4.6%
Properties Sold	69	59	89	50.8%
% Sold Price to Original List Price	92.17%	94.09%	97.57%	3.7%

MONTCLAIR

Holly to Quebec; 6th to Colfax

January through December	2010	2011	2012	% Change
Median Price	\$295,000	\$280,000	\$318,500	13.8%
Average Price	\$327,535	\$305,508	\$400,579	31.1%
Average Price per Square Foot	\$228	\$230	\$246	7.0%
Average Days on Market	100	112	70	-37.5%
Highest Price	\$825,000	\$779,000	\$3,490,000	348.0%
Lowest Price	\$94,900	\$115,000	\$107,500	-6.5%
Properties Sold	109	119	159	33.6%
% Sold Price to Original List Price	91.80%	90.74%	94.14%	3.7%

OBSERVATORY PARK

University to Colorado; Evans to Yale

January through December	2010	2011	2012	% Change
Median Price	\$714,600	\$696,000	\$700,000	0.6%
Average Price	\$663,828	\$667,376	\$725,011	8.6%
Average Price per Square Foot	\$259	\$237	\$281	18.6%
Average Days on Market	135	131	100	-23.7%
Highest Price	\$1,385,000	\$1,498,000	\$1,725,000	15.2%
Lowest Price	\$191,000	\$209,000	\$180,364	-13.7%
Properties Sold	74	72	84	16.7%
% Sold Price to Original List Price	87.46%	87.80%	92.76%	5.6%

DENVER METRO | MARKETS BY AREA

PARK HILL

Colfax to 26th; Colorado to Quebec

January through December	2010
Median Price	\$390,000
Average Price	\$443,046
Average Price per Square Foot	\$269
Average Days on Market	80
Highest Price	\$1,500,000
Lowest Price	\$111,500
Properties Sold	177
% Sold Price to Original List Price	91.10%

2011	2012	% Change
\$392,500	\$399,500	1.8%
\$445,398	\$458,039	2.8%
\$279	\$292	4.7%
84	58	-31.0%
\$1,375,000	\$2,300,000	67.3%
\$146,500	\$118,000	-19.5%
197	229	16.2%
93.44%	95.87%	2.6%

PLATT PARK

Broadway to Downing; Louisiana to Evans

January through December	2010
Median Price	\$362,000
Average Price	\$390,532
Average Price per Square Foot	\$273
Average Days on Market	84
Highest Price	\$810,000
Lowest Price	\$135,000
Properties Sold	122
% Sold Price to Original List Price	91.84%

2011	2012	% Change
\$351,000	\$385,000	9.7%
\$389,676	\$411,779	5.7%
\$277	\$290	4.7%
63	59	-6.3%
\$805,000	\$805,000	0.0%
\$138,000	\$135,000	-2.2%
120	159	32.5%
94.68%	96.12%	1.5%

POLO GROUNDS

Exposition to Alameda and University to S. Steele Street

January through December	2010
Median Price	\$1,462,500
Average Price	\$1,951,125
Average Price per Square Foot	\$435
Average Days on Market	76
Highest Price	\$5,700,000
Lowest Price	\$749,000
Properties Sold	8
% Sold Price to Original List Price	89.84%

2011	2012	% Change
\$1,300,000	\$1,000,500	-23.0%
\$1,828,000	\$1,668,250	-8.7%
\$352	\$352	0.0%
192	220	14.6%
\$3,815,000	\$5,250,000	37.6%
\$585,000	\$655,000	12.0%
5	12	140.0%
83.74%	89.04%	6.3%

POLO RESERVE

North of Mineral, South of Arabian Pl.; West of the S Platte River, East of S. Platte Canyon Rd.

January through December	2010
Median Price	\$1,352,500
Average Price	\$1,410,000
Average Price per Square Foot	\$338
Average Days on Market	126
Highest Price	\$1,750,000
Lowest Price	\$1,185,000
Properties Sold	4
% Sold Price to Original List Price	82.29%

2011	2012	% Change
\$1,645,000	\$975,000	-40.7%
\$2,490,731	\$975,000	-60.9%
\$302	\$180	-40.4%
212	328	54.7%
\$6,180,000	\$1,000,000	-83.8%
\$940,000	\$950,000	1.1%
5	2	-60.0%
74.36%	76.62%	3.0%

DENVER METRO | MARKETS BY AREA

PRADERA AND TIMBERS

Pradera and Timbers Sub-divisions in Parker

January through December	2010
Median Price	\$540,000
Average Price	\$600,086
Average Price per Square Foot	\$170
Average Days on Market	159
Highest Price	\$1,800,000
Lowest Price	\$204,900
Properties Sold	115
% Sold Price to Original List Price	87.07%

2011	2012	% Change
\$527,000	\$570,000	8.2%
\$594,646	\$605,380	1.8%
\$171	\$183	7.0%
173	116	-32.9%
\$1,600,000	\$1,340,000	-16.3%
\$178,899	\$170,000	-5.0%
125	128	2.4%
88.72%	92.58%	4.4%

SADDLE ROCK GOLF CLUB

North of E. Dry Creek Road; South of Smoky Hill Road; West of E-470; East of S. Liverpool Street.

January through December	2010
Median Price	\$427,875
Average Price	\$428,612
Average Price per Square Foot	\$142
Average Days on Market	112
Highest Price	\$805,000
Lowest Price	\$156,500
Properties Sold	78
% Sold Price to Original List Price	91.16%

2011	2012	% Change
\$449,950	\$385,750	-14.3%
\$436,099	\$411,467	-5.6%
\$136	\$142	4.4%
108	121	12.0%
\$785,000	\$727,500	-7.3%
\$170,000	\$193,000	13.5%
60	92	53.3%
91.79%	93.05%	1.4%

SLOAN'S LAKE

Colfax to 29th, Sheridan to Federal

January through December	2010
Median Price	\$285,000
Average Price	\$294,156
Average Price per Square Foot	\$226
Average Days on Market	72
Highest Price	\$664,700
Lowest Price	\$64,900
Properties Sold	176
% Sold Price to Original List Price	94.41%

2011	2012	% Change
\$289,500	\$318,750	10.1%
\$294,380	\$330,380	12.2%
\$224	\$242	8.0%
82	51	-37.8%
\$762,488	\$722,500	-5.2%
\$77,000	\$95,000	23.4%
191	234	22.5%
93.55%	96.75%	3.4%

SOUTHERN HILLS

University to Colorado; Yale to Hampden

January through June	2010
Median Price	\$460,000
Average Price	\$456,170
Average Price per Square Foot	\$236
Average Days on Market	73
Highest Price	\$925,000
Lowest Price	\$151,100
Properties Sold	45
% Sold Price to Original List Price	93.07%

2011	2012	% Change
\$500,000	\$450,000	-10.0%
\$483,057	\$447,049	-7.5%
\$232	\$248	6.9%
78	44	-43.6%
\$1,065,000	\$965,000	-9.4%
\$130,000	\$130,615	0.5%
65	66	1.5%
93.56%	94.44%	0.9%

DENVER METRO | MARKETS BY AREA

STAPLETON

Quebec to Havana; 23rd to 40th

January through June	2010	2011	2012	% Change
Median Price	\$411,427	\$575,000	\$570,000	-0.9%
Average Price	\$415,703	\$636,384	\$620,923	-2.4%
Average Price per Square Foot	\$194	\$212	\$222	4.7%
Average Days on Market	116	111	76	-31.5%
Highest Price	\$951,000	\$1,127,803	\$1,042,500	-7.6%
Lowest Price	\$59,000	\$502,500	\$506,137	0.7%
Properties Sold	198	65	61	-6.2%
% Sold Price to Original List Price	95.81%	97.22%	97.93%	0.7%

TALLYN'S REACH

North of E. Dry Creek Road; South of Smoky Hill Road; West of S. Powhatan Road; East of E-470

January through December	2010	2011	2012	% Change
Median Price	\$373,622	\$280,00	\$303,250	8.3%
Average Price	\$382,736	\$352,273	\$324,056	-8.0%
Average Price per Square Foot	\$141	\$124	\$129	4.0%
Average Days on Market	131	295	185	-37.3%
Highest Price	\$715,000	\$645,000	\$570,000	-11.6%
Lowest Price	\$204,000	\$222,500	\$188,000	-15.5%
Properties Sold	100	11	16	45.5%
% Sold Price to Original List Price	91.31%	95.01%	90.48%	-4.8%

WASHINGTON PARK EAST

Louisiana to Ellsworth; Downing to University

January through December	2010	2011	2012	% Change
Median Price	\$521,500	\$532,500	\$584,000	9.7%
Average Price	\$609,261	\$614,584	\$656,194	6.8%
Average Price per Square Foot	\$360	\$367	\$376	2.5%
Average Days on Market	94	87	61	-29.9%
Highest Price	\$2,123,293	\$1,760,000	\$1,600,000	-9.1%
Lowest Price	\$250,000	\$245,000	\$272,500	11.2%
Properties Sold	133	128	139	8.6%
% Sold Price to Original List Price	92.11%	93.48%	94.11%	0.7%

WASHINGTON PARK WEST

Louisiana to Ellsworth; Broadway to Downing

January through September	2010	2011	2012	% Change
Median Price	\$363,750	\$368,000	\$408,700	11.1%
Average Price	\$384,279	\$383,445	\$429,283	12.0%
Average Price per Square Foot	\$280	\$276	\$293	6.2%
Average Days on Market	91	92	61	-33.7%
Highest Price	\$1,007,500	\$744,000	\$1,100,000	47.8%
Lowest Price	\$120,000	\$135,000	\$134,000	-0.7%
Properties Sold	181	199	228	14.6%
% Sold Price to Original List Price	92.40%	93.01%	96.24%	3.5%

LOCAL COLORADO REAL ESTATE EXPERTS



BOULDER

1050 Walnut Street
Boulder, CO 80302
303.443.6161



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



CHERRY CREEK RETAIL

255 Clayton Street Unit 100 North
Denver, CO 80206
303.893.3200



CHERRY CREEK SHOPPING CENTER

3000 East 1st Avenue
Denver, CO 80206
303.893.3200



DENVER DOWNTOWN

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



DENVER TECH CENTER

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



EVERGREEN

31955 Castle Court, #1 South
Evergreen, CO 80439
303.674.3200



VAIL VALLEY

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

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