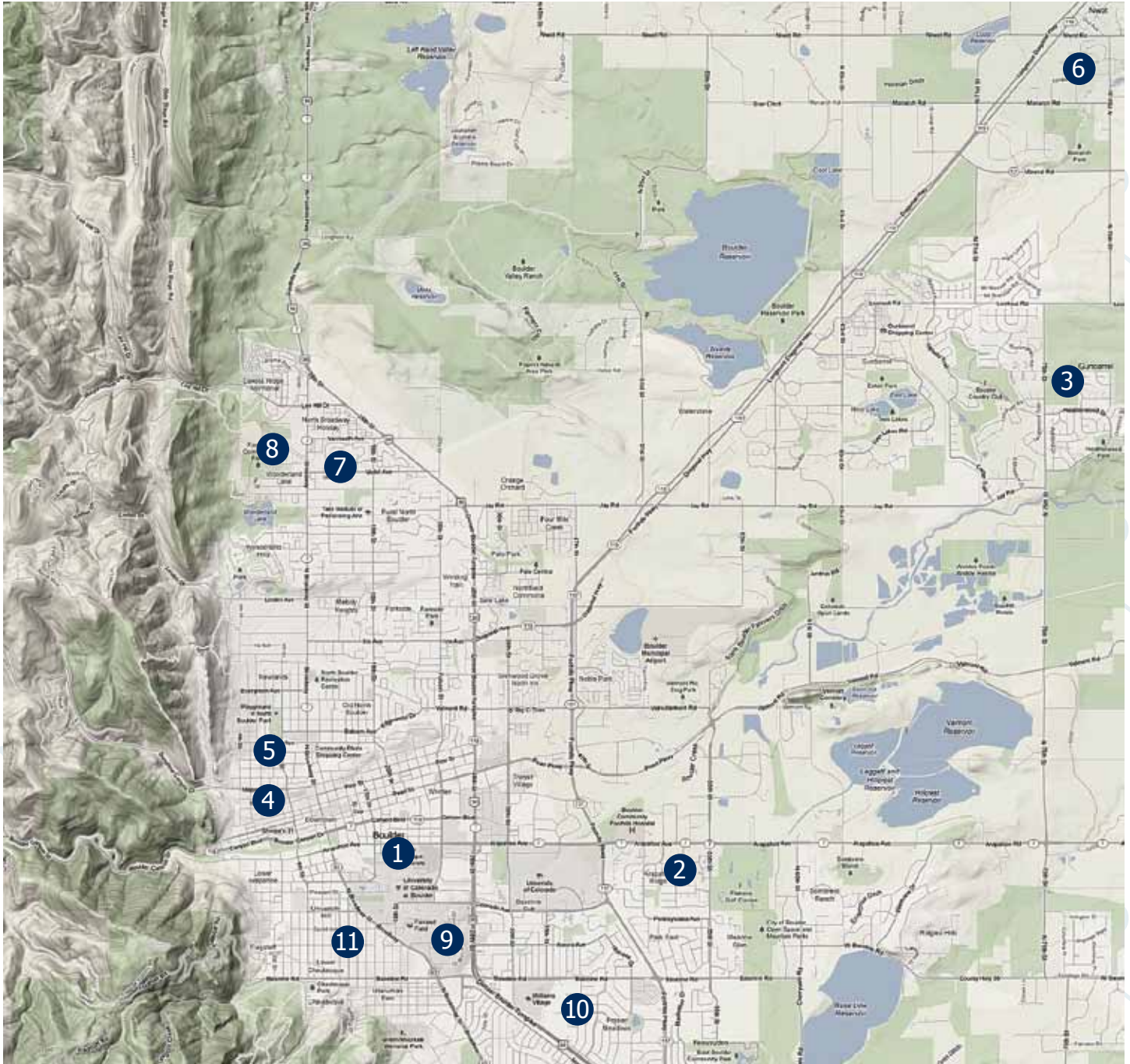


MICROMARKET REPORT | BOULDER



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
- 11. University / Chautauqua

BOULDER MARKET | MARKETS BY AREA



CENTRAL BOULDER

January through March	2012	2013	% Change
Median Price	\$630,000	\$545,000	-13.5%
Average Price	\$727,515	\$574,538	-21.0%
Average Days on Market.....	141	87	-38.3%
Highest Price.....	\$3,100,000	\$1,735,000	-44.0%
Lowest Price	\$125,500	\$138,888	10.7%
Properties Sold	42	34	-19.0%
% Sold Price to List Price.....	97%	96%	-1.0%

EAST BOULDER

January through March	2012	2013	% Change
Median Price	\$313,250	\$336,000	7.3%
Average Price	\$356,694	\$373,107	4.6%
Average Days on Market.....	193	87	-54.9%
Highest Price.....	\$681,000	\$1,099,000	61.4%
Lowest Price	\$106,000	\$104,861	-1.1%
Properties Sold	48	69	43.8%
% Sold Price to List Price.....	96%	98%	2.0%

GUNBARREL

January through March	2012	2013	% Change
Median Price	\$321,250	\$388,000	20.8%
Average Price	\$345,125	\$356,898	3.4%
Average Days on Market.....	187	116	-38.0%
Highest Price.....	\$544,000	\$550,000	1.1%
Lowest Price	\$190,000	\$117,500	-38.2%
Properties Sold	8	16	100.0%
% Sold Price to List Price.....	95%	97%	2.0%

MAPLETON HILL

January through March	2012	2013	% Change
Median Price	\$887,500	\$755,000	-14.9%
Average Price	\$933,104	\$938,600	0.6%
Average Days on Market.....	147	205	39.5%
Highest Price.....	\$2,185,000	\$4,400,000	101.4%
Lowest Price	\$275,500	\$150,000	-45.6%
Properties Sold	24	20	-16.7%
% Sold Price to List Price.....	95%	97%	2.0%

BOULDER MARKET | MARKETS BY AREA



NEWLANDS

January through March	2012	2013	% Change
Median Price	\$952,500	\$880,000	-7.6%
Average Price	\$1,023,333	\$1,345,800	31.5%
Average Days on Market.....	233	200	-14.2%
Highest Price.....	\$1,675,000	\$4,400,000	162.7%
Lowest Price	\$390,000	\$150,000	-61.5%
Properties Sold	6	5	-16.7%
% Sold Price to List Price.....	94%	99%	5.0%

NIWOT

January through March	2012	2013	% Change
Median Price	\$427,500	\$463,000	8.3%
Average Price	\$495,145	\$517,700	4.6%
Average Days on Market.....	104	103	-1.0%
Highest Price.....	\$1,525,000	\$1,648,000	8.1%
Lowest Price	\$70,000	\$85,000	21.4%
Properties Sold	20	20	0.0%
% Sold Price to List Price.....	95%	96%	1.0%

NORTHEAST BOULDER

January through March	2012	2013	% Change
Median Price	\$330,000	\$545,000	65.2%
Average Price	\$434,862	\$623,513	43.4%
Average Days on Market.....	165	76	-53.9%
Highest Price.....	\$1,300,000	\$1,845,000	41.9%
Lowest Price	\$110,590	\$160,000	44.7%
Properties Sold	33	31	-6.1%
% Sold Price to List Price.....	97%	98%	1.0%

NORTHWEST BOULDER

January through March	2012	2013	% Change
Median Price	\$727,500	\$786,000	8.0%
Average Price	\$759,954	\$852,772	12.2%
Average Days on Market.....	181	211	16.6%
Highest Price.....	\$1,675,000	\$4,400,000	162.7%
Lowest Price	\$119,551	\$150,000	25.5%
Properties Sold	38	25	-34.2%
% Sold Price to List Price.....	95%	97%	2.0%

BOULDER MARKET | MARKETS BY AREA



SOUTH BOULDER

January through March	2012	2013	% Change
Median Price	\$393,010	\$347,500	-11.6%
Average Price	\$468,202	\$411,882	-12.0%
Average Days on Market.....	102	98	-3.9%
Highest Price.....	\$1,100,000	\$1,049,950	-4.6%
Lowest Price	\$87,500	\$110,500	26.3%
Properties Sold	32	44	37.5%
% Sold Price to List Price.....	96%	97%	1.0%

SOUTHEAST BOULDER

January through March	2012	2013	% Change
Median Price	\$372,500	\$317,950	-14.6%
Average Price	\$349,560	\$341,452	-2.3%
Average Days on Market.....	90	78	-13.3%
Highest Price.....	\$619,000	\$749,000	21.0%
Lowest Price	\$87,500	\$135,000	54.3%
Properties Sold	26	40	53.8%
% Sold Price to List Price.....	97%	98%	1.0%

SOUTHWEST BOULDER

January through March	2012	2013	% Change
Median Price	\$745,000	\$692,250	-7.1%
Average Price	\$887,542	\$885,281	-0.3%
Average Days on Market.....	95	93	-2.1%
Highest Price.....	\$1,980,000	\$2,260,000	14.1%
Lowest Price	\$410,000	\$265,000	-35.4%
Properties Sold	13	16	23.1%
% Sold Price to List Price.....	102%	95%	-7.0%

UNIVERSITY/CHATAQUA

January through March	2012	2013	% Change
Median Price	N/A	\$572,500	100.0%
Average Price	N/A	\$690,437	100.0%
Average Days on Market.....	N/A	43	100.0%
Highest Price.....	N/A	\$2,260,000	100.0%
Lowest Price	N/A	\$154,500	100.0%
Properties Sold	N/A	12	100.0%
% Sold Price to List Price.....	N/A	95%	100.0%

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