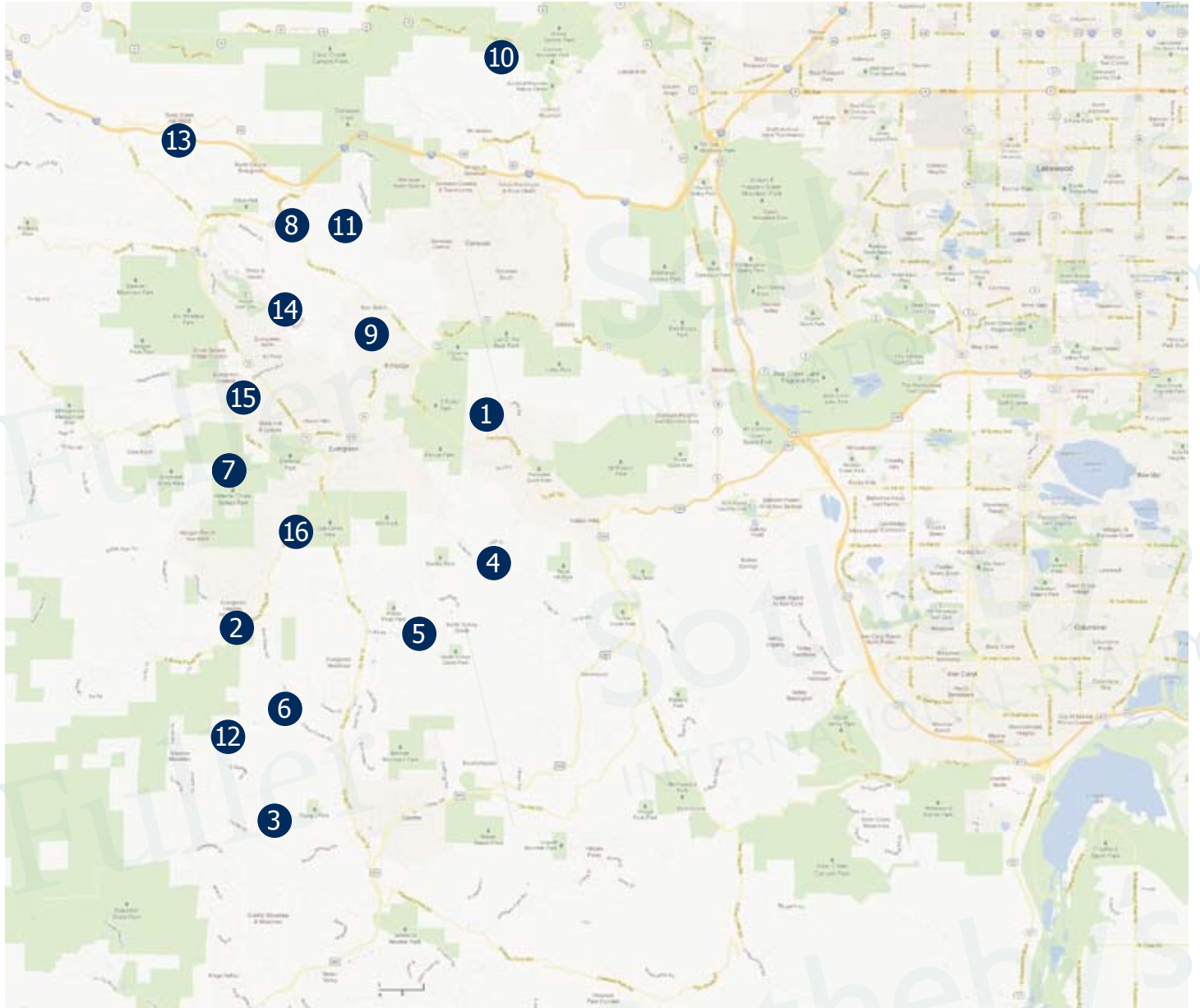


# MICROMARKET REPORT | EVERGREEN



Fuller | Sotheby's  
INTERNATIONAL REALTY

# EVERGREEN NEIGHBORHOODS



1. Bear Mountain
2. Brook Forest
3. Conifer Mountain
4. Evergreen Highlands
5. Evergreen Meadows
6. Evergreen Meadows West

7. Hangen Ranch
8. Hiwan Country Club
9. Hiwan Hills
10. Mt. Vernon Country Club
11. Ridge at Hiwan
12. Shadow Mountain

13. Soda Creek
14. Tanoa
15. Upper Bear Creek
16. Valley Estates

# EVERGREEN MARKET | MARKETS BY AREA

## BEAR MOUNTAIN

January through March	2012	2013	% Change
Median Price	\$615,000	\$500,000	-18.7%
Average Price	\$587,403	\$500,000	-14.9%
Average Price per Square Foot	\$213	\$112	-47.4%
Average Days on Market	135	227	68.1%
Highest Price	\$915,000	\$500,000	-45.4%
Lowest Price	\$330,000	\$500,000	51.5%
Properties Sold	9	1	-88.9%
% Sold Price to Original List Price	92.90%	90.91%	-2.1%

## BROOK FOREST

January through March	2012	2013	% Change
Median Price	\$295,000	\$250,000	-15.3%
Average Price	\$266,833	\$226,867	-15.0%
Average Price per Square Foot	\$147	\$153	4.1%
Average Days on Market	238	24	-89.9%
Highest Price	\$333,000	\$255,600	-23.2%
Lowest Price	\$172,500	\$175,000	1.4%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	91.07%	99.50%	9.3%

## CONIFER MOUNTAIN

January through March	2012	2013	% Change
Median Price	\$228,250	\$324,500	42.2%
Average Price	\$228,250	\$324,500	42.2%
Average Price per Square Foot	\$116	\$171	47.4%
Average Days on Market	163	114	-30.1%
Highest Price	\$320,000	\$479,000	49.7%
Lowest Price	\$136,500	\$170,000	24.5%
Properties Sold	2	2	0.0%
% Sold Price to Original List Price	73.04%	99.24%	35.9%

## EVERGREEN HIGHLANDS

January through March	2012	2013	% Change
Median Price	\$315,000	\$446,250	41.7%
Average Price	\$315,000	\$410,375	30.3%
Average Price per Square Foot	\$136	\$184	35.3%
Average Days on Market	346	163	-52.9%
Highest Price	\$315,000	\$485,000	54.0%
Lowest Price	\$315,000	\$264,000	-16.2%
Properties Sold	1	4	300.0%
% Sold Price to Original List Price	88.76%	93.33%	5.1%



# EVERGREEN MARKET | MARKETS BY AREA

## EVERGREEN MEADOWS WEST

January through March	2012	2013	% Change
Median Price	\$277,000	\$507,571	83.2%
Average Price	\$282,250	\$507,572	79.8%
Average Price per Square Foot	\$108	\$171	58.3%
Average Days on Market	174	353	102.9%
Highest Price	\$310,000	\$550,143	77.5%
Lowest Price	\$265,000	\$465,000	75.5%
Properties Sold	4	2	-50.0%
% Sold Price to Original List Price	84.01%	87.88%	4.6%

## EVERGREEN VALLEY ESTATES

January through March	2012	2013	% Change
Median Price	\$404,460	N/A	-100.0%
Average Price	\$404,460	N/A	-100.0%
Average Price per Square Foot	\$116	N/A	-100.0%
Average Days on Market	68	N/A	-100.0%
Highest Price	\$440,000	N/A	-100.0%
Lowest Price	\$368,920	N/A	-100.0%
Properties Sold	2	N/A	-100.0%
% Sold Price to Original List Price	95.23%	N/A	-100.0%

## GENESEE

January through March	2012	2013	% Change
Median Price	\$476,250	\$664,000	35.2%
Average Price	\$472,653	\$662,260	40.1%
Average Price per Square Foot	\$226	\$231	2.2%
Average Days on Market	149	90	-39.6%
Highest Price	\$559,000	\$789,000	41.1%
Lowest Price	\$403,721	\$455,823	12.9%
Properties Sold	8	7	-12.5%
% Sold Price to Original List Price	92.37%	94.34%	2.1%

## HIWAN COUNTRY CLUB

January through March	2012	2013	% Change
Median Price	\$515,000	\$500,000	-2.9%
Average Price	\$520,625	\$427,600	-17.9%
Average Price per Square Foot	\$183	\$199	8.7%
Average Days on Market	131	102	-22.1%
Highest Price	\$615,000	\$655,000	6.5%
Lowest Price	\$450,000	\$203,000	-54.9%
Properties Sold	8	5	-37.5%
% Sold Price to Original List Price	88.85%	89.68%	0.9%

# EVERGREEN MARKET | MARKETS BY AREA

## HIWAN HILLS

January through March	2012	2013	% Change
Median Price	N/A	\$354,300	100.0%
Average Price	N/A	\$379,060	100.0%
Average Price per Square Foot	N/A	\$169	100.0%
Average Days on Market	N/A	106	100.0%
Highest Price	N/A	\$545,000	100.0%
Lowest Price	N/A	\$240,000	100.0%
Properties Sold	N/A	5	100.0%
% Sold Price to Original List Price	N/A	92.45%	100.0%

## LOOKOUT MOUNTAIN

January through March	2012	2013	% Change
Median Price	\$435,500	N/A	-100.0%
Average Price	\$457,100	N/A	-100.0%
Average Price per Square Foot	\$173	N/A	-100.0%
Average Days on Market	173	N/A	-100.0%
Highest Price	\$580,000	N/A	-100.0%
Lowest Price	\$280,000	N/A	-100.0%
Properties Sold	5	N/A	-100.0%
% Sold Price to Original List Price	87.74%	N/A	-100.0%

## RIDGE AT HIWAN

January through March	2012	2013	% Change
Median Price	\$580,000	\$820,000	41.4%
Average Price	\$664,872	\$820,000	23.3%
Average Price per Square Foot	\$193	\$215	11.4%
Average Days on Market	145	217	49.7%
Highest Price	\$1,420,000	\$875,000	-38.4%
Lowest Price	\$415,000	\$765,000	84.3%
Properties Sold	8	2	-75.0%
% Sold Price to Original List Price	92.07%	95.07%	3.3%

# EVERGREEN MARKET | MARKETS BY AREA

## RIVA CHASE

January through March	2012	2013	% Change
Median Price	\$576,000	\$850,000	47.6%
Average Price	\$576,000	\$850,000	47.6%
Average Price per Square Foot	\$211	\$191	-9.5%
Average Days on Market	96	285	196.9%
Highest Price	\$576,000	\$850,000	47.6%
Lowest Price	\$576,000	\$850,000	47.6%
Properties Sold	1	2	100.0%
% Sold Price to Original List Price	91.14%	93.16%	2.2%

## SHADOW MOUNTAIN

January through March	2012	2013	% Change
Median Price	\$268,000	\$227,500	-15.1%
Average Price	\$268,000	\$285,960	6.7%
Average Price per Square Foot	\$230	\$143	-37.8%
Average Days on Market	134	239	78.4%
Highest Price	\$268,000	\$425,000	58.6%
Lowest Price	\$268,000	\$159,900	-40.3%
Properties Sold	1	5	400.0%
% Sold Price to Original List Price	92.45%	92.32%	0.1%

## SODA CREEK

January through March	2012	2013	% Change
Median Price	\$760,000	\$682,500	-10.2%
Average Price	\$880,167	\$650,800	-26.1%
Average Price per Square Foot	\$174	\$197	13.2%
Average Days on Market	333	608	82.6%
Highest Price	\$1,455,500	\$769,900	-47.1%
Lowest Price	\$425,000	\$500,000	17.6%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	68.67%	34.64%	-43.7%



# EVERGREEN MARKET | MARKETS BY AREA

## SPRING RANCH

January through March	2012	2013	% Change
Median Price	\$825,000	N/A	-100.0%
Average Price	\$825,000	N/A	-100.0%
Average Price per Square Foot	\$194	N/A	-100.0%
Average Days on Market	301	N/A	-100.0%
Highest Price	\$825,000	N/A	-100.0%
Lowest Price	\$825,000	N/A	-100.0%
Properties Sold	1	N/A	-100.0%
% Sold Price to Original List Price	75.00%	N/A	-100.0%

## TANOA

January through March	2012	2013	% Change
Median Price	N/A	\$493,500	100.0%
Average Price	N/A	\$493,500	100.0%
Average Price per Square Foot	N/A	\$196	100.0%
Average Days on Market	N/A	102	100.0%
Highest Price	N/A	\$513,000	100.0%
Lowest Price	N/A	\$474,000	100.0%
Properties Sold	N/A	2	100.0%
% Sold Price to Original List Price	N/A	101.02%	100.0%

## UPPER BEAR CREEK

January through March	2012	2013	% Change
Median Price	N/A	\$288,000	100.0%
Average Price	N/A	\$288,000	100.0%
Average Price per Square Foot	N/A	\$294	100.0%
Average Days on Market	N/A	114	100.0%
Highest Price	N/A	\$288,000	100.0%
Lowest Price	N/A	\$288,000	100.0%
Properties Sold	N/A	1	100.0%
% Sold Price to Original List Price	N/A	100.00%	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