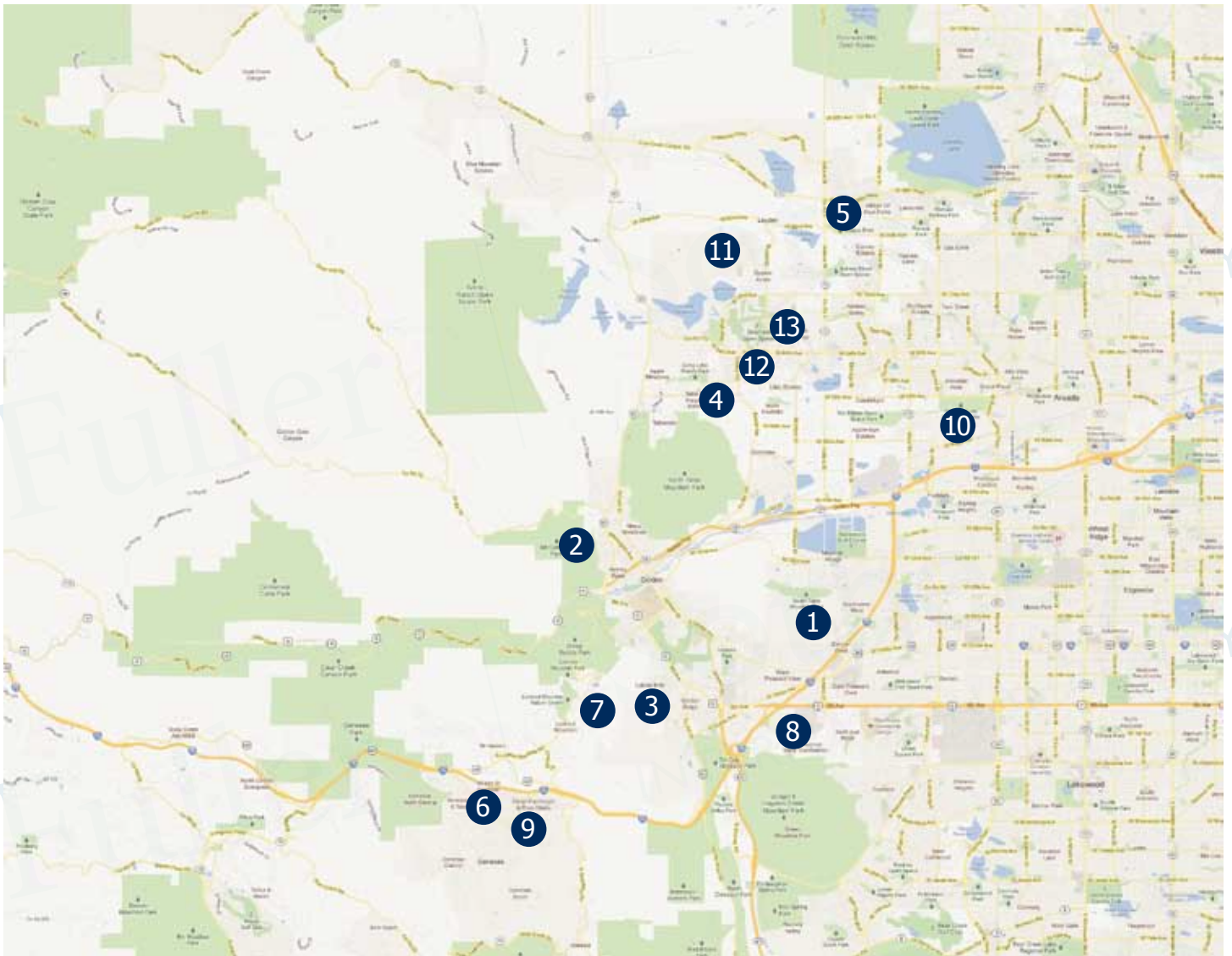


MICROMARKET REPORT | GOLDEN



Fuller | Sotheby's
INTERNATIONAL REALTY

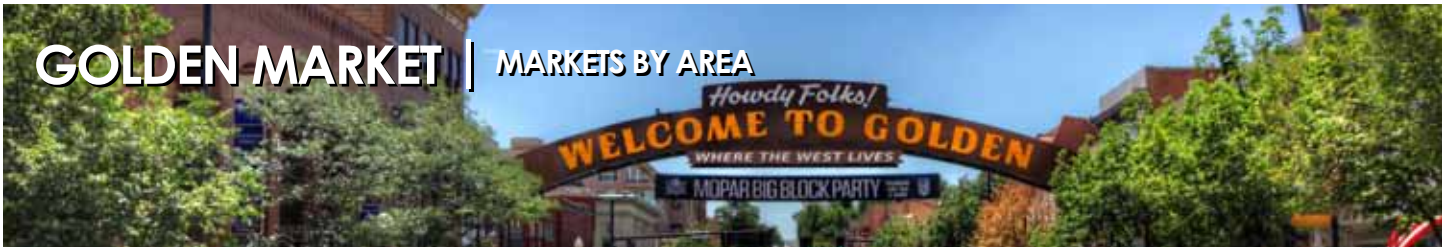
GOLDEN NEIGHBORHOODS



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

January through March	2012	2013	% Change
Median Price	\$130,000	\$210,000	61.5%
Average Price	\$123,118	\$282,500	129.5%
Average Price per Square Foot.....	\$125	\$229	83.2%
Average Days on Market.....	80	166	107.5%
Highest Price.....	\$179,391	\$500,000	178.7%
Lowest Price	\$74,000	\$313,000	323.0%
Properties Sold	5	6	20.0%
% Sold Price to Original List Price	88.75%	96.26%	8.5%

CANYON POINT

January through March	2012	2013	% Change
Median Price	\$392,500	\$496,190	26.4%
Average Price	\$392,500	\$505,638	28.8%
Average Price per Square Foot.....	\$182	\$220	20.9%
Average Days on Market.....	126	60	-52.4%
Highest Price.....	\$392,500	\$580,000	47.8%
Lowest Price	\$392,500	\$445,000	13.4%
Properties Sold	1	5	400.0%
% Sold Price to Original List Price	99.37%	95.66%	-3.7%

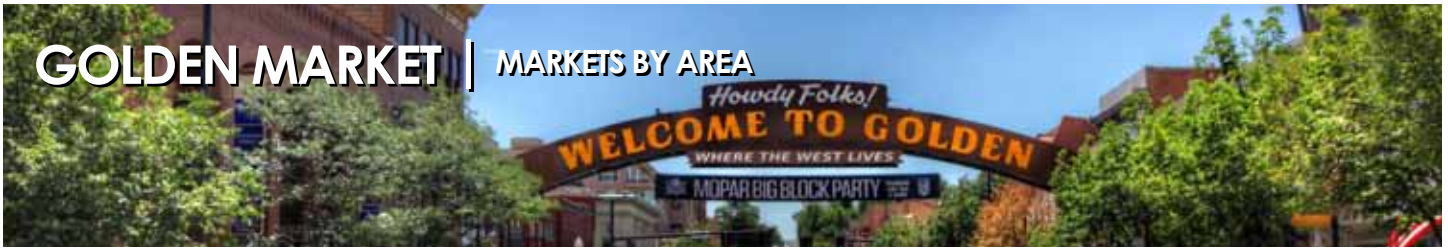
EAGLE RIDGE

January through March	2012	2013	% Change
Median Price	\$470,000	\$572,750	21.9%
Average Price	\$473,937	\$589,166	24.3%
Average Price per Square Foot.....	\$187	\$214	14.4%
Average Days on Market.....	130	136	4.6%
Highest Price.....	\$735,000	\$686,000	-6.7%
Lowest Price	\$327,500	\$506,000	54.5%
Properties Sold	8	6	-25.0%
% Sold Price to Original List Price	95.29%	97.08%	1.9%

FIELDSTONE

January through March	2012	2013	% Change
Median Price	\$430,000	\$433,000	0.7%
Average Price	\$430,000	\$421,750	-1.9%
Average Price per Square Foot.....	\$177	\$177	0.0%
Average Days on Market.....	60	75	25.0%
Highest Price.....	\$465,000	\$486,000	4.5%
Lowest Price	\$395,000	\$335,000	-15.2%
Properties Sold	2	4	100.0%
% Sold Price to Original List Price	93.63%	96.13%	2.7%

GOLDEN MARKET | MARKETS BY AREA



FIVE PARKS

January through March	2012	2013	% Change
Median Price	\$435,000	\$369,000	-15.2%
Average Price	\$437,500	\$376,544	-13.9%
Average Price per Square Foot.....	\$156	\$167	7.1%
Average Days on Market.....	96	54	-43.8%
Highest Price.....	\$485,000	\$470,000	-3.1%
Lowest Price	\$409,000	\$326,000	-20.3%
Properties Sold	7	10	42.9%
% Sold Price to Original List Price	94.59%	108.98%	15.2%

MESA VIEW ESTATES

January through March	2012	2013	% Change
Median Price	\$385,000	\$475,000	23.4%
Average Price	\$385,000	\$610,210	58.5%
Average Price per Square Foot.....	\$168	\$188	11.9%
Average Days on Market.....	16	121	656.3%
Highest Price.....	\$385,000	\$1,200,000	211.7%
Lowest Price	\$385,000	\$430,000	11.7%
Properties Sold	1	7	600.0%
% Sold Price to Original List Price	98.74%	94.88%	-3.9%

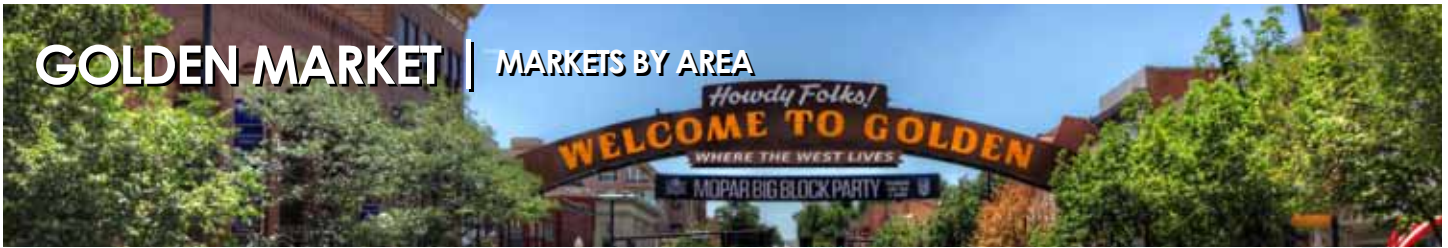
SKYLINE ESTATES

January through March	2012	2013	% Change
Median Price	\$382,000	\$338,999	-11.3%
Average Price	\$374,000	\$299,500	-19.9%
Average Price per Square Foot.....	\$158	\$149	-5.7%
Average Days on Market.....	125	40	-68.0%
Highest Price.....	\$410,000	\$382,500	-6.7%
Lowest Price	\$330,000	\$178,000	-46.1%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	94.14%	96.30%	2.3%

SPRING MESA

January through March	2012	2013	% Change
Median Price	\$561,500	\$595,000	6.0%
Average Price	\$565,750	\$588,333	4.0%
Average Price per Square Foot.....	\$184	\$156	-15.2%
Average Days on Market.....	35	88	151.4%
Highest Price.....	\$615,000	\$600,000	-2.4%
Lowest Price	\$525,000	\$570,000	8.6%
Properties Sold	4	3	-25.0%
% Sold Price to Original List Price	93.59%	91.46%	-2.3%

GOLDEN MARKET | MARKETS BY AREA



SUNRISE RIDGE

January through March	2012	2013	% Change
Median Price	\$337,000	\$440,000	30.6%
Average Price	\$326,420	\$433,974	32.9%
Average Price per Square Foot.....	\$163	\$159	-2.5%
Average Days on Market.....	93	117	25.8%
Highest Price.....	\$425,000	\$465,000	9.4%
Lowest Price	\$240,000	\$396,923	65.4%
Properties Sold	5	3	-40.0%
% Sold Price to Original List Price	92.53%	99.02%	7.0%

WEST WOODS

January through March	2012	2013	% Change
Median Price	\$529,200	\$440,400	-16.8%
Average Price	\$470,640	\$435,412	-7.5%
Average Price per Square Foot.....	\$183	\$169	-7.7%
Average Days on Market.....	118	85	-28.0%
Highest Price.....	\$660,000	\$510,000	-22.7%
Lowest Price	\$292,000	\$350,000	19.9%
Properties Sold	5	8	60.0%
% Sold Price to Original List Price	83.63%	95.25%	13.9%

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