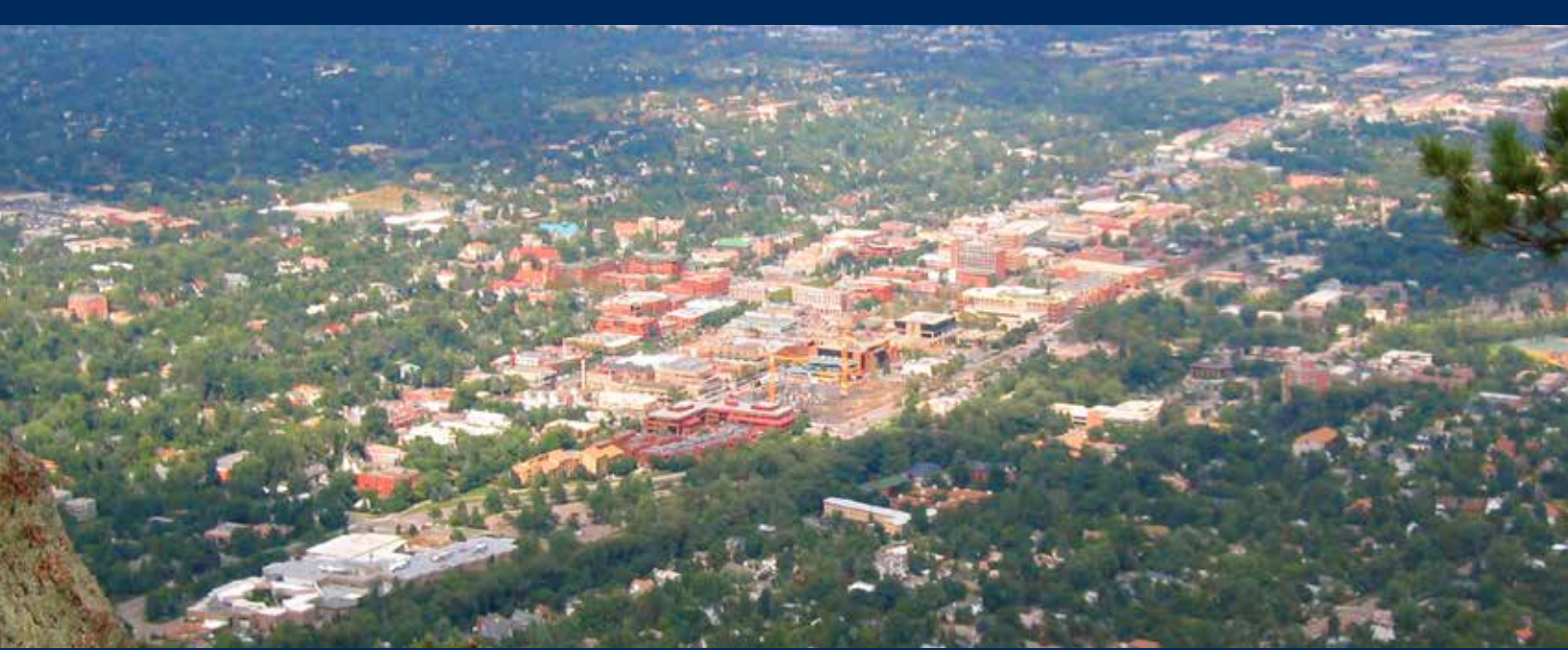
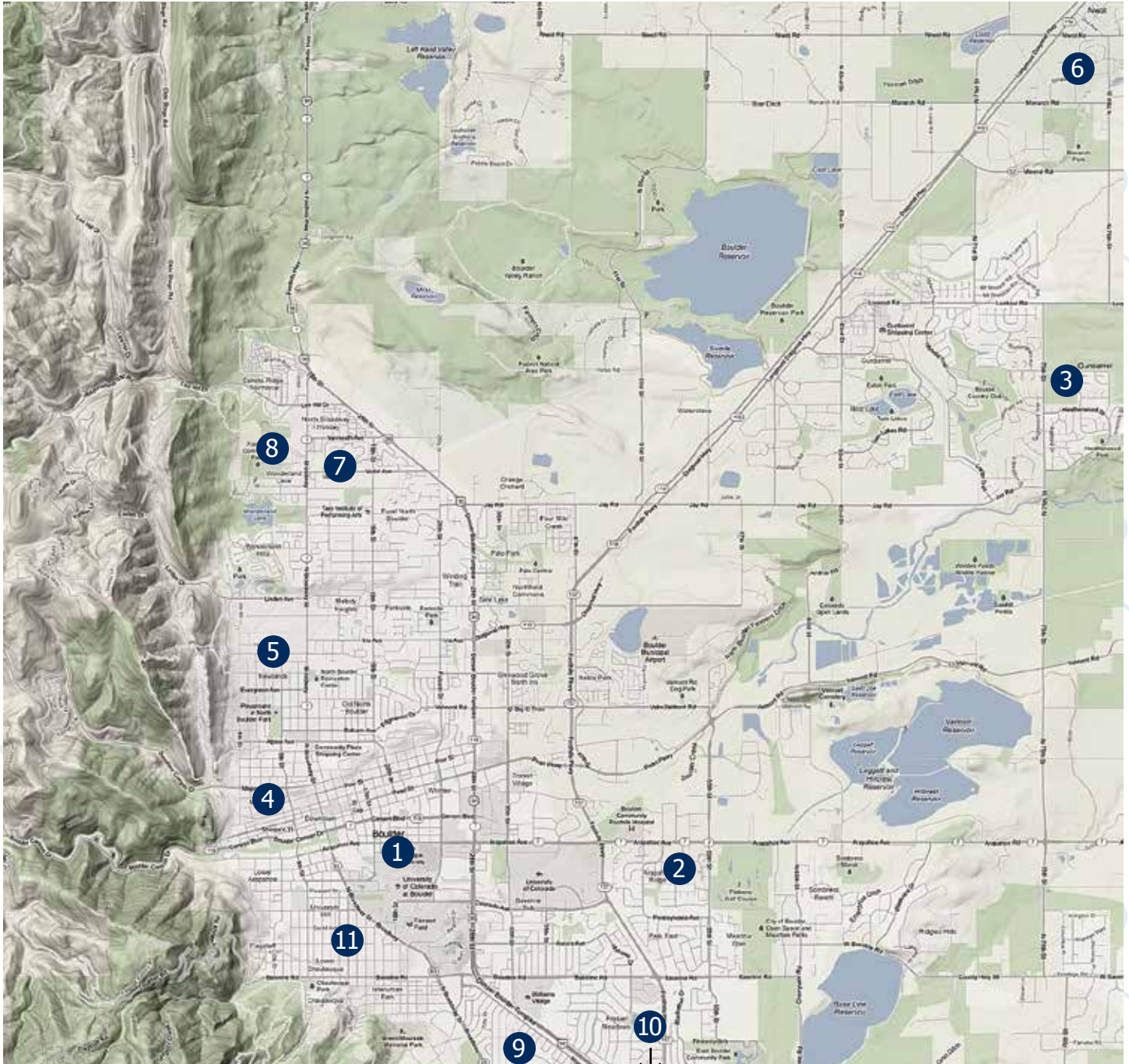


# MICROMARKET REPORT | BOULDER



Fuller | Sotheby's  
INTERNATIONAL REALTY

# BOULDER NEIGHBORHOODS



- |                    |                       |
|--------------------|-----------------------|
| 1. Central Boulder | 7. Northeast Boulder  |
| 2. East Boulder    | 8. Northwest Boulder  |
| 3. Gunbarrel       | 9. South Boulder      |
| 4. Mapleton        | 10. Southwest Boulder |
| 5. Newlands        | 11. University Hill   |
| 6. Niwot           |                       |



# BOULDER MARKET | MARKETS BY AREA



## CENTRAL BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$520,000   | \$572,500   | 10.1%    |
| Average Price .....             | \$664,122   | \$712,378   | 7.3%     |
| Average Days on Market.....     | 127         | 90          | -29.1%   |
| Highest Price.....              | \$3,100,000 | \$2,750,000 | -11.3%   |
| Lowest Price .....              | \$125,500   | \$138,000   | 10.0%    |
| Properties Sold .....           | 117         | 106         | -9.4%    |
| % Sold Price to List Price..... | 97.0%       | 96.0%       | -1.0%    |

## EAST BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$334,000   | \$315,000   | -5.7%    |
| Average Price .....             | \$373,399   | \$364,524   | -2.4%    |
| Average Days on Market.....     | 151         | 75          | -50.3%   |
| Highest Price.....              | \$1,410,000 | \$1,275,000 | -9.6%    |
| Lowest Price .....              | \$99,000    | \$104,861   | 5.9%     |
| Properties Sold .....           | 159         | 197         | 23.9%    |
| % Sold Price to List Price..... | 97.0%       | 99.0%       | 2.0%     |

## GUNBARREL

| January through June            | 2012        | 2013      | % Change |
|---------------------------------|-------------|-----------|----------|
| Median Price .....              | \$367,500   | \$401,000 | 9.1%     |
| Average Price .....             | \$380,185   | \$365,744 | -3.8%    |
| Average Days on Market.....     | 117         | 71        | -39.3%   |
| Highest Price.....              | \$1,700,000 | \$808,500 | -52.4%   |
| Lowest Price .....              | \$92,000    | \$117,500 | 27.7%    |
| Properties Sold .....           | 44          | 53        | 20.5%    |
| % Sold Price to List Price..... | 96.0%       | 98.0%     | 2.0%     |

## MAPLETON HILL

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$760,000   | \$837,500   | 10.2%    |
| Average Price .....             | \$831,825   | \$994,013   | 19.5%    |
| Average Days on Market.....     | 111         | 117         | 5.4%     |
| Highest Price.....              | \$2,400,000 | \$4,400,000 | 83.3%    |
| Lowest Price .....              | \$160,000   | \$150,000   | -6.3%    |
| Properties Sold .....           | 78          | 64          | -17.9%   |
| % Sold Price to List Price..... | 96.0%       | 96.0%       | 0.0%     |

# BOULDER MARKET | MARKETS BY AREA



## NEWLANDS

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$669,000   | \$880,000   | 31.5%    |
| Average Price .....             | \$749,961   | \$1,040,601 | 38.8%    |
| Average Days on Market.....     | 121         | 119         | -1.7%    |
| Highest Price.....              | \$1,685,000 | \$4,400,000 | 161.1%   |
| Lowest Price .....              | \$160,000   | \$150,000   | -6.3%    |
| Properties Sold .....           | 31          | 25          | -19.4%   |
| % Sold Price to List Price..... | 96.0%       | 97.0%       | 1.0%     |

## NIWOT

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$489,500   | \$530,000   | 8.3%     |
| Average Price .....             | \$607,766   | \$586,600   | -3.5%    |
| Average Days on Market.....     | 116         | 99          | -14.7%   |
| Highest Price.....              | \$1,858,000 | \$1,648,000 | -11.3%   |
| Lowest Price .....              | \$70,000    | \$85,000    | 21.4%    |
| Properties Sold .....           | 59          | 55          | -6.8%    |
| % Sold Price to List Price..... | 95.0%       | 96.0%       | 1.0%     |

## NORTHEAST BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$355,000   | \$545,000   | 53.5%    |
| Average Price .....             | \$455,073   | \$604,003   | 32.7%    |
| Average Days on Market.....     | 155         | 74          | -52.3%   |
| Highest Price.....              | \$1,600,000 | \$1,845,000 | 15.3%    |
| Lowest Price .....              | \$110,590   | \$140,000   | 26.6%    |
| Properties Sold .....           | 89          | 82          | -7.9%    |
| % Sold Price to List Price..... | 97.0%       | 98.0%       | 1.0%     |

## NORTHWEST BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$715,000   | \$750,000   | 4.9%     |
| Average Price .....             | \$722,566   | \$835,271   | 15.6%    |
| Average Days on Market.....     | 136         | 107         | -21.3%   |
| Highest Price.....              | \$2,000,000 | \$4,400,000 | 120.0%   |
| Lowest Price .....              | \$119,551   | \$150,000   | 25.5%    |
| Properties Sold .....           | 95          | 105         | 10.5%    |
| % Sold Price to List Price..... | 96.0%       | 97.0%       | 1.0%     |

# BOULDER MARKET | MARKETS BY AREA

## SOUTH BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$385,000   | \$411,000   | 6.8%     |
| Average Price .....             | \$447,970   | \$465,824   | 4.0%     |
| Average Days on Market.....     | 102         | 76          | -25.5%   |
| Highest Price.....              | \$1,695,000 | \$2,189,500 | 29.2%    |
| Lowest Price .....              | \$87,500    | \$110,500   | 26.3%    |
| Properties Sold .....           | 106         | 113         | 6.6%     |
| % Sold Price to List Price..... | 97.0%       | 98.0%       | 1.0%     |

## SOUTHEAST BOULDER

| January through June            | 2012      | 2013      | % Change |
|---------------------------------|-----------|-----------|----------|
| Median Price .....              | \$377,000 | \$336,000 | -10.9%   |
| Average Price .....             | \$369,494 | \$356,807 | -3.4%    |
| Average Days on Market.....     | 95        | 63        | -33.7%   |
| Highest Price.....              | \$760,000 | \$885,000 | 16.4%    |
| Lowest Price .....              | \$87,500  | \$135,000 | 54.3%    |
| Properties Sold .....           | 96        | 115       | 19.8%    |
| % Sold Price to List Price..... | 98.0%     | 99.0%     | 1.0%     |

## SOUTHWEST BOULDER

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$701,250   | \$795,000   | 13.4%    |
| Average Price .....             | \$778,488   | \$977,207   | 25.5%    |
| Average Days on Market.....     | 134         | 90          | -32.8%   |
| Highest Price.....              | \$1,980,000 | \$3,100,000 | 56.6%    |
| Lowest Price .....              | \$245,000   | \$255,000   | 4.1%     |
| Properties Sold .....           | 40          | 41          | 2.5%     |
| % Sold Price to List Price..... | 98.0%       | 95.0%       | -3.0%    |

## UNIVERSITY HILL

| January through June            | 2012        | 2013        | % Change |
|---------------------------------|-------------|-------------|----------|
| Median Price .....              | \$775,075   | \$730,000   | -5.8%    |
| Average Price .....             | \$867,387   | \$844,942   | -2.6%    |
| Average Days on Market.....     | 127         | 51          | -59.8%   |
| Highest Price.....              | \$2,225,000 | \$2,260,000 | 1.6%     |
| Lowest Price .....              | \$190,000   | \$154,500   | -18.7%   |
| Properties Sold .....           | 57          | 35          | -38.6%   |
| % Sold Price to List Price..... | 97.0%       | 97.0%       | 0.0%     |



# 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

8000 East Belleview Avenue, Suite 200  
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