

MICROMARKET REPORT | DENVER METRO

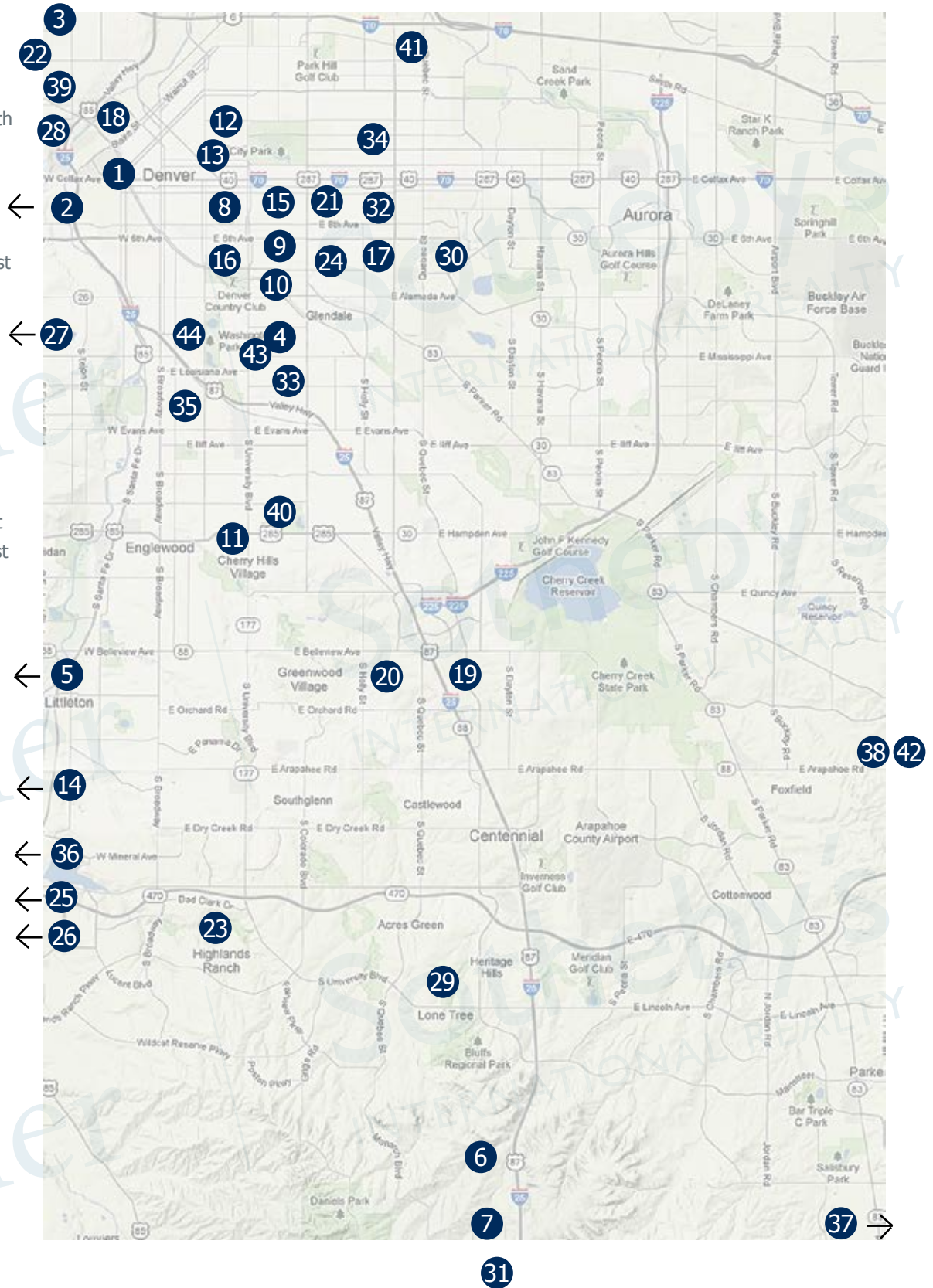


Fuller

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. Cheesman
9. Cherry Creek North
10. Cherry Creek South/East
11. Cherry Hills Village
12. City Park
13. City Park South
14. Columbine Valley
15. Congress Park
16. Country Club
17. Crestmoor
18. Downtown (Condo)
19. Greenwood Village East
20. Greenwood Village West
21. Hale Mayfair
22. Highlands
23. Highlands Ranch
24. Hilltop
25. Ken Caryl North Ranch
26. Ken Caryl Valley
27. Lakewood
28. LoHi
29. Lone Tree
30. Lowry
31. The Meadows
32. Montclair
33. Observatory Park
34. Park Hill
35. Platt Park
36. Polo Reserve
37. Pradera & Timbers
38. Saddle Rock Golf Club
39. Sloan's Lake
40. Southern Hills
41. Stapleton
42. Tallyn's Reach
43. Washington Park East
44. Washington Park West





DENVER

National News Reports

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

This year's healthy housing market is a function of several key factors. Consumer confidence is improving, there is pent-up demand, rental prices are escalating, making the price-value proposition of purchasing a home more favorable, interest rates remain historically low and home prices are appealing. Denver Metro area performance is consistent with patterns we see in many of the niche neighborhoods throughout the Front Range. Buyer demand and increased participation in the market gives way to increase in number of units sold, naturally decreasing the level of inventory and reducing monthly supply. Buyers span a broad range from first-time home buyers to people relocating, to a growing percentage of people trading locally. Since every market is different, please read the entire Denver Micro Market Report for a detailed analysis of your community.

Quarter 2 Insights:

- Denver Metro inventory down 41% from 2012.
- Average days on market drop by 37.6%.
- Number of sold listings for all properties up 17.7%.

29,868
homes sold for an average of
\$271,455
or, **\$8,107,817,940** on the bottom line.

DENVER METRO

All properties in the Denver Metrolist

| January through June | 2012 | 2013 | % Change |
|--------------------------------------|----------------|-----------------|----------|
| Listings Put Under Contract | 24,255..... | 35,063 | 44.6% |
| Sold Listings (All Properties) | 25,387..... | 29,868 | 17.7% |
| Sold Single Family..... | 20,369..... | 23,751 | 16.6% |
| Sold Condo | 5,018..... | 6,117 | 21.9% |
| Average Days on Market..... | 87..... | 54..... | -37.6% |
| Average Price | \$247,607..... | \$271,455 | 9.6% |
| % Sold Price to List Price..... | 92.47%..... | 83.26%..... | -10.0% |
| Quarter End Active Inventory | 18,026..... | 10,642 | -41.0% |

DENVER METRO | MARKETS BY AREA



DENVER (CITY) Single Family and Condos

City of Denver

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$253,500 | \$260,101 | 2.6% |
| Average Price | \$309,546 | \$323,592 | 4.5% |
| Average Price per Square Foot..... | \$197 | \$184 | -6.6% |
| Average Days on Market..... | 75 | 52 | -30.7% |
| Highest Price..... | \$5,250,000 | \$4,100,000 | -21.9% |
| Lowest Price | \$23,500 | \$1,500 | -93.6% |
| Properties Sold | 4,233 | 6,553 | 54.8% |
| % Sold Price to Original List Price | 95.00% | 88.93% | -6.4% |

BELMAR Single Family and Condos

Kentucky to Alameda, Wadsworth to Pierce

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$280,000 | \$303,750 | 8.5% |
| Average Price | \$254,405 | \$283,346 | 11.4% |
| Average Price per Square Foot..... | \$176 | \$187 | 6.3% |
| Average Days on Market..... | 95 | 85 | -10.5% |
| Highest Price..... | \$370,000 | \$330,000 | -10.8% |
| Lowest Price | \$135,000 | \$225,000 | 66.7% |
| Properties Sold | 8 | 12 | 50.0% |
| % Sold Price to Original List Price | 95.00% | 96.11% | 1.2% |

BERKELEY Single Family

38th to I-70, Sheridan to Federal

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$301,000 | \$329,900 | 9.6% |
| Average Price | \$320,422 | \$348,662 | 8.8% |
| Average Price per Square Foot..... | \$252 | \$290 | 15.1% |
| Average Days on Market..... | 52 | 37 | -28.8% |
| Highest Price..... | \$610,000 | \$651,945 | 6.9% |
| Lowest Price | \$115,005 | \$56,000 | -51.3% |
| Properties Sold | 131 | 129 | -1.5% |
| % Sold Price to Original List Price | 97.00% | 98.39% | 1.4% |

BONNIE BRAE / BELCARO Single Family

Mississippi to Cherry Creek Drive South; University to Colorado

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$745,000 | \$596,250 | -20.0% |
| Average Price | \$892,381 | \$723,050 | -19.0% |
| Average Price per Square Foot..... | \$304 | \$366 | 20.4% |
| Average Days on Market..... | 180 | 27 | -85.0% |
| Highest Price..... | \$5,250,000 | \$2,350,000 | -55.2% |
| Lowest Price | \$325,000 | \$248,000 | -23.7% |
| Properties Sold | 51 | 58 | 13.7% |
| % Sold Price to Original List Price | 90.00% | 95.85% | 6.5% |



BOW MAR/BOW MAR SOUTH *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$798,175 | \$858,575 | 7.6% |
| Average Price | \$953,168 | \$966,008 | 1.3% |
| Average Price per Square Foot..... | \$284 | \$264 | -7.0% |
| Average Days on Market..... | 221 | 108 | -51.1% |
| Highest Price..... | \$2,600,000 | \$1,400,000 | -46.2% |
| Lowest Price | \$500,000 | \$525,000 | 5.0% |
| Properties Sold | 8 | 9 | 12.5% |
| % Sold Price to Original List Price | 93.00% | 94.15% | 1.2% |

CASTLE PINES NORTH *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-------------|----------|
| Median Price | \$414,850 | \$465,000 | 12.1% |
| Average Price | \$456,980 | \$530,777 | 16.1% |
| Average Price per Square Foot..... | \$167 | \$185 | 10.8% |
| Average Days on Market..... | 96 | 65 | -32.3% |
| Highest Price..... | \$999,900 | \$1,304,500 | 30.5% |
| Lowest Price | \$247,500 | \$280,299 | 13.3% |
| Properties Sold | 74 | 80 | 8.1% |
| % Sold Price to Original List Price | 94.00% | 96.72% | 2.9% |

CASTLE PINES VILLAGE *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$715,000 | \$780,000 | 9.1% |
| Average Price | \$918,525 | \$934,113 | 1.7% |
| Average Price per Square Foot..... | \$254 | \$274 | 7.9% |
| Average Days on Market..... | 295 | 214 | -27.5% |
| Highest Price..... | \$3,000,000 | \$2,550,000 | -15.0% |
| Lowest Price | \$380,415 | \$450,000 | 18.3% |
| Properties Sold | 47 | 63 | 34.0% |
| % Sold Price to Original List Price | 85.00% | 89.55% | 5.3% |

CHEESMAN *Single Family and Condos*

York to Downing, Colfax to 8th

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$186,900 | \$227,125 | 21.5% |
| Average Price | \$275,859 | \$399,157 | 44.7% |
| Average Price per Square Foot..... | \$206 | \$232 | 12.6% |
| Average Days on Market..... | 81 | 75 | -7.4% |
| Highest Price..... | \$3,295,000 | \$4,100,000 | 24.4% |
| Lowest Price | \$61,000 | \$60,000 | -1.6% |
| Properties Sold | 87 | 86 | -1.1% |
| % Sold Price to Original List Price | 95.25% | 92.56% | -2.8% |



CHERRY CREEK NORTH *Single Family and Condos*

York to Colorado, 1st to 6th

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$735,000 | \$634,750 | -13.6% |
| Average Price | \$1,005,555 | \$771,553 | -23.3% |
| Average Price per Square Foot | \$343 | \$340 | -0.9% |
| Average Days on Market | 190 | 93.5 | -50.8% |
| Highest Price | \$3,100,000 | \$2,700,000 | -12.9% |
| Lowest Price | \$232,500 | \$159,525 | -31.4% |
| Properties Sold | 37 | 33 | -10.8% |
| % Sold Price to Original List Price | 90.58% | 94.22% | 4.0% |

CHERRY CREEK EAST & SOUTH *Single Family and Condos*

University to Colorado, Alameda to 1st

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$344,500 | \$385,000 | 11.8% |
| Average Price | \$444,608 | \$473,383 | 6.5% |
| Average Price per Square Foot | \$247 | \$258 | 4.5% |
| Average Days on Market | 182 | 114 | -37.4% |
| Highest Price | \$1,288,000 | \$1,455,000 | 13.0% |
| Lowest Price | \$160,000 | \$150,000 | -6.3% |
| Properties Sold | 60 | 66 | 10.0% |
| % Sold Price to Original List Price | 89.02% | 92.64% | 4.1% |

CHERRY HILLS VILLAGE *Single Family (Under 1 Acre)*

City of Cherry Hills Village

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$1,138,750 | \$1,162,500 | 2.1% |
| Average Price | \$1,505,631 | \$1,342,958 | -10.8% |
| Average Price per Square Foot | \$330 | \$342 | 3.6% |
| Average Days on Market | 38 | 89 | 134.2% |
| Highest Price | \$4,500,000 | \$3,250,000 | -27.8% |
| Lowest Price | \$688,000 | \$645,000 | -6.3% |
| Properties Sold | 38 | 34 | -10.5% |
| % Sold Price to Original List Price | 88.99% | 90.63% | 1.8% |

CHERRY HILLS VILLAGE *Single Family (Over 1 Acre)*

City of Cherry Hills Village

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$1,289,000 | \$1,475,000 | 14.4% |
| Average Price | \$1,616,115 | \$1,890,010 | 16.9% |
| Average Price per Square Foot | \$294 | \$311 | 5.8% |
| Average Days on Market | 264 | 421 | 59.5% |
| Highest Price | \$3,050,000 | \$7,000,000 | 129.5% |
| Lowest Price | \$760,000 | \$825,000 | 8.6% |
| Properties Sold | 13 | 22 | 69.2% |
| % Sold Price to Original List Price | 78.37% | 79.96% | 2.0% |

DENVER METRO | MARKETS BY AREA



CITY PARK *Single Family*

Downing to York; 18th to Martin Luther King

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$299,000 | \$329,000 | 10.0% |
| Average Price | \$295,439 | \$346,903 | 17.4% |
| Average Price per Square Foot | \$201 | \$231 | 14.9% |
| Average Days on Market..... | 58 | 43 | -25.9% |
| Highest Price..... | \$589,278 | \$644,750 | 9.4% |
| Lowest Price | \$78,000 | \$130,000 | 66.7% |
| Properties Sold | 83 | 84 | 1.2% |
| % Sold Price to Original List Price | 95.62% | 99.18% | 3.7% |

CITY PARK SOUTH *Single Family*

York to Colorado; Colfax to 17th

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$365,000 | \$425,000 | 16.4% |
| Average Price | \$387,136 | \$415,269 | 7.3% |
| Average Price per Square Foot | \$257 | \$281 | 9.3% |
| Average Days on Market..... | 58 | 31 | -46.6% |
| Highest Price..... | \$559,000 | \$637,000 | 14.0% |
| Lowest Price | \$245,000 | \$215,000 | -12.2% |
| Properties Sold | 11 | 13 | 18.2% |
| % Sold Price to Original List Price | 94.06% | 102.21% | 8.7% |

COLUMBINE VALLEY *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$600,420 | \$716,000 | 19.2% |
| Average Price | \$672,484 | \$835,569 | 24.3% |
| Average Price per Square Foot | \$220 | \$243 | 10.5% |
| Average Days on Market..... | 104 | 107 | 2.9% |
| Highest Price..... | \$1,400,000 | \$2,025,000 | 44.6% |
| Lowest Price | \$327,000 | \$320,000 | -2.1% |
| Properties Sold | 10 | 17 | 70.0% |
| % Sold Price to Original List Price | 91.52% | 91.59% | 0.1% |

CONGRESS PARK *Single Family*

York to Colorado; 6th to Colfax

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$417,750 | \$448,000 | 7.2% |
| Average Price | \$436,059 | \$477,564 | 9.5% |
| Average Price per Square Foot | \$283 | \$312 | 10.2% |
| Average Days on Market..... | 48 | 37 | -22.9% |
| Highest Price..... | \$1,085,000 | \$1,035,000 | -4.6% |
| Lowest Price | \$198,000 | \$194,000 | -2.0% |
| Properties Sold | 82 | 107 | 30.5% |
| % Sold Price to Original List Price | 96.52% | 98.12% | 1.9% |

DENVER METRO | MARKETS BY AREA



COUNTRY CLUB *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price | \$945,000 | \$1,017,500 | 7.7% |
| Average Price | \$1,034,144 | \$1,106,114 | 7.0% |
| Average Price per Square Foot | \$321 | \$421 | 31.2% |
| Average Days on Market | 146 | 77 | -47.3% |
| Highest Price | \$2,275,000 | \$2,186,194 | -3.9% |
| Lowest Price | \$290,000 | \$410,000 | 41.4% |
| Properties Sold | 19 | 28 | 47.4% |
| % Sold Price to Original List Price | 91.60% | 94.45% | 3.1% |

CRESTMoor *Single Family*

Holly to Monaco; 1st to 6th

| January through June | 2012 | 2013 | % Change |
|-------------------------------------|-----------|-------------|----------|
| Median Price | \$676,000 | \$720,000 | 6.5% |
| Average Price | \$643,400 | \$873,815 | 35.8% |
| Average Price per Square Foot | \$272 | \$291 | 7.0% |
| Average Days on Market | 72 | 64 | -11.1% |
| Highest Price | \$802,000 | \$1,847,000 | 130.3% |
| Lowest Price | \$390,000 | \$400,000 | 2.6% |
| Properties Sold | 10 | 11 | 10.0% |
| % Sold Price to Original List Price | 93.98% | 96.93% | 3.1% |

DOWNTOWN *Condo*

Downtown Denver MLS Area

| January through June | 2012 | 2013 | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price | \$331,000 | \$382,250 | 15.5% |
| Average Price | \$402,292 | \$477,035 | 18.6% |
| Average Price per Square Foot | \$294 | \$337 | 14.6% |
| Average Days on Market | 130 | 114 | -12.3% |
| Highest Price | \$1,800,000 | \$2,425,000 | 34.7% |
| Lowest Price | \$44,500 | \$42,000 | -5.6% |
| Properties Sold | 147 | 202 | 37.4% |
| % Sold Price to Original List Price | 92.48% | 93.65% | 1.3% |

GREENWOOD VILLAGE EAST *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|-------------------------------------|-------------|-------------|----------|
| Median Price | \$595,000 | \$615,000 | 3.4% |
| Average Price | \$640,717 | \$623,113 | -2.7% |
| Average Price per Square Foot | \$230 | \$221 | -3.9% |
| Average Days on Market | 125 | 50 | -60.0% |
| Highest Price | \$1,880,824 | \$1,481,000 | -21.3% |
| Lowest Price | \$230,000 | \$178,900 | -22.2% |
| Properties Sold | 45 | 41 | -8.9% |
| % Sold Price to Original List Price | 93.72% | 97.52% | 4.0% |

DENVER METRO | MARKETS BY AREA



GREENWOOD VILLAGE WEST *Single Family (under 1 acre)*

Orchard to Belleview; Clarkson to I-25

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$1,235,000 | \$1,135,000 | -8.1% |
| Average Price | \$1,350,415 | \$1,311,391 | -2.9% |
| Average Price per Square Foot | \$307 | \$315 | 2.6% |
| Average Days on Market | 105 | 191 | 81.9% |
| Highest Price | \$3,175,000 | \$2,595,000 | -18.3% |
| Lowest Price | \$285,000 | \$615,000 | 115.8% |
| Properties Sold | 26 | 23 | -11.5% |
| % Sold Price to Original List Price | 90.33% | 94.02% | 4.1% |

GREENWOOD VILLAGE WEST *Single Family (over 1 acre)*

Orchard to Belleview; Clarkson to I-25

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$1,340,000 | \$1,400,000 | 4.5% |
| Average Price | \$1,380,071 | \$1,664,888 | 20.6% |
| Average Price per Square Foot | \$317 | \$298 | -6.0% |
| Average Days on Market | 325 | 252 | -22.5% |
| Highest Price | \$2,075,000 | \$3,900,000 | 88.0% |
| Lowest Price | \$840,000 | \$850,000 | 1.2% |
| Properties Sold | 7 | 9 | 28.6% |
| % Sold Price to Original List Price | 84.08% | 84.12% | 0.0% |

HALE MAYFAIR *Single Family*

Colorado to Holly; 6th to Colfax

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$370,000 | \$405,300 | 9.5% |
| Average Price | \$387,075 | \$428,040 | 10.6% |
| Average Price per Square Foot | \$280 | \$302 | 7.9% |
| Average Days on Market | 76 | 44 | -42.1% |
| Highest Price | \$835,000 | \$975,000 | 16.8% |
| Lowest Price | \$173,500 | \$99,000 | -42.9% |
| Properties Sold | 59 | 81 | 37.3% |
| % Sold Price to Original List Price | 95.00% | 95.95% | 1.0% |

HIGHLANDS *Single Family and Condos*

W 38th Ave to Speer Blvd and W 29th Ave; Union Pacific RR lines and S Platte River to Federal Blvd

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$388,300 | \$415,000 | 6.9% |
| Average Price | \$397,296 | \$423,758 | 6.7% |
| Average Price per Square Foot | \$263 | \$296 | 12.5% |
| Average Days on Market | 69 | 35 | -49.3% |
| Highest Price | \$880,000 | \$899,000 | 2.2% |
| Lowest Price | \$61,800 | \$152,000 | 146.0% |
| Properties Sold | 86 | 123 | 43.0% |
| % Sold Price to Original List Price | 95.45% | 98.79% | 3.5% |

DENVER METRO | MARKETS BY AREA



(WEST) HIGHLANDS *Single Family and Condos*

38th Ave to 29th Ave; Federal to Sheridan

| January through June | 2012 | 2013 | % Change |
|---|-----------|-------------|----------|
| Median Price | \$323,500 | \$387,500 | 19.8% |
| Average Price | \$336,911 | \$413,568 | 22.8% |
| Average Price per Square Foot..... | \$273 | \$308 | 12.8% |
| Average Days on Market..... | 45 | 51 | 13.3% |
| Highest Price..... | \$660,000 | \$1,125,000 | 70.5% |
| Lowest Price | \$46,000 | \$134,000 | 191.3% |
| Properties Sold | 104 | 89 | -14.4% |
| % Sold Price to Original List Price | 97.86% | 97.70% | -0.2% |

HIGHLANDS RANCH *Single Family*

Daniels Park to County Line; Santa Fe to Quebec

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$317,750 | \$337,500 | 6.2% |
| Average Price | \$353,499 | \$377,783 | 6.9% |
| Average Price per Square Foot..... | \$156 | \$171 | 9.6% |
| Average Days on Market..... | 66 | 33 | -50.0% |
| Highest Price..... | \$1,500,000 | \$1,776,186 | 18.4% |
| Lowest Price | \$155,000 | \$170,000 | 9.7% |
| Properties Sold | 772 | 965 | 25.0% |
| % Sold Price to Original List Price | 96.00% | 97.90% | 2.0% |

HILLTOP *Single Family*

Alameda to 6th; Colorado to Holly

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$749,600 | \$758,000 | 1.1% |
| Average Price | \$827,366 | \$884,129 | 6.9% |
| Average Price per Square Foot..... | \$280 | \$315 | 12.5% |
| Average Days on Market..... | 171 | 100 | -41.5% |
| Highest Price..... | \$1,895,000 | \$1,780,000 | -6.1% |
| Lowest Price | \$255,000 | \$355,100 | 39.3% |
| Properties Sold | 56 | 49 | -12.5% |
| % Sold Price to Original List Price | 86.41% | 98.16% | 13.6% |

KEN-CARYL NORTH RANCH *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$717,000 | \$737,000 | 2.8% |
| Average Price | \$743,842 | \$755,250 | 1.5% |
| Average Price per Square Foot..... | \$209 | \$215 | 2.9% |
| Average Days on Market..... | 192 | 82 | -57.3% |
| Highest Price..... | \$965,000 | \$927,000 | -3.9% |
| Lowest Price | \$575,000 | \$617,000 | 7.3% |
| Properties Sold | 14 | 10 | -28.6% |
| % Sold Price to Original List Price | 90.64% | 95.87% | 5.8% |



KEN-CARYL VALLEY *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-------------|-----------|----------|
| Median Price | \$506,500 | \$508,750 | 0.4% |
| Average Price | \$539,570 | \$528,670 | -2.0% |
| Average Price per Square Foot..... | \$192 | \$202 | 5.2% |
| Average Days on Market..... | 84 | 75 | -10.7% |
| Highest Price..... | \$1,050,000 | \$825,000 | -21.4% |
| Lowest Price | \$320,000 | \$327,000 | 2.2% |
| Properties Sold | 60 | 50 | -16.7% |
| % Sold Price to Original List Price | 93.64% | 96.10% | 2.6% |

LAKESWOOD *Single Family*

City of Lakewood

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$230,000 | \$265,550 | 15.5% |
| Average Price | \$255,475 | \$296,755 | 16.2% |
| Average Price per Square Foot..... | \$151 | \$173 | 14.6% |
| Average Days on Market..... | 84 | 49 | -41.7% |
| Highest Price..... | \$1,350,000 | \$1,725,000 | 27.8% |
| Lowest Price | \$26,000 | \$71,100 | 173.5% |
| Properties Sold | 692 | 817 | 18.1% |
| % Sold Price to Original List Price | 94.73% | 97.27% | 2.7% |

LOHI *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$405,000 | \$415,653 | 2.6% |
| Average Price | \$423,547 | \$439,670 | 3.8% |
| Average Price per Square Foot..... | \$256 | \$291 | 13.7% |
| Average Days on Market..... | 61 | 28 | -54.1% |
| Highest Price..... | \$880,000 | \$899,000 | 2.2% |
| Lowest Price | \$61,800 | \$152,000 | 146.0% |
| Properties Sold | 39 | 81 | 107.7% |
| % Sold Price to Original List Price | 96.09% | 99.25% | 3.3% |

LONE TREE *Single Family*

approx: South of Ridgeway Parkway to County Line, Peoria to Quebec

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$397,500 | \$415,250 | 4.5% |
| Average Price | \$442,341 | \$487,178 | 10.1% |
| Average Price per Square Foot..... | \$160 | \$178 | 11.3% |
| Average Days on Market..... | 79 | 65 | -17.7% |
| Highest Price..... | \$1,095,000 | \$1,219,669 | 11.4% |
| Lowest Price | \$215,000 | \$285,000 | 32.6% |
| Properties Sold | 34 | 40 | 17.6% |
| % Sold Price to Original List Price | 90.72% | 98.29% | 8.3% |

DENVER METRO | MARKETS BY AREA



LOWRY *Single Family*

Quebec to Unita; Alameda to 11th

| January through June | 2012 | 2013 | % Change |
|---|-----------|-------------|----------|
| Median Price | \$520,000 | \$503,000 | -3.3% |
| Average Price | \$487,212 | \$516,386 | 6.0% |
| Average Price per Square Foot..... | \$203 | \$231 | 13.8% |
| Average Days on Market..... | 115 | 30 | -73.9% |
| Highest Price..... | \$857,000 | \$1,175,000 | 37.1% |
| Lowest Price | \$170,345 | \$242,132 | 42.1% |
| Properties Sold | 47 | 51 | 8.5% |
| % Sold Price to Original List Price | 97.37% | 98.17% | 0.8% |

THE MEADOWS *Single Family*

N. Meadows Drive to Coachline Road, Breezy Lane to Dairylyde Street

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$280,700 | \$295,000 | 5.1% |
| Average Price | \$292,861 | \$318,673 | 8.8% |
| Average Price per Square Foot..... | \$129 | \$147 | 14.0% |
| Average Days on Market..... | 93 | 49 | -47.3% |
| Highest Price..... | \$632,000 | \$665,000 | 5.2% |
| Lowest Price | \$160,150 | \$190,000 | 18.6% |
| Properties Sold | 196 | 241 | 23.0% |
| % Sold Price to Original List Price | 94.66% | 97.91% | 3.4% |

MONTCLAIR *Single Family*

Holly to Quebec; 6th to Colfax

| January through June | 2012 | 2013 | % Change |
|---|-------------|-----------|----------|
| Median Price | \$295,000 | \$325,000 | 10.2% |
| Average Price | \$401,741 | \$357,735 | -11.0% |
| Average Price per Square Foot..... | \$239 | \$261 | 9.2% |
| Average Days on Market..... | 73 | 47 | -35.6% |
| Highest Price..... | \$3,490,000 | \$925,000 | -73.5% |
| Lowest Price | \$157,500 | \$148,000 | -6.0% |
| Properties Sold | 80 | 103 | 28.8% |
| % Sold Price to Original List Price | 95.08% | 97.00% | 2.0% |

OBSERVATORY PARK *Single Family*

University to Colorado; Evans to Yale

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$760,000 | \$704,015 | -7.4% |
| Average Price | \$737,386 | \$726,483 | -1.5% |
| Average Price per Square Foot..... | \$274 | \$280 | 2.2% |
| Average Days on Market..... | 120 | 106 | -11.7% |
| Highest Price..... | \$1,725,000 | \$1,304,539 | -24.4% |
| Lowest Price | \$195,000 | \$270,200 | 38.6% |
| Properties Sold | 49 | 40 | -18.4% |
| % Sold Price to Original List Price | 91.11% | 93.10% | 2.2% |

DENVER METRO | MARKETS BY AREA



PARK HILL *Single Family*

Colfax to 26th; Colorado to Quebec

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$398,500 | \$442,450 | 11.0% |
| Average Price | \$437,365 | \$511,499 | 17.0% |
| Average Price per Square Foot | \$282 | \$308 | 9.2% |
| Average Days on Market | 66 | 33 | -50.0% |
| Highest Price | \$1,450,000 | \$1,162,500 | -19.8% |
| Lowest Price | \$148,000 | \$150,000 | 1.4% |
| Properties Sold | 100 | 104 | 4.0% |
| % Sold Price to Original List Price | 95.72% | 98.20% | 2.6% |

PLATT PARK *Single Family*

Broadway to Downing; Louisiana to Evans

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$390,500 | \$416,000 | 6.5% |
| Average Price | \$418,938 | \$442,249 | 5.6% |
| Average Price per Square Foot | \$280 | \$328 | 17.1% |
| Average Days on Market | 58 | 33 | -43.1% |
| Highest Price | \$775,000 | \$950,000 | 22.6% |
| Lowest Price | \$135,000 | \$150,000 | 11.1% |
| Properties Sold | 72 | 80 | 11.1% |
| % Sold Price to Original List Price | 95.69% | 98.58% | 3.0% |

POLO RESERVE *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-------------|----------|
| Median Price | \$655,000 | \$1,592,820 | 143.2% |
| Average Price | \$655,000 | \$1,620,160 | 147.4% |
| Average Price per Square Foot | \$182 | \$263 | 44.5% |
| Average Days on Market | 337 | 246 | -27.0% |
| Highest Price | \$655,000 | \$2,445,000 | 273.3% |
| Lowest Price | \$655,000 | \$850,000 | 29.8% |
| Properties Sold | 1 | 4 | 300.0% |
| % Sold Price to Original List Price | 93.58% | 85.84% | -8.3% |

PRADERA & TIMBERS *Single Family*

Pradera and Timbers Sub-divisions in Parker

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$545,000 | \$598,000 | 9.7% |
| Average Price | \$570,135 | \$643,869 | 12.9% |
| Average Price per Square Foot | \$173 | \$196 | 13.3% |
| Average Days on Market | 122 | 88 | -27.9% |
| Highest Price | \$1,130,000 | \$1,425,000 | 26.1% |
| Lowest Price | \$170,000 | \$272,000 | 60.0% |
| Properties Sold | 65 | 70 | 7.7% |
| % Sold Price to Original List Price | 91.52% | 95.95% | 4.8% |



SADDLE ROCK GOLF CLUB *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$381,500 | \$421,500 | 10.5% |
| Average Price | \$420,937 | \$446,561 | 6.1% |
| Average Price per Square Foot..... | \$142 | \$157 | 10.6% |
| Average Days on Market..... | 89 | 83 | -6.7% |
| Highest Price..... | \$689,900 | \$935,000 | 35.5% |
| Lowest Price | \$193,000 | \$138,000 | -28.5% |
| Properties Sold | 35 | 50 | 42.9% |
| % Sold Price to Original List Price | 91.00% | 96.68% | 6.2% |

SLOAN'S LAKE *Single Family*

Colfax to 29th, Sheridan to Federal

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$295,000 | \$365,000 | 23.7% |
| Average Price | \$309,235 | \$388,067 | 25.5% |
| Average Price per Square Foot..... | \$232 | \$268 | 15.5% |
| Average Days on Market..... | 67 | 47 | -29.9% |
| Highest Price..... | \$722,500 | \$826,474 | 14.4% |
| Lowest Price | \$95,000 | \$165,500 | 74.2% |
| Properties Sold | 123 | 100 | -18.7% |
| % Sold Price to Original List Price | 96.07% | 98.22% | 2.2% |

SOUTHERN HILLS *Single Family*

University to Colorado; Yale to Hampden

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$390,000 | \$515,000 | 32.1% |
| Average Price | \$415,067 | \$500,246 | 20.5% |
| Average Price per Square Foot..... | \$230 | \$274 | 19.1% |
| Average Days on Market..... | 52 | 30 | -42.3% |
| Highest Price..... | \$685,000 | \$825,000 | 20.4% |
| Lowest Price | \$130,615 | \$257,580 | 97.2% |
| Properties Sold | 32 | 32 | 0.0% |
| % Sold Price to Original List Price | 94.09% | 96.94% | 3.0% |

STAPLETON *Single Family*

Quebec to Havana; 23rd to 40th

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$414,000 | \$478,625 | 15.6% |
| Average Price | \$424,535 | \$482,039 | 13.5% |
| Average Price per Square Foot..... | \$209 | \$222 | 6.2% |
| Average Days on Market..... | 65 | 34 | -47.7% |
| Highest Price..... | \$1,042,500 | \$1,040,000 | -0.2% |
| Lowest Price | \$90,000 | \$82,000 | -8.9% |
| Properties Sold | 145 | 148 | 2.1% |
| % Sold Price to Original List Price | 98.38% | 98.87% | 0.5% |



TALLYN'S REACH *Single Family*

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

| January through June | 2012 | 2013 | % Change |
|---|-----------|-----------|----------|
| Median Price | \$335,000 | \$390,000 | 16.4% |
| Average Price | \$360,655 | \$406,268 | 12.6% |
| Average Price per Square Foot..... | \$145 | \$157 | 8.3% |
| Average Days on Market..... | 85 | 84 | -1.2% |
| Highest Price..... | \$580,000 | \$625,317 | 7.8% |
| Lowest Price | \$200,000 | \$233,950 | 17.0% |
| Properties Sold | 55 | 67 | 21.8% |
| % Sold Price to Original List Price | 94.72% | 97.90% | 3.4% |

WASHINGTON PARK EAST *Single Family*

Louisiana to Ellsworth; Downing to University

| January through June | 2012 | 2013 | % Change |
|---|-------------|-------------|----------|
| Median Price | \$555,800 | \$650,000 | 16.9% |
| Average Price | \$641,385 | \$810,808 | 26.4% |
| Average Price per Square Foot..... | \$380 | \$412 | 8.4% |
| Average Days on Market..... | 68 | 39 | -42.6% |
| Highest Price..... | \$1,600,000 | \$2,830,000 | 76.9% |
| Lowest Price | \$315,000 | \$384,900 | 22.2% |
| Properties Sold | 74 | 84 | 13.5% |
| % Sold Price to Original List Price | 94.75% | 97.63% | 3.0% |

WASHINGTON PARK WEST *Single Family*

Louisiana to Ellsworth; Broadway to Downing

| January through June | 2012 | 2013 | % Change |
|---|-----------|-------------|----------|
| Median Price | \$405,000 | \$450,431 | 11.2% |
| Average Price | \$415,588 | \$473,867 | 14.0% |
| Average Price per Square Foot..... | \$285 | \$342 | 20.0% |
| Average Days on Market..... | 68 | 22 | -67.6% |
| Highest Price..... | \$872,000 | \$1,124,000 | 28.9% |
| Lowest Price | \$143,000 | \$170,000 | 18.9% |
| Properties Sold | 103 | 107 | 3.9% |
| % Sold Price to Original List Price | 94.77% | 99.34% | 4.8% |

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CHERRY CREEK RETAIL

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CHERRY CREEK SHOPPING CENTER

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DENVER DOWNTOWN

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DENVER TECH CENTER

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