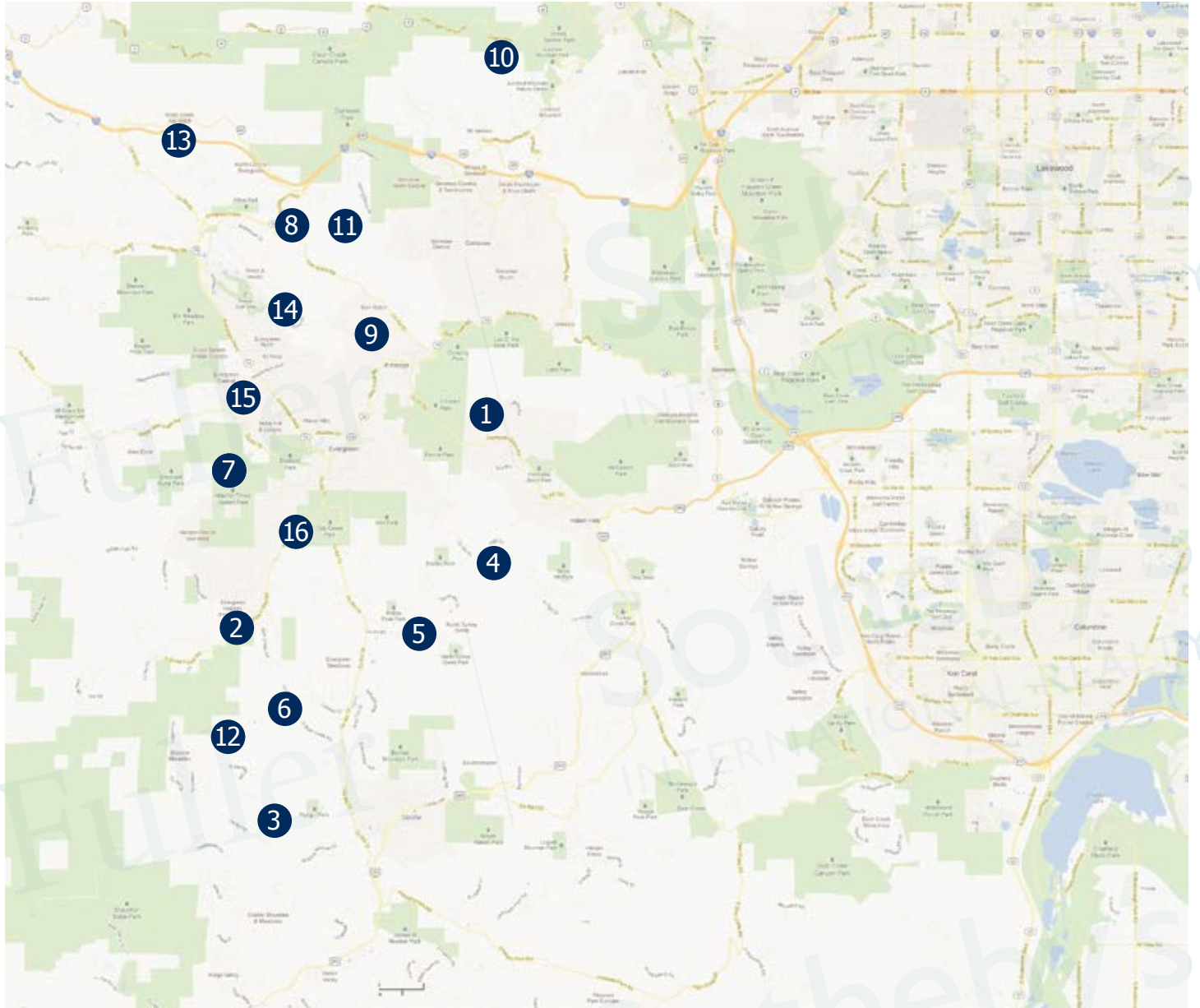


MICROMARKET REPORT | EVERGREEN



Fuller | Sotheby's
INTERNATIONAL REALTY

EVERGREEN NEIGHBORHOODS



- | | | |
|---------------------------|-----------------------------|----------------------|
| 1. Bear Mountain | 7. Hangen Ranch | 13. Soda Creek |
| 2. Brook Forest | 8. Hiwan Country Club | 14. Tanoa |
| 3. Conifer Mountain | 9. Hiwan Hills | 15. Upper Bear Creek |
| 4. Evergreen Highlands | 10. Mt. Vernon Country Club | 16. Valley Estates |
| 5. Evergreen Meadows | 11. Ridge at Hiwan | |
| 6. Evergreen Meadows West | 12. Shadow Mountain | |

EVERGREEN MARKET | MARKETS BY AREA



BEAR MOUNTAIN

January through June	2012	2013	% Change
Median Price	\$602,250	\$632,500	5.0%
Average Price	\$608,625	\$632,500	3.9%
Average Price per Square Foot.....	\$184	\$100	-45.7%
Average Days on Market.....	269	203	-24.5%
Highest Price.....	\$915,000	\$765,000	-16.4%
Lowest Price	\$315,000	\$500,000	58.7%
Properties Sold	4	2	-50.0%
% Sold Price to Original List Price	80.02%	89.15%	11.4%

BROOK FOREST

January through June	2012	2013	% Change
Median Price	\$302,000	\$292,000	-3.3%
Average Price	\$368,193	\$254,929	-30.8%
Average Price per Square Foot.....	\$183	\$188	2.7%
Average Days on Market.....	143	106	-25.9%
Highest Price.....	\$789,900	\$400,000	-49.4%
Lowest Price	\$172,500	\$57,000	-67.0%
Properties Sold	10	9	-10.0%
% Sold Price to Original List Price	96.16%	95.50%	-0.7%

CONIFER MOUNTAIN

January through June	2012	2013	% Change
Median Price	\$337,500	\$393,500	16.6%
Average Price	\$353,000	\$407,114	15.3%
Average Price per Square Foot.....	\$153	\$190	24.2%
Average Days on Market.....	208	114	-45.2%
Highest Price.....	\$650,000	\$624,900	-3.9%
Lowest Price	\$136,500	\$170,000	24.5%
Properties Sold	10	7	-30.0%
% Sold Price to Original List Price	90.78%	94.45%	4.0%

EVERGREEN HIGHLANDS

January through June	2012	2013	% Change
Median Price	\$425,000	\$505,000	18.8%
Average Price	\$440,510	\$516,350	17.2%
Average Price per Square Foot.....	\$185	\$204	10.3%
Average Days on Market.....	208	52	-75.0%
Highest Price.....	\$650,550	\$803,000	23.4%
Lowest Price	\$315,000	\$320,000	1.6%
Properties Sold	5	9	80.0%
% Sold Price to Original List Price	94.13%	98.13%	4.2%

EVERGREEN MARKET | MARKETS BY AREA



EVERGREEN MEADOWS

January through June	2012	2013	% Change
Median Price	\$400,000	\$413,450	3.4%
Average Price	\$406,992	\$432,056	6.2%
Average Price per Square Foot.....	\$157	\$171	8.9%
Average Days on Market.....	156	58	-62.8%
Highest Price.....	\$630,000	\$607,500	-3.6%
Lowest Price	\$283,000	\$267,500	-5.5%
Properties Sold	13	16	23.1%
% Sold Price to Original List Price	90.72%	96.06%	5.9%

EVERGREEN MEADOWS WEST

January through June	2012	2013	% Change
Median Price	\$285,000	\$405,000	42.1%
Average Price	\$283,786	\$396,286	39.6%
Average Price per Square Foot.....	\$122	\$165	35.2%
Average Days on Market.....	195	186	-4.6%
Highest Price.....	\$357,500	\$550,143	53.9%
Lowest Price	\$210,000	\$225,000	7.1%
Properties Sold	7	4	-42.9%
% Sold Price to Original List Price	82.71%	91.78%	11.0%

EVERGREEN PARK ESTATES

January through June	2012	2013	% Change
Median Price	\$325,555	\$295,750	-9.2%
Average Price	\$333,825	\$295,750	-11.4%
Average Price per Square Foot.....	\$113	\$193	70.8%
Average Days on Market.....	148	62	-58.1%
Highest Price.....	\$368,920	\$315,000	-14.6%
Lowest Price	\$307,000	\$276,500	-9.9%
Properties Sold	3	2	-33.3%
% Sold Price to Original List Price	87.12%	94.43%	8.4%

GENESEEE

January through June	2012	2013	% Change
Median Price	\$510,000	\$622,500	22.1%
Average Price	\$587,929	\$617,738	5.1%
Average Price per Square Foot.....	\$229	\$238	3.9%
Average Days on Market.....	165	109	-33.9%
Highest Price.....	\$1,290,000	\$1,195,000	-7.4%
Lowest Price	\$335,000	\$318,775	-4.8%
Properties Sold	18	41	127.8%
% Sold Price to Original List Price	94.93%	94.63%	-0.3%

EVERGREEN MARKET | MARKETS BY AREA



HANGEN RANCH

January through June	2012	2013	% Change
Median Price	\$825,000	\$595,000	-27.9%
Average Price	\$825,000	\$595,000	-27.9%
Average Price per Square Foot.....	\$167	\$217	29.9%
Average Days on Market.....	136	477	250.7%
Highest Price.....	\$915,000	\$595,000	-35.0%
Lowest Price	\$735,000	\$595,000	-19.0%
Properties Sold	2	1	-50.0%
% Sold Price to Original List Price	88.00%	99.17%	12.7%

HIWAN COUNTRY CLUB

January through June	2012	2013	% Change
Median Price	\$522,500	\$565,000	8.1%
Average Price	\$558,813	\$595,717	6.6%
Average Price per Square Foot.....	\$189	\$230	21.7%
Average Days on Market.....	108	90	-16.7%
Highest Price.....	\$970,000	\$1,165,000	20.1%
Lowest Price	\$362,500	\$203,000	-44.0%
Properties Sold	24	23	-4.2%
% Sold Price to Original List Price	92.14%	94.44%	2.5%

HIWAN HILLS

January through June	2012	2013	% Change
Median Price	\$449,250	\$388,500	-13.5%
Average Price	\$483,360	\$436,788	-9.6%
Average Price per Square Foot.....	\$193	\$180	-6.7%
Average Days on Market.....	98	61	-37.8%
Highest Price.....	\$850,000	\$735,000	-13.5%
Lowest Price	\$221,160	\$240,000	8.5%
Properties Sold	6	17	183.3%
% Sold Price to Original List Price	92.66%	96.66%	4.3%

LOOKOUT MOUNTAIN

January through June	2012	2013	% Change
Median Price	\$435,500	\$660,000	51.5%
Average Price	\$502,600	\$660,000	31.3%
Average Price per Square Foot.....	\$171	\$221	29.2%
Average Days on Market.....	249	126	-49.4%
Highest Price.....	\$1,300,000	\$660,000	-49.2%
Lowest Price	\$280,000	\$660,000	135.7%
Properties Sold	7	1	-85.7%
% Sold Price to Original List Price	89.10%	94.42%	6.0%

EVERGREEN MARKET | MARKETS BY AREA



MT. VERNON COUNTRY CLUB

January through June	2012	2013	% Change
Median Price	N/A	N/A	N/A
Average Price	N/A	N/A	N/A
Average Price per Square Foot	N/A	N/A	N/A
Average Days on Market.....	N/A	N/A	N/A
Highest Price.....	N/A	N/A	N/A
Lowest Price	N/A	N/A	N/A
Properties Sold	N/A	N/A	N/A
% Sold Price to Original List Price	N/A	N/A	N/A

RIDGE AT HIWAN

January through June	2012	2013	% Change
Median Price	\$689,500	\$708,000	2.7%
Average Price	\$701,105	\$633,033	-9.7%
Average Price per Square Foot	\$202	\$223	10.4%
Average Days on Market.....	155	157	1.3%
Highest Price.....	\$1,420,000	\$950,000	-33.1%
Lowest Price	\$415,000	\$275,000	-33.7%
Properties Sold	14	15	7.1%
% Sold Price to Original List Price	92.43%	96.48%	4.4%

RIVA CHASE

January through June	2012	2013	% Change
Median Price	\$620,000	\$677,000	9.2%
Average Price	\$801,667	\$631,667	-21.2%
Average Price per Square Foot	\$255	\$206	-19.2%
Average Days on Market.....	186	307	65.1%
Highest Price.....	\$1,275,000	\$850,000	-33.3%
Lowest Price	\$510,000	\$368,000	-27.8%
Properties Sold	3	3	0.0%
% Sold Price to Original List Price	89.44%	93.90%	5.0%

SHADOW MOUNTAIN

January through June	2012	2013	% Change
Median Price	\$268,000	\$277,500	3.5%
Average Price	\$319,022	\$285,113	-10.6%
Average Price per Square Foot	\$146	\$159	8.9%
Average Days on Market.....	173	158	-8.7%
Highest Price.....	\$730,000	\$430,000	-41.1%
Lowest Price	\$152,000	\$159,900	5.2%
Properties Sold	9	17	88.9%
% Sold Price to Original List Price	89.07%	94.60%	6.2%

EVERGREEN MARKET | MARKETS BY AREA



SODA CREEK

January through June	2012	2013	% Change
Median Price	\$1,100,000	\$888,500	-19.2%
Average Price	\$1,186,278	\$937,983	-20.9%
Average Price per Square Foot.....	\$283	\$253	-10.6%
Average Days on Market.....	265	362	36.6%
Highest Price.....	\$2,575,000	\$1,475,000	-42.7%
Lowest Price	\$521,000	\$682,500	31.0%
Properties Sold	119	6	-95.0%
% Sold Price to Original List Price	79.10%	87.40%	10.5%

SPRING RANCH

January through June	2012	2013	% Change
Median Price	\$825,000	\$900,000	9.1%
Average Price	\$914,868	\$1,074,250	17.4%
Average Price per Square Foot.....	\$223	\$243	9.0%
Average Days on Market.....	144	196	36.1%
Highest Price.....	\$1,269,605	\$1,777,000	40.0%
Lowest Price	\$650,000	\$720,000	10.8%
Properties Sold	3	4	33.3%
% Sold Price to Original List Price	89.69%	85.43%	-4.7%

TANOA

January through June	2012	2013	% Change
Median Price	\$512,500	\$513,000	0.1%
Average Price	\$521,750	\$536,400	2.8%
Average Price per Square Foot.....	\$211	\$186	-11.8%
Average Days on Market.....	161	93	-42.2%
Highest Price.....	\$590,000	\$725,000	22.9%
Lowest Price	\$472,000	\$435,000	-7.8%
Properties Sold	4	5	25.0%
% Sold Price to Original List Price	91.14%	92.29%	1.3%

UPPER BEAR CREEK

January through June	2012	2013	% Change
Median Price	\$255,500	\$2,250,000	780.6%
Average Price	\$255,500	\$2,250,000	780.6%
Average Price per Square Foot.....	\$155	\$258	66.5%
Average Days on Market.....	326	337	3.4%
Highest Price.....	\$255,500	\$2,250,000	780.6%
Lowest Price	\$255,500	\$2,250,000	780.6%
Properties Sold	1	1	0.0%
% Sold Price to Original List Price	94.66%	83.49%	-11.8%

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