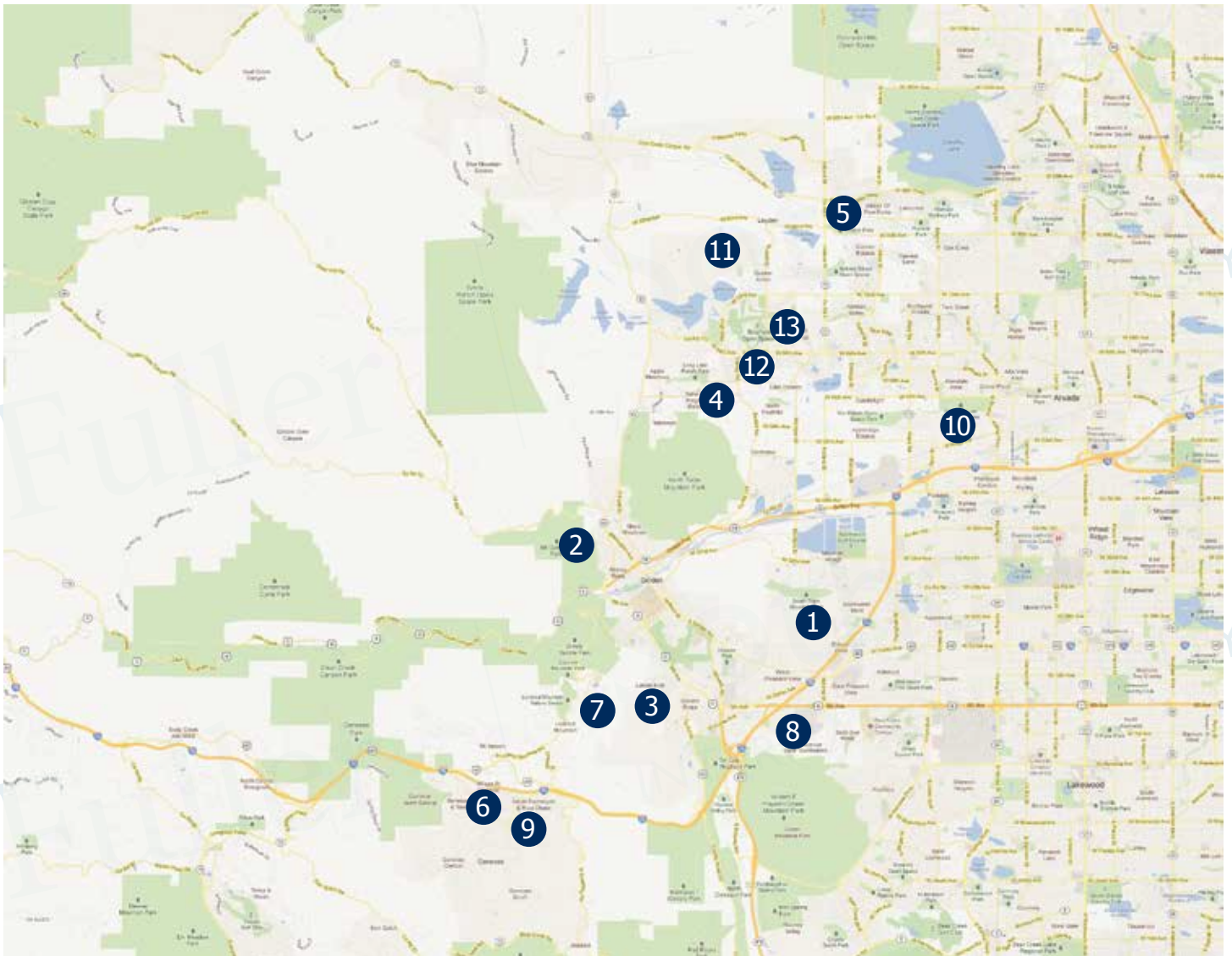


MICROMARKET REPORT | GOLDEN



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 June	2012	2013	% Change
Median Price	\$185,000	\$201,000	8.6%
Average Price	\$184,355	\$238,200	29.2%
Average Price per Square Foot.....	\$148	\$194	31.1%
Average Days on Market.....	62	152	145.2%
Highest Price.....	\$268,200	\$500,000	86.4%
Lowest Price	\$74,000	\$102,000	37.8%
Properties Sold	17	10	-41.2%
% Sold Price to Original List Price	95.08%	92.01%	-3.2%

CANYON POINT

January through June	2012	2013	% Change
Median Price	\$429,400	\$528,095	23.0%
Average Price	\$470,525	\$524,078	11.4%
Average Price per Square Foot.....	\$195	\$214	9.7%
Average Days on Market.....	131	46	-64.9%
Highest Price.....	\$640,000	\$640,000	0.0%
Lowest Price	\$395,00	\$445,000	12.7%
Properties Sold	8	12	50.0%
% Sold Price to Original List Price	95.09%	97.51%	2.5%

EAGLE RIDGE

January through June	2012	2013	% Change
Median Price	\$367,000	\$625,000	70.3%
Average Price	\$427,000	\$615,555	44.2%
Average Price per Square Foot.....	\$187	\$202	8.0%
Average Days on Market.....	90	98	8.9%
Highest Price.....	\$660,000	\$690,000	4.5%
Lowest Price	\$325,000	\$506,000	55.7%
Properties Sold	15	9	-40.0%
% Sold Price to Original List Price	94.84%	97.26%	2.5%

FIELDSTONE

January through June	2012	2013	% Change
Median Price	\$463,750	\$465,900	0.5%
Average Price	\$466,250	\$484,375	3.9%
Average Price per Square Foot.....	\$165	\$167	1.2%
Average Days on Market.....	56	45	-19.6%
Highest Price.....	\$535,000	\$602,000	12.5%
Lowest Price	\$395,000	\$408,475	3.4%
Properties Sold	8	9	12.5%
% Sold Price to Original List Price	92.94%	97.88%	5.3%

GOLDEN MARKET | MARKETS BY AREA



FIVE PARKS

January through June	2012	2013	% Change
Median Price	\$409,000	\$411,500	0.6%
Average Price	\$403,547	\$398,651	-1.2%
Average Price per Square Foot.....	\$161	\$174	8.1%
Average Days on Market.....	87	49	-43.7%
Highest Price.....	\$515,000	\$598,700	16.3%
Lowest Price	\$305,000	\$216,500	-29.0%
Properties Sold	17	24	41.2%
% Sold Price to Original List Price	95.64%	101.41%	6.0%

MESA VIEW ESTATES

January through June	2012	2013	% Change
Median Price	\$504,950	\$578,250	14.5%
Average Price	\$557,966	\$599,414	7.4%
Average Price per Square Foot.....	\$183	\$182	-0.5%
Average Days on Market.....	77	83	7.8%
Highest Price.....	\$1,365,000	\$1,200,000	-12.1%
Lowest Price	\$985,000	\$430,000	-56.3%
Properties Sold	16	12	-25.0%
% Sold Price to Original List Price	93.51%	96.35%	3.0%

SKYLINE ESTATES

January through June	2012	2013	% Change
Median Price	\$378,500	\$360,250	-4.8%
Average Price	\$375,333	\$339,750	-9.5%
Average Price per Square Foot.....	\$148	\$157	6.1%
Average Days on Market.....	81	24	-70.4%
Highest Price.....	\$410,000	\$405,000	-1.2%
Lowest Price	\$330,000	\$178,000	-46.1%
Properties Sold	6	6	0.0%
% Sold Price to Original List Price	96.17%	97.34%	1.2%

SPRING MESA

January through June	2012	2013	% Change
Median Price	\$525,000	\$597,500	13.8%
Average Price	\$546,550	\$581,937	6.5%
Average Price per Square Foot.....	\$196	\$171	-12.8%
Average Days on Market.....	74	110	48.6%
Highest Price.....	\$615,000	\$664,900	8.1%
Lowest Price	\$500,000	\$420,491	-15.9%
Properties Sold	10	18	80.0%
% Sold Price to Original List Price	93.74%	96.96%	3.4%



SUNRISE RIDGE

January through June	2012	2013	% Change
Median Price	\$377,500	\$460,000	21.9%
Average Price	\$369,460	\$451,511	22.2%
Average Price per Square Foot.....	\$164	\$165	0.6%
Average Days on Market.....	81	49	-39.5%
Highest Price.....	\$505,000	\$540,000	6.9%
Lowest Price	\$245,000	\$285,000	16.3%
Properties Sold	10	11	10.0%
% Sold Price to Original List Price	95.38%	98.56%	3.3%

WEST WOODS

January through June	2012	2013	% Change
Median Price	\$426,250	\$459,500	7.8%
Average Price	\$465,357	\$460,878	-1.0%
Average Price per Square Foot.....	\$175	\$173	-1.1%
Average Days on Market.....	136	70	-48.5%
Highest Price.....	\$696,800	\$610,000	-12.5%
Lowest Price	\$292,000	\$310,000	6.2%
Properties Sold	14	28	100.0%
% Sold Price to Original List Price	88.10%	96.08%	9.1%

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