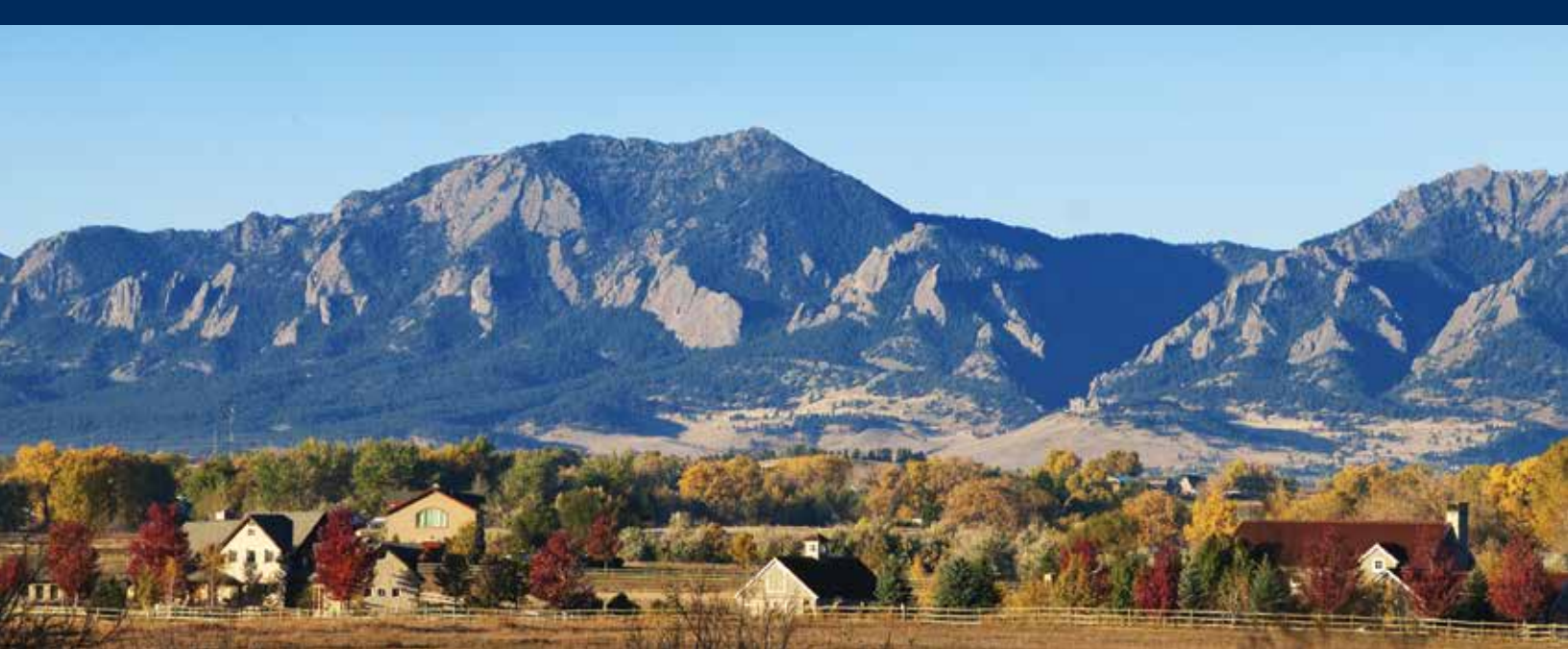


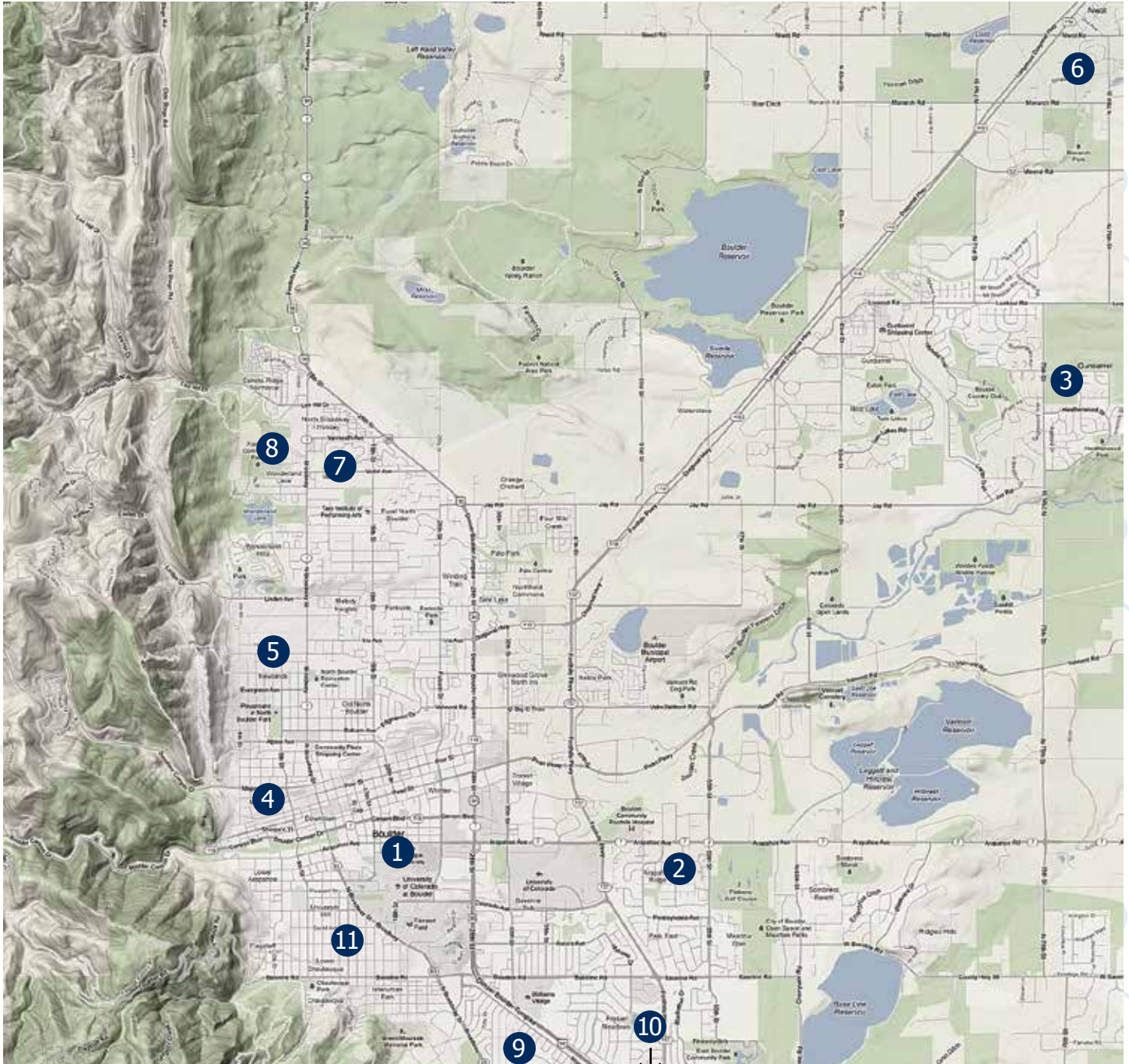
MICROMARKET REPORT | BOULDER



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 September	2012	2013	% Change
Median Price	\$460,000	\$510,000	10.9%
Average Price	\$601,834	\$656,291	9.0%
Average Days on Market.....	113	77	-31.9%
Highest Price.....	\$4,050,000	\$2,750,000	-32.1%
Lowest Price	\$125,500	\$138,000	10.0%
Properties Sold	116	123	6.0%
% Sold Price to List Price.....	97%	98%	1%

EAST BOULDER

January through September	2012	2013	% Change
Median Price	\$324,000	\$325,000	0.3%
Average Price	\$354,720	\$372,001	4.9%
Average Days on Market.....	122	77	-36.9%
Highest Price.....	\$1,410,000	\$1,450,000	2.8%
Lowest Price	\$98,600	\$104,861	6.3%
Properties Sold	261	335	28.4%
% Sold Price to List Price.....	97%	98%	1%

GUNBARREL

January through September	2012	2013	% Change
Median Price	\$358,000	\$405,250	13.2%
Average Price	\$367,633	\$400,146	8.8%
Average Days on Market.....	129	67	-48.1%
Highest Price.....	\$1,700,000	\$900,000	-47.1%
Lowest Price	\$92,000	\$117,500	27.7%
Properties Sold	62	76	22.6%
% Sold Price to List Price.....	97%	98%	1%

MAPLETON HILL

January through September	2012	2013	% Change
Median Price	\$469,450	\$780,000	66.2%
Average Price	\$705,521	\$844,387	19.7%
Average Days on Market.....	72	85	18.1%
Highest Price.....	\$2,400,000	\$2,350,000	-2.1%
Lowest Price	\$155,000	\$168,000	8.4%
Properties Sold	40	50	25.0%
% Sold Price to List Price.....	97%	96%	-1%

BOULDER MARKET | MARKETS BY AREA



NEWLANDS

January through September	2012	2013	% Change
Median Price	\$732,500	\$947,000	29.3%
Average Price	\$791,107	\$996,021	25.9%
Average Days on Market.....	143	88	-38.5%
Highest Price.....	\$1,685,000	\$2,550,000	51.3%
Lowest Price	\$160,000	\$150,000	-6.3%
Properties Sold	44	42	-4.5%
% Sold Price to List Price.....	95%	96%	1%

NIWOT

January through September	2012	2013	% Change
Median Price	\$481,950	\$567,000	17.6%
Average Price	\$571,607	\$661,909	15.8%
Average Days on Market.....	115	105	-8.7%
Highest Price.....	\$1,858,000	\$2,000,000	7.6%
Lowest Price	\$66,200	\$85,000	28.4%
Properties Sold	84	88	4.8%
% Sold Price to List Price.....	95%	95%	0%

NORTHEAST BOULDER

January through September	2012	2013	% Change
Median Price	\$436,000	\$501,500	15.0%
Average Price	\$493,325	\$587,900	19.2%
Average Days on Market.....	132	62	-53.0%
Highest Price.....	\$3,175,000	\$3,550,000	11.8%
Lowest Price	\$94,000	\$113,202	20.4%
Properties Sold	230	221	-3.9%
% Sold Price to List Price.....	97%	98%	1%

NORTHWEST BOULDER

January through September	2012	2013	% Change
Median Price	\$702,515	\$810,500	15.4%
Average Price	\$733,234	\$825,837	12.6%
Average Days on Market.....	132	97	-26.5%
Highest Price.....	\$2,240,000	\$3,150,000	40.6%
Lowest Price	\$119,551	\$150,000	25.5%
Properties Sold	148	156	5.4%
% Sold Price to List Price.....	96%	96%	0%

BOULDER MARKET | MARKETS BY AREA



SOUTH BOULDER

January through September	2012	2013	% Change
Median Price	\$385,000	\$395,000	2.6%
Average Price	\$441,948	\$458,563	3.8%
Average Days on Market.....	93	83	-10.8%
Highest Price.....	\$2,000,000	\$2,189,500	9.5%
Lowest Price	\$87,500	\$108,703	24.2%
Properties Sold	163	203	24.5%
% Sold Price to List Price.....	97%	98%	1%

SOUTHEAST BOULDER

January through September	2012	2013	% Change
Median Price	\$374,000	\$345,000	-7.8%
Average Price	\$361,498	\$368,104	1.8%
Average Days on Market.....	81	68	-16.0%
Highest Price.....	\$760,000	\$1,174,000	54.5%
Lowest Price	\$87,500	\$135,000	54.3%
Properties Sold	161	206	28.0%
% Sold Price to List Price.....	98%	99%	1%

SOUTHWEST BOULDER

January through September	2012	2013	% Change
Median Price	\$727,000	\$730,000	0.4%
Average Price	\$822,379	\$886,031	7.7%
Average Days on Market.....	112	80	-28.6%
Highest Price.....	\$2,225,000	\$3,100,000	39.3%
Lowest Price	\$245,000	\$250,000	2.0%
Properties Sold	74	66	-10.8%
% Sold Price to List Price.....	97%	96%	-1%

UNIVERSITY HILL

January through September	2012	2013	% Change
Median Price	\$762,000	\$750,000	-1.6%
Average Price	\$821,162	\$845,501	3.0%
Average Days on Market.....	116	58	-50.0%
Highest Price.....	\$2,225,000	\$2,260,000	1.6%
Lowest Price	\$96,000	\$154,500	60.9%
Properties Sold	76	55	-27.6%
% Sold Price to List Price.....	98%	97%	-1%

LOCAL COLORADO REAL ESTATE EXPERTS



BEAVER CREEK

26 Avondale Lane, #119
Beaver Creek, CO 81620 | 970.748.5100



BOULDER

1050 Walnut Street
Boulder, CO 80302 | 303.443.6161



BRECKENRIDGE

69 Marksberry Way
Breckenridge, CO, 80424 | 970.453.0550



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



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



EDWARDS

34253 Highway 6 #2A
Edwards, CO 81632 | 970.748.5150



EVERGREEN

31955 Castle Court, #1 South
Evergreen, CO 80439 | 303.674.3200