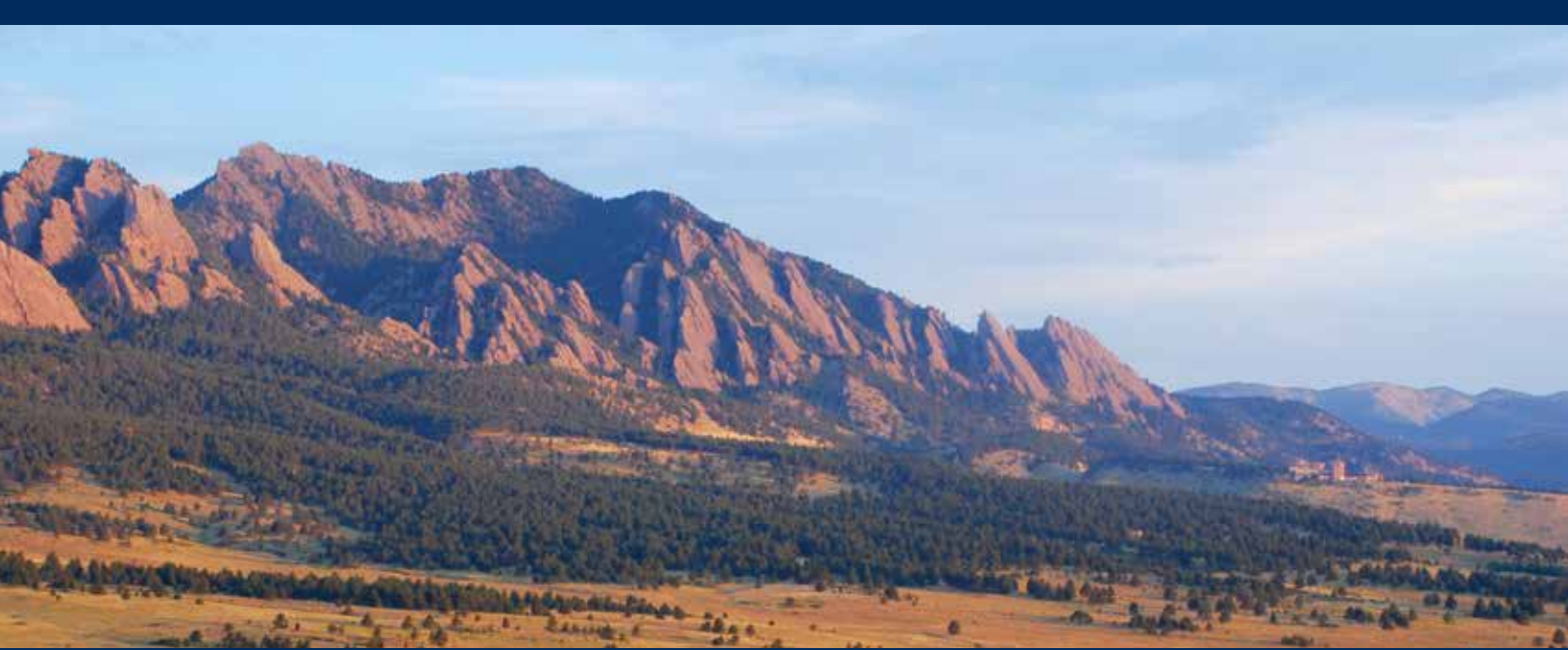
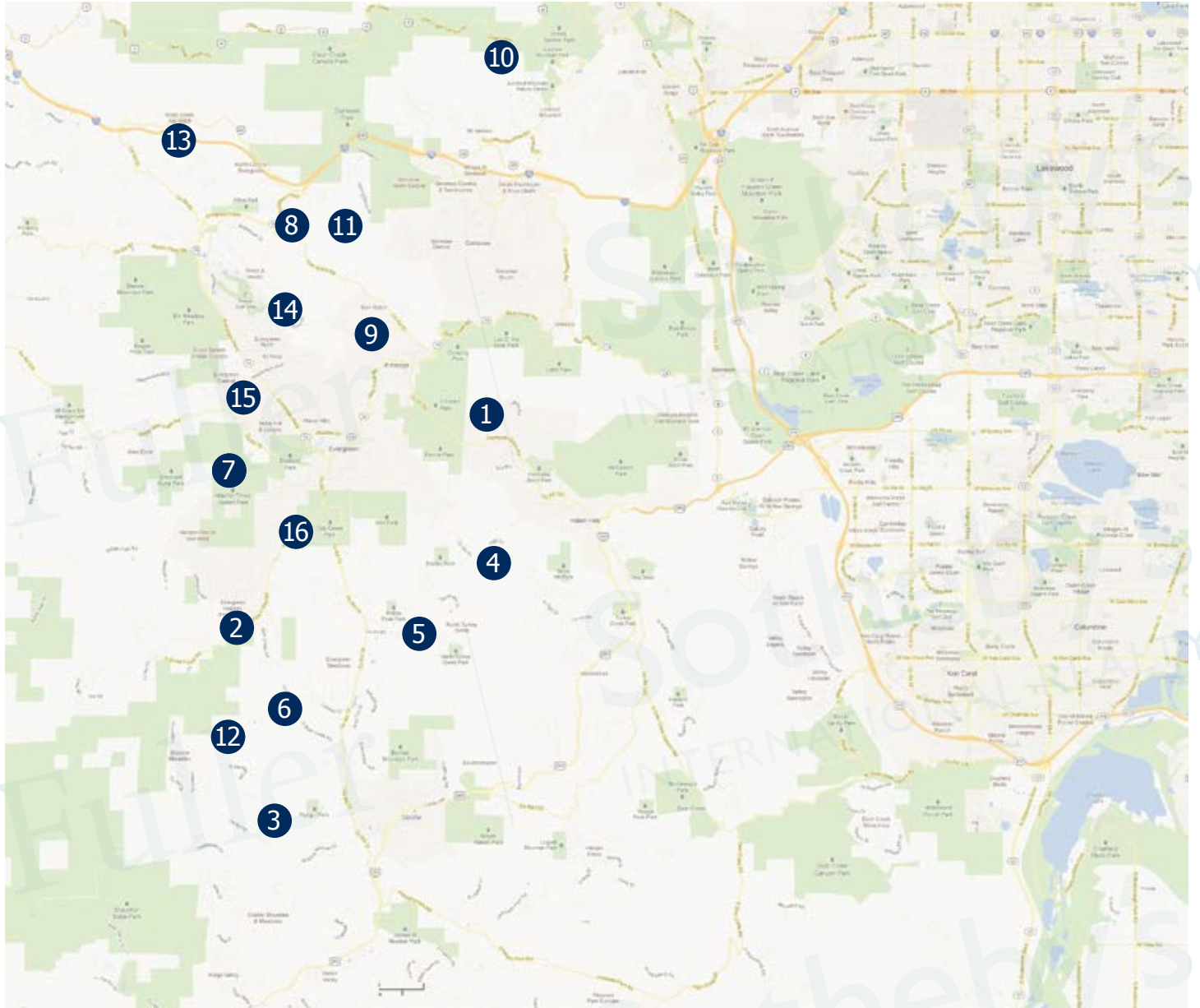


MICROMARKET REPORT | EVERGREEN



Fuller | Sotheby's
INTERNATIONAL REALTY

EVERGREEN NEIGHBORHOODS



- 1. Bear Mountain
- 2. Brook Forest
- 3. Conifer Mountain
- 4. Evergreen Highlands
- 5. Evergreen Meadows
- 6. Evergreen Meadows West

- 7. Hangen Ranch
- 8. Hiwan Country Club
- 9. Hiwan Hills
- 10. Mt. Vernon Country Club
- 11. Ridge at Hiwan
- 12. Shadow Mountain

- 13. Soda Creek
- 14. Tanoa
- 15. Upper Bear Creek
- 16. Valley Estates



BEAR MOUNTAIN

January through September	2012	2013	% Change
Median Price	\$506,000	\$535,973	5.9%
Average Price	\$637,360	\$600,324	-5.8%
Average Price per Square Foot.....	\$193	\$131	-32.1%
Average Days on Market.....	191	136	-28.8%
Highest Price.....	\$1,400,000	\$765,000	-45.4%
Lowest Price	\$315,000	\$500,000	58.7%
Properties Sold	10	3	-70.0%
% Sold Price to Original List Price	82.54%	92.12%	11.6%

BROOK FOREST

January through September	2012	2013	% Change
Median Price	\$295,000	\$300,000	1.7%
Average Price	\$356,830	\$422,667	18.5%
Average Price per Square Foot.....	\$169	\$201	18.9%
Average Days on Market.....	107	45	-57.9%
Highest Price.....	\$789,900	\$745,000	-5.7%
Lowest Price	\$172,500	\$223,000	29.3%
Properties Sold	21	3	-85.7%
% Sold Price to Original List Price	93.11%	130.68%	40.4%

CONIFER MOUNTAIN

January through September	2012	2013	% Change
Median Price	\$320,000	\$411,350	28.5%
Average Price	\$393,976	\$409,291	3.9%
Average Price per Square Foot.....	\$165	\$179	8.5%
Average Days on Market.....	195	83	-57.4%
Highest Price.....	\$890,000	\$624,900	-29.8%
Lowest Price	\$136,500	\$170,000	24.5%
Properties Sold	15	14	-6.7%
% Sold Price to Original List Price	91.29%	95.72%	4.9%

EVERGREEN HIGHLANDS

January through September	2012	2013	% Change
Median Price	\$335,000	\$476,250	42.2%
Average Price	\$357,394	\$495,708	38.7%
Average Price per Square Foot.....	\$163	\$194	19.0%
Average Days on Market.....	214	58	-72.9%
Highest Price.....	\$650,550	\$803,000	23.4%
Lowest Price	\$130,000	\$320,000	146.2%
Properties Sold	9	12	33.3%
% Sold Price to Original List Price	91.43%	97.25%	6.4%

EVERGREEN MARKET | MARKETS BY AREA

EVERGREEN MEADOWS

January through September	2012	2013	% Change
Median Price	\$406,000	\$402,450	-0.9%
Average Price	\$546,495	\$422,522	-22.7%
Average Price per Square Foot	\$167	\$169	1.2%
Average Days on Market	125	55	-56.0%
Highest Price	\$3,500,000	\$607,500	-82.6%
Lowest Price	\$283,000	\$267,500	-5.5%
Properties Sold	23	25	8.7%
% Sold Price to Original List Price	90.16%	94.79%	5.1%

EVERGREEN MEADOWS WEST

January through September	2012	2013	% Change
Median Price	\$287,500	\$405,000	40.9%
Average Price	\$294,563	\$396,286	34.5%
Average Price per Square Foot	\$133	\$165	24.1%
Average Days on Market	173	186	7.5%
Highest Price	\$370,000	\$550,143	48.7%
Lowest Price	\$210,000	\$225,000	7.1%
Properties Sold	8	4	-50.0%
% Sold Price to Original List Price	84.56%	91.78%	8.5%

EVERGREEN PARK ESTATES

January through September	2012	2013	% Change
Median Price	\$404,460	\$290,000	-28.3%
Average Price	\$423,832	\$293,300	-30.8%
Average Price per Square Foot	\$193	\$176	-8.8%
Average Days on Market	44	49	11.4%
Highest Price	\$584,000	\$355,000	-39.2%
Lowest Price	\$208,000	\$230,000	10.6%
Properties Sold	10	5	-50.0%
% Sold Price to Original List Price	97.26%	95.77%	-1.5%

GENESEEE

January through September	2012	2013	% Change
Median Price	\$509,000	\$610,000	19.8%
Average Price	\$557,216	\$618,673	11.0%
Average Price per Square Foot	\$235	\$236	0.4%
Average Days on Market	125	93	-25.6%
Highest Price	\$1,625,000	\$1,399,000	-13.9%
Lowest Price	\$282,000	\$311,000	10.3%
Properties Sold	39	65	66.7%
% Sold Price to Original List Price	94.76%	94.89%	0.1%



HANGEN RANCH

January through September	2012	2013	% Change
Median Price	\$825,000	\$722,500	-12.4%
Average Price	\$825,000	\$722,500	-12.4%
Average Price per Square Foot.....	\$167	\$403	141.3%
Average Days on Market.....	136	242	77.9%
Highest Price.....	\$915,000	\$850,000	-7.1%
Lowest Price	\$735,000	\$595,000	-19.0%
Properties Sold	2	2	0.0%
% Sold Price to Original List Price	88.00%	99.66%	13.2%

HIWAN COUNTRY CLUB

January through September	2012	2013	% Change
Median Price	\$530,000	\$539,500	1.8%
Average Price	\$560,815	\$566,050	0.9%
Average Price per Square Foot.....	\$195	\$222	13.8%
Average Days on Market.....	118	79	-33.1%
Highest Price.....	\$1,500,000	\$1,165,000	-22.3%
Lowest Price	\$197,500	\$292,500	48.1%
Properties Sold	35	27	-22.9%
% Sold Price to Original List Price	92.49%	93.69%	1.3%

HIWAN HILLS

January through September	2012	2013	% Change
Median Price	\$327,500	\$425,000	29.8%
Average Price	\$451,560	\$453,593	0.5%
Average Price per Square Foot.....	\$193	\$183	-5.2%
Average Days on Market.....	92	105	14.1%
Highest Price.....	\$1,350,000	\$735,000	-45.6%
Lowest Price	\$190,000	\$240,000	26.3%
Properties Sold	18	25	38.9%
% Sold Price to Original List Price	91.97%	96.81%	5.3%

LOOKOUT MOUNTAIN

January through September	2012	2013	% Change
Median Price	\$500,000	\$484,614	-3.1%
Average Price	\$545,360	\$493,145	-9.6%
Average Price per Square Foot.....	\$220	\$215	-2.3%
Average Days on Market.....	153	58	-62.1%
Highest Price.....	\$1,300,000	\$688,000	-47.1%
Lowest Price	\$275,000	\$255,000	-7.3%
Properties Sold	26	7	-73.1%
% Sold Price to Original List Price	91.94%	95.21%	3.6%

MT. VERNON COUNTRY CLUB

January through September	2012	2013	% Change
Median Price	N/A	\$674,000	100.0%
Average Price	N/A	\$674,000	100.0%
Average Price per Square Foot	N/A	\$266	100.0%
Average Days on Market.....	N/A	93	100.0%
Highest Price.....	N/A	\$688,000	100.0%
Lowest Price	N/A	\$660,000	100.0%
Properties Sold	N/A	2	100.0%
% Sold Price to Original List Price	N/A	94.67%	100.0%

RIDGE AT HIWAN

January through September	2012	2013	% Change
Median Price	\$645,000	\$712,500	10.5%
Average Price	\$668,303	\$778,407	16.5%
Average Price per Square Foot	\$199	\$240	20.6%
Average Days on Market.....	171	106	-38.0%
Highest Price.....	\$1,420,000	\$3,200,000	125.4%
Lowest Price	\$412,500	\$275,000	-33.3%
Properties Sold	23	25	8.7%
% Sold Price to Original List Price	93.11%	96.12%	3.2%

RIVA CHASE

January through September	2012	2013	% Change
Median Price	\$620,000	\$677,000	9.2%
Average Price	\$708,714	\$645,175	-9.0%
Average Price per Square Foot	\$228	\$197	-13.6%
Average Days on Market.....	232	220	-5.2%
Highest Price.....	\$1,275,000	\$850,000	-33.3%
Lowest Price	\$510,000	\$368,000	-27.8%
Properties Sold	7	5	-28.6%
% Sold Price to Original List Price	89.83%	92.38%	2.8%

SHADOW MOUNTAIN

January through September	2012	2013	% Change
Median Price	\$263,950	\$280,000	6.1%
Average Price	\$265,670	\$295,659	11.3%
Average Price per Square Foot	\$138	\$167	21.0%
Average Days on Market.....	95	123	29.5%
Highest Price.....	\$390,000	\$475,000	21.8%
Lowest Price	\$152,000	\$157,000	3.3%
Properties Sold	14	31	121.4%
% Sold Price to Original List Price	93.49%	96.18%	2.9%



SODA CREEK

January through September	2012	2013	% Change
Median Price	\$895,000	\$885,000	-1.1%
Average Price	\$946,760	\$941,433	-0.6%
Average Price per Square Foot.....	\$224	\$233	4.0%
Average Days on Market.....	225	368	63.6%
Highest Price.....	\$2,575,000	\$1,800,000	-30.1%
Lowest Price	\$99,900	\$500,000	400.5%
Properties Sold	15	9	-40.0%
% Sold Price to Original List Price	75.11%	67.60%	-10.0%

SPRING RANCH

January through September	2012	2013	% Change
Median Price	\$825,000	\$920,000	11.5%
Average Price	\$914,868	\$1,110,833	21.4%
Average Price per Square Foot.....	\$223	\$261	17.0%
Average Days on Market.....	144	141	-2.1%
Highest Price.....	\$1,269,605	\$1,777,000	40.0%
Lowest Price	\$650,000	\$720,000	10.8%
Properties Sold	3	6	100.0%
% Sold Price to Original List Price	89.69%	88.40%	-1.4%

TANOA

January through September	2012	2013	% Change
Median Price	\$537,500	\$520,100	-3.2%
Average Price	\$613,750	\$571,729	-6.8%
Average Price per Square Foot.....	\$217	\$197	-9.2%
Average Days on Market.....	144	72	-50.0%
Highest Price.....	\$900,000	\$800,000	-11.1%
Lowest Price	\$480,000	\$435,000	-9.4%
Properties Sold	4	7	75.0%
% Sold Price to Original List Price	87.37%	93.29%	6.8%

UPPER BEAR CREEK

January through September	2012	2013	% Change
Median Price	\$255,500	\$750,000	193.5%
Average Price	\$255,500	\$984,600	285.4%
Average Price per Square Foot.....	\$155	\$266	71.6%
Average Days on Market.....	326	408	25.2%
Highest Price.....	\$255,500	\$2,225,000	770.8%
Lowest Price	\$255,500	\$135,000	-47.2%
Properties Sold	1	5	400.0%
% Sold Price to Original List Price	94.66%	87.64%	-7.4%

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