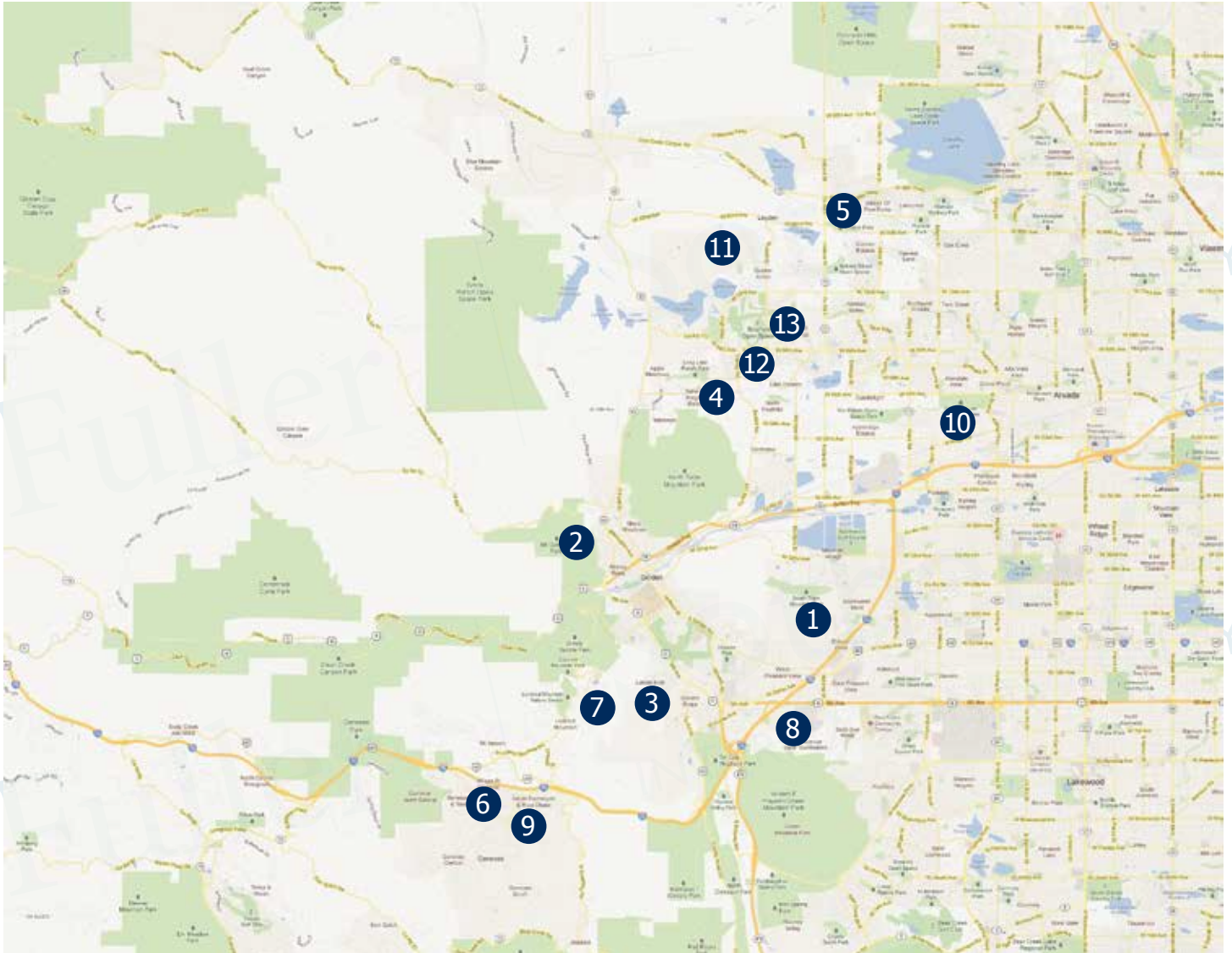


MICROMARKET REPORT | GOLDEN



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 September	2012	2013	% Change
Median Price	\$192,000	\$211,500	10.2%
Average Price	\$194,463	\$241,463	24.2%
Average Price per Square Foot.....	\$156	\$191	22.4%
Average Days on Market.....	53	119	124.5%
Highest Price.....	\$268,200	\$500,000	86.4%
Lowest Price	\$74,000	\$102,000	37.8%
Properties Sold	25	22	-12.0%
% Sold Price to Original List Price	95.03%	92.63%	-2.5%

CANYON POINT

January through September	2012	2013	% Change
Median Price	\$470,000	\$492,000	4.7%
Average Price	\$479,088	\$502,996	5.0%
Average Price per Square Foot.....	\$200	\$219	9.5%
Average Days on Market.....	27	32	18.5%
Highest Price.....	\$586,500	\$640,000	9.1%
Lowest Price	\$392,500	\$327,600	-16.5%
Properties Sold	9	19	111.1%
% Sold Price to Original List Price	98.22%	97.73%	-0.5%

EAGLE RIDGE

January through September	2012	2013	% Change
Median Price	\$479,000	\$572,750	19.6%
Average Price	\$514,366	\$588,916	14.5%
Average Price per Square Foot.....	\$203	\$212	4.4%
Average Days on Market.....	98	89	-9.2%
Highest Price.....	\$735,000	\$690,000	-6.1%
Lowest Price	\$327,500	\$506,000	54.5%
Properties Sold	15	12	-20.0%
% Sold Price to Original List Price	96.04%	95.95%	-0.1%

FIELDSTONE

January through September	2012	2013	% Change
Median Price	\$465,000	\$483,000	3.9%
Average Price	\$483,809	\$512,057	5.8%
Average Price per Square Foot.....	\$164	\$162	-1.2%
Average Days on Market.....	45	56	24.4%
Highest Price.....	\$620,000	\$660,000	6.5%
Lowest Price	\$395,000	\$450,000	13.9%
Properties Sold	11	14	27.3%
% Sold Price to Original List Price	94.47%	97.83%	3.6%

GOLDEN MARKET | MARKETS BY AREA



FIVE PARKS

January through September	2012	2013	% Change
Median Price	\$412,500	\$419,500	1.7%
Average Price	\$396,506	\$418,094	5.4%
Average Price per Square Foot	\$161	\$176	9.3%
Average Days on Market	82	46	-43.9%
Highest Price	\$535,000	\$598,700	11.9%
Lowest Price	\$242,000	\$216,500	-10.5%
Properties Sold	33	28	-15.2%
% Sold Price to Original List Price	98.61%	97.48%	-1.1%

MESA VIEW ESTATES

January through September	2012	2013	% Change
Median Price	\$495,000	\$569,500	15.1%
Average Price	\$541,690	\$580,366	7.1%
Average Price per Square Foot	\$177	\$182	2.8%
Average Days on Market	62	83	33.9%
Highest Price	\$1,365,000	\$1,200,000	-12.1%
Lowest Price	\$380,000	\$399,000	5.0%
Properties Sold	26	19	-26.9%
% Sold Price to Original List Price	95.55%	95.49%	-0.1%

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%

SKYLINE ESTATES

January through September	2012	2013	% Change
Median Price	\$372,000	\$375,000	0.8%
Average Price	\$355,000	\$344,785	-2.9%
Average Price per Square Foot	\$154	\$159	3.2%
Average Days on Market	77	25	-67.5%
Highest Price	\$410,000	\$405,000	-1.2%
Lowest Price	\$290,000	\$178,000	-38.6%
Properties Sold	9	7	-22.2%
% Sold Price to Original List Price	96.48%	97.35%	0.9%

GOLDEN MARKET | MARKETS BY AREA



SPRING MESA

January through September	2012	2013	% Change
Median Price	\$598,000	\$595,000	-0.5%
Average Price	\$604,178	\$578,459	-4.3%
Average Price per Square Foot	\$197	\$181	-8.1%
Average Days on Market	92	124	34.8%
Highest Price	\$810,000	\$795,467	-1.8%
Lowest Price	\$500,000	\$404,000	-19.2%
Properties Sold	14	23	64.3%
% Sold Price to Original List Price	95.25%	97.15%	2.0%

SUNRISE RIDGE

January through September	2012	2013	% Change
Median Price	\$384,449	\$439,950	14.4%
Average Price	\$382,781	\$421,628	10.1%
Average Price per Square Foot	\$160	\$174	8.8%
Average Days on Market	68	39	-42.6%
Highest Price	\$505,000	\$540,000	6.9%
Lowest Price	\$245,000	\$268,100	9.4%
Properties Sold	16	16	0.0%
% Sold Price to Original List Price	96.48%	98.46%	2.1%

WEST WOODS

January through September	2012	2013	% Change
Median Price	\$416,000	456000	9.6%
Average Price	\$433,919	454336	4.7%
Average Price per Square Foot	\$172	175	1.7%
Average Days on Market	93	65	-30.1%
Highest Price	\$696,800	610000	-12.5%
Lowest Price	\$292,000	310000	6.2%
Properties Sold	38	30	-21.1%
% Sold Price to Original List Price	93.07%	96.35%	3.5%

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