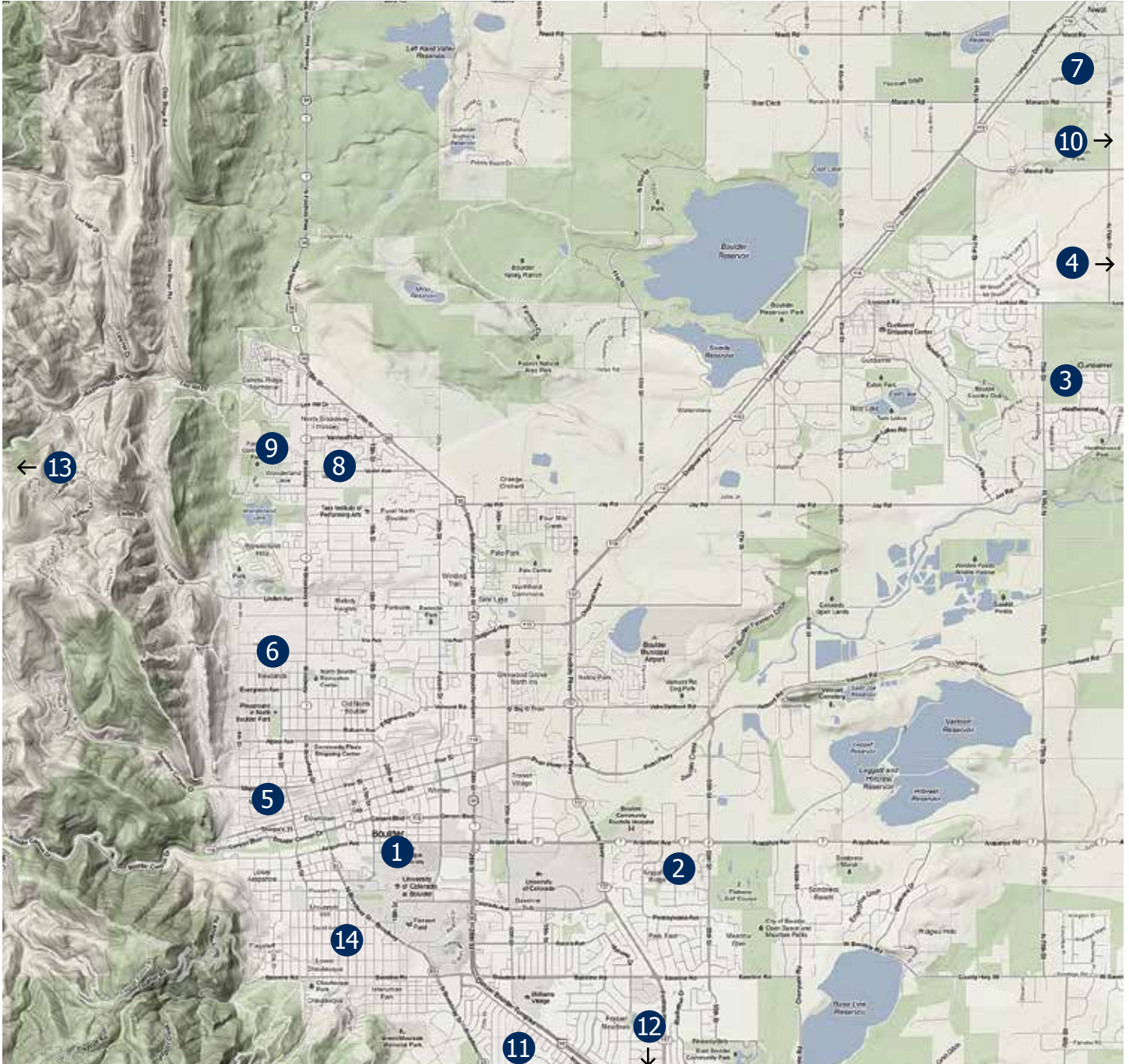


MICROMARKET REPORT | BOULDER



Fuller | Sotheby's
INTERNATIONAL REALTY

BOULDER NEIGHBORHOODS



- | | | |
|--------------------|----------------------|-----------------------|
| 1. Central Boulder | 6. Newlands | 11. South Boulder |
| 2. East Boulder | 7. Niwot | 12. Southwest Boulder |
| 3. Gunbarrel | 8. Northeast Boulder | 13. Sunshine Canyon |
| 4. Legend Ridge | 9. Northwest Boulder | 14. University Hill |
| 5. Mapleton Hill | 10. Somerset Estates | |



CITY OF BOULDER

January through December	2012	2013	% Change
Median Price	\$172,500	\$178,123	3.3%
Average Price	\$178,181	\$181,349	1.8%
Average Days on Market.....	86	54	-37.2%
Highest Price.....	\$258,033	\$256,500	-0.6%
Lowest Price	\$69,000	\$87,444	26.7%
Properties Sold	400	400	0.0%
% Sold Price to List Price.....	97%	98%	1.0%

CENTRAL BOULDER

January through December	2012	2013	% Change
Median Price	\$460,000	\$517,500	12.5%
Average Price	\$594,839	\$659,354	10.8%
Average Days on Market.....	118	81	-31.4%
Highest Price.....	\$4,050,000	\$2,750,000	-32.1%
Lowest Price	\$125,500	\$138,000	10.0%
Properties Sold	137	146	6.6%
% Sold Price to List Price.....	96%	98%	2.1%

EAST BOULDER

January through December	2012	2013	% Change
Median Price	\$320,000	\$330,000	3.1%
Average Price	\$356,694	\$370,705	3.9%
Average Days on Market.....	117	76	-35.0%
Highest Price.....	\$1,410,000	\$1,450,000	2.8%
Lowest Price	\$96,000	\$91,500	-4.7%
Properties Sold	332	397	19.6%
% Sold Price to List Price.....	97%	98%	1.0%

GUNBARREL

January through December	2012	2013	% Change
Median Price	\$360,000	\$400,000	11.1%
Average Price	\$371,920	\$395,064	6.2%
Average Days on Market.....	125	69	-44.8%
Highest Price.....	\$1,700,000	\$1,150,000	-32.4%
Lowest Price	\$92,000	\$117,500	27.7%
Properties Sold	79	95	20.3%
% Sold Price to List Price.....	97%	98%	1.0%



LEGEND RIDGE

January through December	2012	2013	% Change
Median Price	\$1,425,000	\$1,250,000	-12.3%
Average Price	\$1,425,000	\$1,294,601	-9.2%
Average Days on Market.....	72	113	56.9%
Highest Price.....	\$1,575,000	\$1,485,000	-5.7%
Lowest Price	\$1,275,000	\$1,182,607	-7.2%
Properties Sold	2	6	200.0%
% Sold Price to List Price.....	92%	91%	-1.1%

MAPLETON HILL

January through December	2012	2013	% Change
Median Price	\$502,500	\$790,000	57.2%
Average Price	\$695,330	\$982,725	41.3%
Average Days on Market.....	78	87	11.5%
Highest Price.....	\$2,400,000	\$6,432,495	168.0%
Lowest Price	\$155,000	\$168,000	8.4%
Properties Sold	48	57	18.8%
% Sold Price to List Price.....	97%	93%	-4.1%

NEULANDS

January through December	2012	2013	% Change
Median Price	\$740,000	\$979,000	32.3%
Average Price	\$818,327	\$1,077,756	31.7%
Average Days on Market.....	136	95	-30.1%
Highest Price.....	\$1,775,000	\$4,400,000	147.9%
Lowest Price	\$160,000	\$150,000	-6.3%
Properties Sold	53	55	3.8%
% Sold Price to List Price.....	95%	96%	1.1%

NIWOT

January through December	2012	2013	% Change
Median Price	\$487,250	\$574,000	17.8%
Average Price	\$603,193	\$676,960	12.2%
Average Days on Market.....	116	98	-15.5%
Highest Price.....	\$2,195,000	\$2,425,000	10.5%
Lowest Price	\$65,000	\$85,000	30.8%
Properties Sold	104	111	6.7%
% Sold Price to List Price.....	96%	95%	-1.0%

BOULDER MARKET | MARKETS BY AREA



NORTHEAST BOULDER

January through December	2012	2013	% Change
Median Price	\$439,950	\$499,950	13.6%
Average Price	\$490,122	\$594,199	21.2%
Average Days on Market.....	128	62	-51.6%
Highest Price.....	\$3,175,000	\$3,550,000	11.8%
Lowest Price	\$94,000	\$113,202	20.4%
Properties Sold	278	268	-3.6%
% Sold Price to List Price.....	97%	97%	0.0%

NORTHWEST BOULDER

January through December	2012	2013	% Change
Median Price	\$695,012	\$770,000	10.8%
Average Price	\$723,318	\$838,304	15.9%
Average Days on Market.....	126	106	-15.9%
Highest Price.....	\$2,240,000	\$4,400,000	96.4%
Lowest Price	\$119,551	\$125,289	4.8%
Properties Sold	184	201	9.2%
% Sold Price to List Price.....	96%	96%	0.0%

SOMERSET ESTATES

January through December	2012	2013	% Change
Median Price	\$1,295,000	\$1,700,000	31.3%
Average Price	\$1,385,000	\$1,650,816	19.2%
Average Days on Market.....	90	135	50.0%
Highest Price.....	\$2,195,000	\$2,300,000	4.8%
Lowest Price	\$880,000	\$1,079,400	22.7%
Properties Sold	9	6	-33.3%
% Sold Price to List Price.....	96%	89%	-7.3%

SOUTH BOULDER

January through December	2012	2013	% Change
Median Price	\$380,000	\$395,000	3.9%
Average Price	\$434,726	\$472,607	8.7%
Average Days on Market.....	91	81	-11.0%
Highest Price.....	\$2,000,000	\$5,500,000	175.0%
Lowest Price	\$87,500	\$108,703	24.2%
Properties Sold	207	237	14.5%
% Sold Price to List Price.....	97%	98%	1.0%



SOUTHEAST BOULDER

January through December	2012	2013	% Change
Median Price	\$370,000	\$354,000	-4.3%
Average Price	\$362,135	\$366,662	1.3%
Average Days on Market.....	82	68	-17.1%
Highest Price.....	\$1,315,000	\$1,174,000	-10.7%
Lowest Price	\$87,500	\$135,000	54.3%
Properties Sold	205	245	19.5%
% Sold Price to List Price.....	98%	99%	1.0%

SOUTHWEST BOULDER

January through December	2012	2013	% Change
Median Price	\$729,500	\$730,000	0.1%
Average Price	\$830,193	\$885,596	6.7%
Average Days on Market.....	130	78	-40.0%
Highest Price.....	\$2,250,000	\$3,100,000	37.8%
Lowest Price	\$245,000	\$250,000	2.0%
Properties Sold	98	89	-9.2%
% Sold Price to List Price.....	96%	95%	-1.0%

SUNSHINE CANYON

January through December	2012	2013	% Change
Median Price	\$598,250	\$710,000	18.7%
Average Price	\$555,225	\$780,000	40.5%
Average Days on Market.....	98	76	-22.4%
Highest Price.....	\$844,500	\$1,300,000	53.9%
Lowest Price	\$179,900	\$425,000	136.2%
Properties Sold	4	6	50.0%
% Sold Price to List Price.....	95%	95%	0.0%

UNIVERSITY HILL

January through December	2012	2013	% Change
Median Price	\$740,500	\$750,000	1.3%
Average Price	\$780,964	\$869,452	11.3%
Average Days on Market.....	126	90	-28.6%
Highest Price.....	\$2,250,000	\$5,500,000	144.4%
Lowest Price	\$96,000	\$154,500	60.9%
Properties Sold	90	89	-1.1%
% Sold Price to List Price.....	96%	97%	1.0%



WHITE HAWK RANCH

January through December	2012	2013	% Change
Median Price	\$1,712,500	\$2,075,000	21.2%
Average Price	\$2,378,375	\$2,075,000	-12.8%
Average Days on Market.....	117	128	9.4%
Highest Price.....	\$4,750,000	\$2,275,000	-52.1%
Lowest Price	\$1,338,500	\$1,875,000	40.1%
Properties Sold	4	2	-50.0%
% Sold Price to List Price.....	94%	86%	-8.5%

LOCAL COLORADO REAL ESTATE EXPERTS



BEAVER CREEK

26 Avondale Lane, #119
Beaver Creek, CO 81620 | 970.845.0400



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