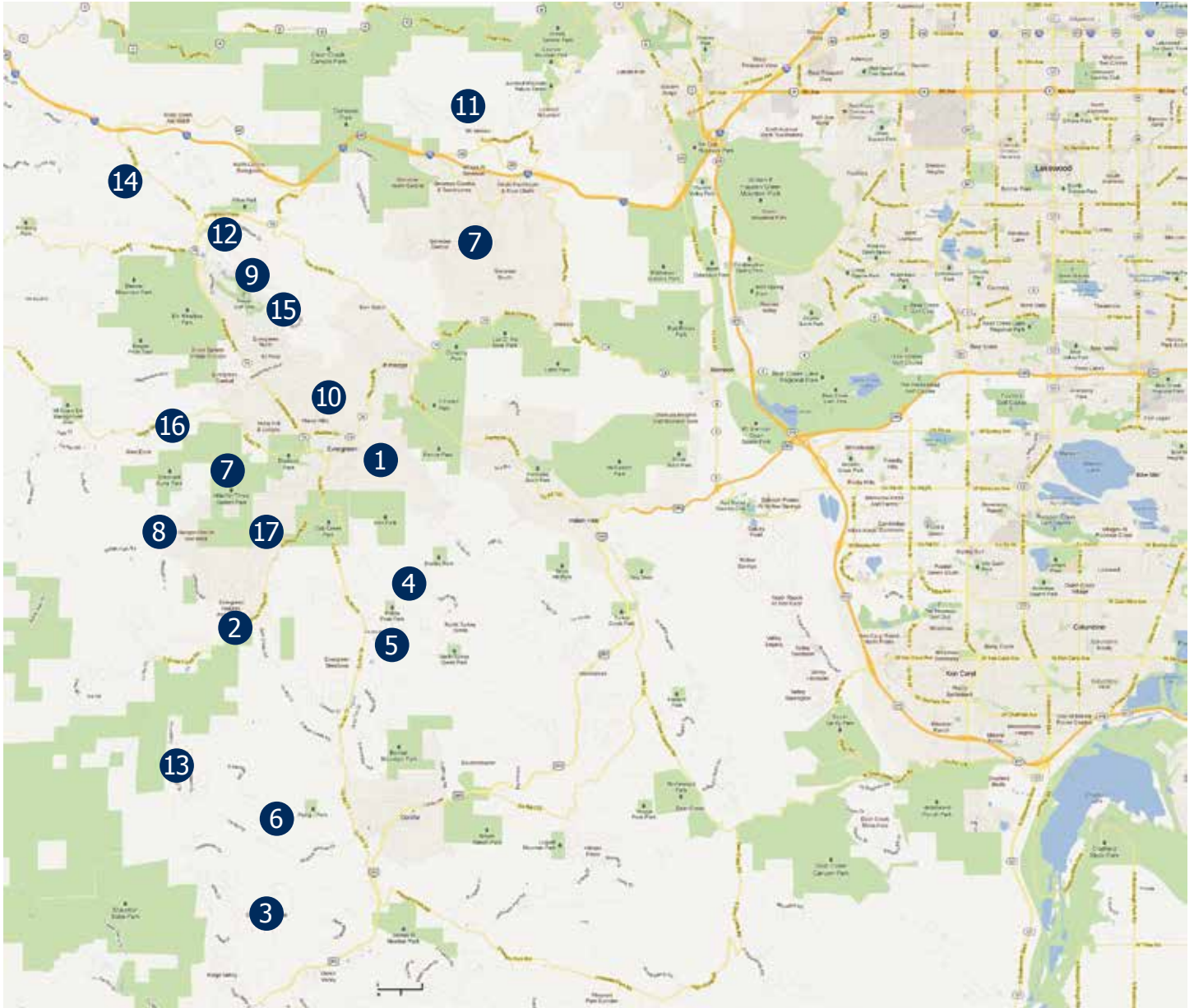


MICROMARKET REPORT | FOOTHILLS



Fuller | Sotheby's
INTERNATIONAL REALTY

FOOTHILLS NEIGHBORHOODS



- | | | |
|---------------------------|-----------------------------|------------------------------|
| 1. Bear Mountain | 7. Genesee | 13. Shadow Mountain |
| 2. Brook Forest | 8. Hangen Ranch | 14. Soda Creek |
| 3. Conifer Mountain | 9. Hiwan Country Club | 15. Tanoa |
| 4. Evergreen Highlands | 10. Hiwan Hills | 16. Upper Bear Creek |
| 5. Evergreen Meadows | 11. Mt. Vernon Country Club | 17. Evergreen Valley Estates |
| 6. Evergreen Meadows West | 12. Ridge at Hiwan | |



BEAR MOUNTAIN

January through December	2012	2013	% Change
Median Price	\$560,000	\$535,973	-4.3%
Average Price	\$634,008	\$600,324	-5.3%
Average Price per Square Foot.....	\$187	\$132	-29.4%
Average Days on Market.....	174	137	-21.3%
Highest Price.....	\$1,400,000	\$765,000	-45.4%
Lowest Price	\$315,000	\$500,000	58.7%
Properties Sold	13	3	-76.9%
% Sold Price to Original List Price	86.16%	92.98%	7.9%

BROOK FOREST

January through December	2012	2013	% Change
Median Price	\$232,000	\$270,000	16.4%
Average Price	\$271,547	\$259,642	-4.4%
Average Price per Square Foot.....	\$171	\$176	2.9%
Average Days on Market.....	123	90	-26.8%
Highest Price.....	\$840,000	\$745,000	-11.3%
Lowest Price	\$85,000	\$57,000	-32.9%
Properties Sold	26	25	-3.8%
% Sold Price to Original List Price	90.49%	98.02%	8.3%

CONIFER MOUNTAIN

January through December	2012	2013	% Change
Median Price	\$347,950	\$372,500	7.1%
Average Price	\$383,976	\$367,717	-4.2%
Average Price per Square Foot.....	\$169	\$139	-17.8%
Average Days on Market.....	186	101	-45.7%
Highest Price.....	\$890,000	\$624,900	-29.8%
Lowest Price	\$136,500	\$170,000	24.5%
Properties Sold	17	21	23.5%
% Sold Price to Original List Price	91.26%	94.41%	3.5%

EVERGREEN HIGHLANDS

January through December	2012	2013	% Change
Median Price	\$400,000	\$495,000	23.8%
Average Price	\$400,455	\$502,567	25.5%
Average Price per Square Foot.....	\$172	\$196	14.0%
Average Days on Market.....	194	89	-54.1%
Highest Price.....	\$650,550	\$803,000	23.4%
Lowest Price	\$181,000	\$320,000	76.8%
Properties Sold	10	15	50.0%
% Sold Price to Original List Price	92.53%	97.03%	4.9%



EVERGREEN MEADOWS

January through December	2012	2013	% Change
Median Price	\$424,500	\$400,000	-5.8%
Average Price	\$501,830	\$409,525	-18.4%
Average Price per Square Foot	\$162	\$166	2.5%
Average Days on Market	110	63	-42.7%
Highest Price	\$3,500,000	\$607,500	-82.6%
Lowest Price	\$208,000	\$249,000	19.7%
Properties Sold	33	32	-3.0%
% Sold Price to Original List Price	89.88%	93.88%	4.5%

EVERGREEN MEADOWS WEST

January through December	2012	2013	% Change
Median Price	\$357,500	\$355,000	-0.7%
Average Price	\$327,250	\$332,643	1.6%
Average Price per Square Foot	\$146	\$147	0.7%
Average Days on Market	116	178	53.4%
Highest Price	\$426,500	\$465,000	9.0%
Lowest Price	\$210,000	\$221,000	5.2%
Properties Sold	8	7	-12.5%
% Sold Price to Original List Price	87.60%	95.68%	9.2%

EVERGREEN PARK ESTATES

January through December	2012	2013	% Change
Median Price	\$0	\$269,900	100.0%
Average Price	\$0	\$296,343	100.0%
Average Price per Square Foot	\$0	\$154	100.0%
Average Days on Market	0	47	100.0%
Highest Price	\$0	\$545,000	100.0%
Lowest Price	\$0	\$209,000	100.0%
Properties Sold	0	7	100.0%
% Sold Price to Original List Price	0.00%	93.18%	100.0%

GENESEE

January through December	2012	2013	% Change
Median Price	\$568,000	\$639,000	12.5%
Average Price	\$632,189	\$640,434	1.3%
Average Price per Square Foot	\$242	\$245	1.2%
Average Days on Market	148	89	-39.9%
Highest Price	\$1,625,000	\$1,399,000	-13.9%
Lowest Price	\$354,300	\$402,500	13.6%
Properties Sold	35	59	68.6%
% Sold Price to Original List Price	94.29%	95.56%	1.3%



HANGEN RANCH

January through December	2012	2013	% Change
Median Price	\$545,000	\$595,000	9.2%
Average Price	\$545,000	\$595,000	9.2%
Average Price per Square Foot	\$339	\$217	-36.0%
Average Days on Market	21	477	2171.4%
Highest Price	\$545,000	\$595,000	9.2%
Lowest Price	\$545,000	\$595,000	9.2%
Properties Sold	1	1	0.0%
% Sold Price to Original List Price	90.83%	99.17%	9.2%

HIWAN COUNTRY CLUB

January through December	2012	2013	% Change
Median Price	\$475,000	\$575,000	21.1%
Average Price	\$700,000	\$552,000	-21.1%
Average Price per Square Foot	\$188	\$161	-14.4%
Average Days on Market	327	49	-85.0%
Highest Price	\$925,000	\$699,000	-24.4%
Lowest Price	\$475,000	\$292,500	-38.4%
Properties Sold	2	12	500.0%
% Sold Price to Original List Price	91.92%	93.48%	1.7%

HIWAN HILLS

January through December	2012	2013	% Change
Median Price	\$370,000	\$425,000	14.9%
Average Price	\$476,500	\$450,073	-5.5%
Average Price per Square Foot	\$190	\$185	-2.6%
Average Days on Market	100	97	-3.0%
Highest Price	\$1,350,000	\$735,000	-45.6%
Lowest Price	\$221,160	\$240,000	8.5%
Properties Sold	16	25	56.3%
% Sold Price to Original List Price	92.48%	96.84%	4.7%

LOOKOUT MOUNTAIN

January through December	2012	2013	% Change
Median Price	\$580,000	\$484,614	-16.4%
Average Price	\$618,324	\$498,112	-19.4%
Average Price per Square Foot	\$194	\$225	16.0%
Average Days on Market	310	97	-68.7%
Highest Price	\$1,025,000	\$735,000	-28.3%
Lowest Price	\$280,000	\$255,000	-8.9%
Properties Sold	13	14	7.7%
% Sold Price to Original List Price	91.19%	95.01%	4.2%



MT. VERNON COUNTRY CLUB

January through December	2012	2013	% Change
Median Price	\$0	\$688,000	100.0%
Average Price	\$0	\$689,000	100.0%
Average Price per Square Foot	\$0	\$238	100.0%
Average Days on Market.....	0	314	100.0%
Highest Price.....	\$0	\$690,000	100.0%
Lowest Price	\$0	\$688,000	100.0%
Properties Sold	0	2	100.0%
% Sold Price to Original List Price	0.00%	89.02%	100.0%

RIDGE AT HIWAN

January through December	2012	2013	% Change
Median Price	\$0	\$750,000	100.0%
Average Price	\$0	\$727,857	100.0%
Average Price per Square Foot	\$0	\$225	100.0%
Average Days on Market.....	0	75	100.0%
Highest Price.....	\$0	\$880,000	100.0%
Lowest Price	\$0	\$570,000	100.0%
Properties Sold	0	7	100.0%
% Sold Price to Original List Price	0.00%	96.07%	100.0%

RIVA CHASE

January through December	2012	2013	% Change
Median Price	\$720,000	\$725,000	0.7%
Average Price	\$775,000	\$709,038	-8.5%
Average Price per Square Foot	\$219	\$208	-5.0%
Average Days on Market.....	304	222	-27.0%
Highest Price.....	\$1,275,000	\$1,045,000	-18.0%
Lowest Price	\$510,000	\$495,000	-2.9%
Properties Sold	5	9	80.0%
% Sold Price to Original List Price	90.10%	90.71%	0.7%

SHADOW MOUNTAIN

January through December	2012	2013	% Change
Median Price	\$338,100	\$352,500	4.3%
Average Price	\$334,300	\$341,708	2.2%
Average Price per Square Foot	\$166	\$171	3.0%
Average Days on Market.....	147	68	-53.7%
Highest Price.....	\$730,000	\$475,000	-34.9%
Lowest Price	\$135,000	\$170,000	25.9%
Properties Sold	6	12	100.0%
% Sold Price to Original List Price	93.85%	98.22%	4.7%



SODA CREEK

January through December	2012	2013	% Change
Median Price	\$905,000	\$885,000	-2.2%
Average Price	\$1,010,821	\$938,340	-7.2%
Average Price per Square Foot.....	\$251	\$228	-9.2%
Average Days on Market.....	262	373	42.4%
Highest Price.....	\$2,575,000	\$1,800,000	-30.1%
Lowest Price	\$425,000	\$500,000	17.6%
Properties Sold	14	10	-28.6%
% Sold Price to Original List Price	79.46%	80.04%	0.7%

SPRING RANCH

January through December	2012	2013	% Change
Median Price	\$825,000	\$1,040,000	26.1%
Average Price	\$914,868	\$1,093,125	19.5%
Average Price per Square Foot.....	\$223	\$268	20.2%
Average Days on Market.....	145	170	17.2%
Highest Price.....	\$1,269,605	\$1,777,000	40.0%
Lowest Price	\$650,000	\$720,000	10.8%
Properties Sold	3	8	166.7%
% Sold Price to Original List Price	89.37%	89.17%	-0.2%

TANOA

January through December	2012	2013	% Change
Median Price	\$0	\$800,000	100.0%
Average Price	\$0	\$745,000	100.0%
Average Price per Square Foot.....	\$0	\$199	100.0%
Average Days on Market.....	0	32	100.0%
Highest Price.....	\$0	\$925,000	100.0%
Lowest Price	\$0	\$510,000	100.0%
Properties Sold	0	3	100.0%
% Sold Price to Original List Price	0.00%	95.34%	100.0%

UPPER BEAR CREEK

January through December	2012	2013	% Change
Median Price	\$0	\$750,000	100.0%
Average Price	\$0	\$971,286	100.0%
Average Price per Square Foot.....	\$0	\$255	100.0%
Average Days on Market.....	0	326	100.0%
Highest Price.....	\$0	\$2,250,000	100.0%
Lowest Price	\$0	\$135,000	100.0%
Properties Sold	0	7	100.0%
% Sold Price to Original List Price	0.00%	91.37%	100.0%

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