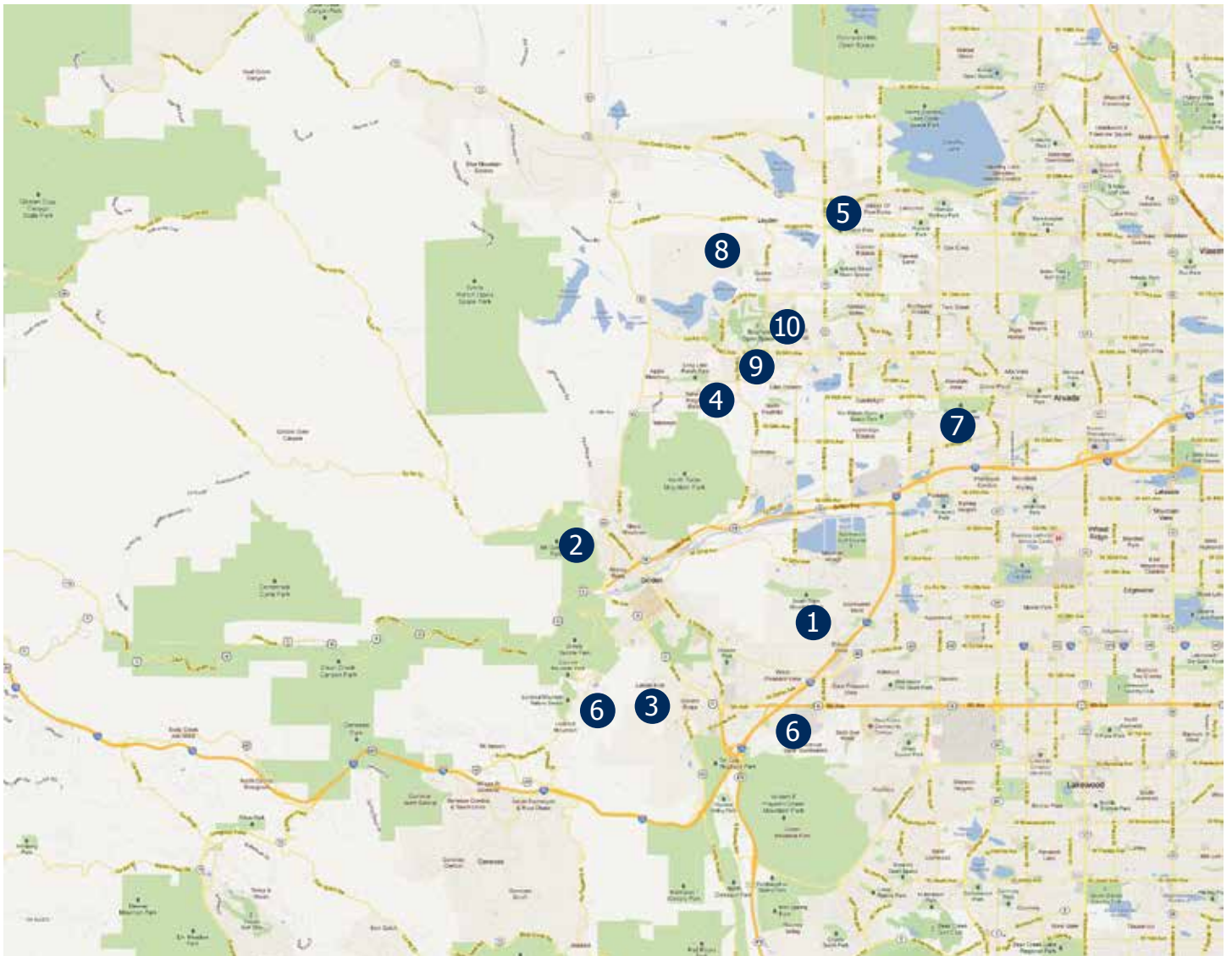


MICROMARKET REPORT | WEST METRO



Fuller | Sotheby's
INTERNATIONAL REALTY

WEST METRO NEIGHBORHOODS



1. Applewood
2. Canyon Point
3. Eagle Ridge
4. Fieldstone
5. Five Parks

6. Mesa View Estates
7. Skyline Estates
8. Spring Mesa
9. Sunrise Ridge
10. West Woods

APPLEWOOD

January through December	2012	2013	% Change
Median Price	\$200,750	\$220,000	9.6%
Average Price	\$205,469	\$252,579	22.9%
Average Price per Square Foot.....	\$161	\$187	16.1%
Average Days on Market.....	56	110	96.4%
Highest Price.....	\$365,000	\$500,000	37.0%
Lowest Price	\$74,000	\$102,000	37.8%
Properties Sold	30	28	-6.7%
% Sold Price to Original List Price	93.66%	92.15%	-1.6%

CANYON POINT

January through December	2012	2013	% Change
Median Price	\$470,000	\$492,000	4.7%
Average Price	\$477,226	\$505,150	5.9%
Average Price per Square Foot.....	\$201	\$217	8.0%
Average Days on Market.....	26	37	42.3%
Highest Price.....	\$600,000	\$640,000	6.7%
Lowest Price	\$331,500	\$327,600	-1.2%
Properties Sold	15	23	53.3%
% Sold Price to Original List Price	98.43%	97.78%	-0.7%

EAGLE RIDGE

January through December	2012	2013	% Change
Median Price	\$550,000	\$578,500	5.2%
Average Price	\$545,565	\$570,400	4.6%
Average Price per Square Foot.....	\$209	\$212	1.4%
Average Days on Market.....	95	77	-18.9%
Highest Price.....	\$816,000	\$690,000	-15.4%
Lowest Price	\$327,500	\$422,000	28.9%
Properties Sold	23	15	-34.8%
% Sold Price to Original List Price	96.22%	96.45%	0.2%

FIELDSTONE

January through December	2012	2013	% Change
Median Price	\$462,500	\$480,000	3.8%
Average Price	\$473,107	\$503,305	6.4%
Average Price per Square Foot.....	\$162	\$166	2.5%
Average Days on Market.....	53	54	1.9%
Highest Price.....	\$620,000	\$660,000	6.5%
Lowest Price	\$360,000	\$446,000	23.9%
Properties Sold	13	19	46.2%
% Sold Price to Original List Price	94.39%	96.81%	2.6%

FIVE PARKS

January through December	2012	2013	% Change
Median Price	\$396,900	\$425,000	7.1%
Average Price	\$385,435	\$425,312	10.3%
Average Price per Square Foot.....	\$163	\$181	11.0%
Average Days on Market.....	90	47	-47.8%
Highest Price.....	\$515,000	\$598,700	16.3%
Lowest Price	\$242,000	\$216,500	-10.5%
Properties Sold	37	41	10.8%
% Sold Price to Original List Price	98.19%	97.38%	-0.8%

MESA VIEW ESTATES

January through December	2012	2013	% Change
Median Price	\$540,000	\$569,500	5.5%
Average Price	\$579,256	\$570,457	-1.5%
Average Price per Square Foot.....	\$176	\$181	2.8%
Average Days on Market.....	78	83	6.4%
Highest Price.....	\$1,365,000	\$1,200,000	-12.1%
Lowest Price	\$380,000	\$399,000	5.0%
Properties Sold	31	24	-22.6%
% Sold Price to Original List Price	92.59%	95.57%	3.2%

SKYLINE ESTATES

January through December	2012	2013	% Change
Median Price	\$351,000	\$382,500	9.0%
Average Price	\$346,295	\$349,813	1.0%
Average Price per Square Foot.....	\$157	\$160	1.9%
Average Days on Market.....	56	25	-55.4%
Highest Price.....	\$410,000	\$405,000	-1.2%
Lowest Price	\$290,000	\$178,000	-38.6%
Properties Sold	14	8	-42.9%
% Sold Price to Original List Price	97.18%	96.92%	-0.3%

SPRING MESA

January through December	2012	2013	% Change
Median Price	\$567,500	\$595,000	4.8%
Average Price	\$586,347	\$571,633	-2.5%
Average Price per Square Foot.....	\$197	\$185	-6.1%
Average Days on Market.....	111	125	12.6%
Highest Price.....	\$810,000	\$795,467	-1.8%
Lowest Price	\$500,000	\$404,000	-19.2%
Properties Sold	23	25	8.7%
% Sold Price to Original List Price	94.26%	97.52%	3.5%

SUNRISE RIDGE

January through December	2012	2013	% Change
Median Price	\$384,449	\$396,923	3.2%
Average Price	\$384,888	\$427,115	11.0%
Average Price per Square Foot.....	\$160	\$174	8.8%
Average Days on Market.....	62	37	-40.3%
Highest Price.....	\$505,000	\$540,000	6.9%
Lowest Price	\$245,000	\$268,100	9.4%
Properties Sold	18	18	0.0%
% Sold Price to Original List Price	96.51%	98.39%	1.9%

WEST WOODS

January through December	2012	2013	% Change
Median Price	\$415,000	450000	8.4%
Average Price	\$432,932	458178	5.8%
Average Price per Square Foot.....	\$174	180	3.4%
Average Days on Market.....	84	57	-32.1%
Highest Price.....	\$696,800	1209000	73.5%
Lowest Price	\$292,000	270000	-7.5%
Properties Sold	51	57	11.8%
% Sold Price to Original List Price	93.56%	96.28%	2.9%

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