

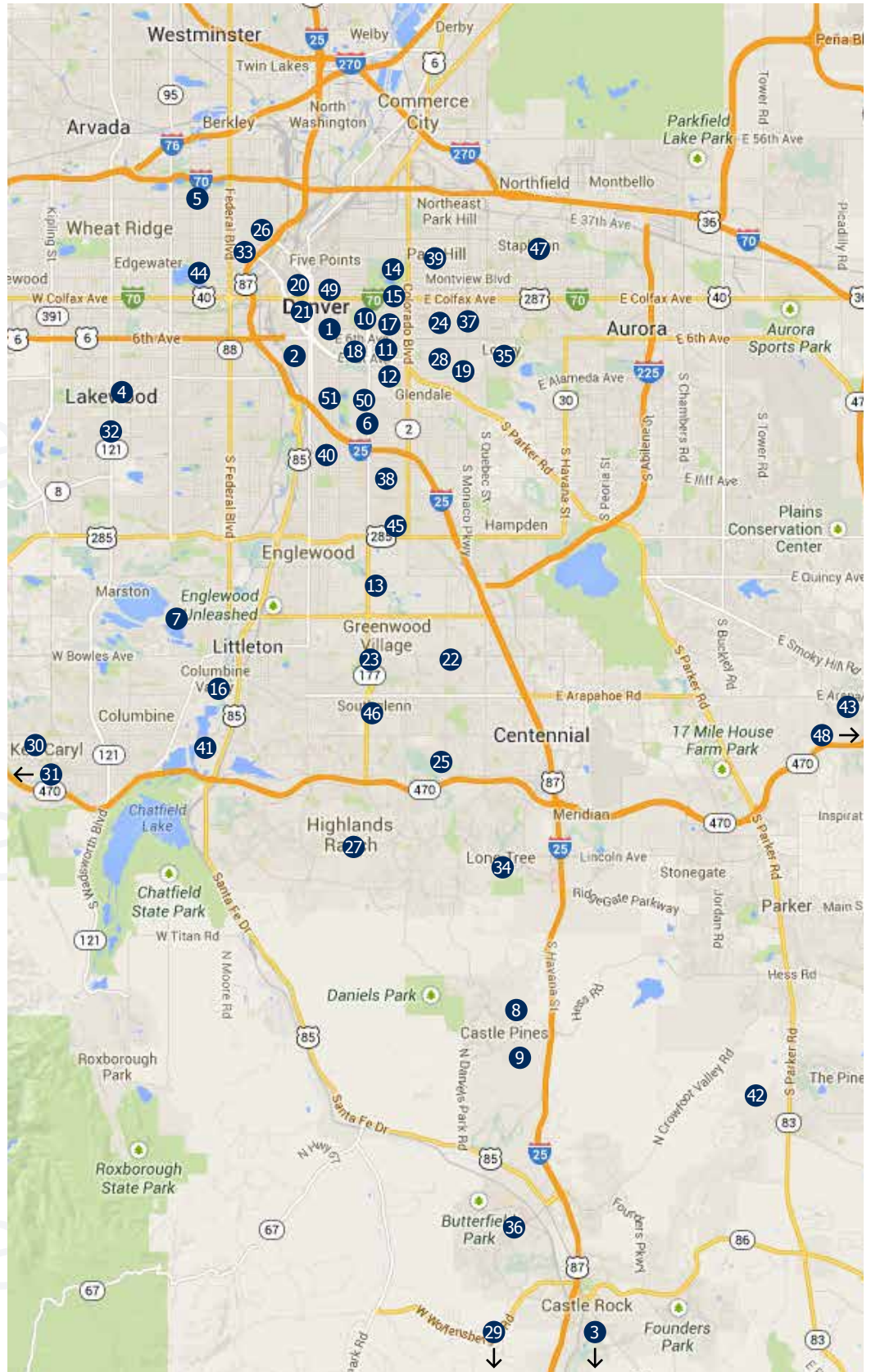
MICROMARKET REPORT | DENVER METRO



Fuller | Sotheby's
INTERNATIONAL REALTY

DENVER METRO NEIGHBORHOODS

1. Denver (City)
2. Baker
3. Bell Mountain Ranch
4. Belmar
5. Berkeley
6. Bonnie Brae / Belcaro
7. Bow Mar/Bow Mar South
8. Castle Pines North
9. Castle Pines Village
10. Cheesman
11. Cherry Creek North
12. Cherry Creek South/East
13. Cherry Hills Village
14. City Park
15. City Park South
16. Columbine Valley
17. Congress Park
18. Country Club
19. Crestmoor
20. Downtown
21. Golden Triangle
22. Greenwood Village East
23. Greenwood Village West
24. Hale Mayfair
25. Heritage Greens
26. Highlands
27. Highlands Ranch
28. Hilltop
29. Keene Ranch
30. Ken Caryl North Ranch
31. Ken Caryl Valley
32. Lakewood
33. LoHi
34. Lone Tree
35. Lowry
36. The Meadows
37. Montclair
38. Observatory Park
39. Park Hill
40. Platt Park
41. Polo Reserve
42. Pradera & Timbers
43. Saddle Rock Golf Club
44. Sloan's Lake
45. Southern Hills
46. Southglenn
47. Stapleton
48. Tallyn's Reach
49. Uptown
50. Washington Park East
51. Washington Park West





DENVER

National News Reports

...Metro Denver as also including Boulder & Evergreen.

In the six-county Denver metro region, which includes Adams, Arapahoe, Broomfield, Denver, Douglas and Jefferson counties, average home prices rose by nearly 10%, while average days on market continued to dwindle, down 33% from 2012. Sold price compared to original list price has gone from 97 percent in 2012 which was the first positive year after the recession, to 98.5 percent in 2013. The continued year-over-year value increases demonstrate the strong reflection of homebuyer confidence. Overall, a great indicator for more of the same potential in 2014.

Year-End Insights:

- Metro Denver home sales rose by 17.6%
- Average home prices were up nearly 10% over 2012
- Properties in the Denver metro sold 32.9% faster in 2013

56,038

homes sold for an average of

\$305,462

or, \$17,117,479,556 on the bottom line.

DENVER METRO

All properties in the Denver Metrolist

January through December	2012	2013	% Change
Sold Properties	47,642.....	56,038	17.6%
Sold Single Family.....	38,262.....	44,430	16.1%
Sold Condo	9,380.....	11,608	23.8%
Average Days on Market.....	79.....	53	-32.9%
Average Price	\$278,100.....	\$305,462	9.8%
% Sold Price to List Price.....	97.00%.....	98.50%	1.5%
Quarter End Active Inventory	10,470.....	8,672	-17.2%

Based on Information from Metrolist, Inc. This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.



DENVER (CITY) *Single Family and Condos*

City of Denver

January through December	2012	2013	% Change
Median Price	\$258,000	\$262,000	1.6%
Average Price	\$315,483	\$326,805	3.6%
Average Price per Square Foot.....	\$203	\$192	-5.4%
Average Days on Market.....	66	42	-36.4%
Highest Price.....	\$5,400,000	\$4,375,000	-19.0%
Lowest Price	\$23,500	\$23,500	0.0%
Properties Sold	8,695	13,809	58.8%
% Sold Price to Original List Price	95.21%	98.40%	3.4%

BAKER *Single Family and Condos*

6th Avenue to Mississippi, South Platte River to Broadway

January through December	2012	2013	% Change
Median Price	\$249,000	\$271,500	9.0%
Average Price	\$245,467	\$290,484	18.3%
Average Price per Square Foot.....	\$201	\$242	20.4%
Average Days on Market.....	61	26	-57.3%
Highest Price.....	\$495,000	\$580,000	17.1%
Lowest Price	\$31,500	\$138,000	338.1%
Properties Sold	116	137	18.1%
% Sold Price to Original List Price	94.35%	98.35%	4.2%

BELL MOUNTAIN RANCH *Single Family and Condos*

I-25 to Quarry Road, Bell Mountain Parkway to Starburst Circle

January through December	2012	2013	% Change
Median Price	\$625,000	\$689,000	10.2%
Average Price	\$626,878	\$746,561	19.0%
Average Price per Square Foot.....	\$216	\$254	17.5%
Average Days on Market.....	126	96	-23.8%
Highest Price.....	\$865,000	\$1,200,000	38.7%
Lowest Price	\$454,000	\$595,000	31.0%
Properties Sold	24	23	-4.1%
% Sold Price to Original List Price	93.23%	95.68%	2.6%

BELMAR *Single Family and Condos*

Kentucky to Alameda, Wadsworth to Pierce

January through December	2012	2013	% Change
Median Price	\$325,000	\$320,000	-1.5%
Average Price	\$277,864	\$308,767	11.1%
Average Price per Square Foot.....	\$174	\$197	13.2%
Average Days on Market.....	91	54	-40.6%
Highest Price.....	\$410,000	\$925,000	125.6%
Lowest Price	\$135,000	\$99,900	-26.0%
Properties Sold	24	39	62.5%
% Sold Price to Original List Price	95.33%	97.98%	2.7%



BERKELEY *Single Family*

38th to I-70, Sheridan to Federal

January through December	2012	2013	% Change
Median Price	\$307,000	\$350,000	14.0%
Average Price	\$320,794	\$360,901	12.5%
Average Price per Square Foot.....	\$261	\$295	13.0%
Average Days on Market.....	48	33	-31.2%
Highest Price.....	\$610,000	\$850,000	39.3%
Lowest Price	\$115,005	\$56,000	-51.3%
Properties Sold	243	265	9.0%
% Sold Price to Original List Price	96.61%	98.05%	1.4%

BONNIE BRAE / BELCARO *Single Family*

Mississippi to Cherry Creek Drive South; University to Colorado

January through December	2012	2013	% Change
Median Price	\$513,500	\$674,000	31.2%
Average Price	\$616,823	\$782,402	26.8%
Average Price per Square Foot.....	\$330	\$367	11.2%
Average Days on Market.....	110	39	-64.5%
Highest Price.....	\$2,280,000	\$2,350,000	3.0%
Lowest Price	\$240,000	\$325,000	35.4%
Properties Sold	110	90	-18.1%
% Sold Price to Original List Price	92.40%	95.06%	2.8%

BOW MAR/BOW MAR SOUTH *Single Family*

North of Bowles, South of Quincy; West of Morning Glory, East of Bow Mar Drive

January through December	2012	2013	% Change
Median Price	\$783,175	\$950,000	21.3%
Average Price	\$905,615	\$1,047,399	15.6%
Average Price per Square Foot.....	\$269	\$328	21.9%
Average Days on Market.....	175	90	-48.5%
Highest Price.....	\$2,600,000	\$2,285,000	-12.1%
Lowest Price	\$500,000	\$525,000	5.0%
Properties Sold	16	17	6.2%
% Sold Price to Original List Price	91.75%	93.17%	1.5%

CASTLE PINES NORTH *Single Family*

Country Club Parkway to Coyote Ridge Park; Daniels Park to Yorkshire

January through December	2012	2013	% Change
Median Price	\$408,200	\$447,000	9.5%
Average Price	\$449,574	\$506,537	12.6%
Average Price per Square Foot.....	\$162	\$183	12.9%
Average Days on Market.....	94	52	-44.6%
Highest Price.....	\$1,550,000	\$1,395,000	-10.0%
Lowest Price	\$224,000	\$280,299	25.1%
Properties Sold	186	162	-12.9%
% Sold Price to Original List Price	93.61%	97.39%	4.0%



CASTLE PINES VILLAGE *Single Family*

US 85 & Copper Blush to Northwood; Daniels Park to Gate 5, Country Club to I-25

January through December	2012	2013	% Change
Median Price	\$735,000	\$855,000	16.3%
Average Price	\$890,649	\$959,820	7.7%
Average Price per Square Foot	\$265	\$273	3.0%
Average Days on Market	218	194	-11.0%
Highest Price	\$3,050,000	\$2,800,000	-8.2%
Lowest Price	\$380,415	\$450,000	18.2%
Properties Sold	103	130	26.2%
% Sold Price to Original List Price	87.94%	93.73%	6.5%

CHEESMAN *Single Family and Condos*

York to Downing, Colfax to 8th

January through December	2012	2013	% Change
Median Price	\$195,000	\$235,800	20.9%
Average Price	\$277,222	\$362,584	30.7%
Average Price per Square Foot	\$209	\$237	13.4%
Average Days on Market	74	53	-28.3%
Highest Price	\$3,295,000	\$4,100,000	24.4%
Lowest Price	\$52,000	\$77,900	49.8%
Properties Sold	172	178	3.4%
% Sold Price to Original List Price	95.53%	97.02%	1.5%

CHERRY CREEK NORTH *Single Family and Condos*

York to Colorado, 1st to 6th

January through December	2012	2013	% Change
Median Price	\$745,000	\$760,000	2.0%
Average Price	\$921,463	\$896,052	-2.7%
Average Price per Square Foot	\$323	\$380	17.6%
Average Days on Market	156	81	-48.0%
Highest Price	\$3,100,000	\$2,885,000	-6.9%
Lowest Price	\$232,500	\$159,525	-31.3%
Properties Sold	77	148	92.2%
% Sold Price to Original List Price	91.81%	94.52%	2.9%

CHERRY CREEK EAST & SOUTH *Single Family and Condos*

University to Colorado, Alameda to 1st

January through December	2012	2013	% Change
Median Price	\$376,000	\$415,000	10.3%
Average Price	\$462,821	\$507,887	9.7%
Average Price per Square Foot	\$256	\$277	8.2%
Average Days on Market	148	76	-48.6%
Highest Price	\$1,725,000	\$1,700,000	-1.4%
Lowest Price	\$149,900	\$150,000	0.0%
Properties Sold	112	149	33.0%
% Sold Price to Original List Price	90.86%	95.51%	5.1%



CHERRY HILLS VILLAGE *Single Family (Under 1 Acre)*

Hampden to Belleview, Clarkson to Happy Canyon Road and Charlou

January through December	2012	2013	% Change
Median Price	\$1,160,000	\$1,225,000	5.60%
Average Price	\$1,413,020	\$1,440,521	1.95%
Average Price per Square Foot	\$328	\$346	5.49%
Average Days on Market	154	95	-38.31%
Highest Price	\$4,500,000	\$3,398,000	-24.49%
Lowest Price	\$575,000	\$645,000	12.17%
Properties Sold	77	61	-20.78%
% Sold Price to Original List Price	95.70%	93.18%	-2.63%

CHERRY HILLS VILLAGE *Single Family (Over 1 Acre)*

Hampden to Belleview, Clarkson to Happy Canyon Road and Charlou

January through December	2012	2013	% Change
Median Price	\$1,650,000	\$1,898,820	15.08%
Average Price	\$1,909,968	\$2,239,882	17.27%
Average Price per Square Foot	\$353	\$361	2.27%
Average Days on Market	254	334	31.50%
Highest Price	\$7,500,000	\$7,000,000	-6.67%
Lowest Price	\$675,000	\$825,000	22.22%
Properties Sold	49	48	-2.04%
% Sold Price to Original List Price	93.64%	92.33%	-1.40%

CITY PARK *Single Family*

Downing to York; 18th to Martin Luther King

January through December	2012	2013	% Change
Median Price	\$290,000	\$325,000	12.0%
Average Price	\$292,811	\$336,123	14.7%
Average Price per Square Foot	\$203	\$241	18.7%
Average Days on Market	51	35	-31.3%
Highest Price	\$589,278	\$675,000	14.5%
Lowest Price	\$78,000	\$130,000	66.6%
Properties Sold	175	193	10.2%
% Sold Price to Original List Price	95.66%	99.06%	3.5%

CITY PARK SOUTH *Single Family*

York to Colorado; Colfax to 17th

January through December	2012	2013	% Change
Median Price	\$370,000	\$425,000	14.8%
Average Price	\$367,408	\$409,732	11.5%
Average Price per Square Foot	\$260	\$291	11.9%
Average Days on Market	41	20	-51.2%
Highest Price	\$559,000	\$637,000	13.9%
Lowest Price	\$210,500	\$215,000	2.1%
Properties Sold	24	28	16.6%
% Sold Price to Original List Price	95.76%	100.45%	4.9%



COLUMBINE VALLEY *Single Family*

South Polo Ridge Drive to West Bowles Ave, Platte Canyon Road to South Platte River

January through December	2012	2013	% Change
Median Price	\$670,500	\$820,000	22.3%
Average Price	\$837,646	\$869,639	3.8%
Average Price per Square Foot	\$234	\$249	6.4%
Average Days on Market	112	144	28.5%
Highest Price	\$2,650,000	\$2,151,200	-18.8%
Lowest Price	\$315,000	\$320,000	1.5%
Properties Sold	26	33	26.9%
% Sold Price to Original List Price	91.63%	91.42%	-0.2%

CONGRESS PARK *Single Family*

York to Colorado; 6th to Colfax

January through December	2012	2013	% Change
Median Price	\$430,000	\$448,000	4.2%
Average Price	\$449,595	\$483,893	7.6%
Average Price per Square Foot	\$290	\$327	12.8%
Average Days on Market	50	31	-38.0%
Highest Price	\$1,510,000	\$1,150,000	-23.8%
Lowest Price	\$198,000	\$193,000	-2.5%
Properties Sold	179	200	11.7%
% Sold Price to Original List Price	95.43%	98.13%	2.8%

COUNTRY CLUB *Single Family*

University to Downing 1st-4th; Race to University 4th-6th

January through December	2012	2013	% Change
Median Price	\$894,534	\$1,548,000	73.1%
Average Price	\$1,086,855	\$1,795,109	65.2%
Average Price per Square Foot	\$358	\$458	27.9%
Average Days on Market	78	91	16.7%
Highest Price	\$5,400,000	\$4,375,000	-19.0%
Lowest Price	\$273,020	\$322,000	17.9%
Properties Sold	46	29	-37.0%
% Sold Price to Original List Price	91.98%	94.24%	2.5%

CRESTMoor *Single Family*

Holly to Monaco; 1st to 6th

January through December	2012	2013	% Change
Median Price	\$655,000	\$762,000	16.3%
Average Price	\$750,052	\$908,980	21.2%
Average Price per Square Foot	\$275	\$290	5.5%
Average Days on Market	75	52	-30.7%
Highest Price	\$1,630,000	\$2,150,000	31.9%
Lowest Price	\$375,000	\$400,000	6.7%
Properties Sold	19	21	10.5%
% Sold Price to Original List Price	91.85%	94.96%	3.4%



DOWNTOWN *Condo*

Downtown Denver MLS Area

January through December	2012	2013	% Change
Median Price	\$343,000	\$370,567	8.0%
Average Price	\$445,886	\$458,850	2.9%
Average Price per Square Foot	\$311	\$362	16.4%
Average Days on Market	127	90	-29.1%
Highest Price	\$3,000,000	\$2,300,000	-23.3%
Lowest Price	\$25,000	\$51,000	104.0%
Properties Sold	127	101	-20.5%
% Sold Price to Original List Price	91.00%	95.39%	4.8%

GOLDEN TRIANGLE *Single Family and Condos*

North Speer Boulevard to Broadway, Colfax to 7th

January through December	2012	2013	% Change
Median Price	\$344,000	\$369,900	7.5%
Average Price	\$392,528	\$479,635	22.2%
Average Price per Square Foot	\$252	\$286	13.5%
Average Days on Market	111	80	-27.9%
Highest Price	\$950,000	\$1,300,000	36.8%
Lowest Price	\$160,000	\$227,500	42.2%
Properties Sold	31	43	38.7%
% Sold Price to Original List Price	95.36%	96.70%	1.4%

GREENWOOD VILLAGE EAST *Single Family*

I-25 to Havana; Belleview to Orchard

January through December	2012	2013	% Change
Median Price	\$592,500	\$732,000	23.5%
Average Price	\$624,579	\$843,895	35.1%
Average Price per Square Foot	\$226	\$255	12.8%
Average Days on Market	104	108	3.8%
Highest Price	\$1,880,824	\$1,982,755	5.4%
Lowest Price	\$105,000	\$223,000	112.4%
Properties Sold	81	54	-33.3%
% Sold Price to Original List Price	94.30%	96.87%	2.7%

GREENWOOD VILLAGE WEST *Single Family (under 1 acre)*

Orchard to Belleview; Clarkson to I-25

January through December	2012	2013	% Change
Median Price	\$1,189,000	\$1,200,000	0.9%
Average Price	\$1,247,261	\$1,302,860	4.5%
Average Price per Square Foot	\$302	\$322	6.6%
Average Days on Market	103	126	22.3%
Highest Price	\$3,175,000	\$3,010,000	-5.2%
Lowest Price	\$255,000	\$605,000	137.3%
Properties Sold	68	59	-13.2%
% Sold Price to Original List Price	91.58%	93.13%	1.7%



GREENWOOD VILLAGE WEST *Single Family (over 1 acre)*

Orchard to Belleview; Clarkson to I-25

January through December	2012	2013	% Change
Median Price	\$1,344,000	\$1,300,000	-3.3%
Average Price	\$1,484,334	\$1,490,828	0.4%
Average Price per Square Foot.....	\$338	\$312	-7.7%
Average Days on Market.....	203	169	-16.7%
Highest Price.....	\$2,890,000	\$3,900,000	34.9%
Lowest Price	\$474,500	\$480,300	1.2%
Properties Sold	28	29	3.6%
% Sold Price to Original List Price	86.72%	87.97%	1.4%

HALE MAYFAIR *Single Family*

Colorado to Holly; 6th to Colfax

January through December	2012	2013	% Change
Median Price	\$354,925	\$400,000	12.7%
Average Price	\$374,481	\$429,608	14.7%
Average Price per Square Foot.....	\$282	\$299	6.0%
Average Days on Market.....	59	39	-33.9%
Highest Price.....	\$835,000	\$990,000	18.6%
Lowest Price	\$135,000	\$99,000	-26.7%
Properties Sold	124	181	46.0%
% Sold Price to Original List Price	95.16%	97.41%	2.4%

HERITAGE GREENS *Single Family*

Dry Creek to County Line, Colorado Boulevard to Holly

January through December	2012	2013	% Change
Median Price	\$535,000	\$672,000	25.6%
Average Price	\$551,539	\$680,682	23.4%
Average Price per Square Foot.....	\$182	\$206	13.2%
Average Days on Market.....	144	26	-81.9%
Highest Price.....	\$789,900	\$1,040,000	31.7%
Lowest Price	\$376,000	\$402,250	7.0%
Properties Sold	31	30	-3.2%
% Sold Price to Original List Price	95.01%	97.77%	2.9%

HIGHLANDS *Single Family and Condos*

W 38th Ave to Speer Blvd and W 29th Ave; Union Pacific RR lines and S Platte River to Federal Blvd

January through December	2012	2013	% Change
Median Price	\$349,000	\$415,000	18.9%
Average Price	\$385,932	\$432,328	12.0%
Average Price per Square Foot.....	\$268	\$302	12.7%
Average Days on Market.....	88	40	-54.5%
Highest Price.....	\$1,050,000	\$1,450,000	38.1%
Lowest Price	\$61,800	\$68,000	10.0%
Properties Sold	242	326	34.7%
% Sold Price to Original List Price	96.03%	97.91%	2.0%



(WEST) HIGHLANDS *Single Family and Condos*

38th Ave to 29th Ave; Federal to Sheridan

January through December	2012	2013	% Change
Median Price	\$332,500	\$395,000	18.8%
Average Price	\$359,559	\$411,361	14.4%
Average Price per Square Foot	\$275	\$323	17.5%
Average Days on Market	50	38	-24.0%
Highest Price	\$950,000	\$1,125,000	18.4%
Lowest Price	\$32,500	\$134,000	312.3%
Properties Sold	284	285	0.4%
% Sold Price to Original List Price	96.36%	98.91%	2.6%

HIGHLANDS RANCH *Single Family*

Daniels Park to County Line; Santa Fe to Quebec

January through December	2012	2013	% Change
Median Price	\$316,500	\$335,000	5.8%
Average Price	\$355,464	\$364,792	2.6%
Average Price per Square Foot	\$158	\$173	9.5%
Average Days on Market	54	28	-48.1%
Highest Price	\$3,276,874	\$1,515,462	-53.8%
Lowest Price	\$117,900	\$137,900	17.0%
Properties Sold	1,659	1,694	2.1%
% Sold Price to Original List Price	96.40%	97.93%	1.6%

HILLTOP *Single Family*

Alameda to 6th; Colorado to Holly

January through December	2012	2013	% Change
Median Price	\$772,500	\$758,000	-1.9%
Average Price	\$835,965	\$956,488	14.4%
Average Price per Square Foot	\$281	\$326	16.0%
Average Days on Market	149	82	-45.0%
Highest Price	\$1,925,000	\$3,125,000	62.3%
Lowest Price	\$255,000	\$143,500	-43.7%
Properties Sold	97	106	9.3%
% Sold Price to Original List Price	88.93%	98.55%	10.8%

KEENE RANCH *Single Family*

South Butte Circle to Castle Butte Drive, South Peak View Drive to West Tomah Road

January through December	2012	2013	% Change
Median Price	\$720,000	\$830,000	15.3%
Average Price	\$755,629	\$853,205	12.9%
Average Price per Square Foot	\$241	\$246	2.1%
Average Days on Market	202	168	-16.8%
Highest Price	\$1,191,649	\$1,735,000	45.6%
Lowest Price	\$443,000	\$595,000	34.3%
Properties Sold	12	16	33.3%
% Sold Price to Original List Price	88.32%	90.86%	2.9%



KEN-CARYL NORTH RANCH *Single Family*

approx: Red Fox Lane to North Ranch Road, Golden Eagle Lane to Blue Grouse Ridge Road

January through December	2012	2013	% Change
Median Price	\$708,000	\$749,000	5.8%
Average Price	\$705,684	\$757,000	7.3%
Average Price per Square Foot	\$206	\$216	4.9%
Average Days on Market	181	94	-48.1%
Highest Price	\$965,000	\$929,000	-3.7%
Lowest Price	\$487,500	\$580,000	19.0%
Properties Sold	23	23	0.0%
% Sold Price to Original List Price	91.50%	95.11%	3.9%

KEN-CARYL VALLEY *Single Family*

approx: Tamarade Drive to Manor House Road, Mountain High Court to West Ken Caryl Ave

January through December	2012	2013	% Change
Median Price	\$494,500	\$525,000	6.2%
Average Price	\$530,774	\$540,169	1.8%
Average Price per Square Foot	\$194	\$208	7.2%
Average Days on Market	71	62	-12.7%
Highest Price	\$1,400,000	\$930,000	-33.6%
Lowest Price	\$300,000	\$300,000	0.0%
Properties Sold	100	100	0.0%
% Sold Price to Original List Price	94.53%	97.95%	3.6%

LAKWOOD *Single Family*

City of Lakewood

January through December	2012	2013	% Change
Median Price	\$239,000	\$268,500	12.3%
Average Price	\$261,270	\$298,277	14.2%
Average Price per Square Foot	\$156	\$178	14.1%
Average Days on Market	75	44	-41.3%
Highest Price	\$1,350,000	\$1,725,000	27.8%
Lowest Price	\$26,000	\$24,000	-7.7%
Properties Sold	1,451	1,707	17.6%
% Sold Price to Original List Price	95.33%	97.06%	1.8%

LOHI *Single Family and Condos*

West 38th to I-25, Speer Blvd to Zuni St.

January through December	2012	2013	% Change
Median Price	\$355,000	\$418,900	18.0%
Average Price	\$398,729	\$454,340	13.9%
Average Price per Square Foot	\$269	\$300	11.5%
Average Days on Market	89	41	-53.9%
Highest Price	\$1,050,000	\$1,450,000	38.1%
Lowest Price	\$61,800	\$152,000	146.0%
Properties Sold	184	230	25.0%
% Sold Price to Original List Price	95.90%	98.22%	2.4%



LONE TREE *Single Family*

approx: South of Ridgeway Parkway to County Line, Peoria to Quebec

January through December	2012	2013	% Change
Median Price	\$397,750	\$435,000	9.4%
Average Price	\$470,717	\$539,924	14.7%
Average Price per Square Foot	\$166	\$184	10.8%
Average Days on Market	74	59	-20.3%
Highest Price	\$1,265,000	\$2,185,000	72.7%
Lowest Price	\$215,000	\$285,000	32.6%
Properties Sold	60	56	-6.7%
% Sold Price to Original List Price	91.87%	96.63%	5.2%

LOWRY *Single Family*

Quebec to Unita; Alameda to 11th

January through December	2012	2013	% Change
Median Price	\$501,000	\$510,000	1.8%
Average Price	\$503,659	\$528,284	4.9%
Average Price per Square Foot	\$207	\$229	10.6%
Average Days on Market	99	38	-61.6%
Highest Price	\$1,240,000	\$1,500,000	21.0%
Lowest Price	\$148,503	\$198,853	33.9%
Properties Sold	89	87	-2.2%
% Sold Price to Original List Price	97.57%	97.32%	-0.3%

THE MEADOWS *Single Family*

N. Meadows Drive to Coachline Road, Breezy Lane to Dairylyde Street

January through December	2012	2013	% Change
Median Price	\$276,500	\$300,000	8.5%
Average Price	\$292,832	\$320,311	9.4%
Average Price per Square Foot	\$134	\$149	11.2%
Average Days on Market	84	43	-48.8%
Highest Price	\$645,000	\$665,000	3.1%
Lowest Price	\$160,150	\$190,000	18.6%
Properties Sold	357	445	24.6%
% Sold Price to Original List Price	95.75%	98.86%	3.2%

MONTCLAIR *Single Family*

Holly to Quebec; 6th to Colfax

January through December	2012	2013	% Change
Median Price	\$318,500	\$335,000	5.2%
Average Price	\$400,579	\$401,147	0.1%
Average Price per Square Foot	\$246	\$274	11.4%
Average Days on Market	70	47	-32.9%
Highest Price	\$3,490,000	\$1,525,000	-56.3%
Lowest Price	\$107,500	\$148,000	37.7%
Properties Sold	159	176	10.7%
% Sold Price to Original List Price	94.14%	98.82%	5.0%



OBSERVATORY PARK *Single Family*

University to Colorado; Evans to Yale

January through December	2012	2013	% Change
Median Price	\$700,000	\$708,030	1.1%
Average Price	\$725,011	\$747,928	3.2%
Average Price per Square Foot	\$281	\$309	10.0%
Average Days on Market	100	72	-28.0%
Highest Price	\$1,725,000	\$1,985,000	15.1%
Lowest Price	\$180,364	\$185,000	2.6%
Properties Sold	84	83	-1.2%
% Sold Price to Original List Price	92.76%	95.64%	3.1%

PARK HILL *Single Family*

Colfax to 26th; Colorado to Quebec

January through December	2012	2013	% Change
Median Price	\$399,500	\$415,000	3.9%
Average Price	\$458,039	\$458,098	0.0%
Average Price per Square Foot	\$292	\$292	0.0%
Average Days on Market	58	32	-44.8%
Highest Price	\$2,300,000	\$1,325,000	-42.4%
Lowest Price	\$118,000	\$130,999	11.0%
Properties Sold	229	300	31.0%
% Sold Price to Original List Price	95.87%	97.30%	1.5%

PLATT PARK *Single Family*

Broadway to Downing; Louisiana to Evans

January through December	2012	2013	% Change
Median Price	\$385,000	\$417,500	8.4%
Average Price	\$411,779	\$448,024	8.8%
Average Price per Square Foot	\$290	\$332	14.5%
Average Days on Market	59	32	-45.8%
Highest Price	\$805,000	\$950,000	18.0%
Lowest Price	\$135,000	\$150,000	11.1%
Properties Sold	159	159	0.0%
% Sold Price to Original List Price	96.12%	98.37%	2.3%

POLO RESERVE *Single Family*

North of Mineral, South of Arabian Pl.; West of the S Platte River, East of S. Platte Canyon Rd.

January through December	2012	2013	% Change
Median Price	\$975,000	\$1,160,640	19.0%
Average Price	\$975,000	\$1,266,330	29.9%
Average Price per Square Foot	\$180	\$246	36.7%
Average Days on Market	328	171	-47.9%
Highest Price	\$1,000,000	\$2,445,000	144.5%
Lowest Price	\$950,000	\$610,000	-35.8%
Properties Sold	2	8	300.0%
% Sold Price to Original List Price	76.62%	87.99%	14.8%



PRADERA & TIMBERS *Single Family*

Pradera and Timbers Sub-divisions in Parker

January through December	2012	2013	% Change
Median Price	\$570,000	\$605,000	6.1%
Average Price	\$605,380	\$649,142	7.2%
Average Price per Square Foot	\$183	\$195	6.6%
Average Days on Market	116	79	-31.9%
Highest Price	\$1,340,000	\$1,750,000	30.6%
Lowest Price	\$170,000	\$249,000	46.5%
Properties Sold	128	127	-0.8%
% Sold Price to Original List Price	92.58%	96.09%	3.8%

SADDLE ROCK GOLF CLUB *Single Family*

North of E. Dry Creek Road; South of Smoky Hill Road; West of E-470; East of S. Liverpool Street.

January through December	2012	2013	% Change
Median Price	\$385,750	\$437,500	13.4%
Average Price	\$411,467	\$466,515	13.4%
Average Price per Square Foot	\$142	\$161	13.4%
Average Days on Market	121	73	-39.7%
Highest Price	\$727,500	\$935,000	28.5%
Lowest Price	\$193,000	\$138,000	-28.5%
Properties Sold	92	105	14.1%
% Sold Price to Original List Price	93.05%	96.70%	3.9%

SLOAN'S LAKE *Single Family*

Colfax to 29th, Sheridan to Federal

January through December	2012	2013	% Change
Median Price	\$318,750	\$366,000	14.8%
Average Price	\$330,380	\$392,318	18.7%
Average Price per Square Foot	\$242	\$284	17.4%
Average Days on Market	51	39	-23.5%
Highest Price	\$722,500	\$826,474	14.4%
Lowest Price	\$95,000	\$100,000	5.3%
Properties Sold	234	227	-3.0%
% Sold Price to Original List Price	96.75%	96.22%	-0.5%

SOUTHERN HILLS *Single Family*

University to Colorado; Yale to Hampden

January through December	2012	2013	% Change
Median Price	\$450,000	\$516,900	14.9%
Average Price	\$447,049	\$520,921	16.5%
Average Price per Square Foot	\$248	\$271	9.3%
Average Days on Market	44	42	-4.5%
Highest Price	\$965,000	\$1,190,000	23.3%
Lowest Price	\$130,615	\$257,580	97.2%
Properties Sold	66	67	1.5%
% Sold Price to Original List Price	94.44%	96.40%	2.1%



SOUTHGLENN *Single Family*

Washington to University; Arapahoe to Dry Creek

January through December	2012	2013	% Change
Median Price	\$260,000	\$305,000	17.3%
Average Price	\$262,088	\$309,143	18.0%
Average Price per Square Foot	\$137	\$151	10.2%
Average Days on Market	29	35	20.7%
Highest Price	\$392,000	\$395,000	0.8%
Lowest Price	\$165,100	\$182,675	10.6%
Properties Sold	46	58	26.1%
% Sold Price to Original List Price	97.42%	99.37%	2.0%

STAPLETON *Single Family*

Quebec to Havana; 23rd to 40th

January through December	2012	2013	% Change
Median Price	\$415,000	\$460,000	10.8%
Average Price	\$430,750	\$467,720	8.6%
Average Price per Square Foot	\$210	\$226	7.6%
Average Days on Market	57	34	-40.4%
Highest Price	\$1,042,500	\$1,135,000	8.9%
Lowest Price	\$79,000	\$82,000	3.8%
Properties Sold	255	287	12.5%
% Sold Price to Original List Price	98.90%	99.45%	0.6%

TALLYN'S REACH *Single Family*

North of E. Dry Creek Road; South of Smoky Hill Road; West of S. Powhatan Road; East of E-470

January through December	2012	2013	% Change
Median Price	\$363,000	\$399,000	9.9%
Average Price	\$372,340	\$415,796	11.7%
Average Price per Square Foot	\$144	\$164	13.9%
Average Days on Market	92	64	-30.4%
Highest Price	\$650,000	\$765,000	17.7%
Lowest Price	\$215,000	\$233,950	8.8%
Properties Sold	120	123	2.5%
% Sold Price to Original List Price	95.91%	97.94%	2.1%

UPTOWN *Single Family and Condos*

North of Colfax; East of Broadway; South of 20th; 20th & Park to 19th; West of Jospheine

January through December	2012	2013	% Change
Median Price	\$275,000	\$310,000	12.7%
Average Price	\$299,877	\$316,043	5.4%
Average Price per Square Foot	\$222	\$256	15.3%
Average Days on Market	96	56	-41.7%
Highest Price	\$875,000	\$950,000	8.6%
Lowest Price	\$61,200	\$75,000	22.5%
Properties Sold	129	171	32.6%
% Sold Price to Original List Price	95.98%	97.31%	1.4%



WASHINGTON PARK EAST *Single Family*

Louisiana to Ellsworth; Downing to University

January through December	2012	2013	% Change
Median Price	\$584,000	\$652,000	11.6%
Average Price	\$565,194	\$784,082	38.7%
Average Price per Square Foot	\$376	\$416	10.6%
Average Days on Market	61	38	-37.7%
Highest Price	\$1,600,000	\$2,830,000	76.9%
Lowest Price	\$272,500	\$384,900	41.2%
Properties Sold	139	151	8.6%
% Sold Price to Original List Price	94.11%	99.35%	5.6%

WASHINGTON PARK WEST *Single Family*

Louisiana to Ellsworth; Broadway to Downing

January through December	2012	2013	% Change
Median Price	\$408,700	\$435,000	6.4%
Average Price	\$429,283	\$453,096	5.5%
Average Price per Square Foot	\$293	\$339	15.7%
Average Days on Market	61	23	-62.3%
Highest Price	\$1,100,000	\$1,124,000	2.2%
Lowest Price	\$134,000	\$119,900	-10.5%
Properties Sold	228	254	11.4%
% Sold Price to Original List Price	96.24%	98.24%	2.1%

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