

LIV MICRO MARKET REPORTS

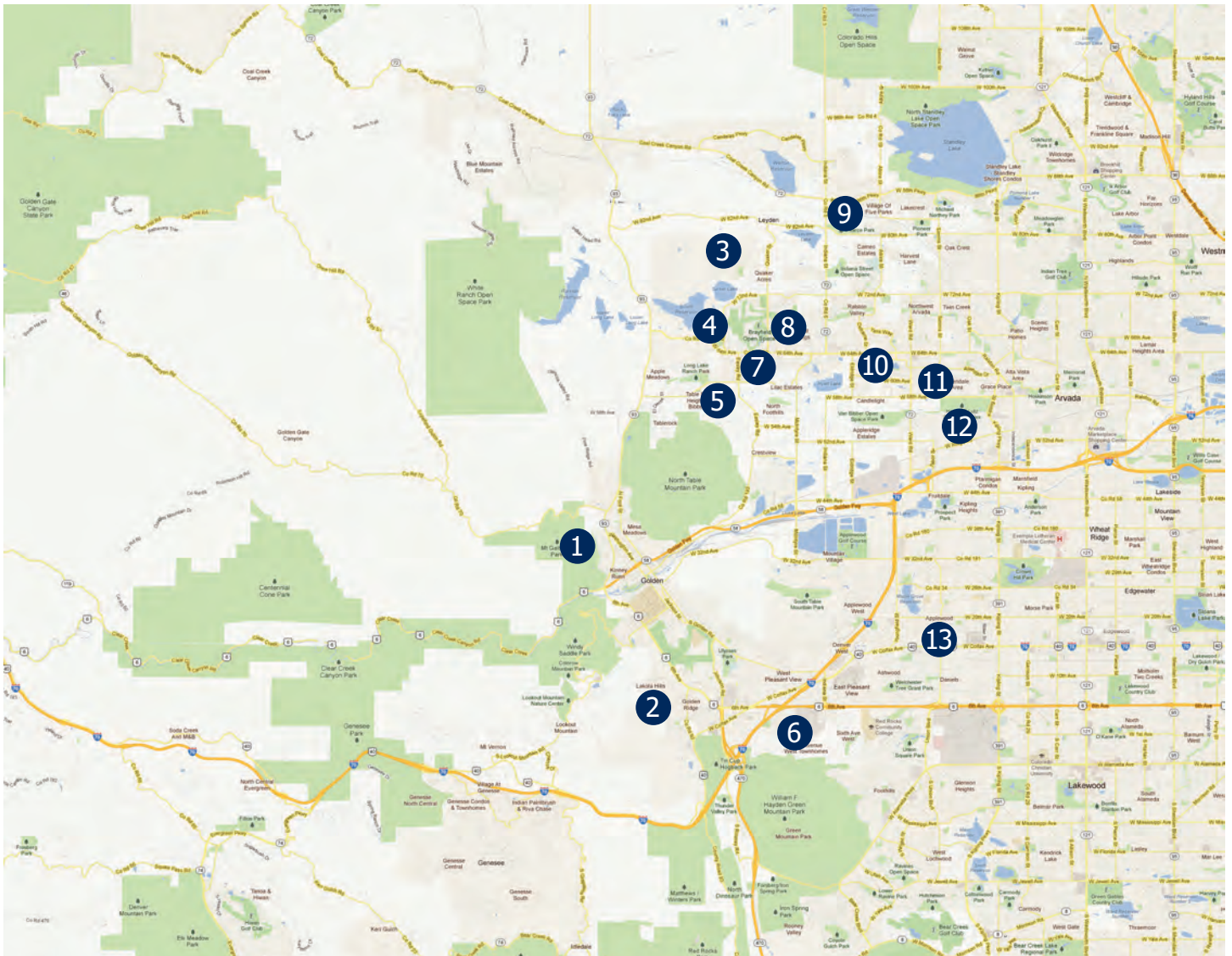
WEST METRO | Mid-Year 2016



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WEST METRO NEIGHBORHOODS



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|----------------------|---------------------|
| 1. Canyon Point | 8. West Woods |
| 2. Eagle Ridge | 9. Five Parks |
| 3. Spring Mesa | 10. Alkire Estates |
| 4. Trail Village | 11. Oak Park |
| 5. Fieldstone | 12. Skyline Estates |
| 6. Mesa View Estates | 13. Applewood |
| 7. Sunrise Ridge | |



WEST METRO AREA

The West Metro Area Micro Market Report (MMR), prepared by LIV Sotheby's International Realty, compares 2016 mid-year statistics (January through June), to that of 2015, for single family homes and attached dwellings.

The West Metro area consists of close-in suburban communities that are positioned just west of the central Denver metro area, and are all located in eastern Jefferson County Colorado. West Metro areas are located on either side of I-70, which runs east-west through these areas. Living in West Metro provides ample recreational opportunities with close proximity to Denver metro. The West Metro area has become increasingly popular among families, with its plethora of residential neighborhoods.

Highlights from the West Metro area include Applewood's average price rising to \$521,026, up 3.4% from 2015. Sunrise Ridge's average price rose to \$586,881, up 21.6%, and Spring Mesa's average price rose to \$772,140, up 16.0%, from 2015. Finally, West Wood's average price rose to \$530,169, up 9.6% from 2015.

MID-YEAR Highlights:

- Westwood's average price is \$530,169  9.6%
- Sunrise Ridges's average price is \$586,881  21.6%
- Applewood's average price is \$521,026  3.4%
- Spring Mesa's average price is \$772,140  16.0%



ALKIRE ESTATES

January through June	2015	2016	% Change
Average Price	\$638,500	\$833,750	30.6%
Average Price per Square Foot	\$158	\$230	45.6%
Average Days on Market	237	74	-68.8%
Highest Price	\$638,500	\$882,000	38.1%
Properties Sold	1	4	300.0%
% Sold Price to List Price	99.8%	96.6%	-3.2%

APPLEWOOD

January through June	2015	2016	% Change
Average Price	\$503,805	\$521,026	3.4%
Average Price per Square Foot	\$248	\$269	8.6%
Average Days on Market	34	48	41.2%
Highest Price	\$1,360,000	\$730,000	-46.3%
Properties Sold	70	48	-31.4%
% Sold Price to List Price	96.6%	97.2%	0.6%

CANYON POINT

January through June	2015	2016	% Change
Average Price	-	-	-
Average Price per Square Foot	-	-	-
Average Days on Market	-	-	-
Highest Price	-	-	-
Properties Sold	No Sales	No Sales	-
% Sold Price to List Price	-	-	-



EAGLE RIDGE

January through June	2015	2016	% Change
Average Price	\$536,286	\$593,500	10.7%
Average Price per Square Foot	\$243	\$289	19.0%
Average Days on Market	16	19	18.8%
Highest Price	\$730,000	\$700,000	-4.1%
Properties Sold	7	4	-42.9%
% Sold Price to List Price	97.2%	98.1%	0.9%

FIELDSTONE

January through June	2015	2016	% Change
Average Price	\$577,250	\$590,486	2.3%
Average Price per Square Foot	\$203	\$206	1.4%
Average Days on Market	18	45	150.0%
Highest Price	\$615,000	\$660,000	7.3%
Properties Sold	4	5	25.0%
% Sold Price to List Price	98.4%	99.2%	0.8%

FIVE PARKS

January through June	2015	2016	% Change
Average Price	\$480,858	\$502,440	4.5%
Average Price per Square Foot	\$185	\$204	10.1%
Average Days on Market	38	15	-60.5%
Highest Price	\$583,000	\$670,000	14.9%
Properties Sold	24	22	-8.3%
% Sold Price to List Price	97.9%	98.1%	0.2%



MESA VIEW ESTATES

January through June	2015	2016	% Change
Average Price	\$618,000	\$767,123	24.1%
Average Price per Square Foot	\$212	\$233	9.8%
Average Days on Market	110	38	-65.5%
Highest Price	\$968,000	\$1,284,800	32.7%
Properties Sold	7	15	114.3%
% Sold Price to List Price	91.1%	97.7%	6.6%

OAK PARK

January through June	2015	2016	% Change
Average Price	\$429,000	\$458,980	7.0%
Average Price per Square Foot	\$202	\$222	9.7%
Average Days on Market	11	10	-9.1%
Highest Price	\$460,000	\$590,000	28.3%
Properties Sold	3	5	66.7%
% Sold Price to List Price	97.4%	97.0%	-0.4%

SKYLINE ESTATES

January through June	2015	2016	% Change
Average Price	\$431,790	\$502,300	16.3%
Average Price per Square Foot	\$192	\$219	14.0%
Average Days on Market	18	5	-72.2%
Highest Price	\$505,000	\$520,000	3.0%
Properties Sold	10	5	-50.0%
% Sold Price to List Price	98.9%	99.9%	1.0%

SPRING MESA

January through June	2015	2016	% Change
Average Price	\$665,750	\$772,140	16.0%
Average Price per Square Foot	\$234	\$237	1.1%
Average Days on Market	53	15	-71.7%
Highest Price	\$800,000	\$840,000	5.0%
Properties Sold	12	10	-16.7%
% Sold Price to List Price	98.7%	97.2%	-1.5%

SUNRISE RIDGE

January through June	2015	2016	% Change
Average Price	\$482,790	\$586,881	21.6%
Average Price per Square Foot	\$207	\$185	-10.6%
Average Days on Market	29	45	55.2%
Highest Price	\$570,950	\$625,000	9.5%
Properties Sold	5	12	140.0%
% Sold Price to List Price	99.0%	97.9%	-1.1%

TRAIL VILLAGE

January through June	2015	2016	% Change
Average Price	-	\$532,776	-
Average Price per Square Foot	-	\$219	-
Average Days on Market	-	5	-
Highest Price	-	\$789,950	-
Properties Sold	No Sales	2	-
% Sold Price to List Price	-	99.3%	-

WEST WOODS

January through June	2015	2016	% Change
Average Price	\$483,755	\$530,169	9.6%
Average Price per Square Foot	\$203	\$233	14.7%
Average Days on Market	57	20	-64.9%
Highest Price	\$805,000	\$799,900	-0.6%
Properties Sold	41	32	-22.0%
% Sold Price to List Price	96.9%	98.6%	1.7%

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