

LIV MICRO MARKET REPORTS

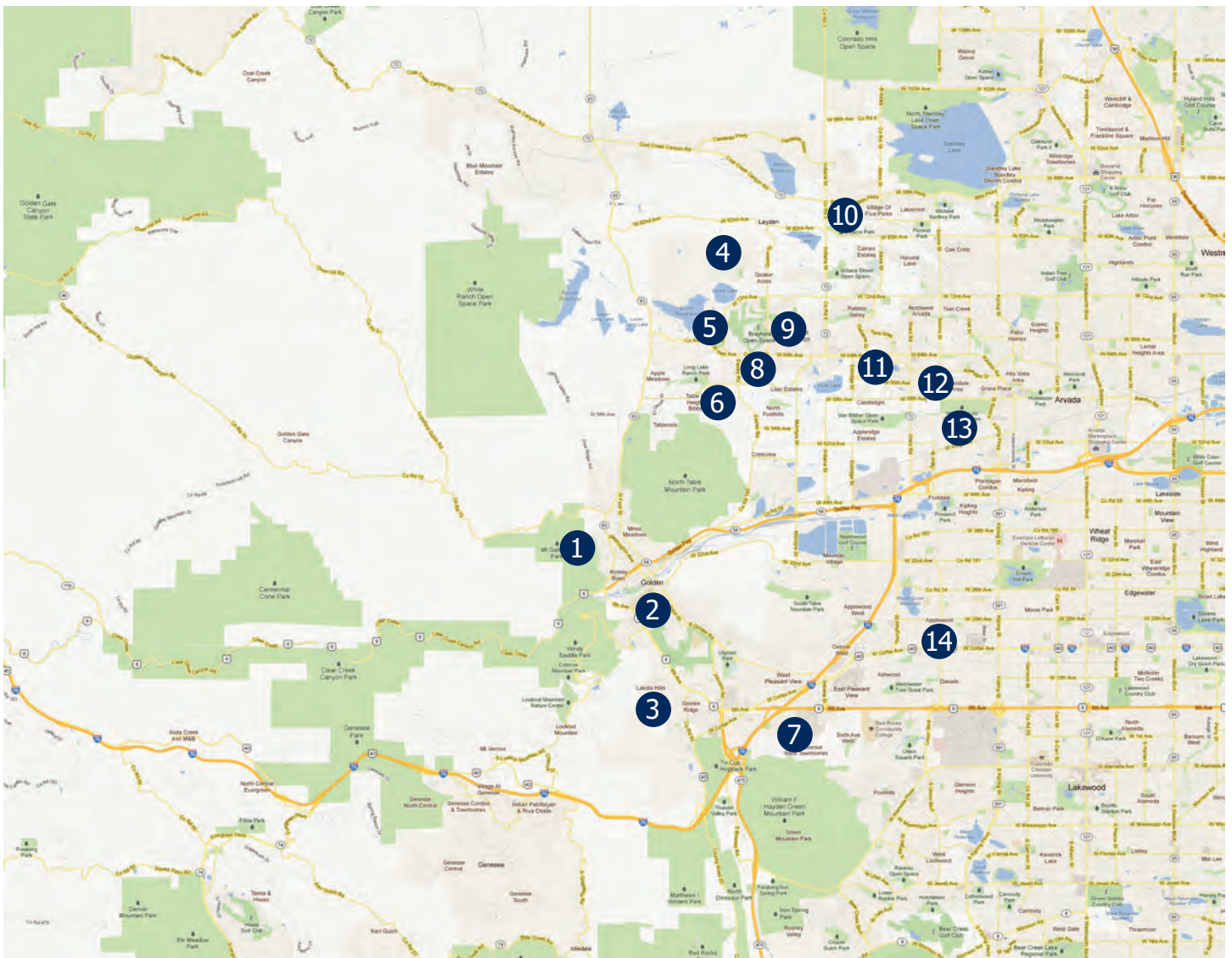
WEST METRO | January - September 2016



LIV | **Sotheby's**
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WEST METRO NEIGHBORHOODS



- | | |
|------------------------|---------------------|
| 1. Canyon Point | 8. Sunrise Ridge |
| 2. Golden Incorporated | 9. West Woods |
| 3. Eagle Ridge | 10. Five Parks |
| 4. Spring Mesa | 11. Alkire Estates |
| 5. Trail Village | 12. Oak Park |
| 6. Fieldstone | 13. Skyline Estates |
| 7. Mesa View Estates | 14. Applewood |



WEST METRO AREA

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

The West Metro area consists of close-in suburban communities that are all located in eastern Jefferson County Colorado, and positioned just west of the central Denver metro area. 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 and proximity to good employment opportunities.

Highlights from the West Metro area include Sunrise Ridge's average price rising to \$588,755, up 22.4%, from 2015. Spring Mesa's average price rose to \$773,950, up 18.8%, from 2015 and Applewood's average price rose to \$537,147, up 7% from 2015. Finally, West Wood's average price rose to \$538,617, up 6.8% from 2015.

Quarter 3 (YTD) Highlights:

• Westwood's average price is
\$539,617 ↑ 6.8%

• Sunrise Ridges's average price is
\$588,755 ↑ 22.4%

• Applewood's average price is
\$537,147 ↑ 7.0%

• Spring Mesa's average price is
\$773,950 ↑ 18.8%



ALKIRE ESTATES

January through September	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 September	2015	2016	% Change
Average Price	\$502,133	\$537,147	7.0%
Average Price per Square Foot	\$247	\$274	10.9%
Average Days on Market	34	42	23.5%
Highest Price	\$1,395,000	\$1,200,000	-14.0%
Properties Sold	115	89	-22.6%
% Sold Price to List Price	96.2%	97.1%	1.0%

CANYON POINT

January through September	2015	2016	% Change
Average Price	\$616,500	\$516,500	-16.2%
Average Price per Square Foot	\$304	\$241	-20.9%
Average Days on Market	19	180	847.4%
Highest Price	\$619,000	\$516,500	-16.6%
Properties Sold	2	1	-50.0%
% Sold Price to List Price	95.0%	98.4%	3.6%

EAGLE RIDGE

January through September	2015	2016	% Change
Average Price	\$628,364	\$642,657	2.3%
Average Price per Square Foot	\$250	\$278	11.1%
Average Days on Market	37	16	-56.8%
Highest Price	\$1,225,000	\$925,000	-24.5%
Properties Sold	11	8	-27.3%
% Sold Price to List Price	95.2%	100.5%	5.6%

FIELDSTONE

January through September	2015	2016	% Change
Average Price	\$568,625	\$594,136	4.5%
Average Price per Square Foot	\$212	\$215	1.5%
Average Days on Market	25	30	20.0%
Highest Price	\$615,000	\$670,000	8.9%
Properties Sold	8	11	37.5%
% Sold Price to List Price	98.4%	100.0%	1.6%

FIVE PARKS

January through September	2015	2016	% Change
Average Price	\$482,403	\$509,579	5.6%
Average Price per Square Foot	\$190	\$204	7.3%
Average Days on Market	31	14	-54.8%
Highest Price	\$610,000	\$686,000	12.5%
Properties Sold	31	29	-6.5%
% Sold Price to List Price	98.3%	99.3%	1.0%

GOLDEN INCORPORATED

January through September	2015	2016	% Change
Average Price	\$480,957	\$536,521	11.6%
Average Price per Square Foot	\$284	\$311	9.7%
Average Days on Market	21	24	14.3%
Highest Price	\$1,280,000	\$1,350,000	5.5%
Properties Sold	145	118	-18.6%
% Sold Price to List Price	99.6%	100.6%	1.0%



MESA VIEW ESTATES

January through September	2015	2016	% Change
Average Price	\$666,376	\$774,564	16.2%
Average Price per Square Foot	\$209	\$236	12.8%
Average Days on Market	86	36	-58.1%
Highest Price	\$1,050,000	\$1,284,000	22.3%
Properties Sold	14	18	28.6%
% Sold Price to List Price	92.1%	97.0%	5.4%

OAK PARK

January through September	2015	2016	% Change
Average Price	\$429,000	\$452,486	5.5%
Average Price per Square Foot	\$202	\$217	7.4%
Average Days on Market	11	13	18.2%
Highest Price	\$460,000	\$590,000	28.3%
Properties Sold	3	7	133.3%
% Sold Price to List Price	97.4%	94.3%	-3.2%

SKYLINE ESTATES

January through September	2015	2016	% Change
Average Price	\$435,233	\$510,750	17.4%
Average Price per Square Foot	\$195	\$206	5.8%
Average Days on Market	18	10	-44.4%
Highest Price	\$505,000	\$546,000	8.1%
Properties Sold	12	10	-16.7%
% Sold Price to List Price	99.1%	99.0%	-0.1%

SPRING MESA

January through September	2015	2016	% Change
Average Price	\$651,452	\$773,950	18.8%
Average Price per Square Foot	\$233	\$240	2.9%
Average Days on Market	52	12	-76.9%
Highest Price	\$800,000	\$840,000	5.0%
Properties Sold	17	13	-23.5%
% Sold Price to List Price	97.9%	97.9%	0.0%

SUNRISE RIDGE

January through September	2015	2016	% Change
Average Price	\$481,025	\$588,755	22.4%
Average Price per Square Foot	\$209	\$187	-10.7%
Average Days on Market	28	41	46.4%
Highest Price	\$570,950	\$625,000	9.5%
Properties Sold	8	14	75.0%
% Sold Price to List Price	99.0%	97.7%	-1.3%

TRAIL VILLAGE

January through September	2015	2016	% Change
Average Price	\$643,000	\$606,221	-5.7%
Average Price per Square Foot	\$205	\$220	7.5%
Average Days on Market	66	9	-86.4%
Highest Price	\$643,000	\$900,000	40.0%
Properties Sold	1	5	400.0%
% Sold Price to List Price	96.1%	98.4%	2.4%

WEST WOODS

January through September	2015	2016	% Change
Average Price	\$505,466	\$539,617	6.8%
Average Price per Square Foot	\$209	\$229	9.6%
Average Days on Market	53	19	-64.2%
Highest Price	\$805,000	\$969,000	20.4%
Properties Sold	60	57	-5.0%
% Sold Price to List Price	97.1%	98.7%	1.6%

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