

Monthly Indicators



STEVE JACOBSON
GROUP
303-898-9000



April 2011

A RESEARCH TOOL PROVIDED BY METROLIST®
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO

Quick Facts

- 26.9%

- 16.9%

- 3.8%

Change in
New Listings

Change in
Sold Listings

Change in
Median Sold Price

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Market Overview

Key market metrics for the current month and year-to-date. Single-Family Listings Only – Residential and Condo.



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Key Metrics	Historical Sparklines	4-2010	4-2011	+ / -	This Year YTD	Last Year YTD	+ / -
Pending Sales*	Historical Data Not Yet Available	550	1,666	--	--	--	--
Active Listings		23,899	30,286	+ 26.7%	--	--	--
Under Contract Listings		5,535	4,285	- 22.6%	16,563	14,102	- 14.9%
New Listings		12,644	9,247	- 26.9%	41,459	33,442	- 19.3%
Sold Listings		4,250	3,532	- 16.9%	12,782	11,348	- 11.2%
Total Days on Market		79	108	+ 36.7%	85	115	+ 35.4%
Median Sold Price**		\$211,000	\$203,000	- 3.8%	\$205,500	\$203,150	- 1.1%
Average Sold Price**		\$251,483	\$249,246	- 0.9%	\$248,706	\$249,270	+ 0.2%
Percent of Sold Price to List Price**		97.9%	97.1%	- 0.7%	97.8%	96.8%	- 1.1%

* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. This information was not available prior to February 2010. ** Does not account for seller concessions and/or down payment assistance.

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Under Contract Listings

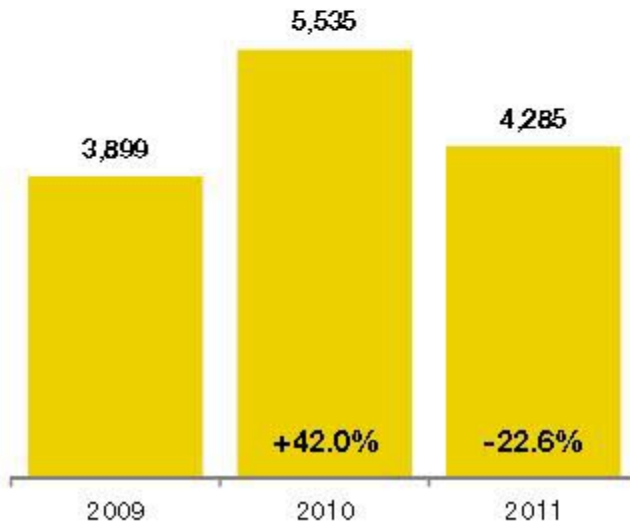
A count of the properties that have offers accepted on them in a given month.



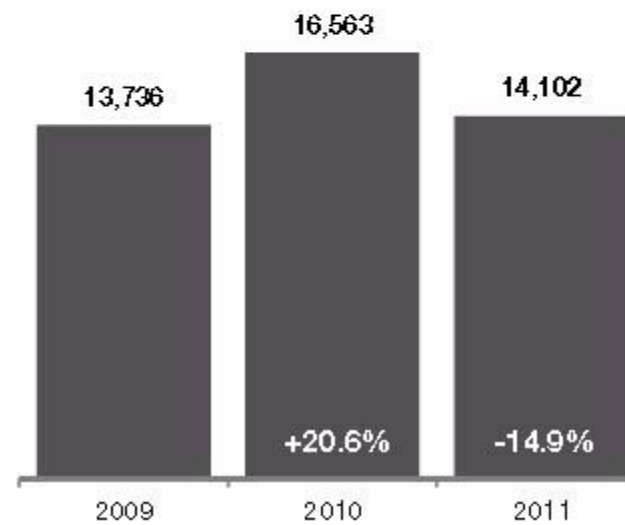
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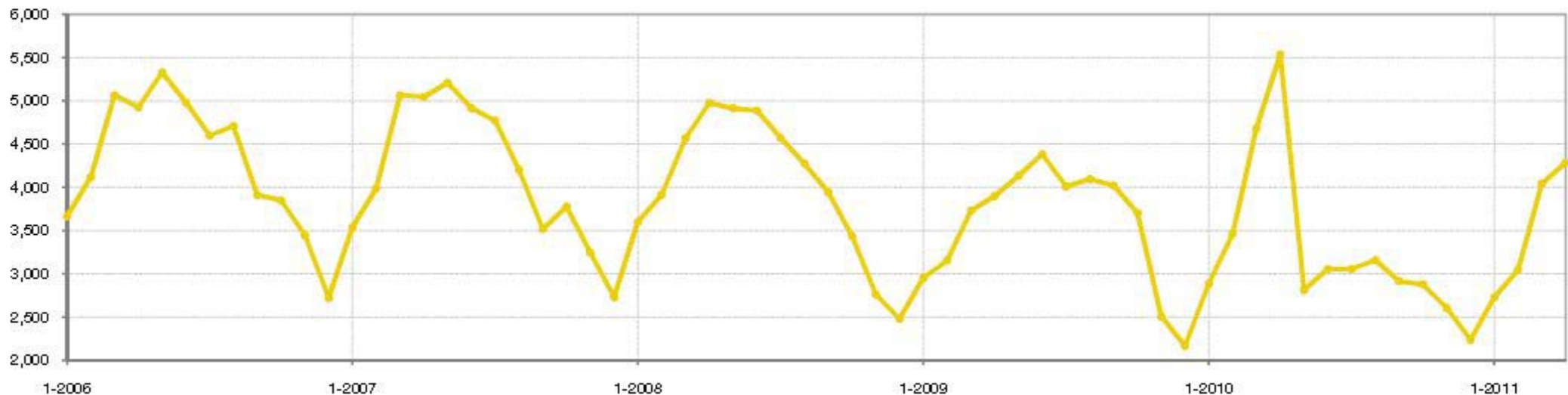


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	4,132	2,811	-32.0%
June	4,382	3,054	-30.3%
July	4,008	3,054	-23.8%
August	4,093	3,158	-22.8%
September	4,019	2,914	-27.5%
October	3,704	2,877	-22.3%
November	2,505	2,604	+4.0%
December	2,167	2,238	+3.3%
January	2,885	2,728	-5.4%
February	3,460	3,046	-12.0%
March	4,683	4,043	-13.7%
April	5,535	4,285	-22.6%
12-Month Avg	3,798	3,068	-19.2%

Historical Under Contract Listing Activity



New Listings

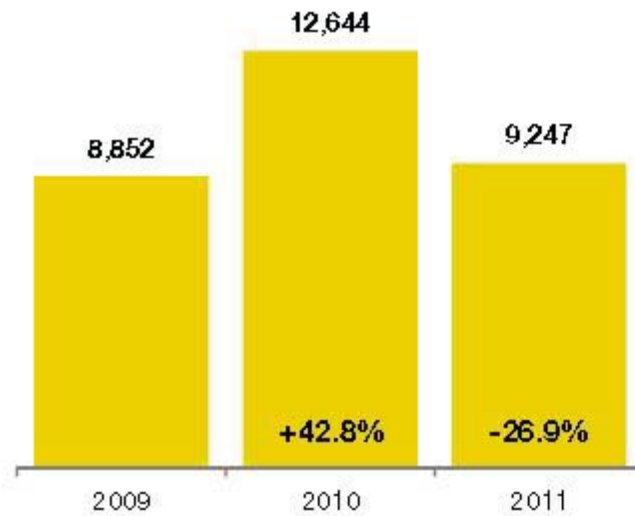
A count of the properties that have been newly listed on the market in a given month.



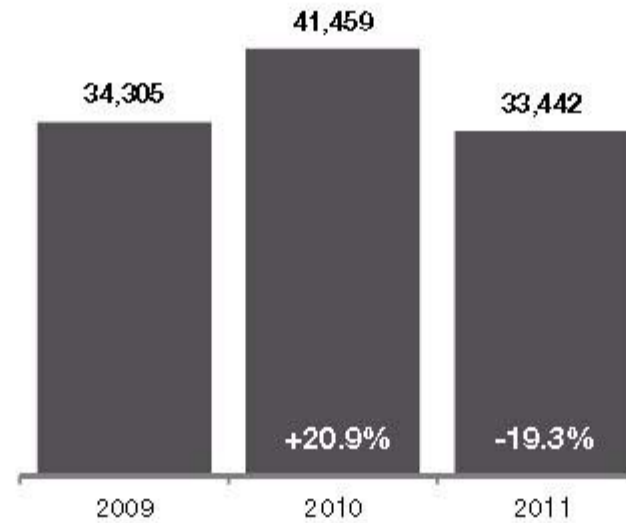
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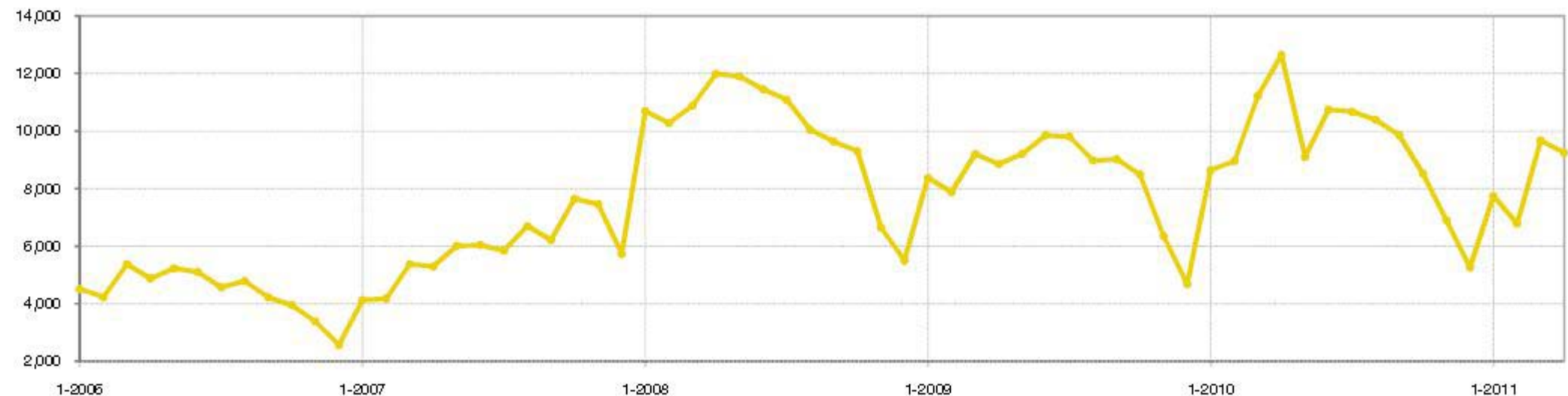


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	9,208	9,102	-1.2%
June	9,853	10,740	+9.0%
July	9,806	10,667	+8.8%
August	8,980	10,390	+15.7%
September	9,018	9,854	+9.3%
October	8,485	8,527	+0.5%
November	6,347	6,902	+8.7%
December	4,683	5,259	+12.3%
January	8,645	7,741	-10.5%
February	8,953	6,782	-24.2%
March	11,217	9,672	-13.8%
April	12,644	9,247	-26.9%
12-Month Avg	8,987	8,740	-2.7%

Historical New Listing Activity



Sold Listings

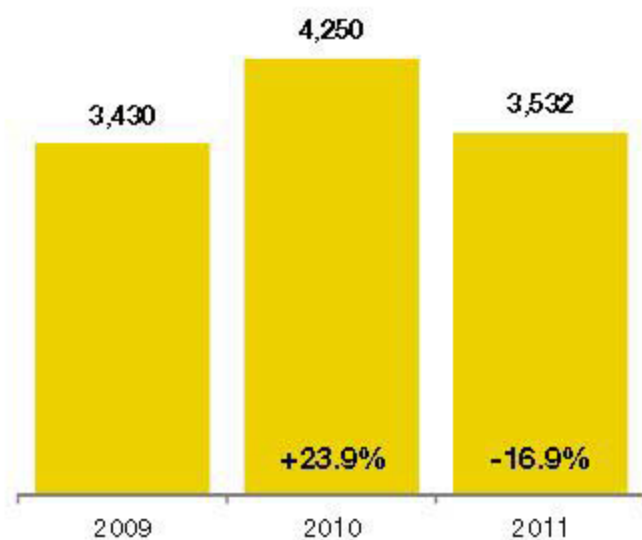
A count of the properties that have sold in a given month.



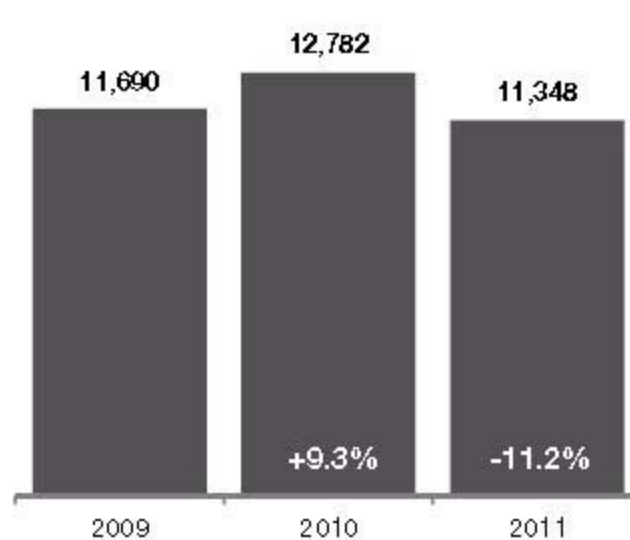
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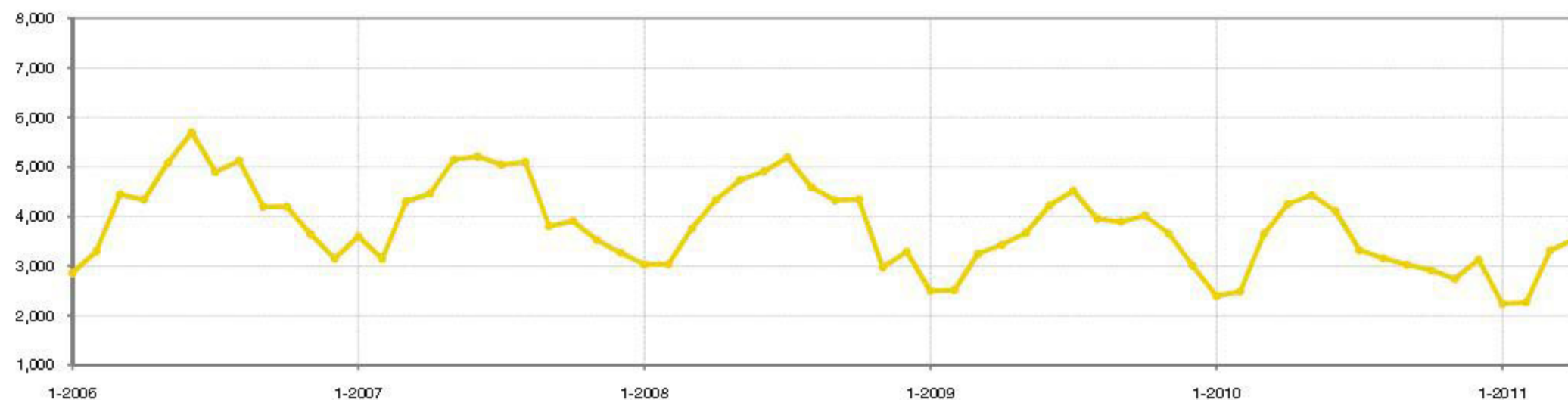


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	3,667	4,430	+20.8%
June	4,223	4,109	-2.7%
July	4,516	3,320	-26.5%
August	3,955	3,157	-20.2%
September	3,895	3,021	-22.4%
October	4,018	2,914	-27.5%
November	3,653	2,739	-25.0%
December	3,007	3,127	+4.0%
January	2,395	2,236	-6.6%
February	2,487	2,263	-9.0%
March	3,650	3,317	-9.1%
April	4,250	3,532	-16.9%
12-Month Avg	3,643	3,180	-11.8%

Historical Sold Listing Activity

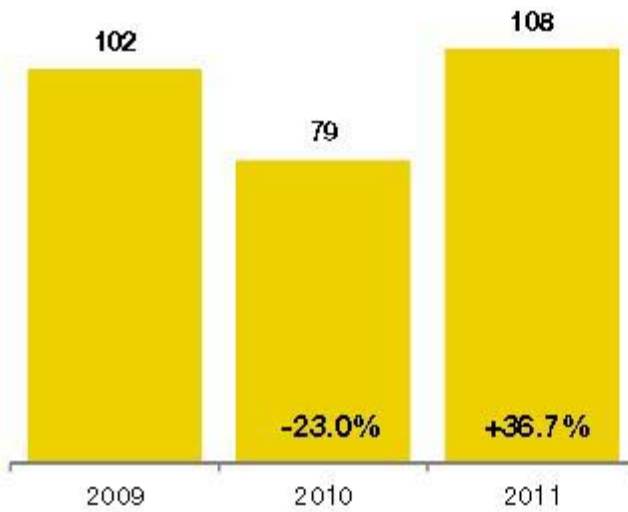


Total Days on Market

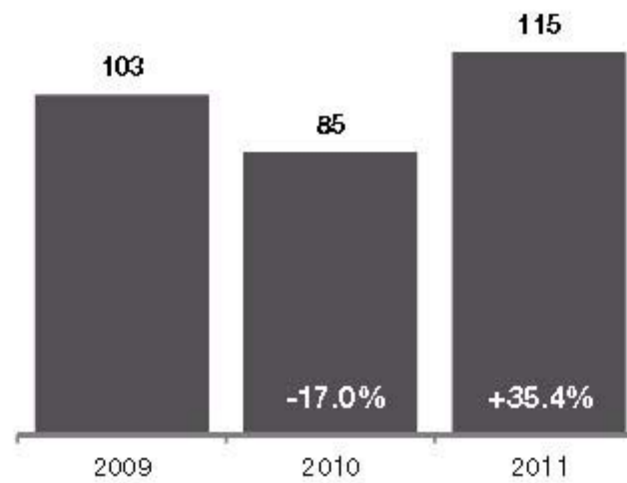
The average number of days between when a property is first listed and when an offer is accepted. Sold listings only.



April

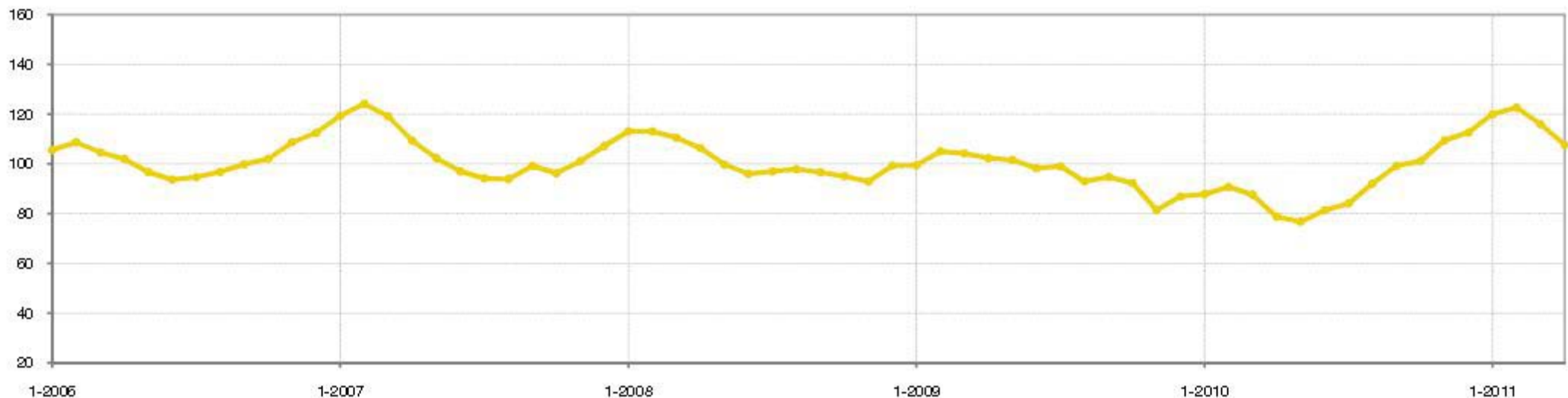


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	102	77	-24.4%
June	98	81	-17.2%
July	99	84	-15.1%
August	93	92	-0.9%
September	95	99	+4.7%
October	92	101	+9.6%
November	81	109	+34.5%
December	87	113	+29.6%
January	88	120	+36.7%
February	91	123	+35.1%
March	88	116	+32.3%
April	79	108	+36.7%
12-Month Avg	91	100	+9.1%

Historical Total Days on Market



Median Sold Price

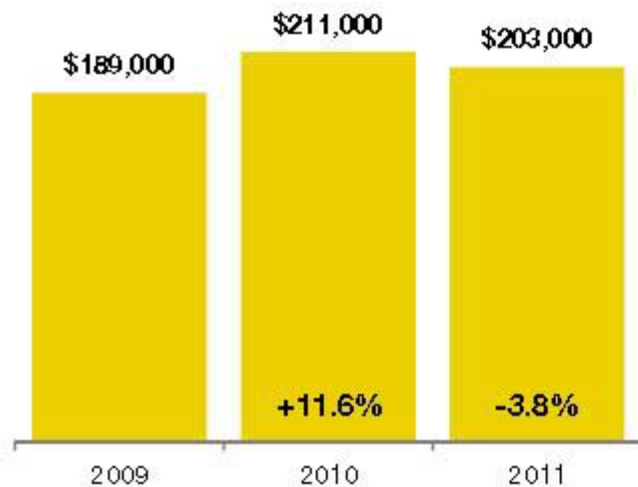
The median sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



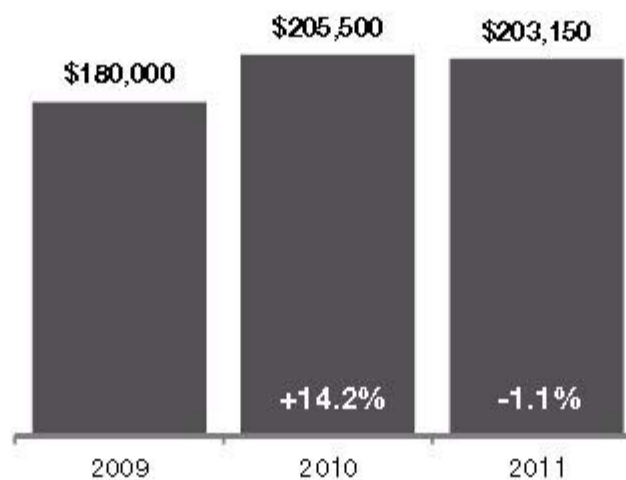
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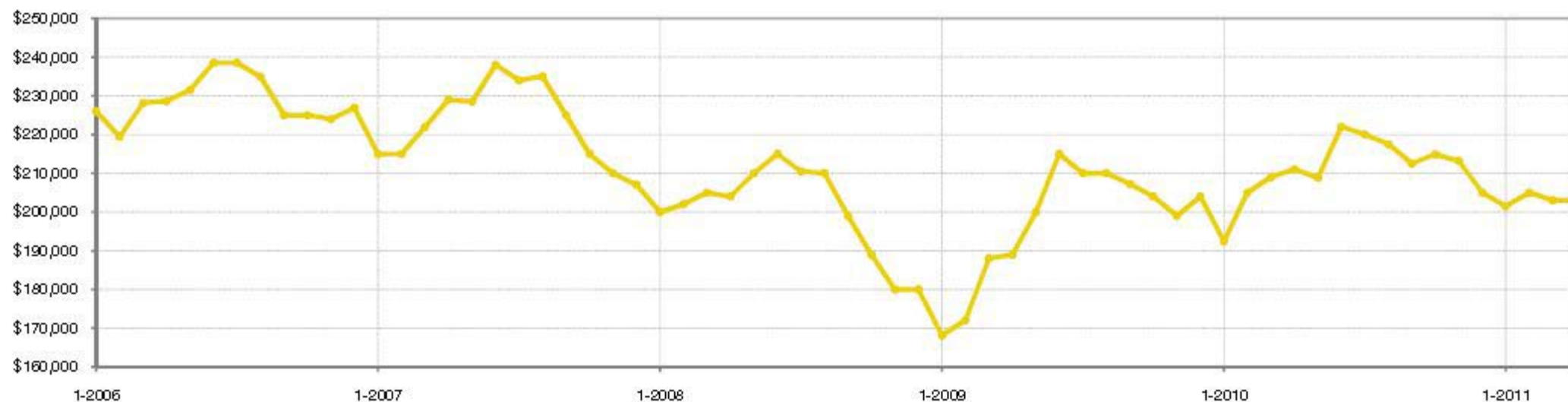


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	\$200,000	\$208,850	+4.4%
June	\$215,000	\$222,000	+3.3%
July	\$210,000	\$220,000	+4.8%
August	\$210,000	\$217,500	+3.6%
September	\$207,250	\$212,500	+2.5%
October	\$204,000	\$214,900	+5.3%
November	\$199,000	\$213,150	+7.1%
December	\$204,000	\$205,000	+0.5%
January	\$192,450	\$201,500	+4.7%
February	\$205,000	\$205,000	0.0%
March	\$208,975	\$203,000	-2.9%
April	\$211,000	\$203,000	-3.8%
12-Month Avg	\$206,000	\$210,000	+1.9%

Historical Median Sold Price



Average Sold Price

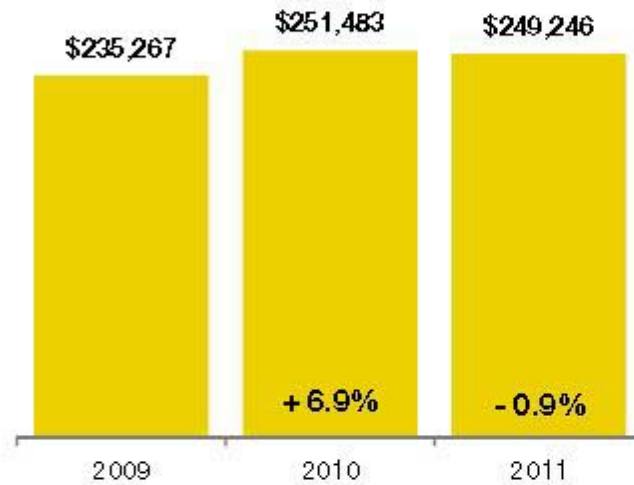
The average sold price for all sold listings in a given month. Does not account for seller concessions and/or down payment assistance.



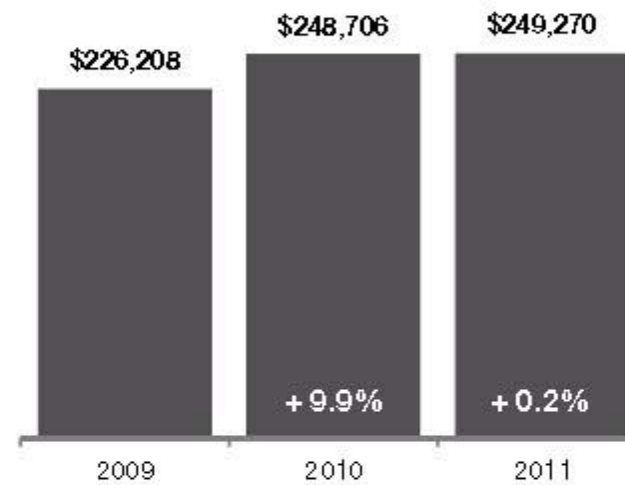
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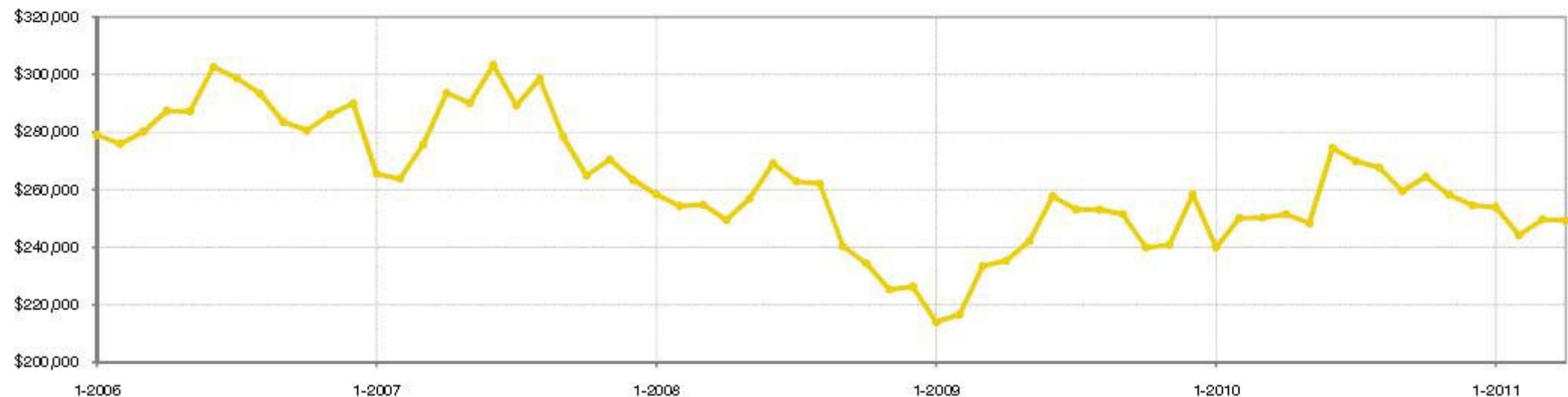


Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	\$242,215	\$248,328	+2.5%
June	\$257,669	\$274,447	+6.5%
July	\$253,148	\$269,855	+6.6%
August	\$253,045	\$267,656	+5.8%
September	\$251,478	\$259,519	+3.2%
October	\$239,871	\$264,448	+10.2%
November	\$240,815	\$258,210	+7.2%
December	\$258,284	\$254,578	-1.4%
January	\$239,888	\$253,943	+5.9%
February	\$250,101	\$244,179	-2.4%
March	\$250,293	\$249,633	-0.3%
April	\$251,483	\$249,246	-0.9%
12-Month Avg	\$249,313	\$258,236	+3.6%

Historical Average Sold Price



All data from Metrolist®. Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist.

Percent of Sold Price to List Price

Calculated by comparing final sold price to list price for sold listings. Does not account for seller concessions and/or down payment assistance.

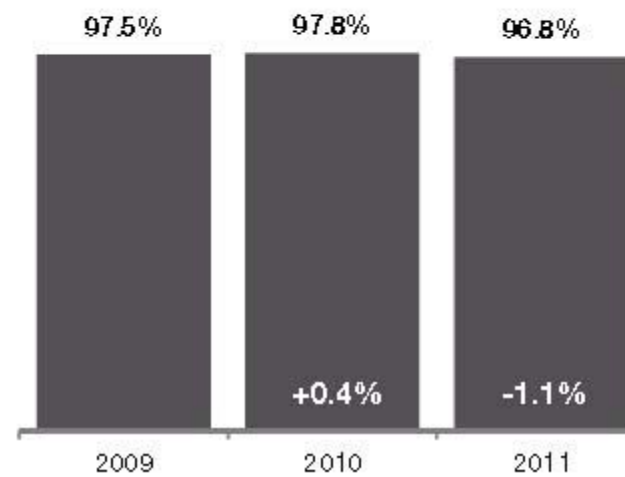
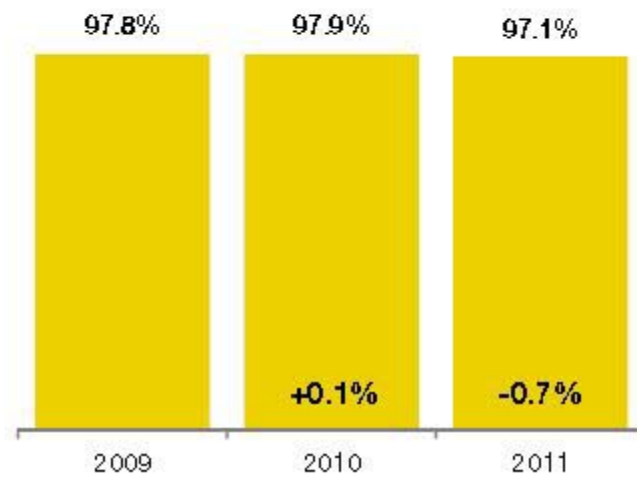


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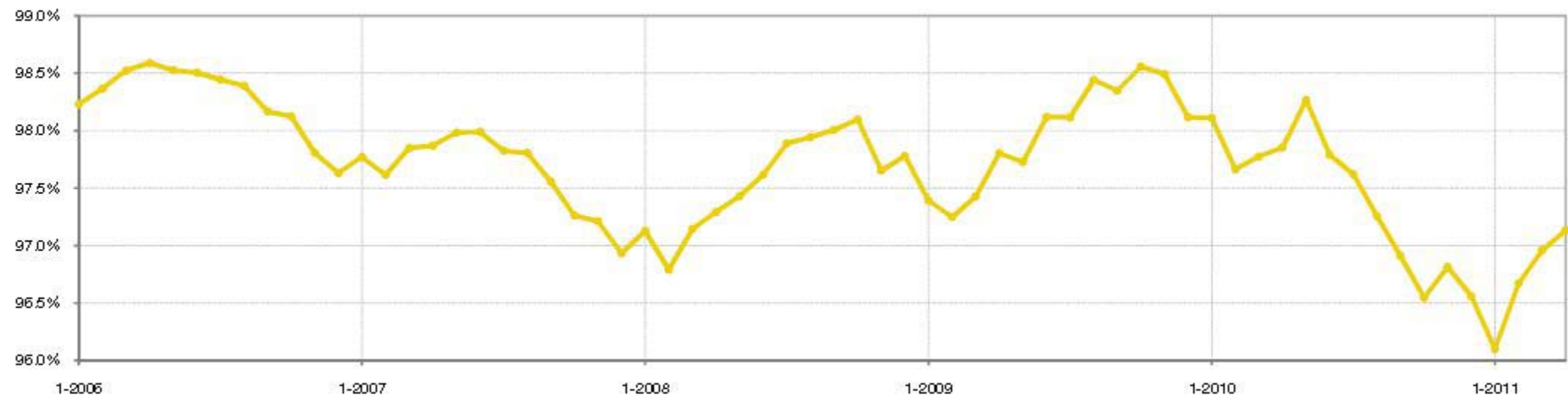
April

Year To Date (YTD)



Month	Prior Year	Current Year	+ / -
May	97.7%	98.3%	+0.6%
June	98.1%	97.8%	-0.3%
July	98.1%	97.6%	-0.5%
August	98.4%	97.3%	-1.2%
September	98.3%	96.9%	-1.5%
October	98.6%	96.5%	-2.0%
November	98.5%	96.8%	-1.7%
December	98.1%	96.6%	-1.6%
January	98.1%	96.1%	-2.0%
February	97.7%	96.7%	-1.0%
March	97.8%	97.0%	-0.8%
April	97.9%	97.1%	-0.7%
12-Month Avg	98.1%	97.2%	-1.0%

Historical Percent of Sold Price to List Price



Annual Review

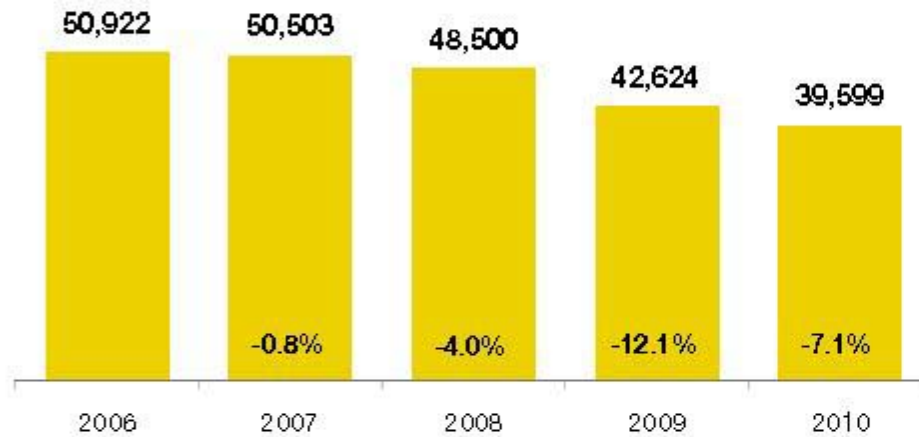
Historical look at key market metrics for the overall region.



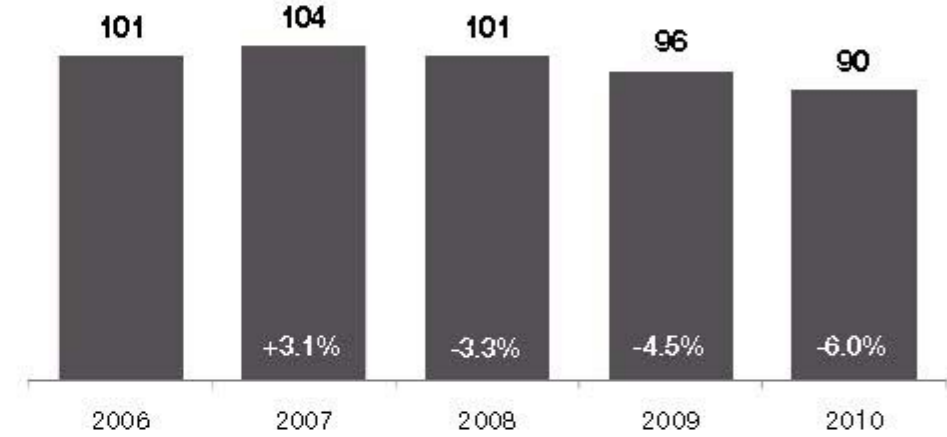
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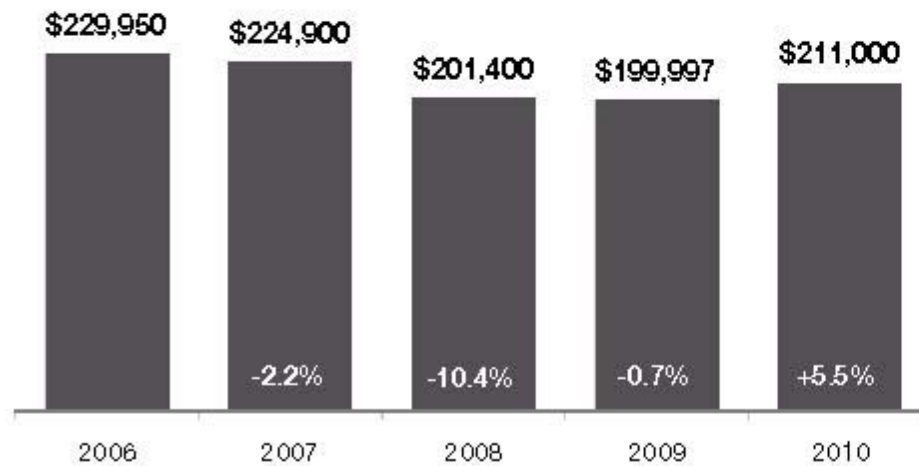
Sold Listings



Total Days on Market



Median Sold Price*



Percent of Sold Price to List Price*

