

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 31, 2012**

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,090	3,400
Last Month	3,893	3,692
Percentage Change	- 20.6%	- 7.9%
This Month, Last Year	2,832	3,156
Percentage Change, Compared To This Year	+ 9.1%	+ 7.7%
Year to Date, This Year	56,412	46,299
Year to Date, Last Year	47,373	39,387
Percentage Change	+ 19.1%	+ 17.5%

This report summarizes the sales of residential real estate units during the reported-on period. Please note:

- 1) The reported units have been adjusted for the calendar month (as defined by MLS cut-off dates each month) in order to put such periods on a comparable basis.
- 2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller.
- 3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.

UNSOLD HOMES ON THE MARKET:

This Month	7,706
This Month, Last Year	10,993
Percentage Change	- 29.9%
This Month	7,706
Last Month	8,847
Percentage Change	- 12.9%

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WEEKLY SALES RATE:

This Month	9.26%
This Month, Last Year	8.18%

AVERAGE PRICE OF PROPERTIES CLOSED:

	Single Family	Condos	Residential
This Month	\$289,926	\$186,877	\$315,451
Last Month	\$285,664	\$198,080	\$306,773
This Month, Last Year	\$253,986	\$166,420	\$275,610
Year to Date Average, This Year	\$279,601	\$179,616	\$304,178
Year to Date Average, Last Year	\$255,492	\$159,141	\$279,858

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Residential
This Month	\$142,000	\$255,000
Last Month	\$153,750	\$250,000
This Month, Last Year	\$120,700	\$230,000
Year to Date Median, This Year	\$142,000	\$250,000
Year to Date Median, Last Year	\$124,900	\$230,000

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 31, 2012**

Snapshot	Prior			Prior	
	Dec, '12	Month	Year Ago	Month	Year Ago
Single Family (Residential + Condo)					
Active	7,706	8,847	10,993	-12.90%	-29.90%
Pending	1,464	1,589	1,538	-7.87%	-4.81%
Under Contract	3,090	3,893	2,832	-20.63%	9.11%
Sold	3,400	3,692	3,156	-7.91%	7.73%
Avg DOM	73	70	107	4.29%	-31.78%
Avg Sold Price	\$289,926	\$285,664	\$253,986	1.49%	14.15%
Residential					
Active	6,366	7,336	8,854	-13.22%	-28.10%
Pending	1,168	1,269	1,232	-7.96%	-5.19%
Under Contract	2,442	3,119	2,253	-21.71%	8.39%
Sold	2,725	2,975	2,531	-8.40%	7.66%
Avg DOM	75	72	107	4.17%	-29.91%
Median Sold Price	\$255,000	\$250,000	\$230,000	2.00%	10.87%
Avg Sold Price	\$315,451	\$306,773	\$275,610	2.83%	14.46%
Condo					
Active	1,340	1,511	2,139	-11.32%	-37.35%
Pending	296	320	306	-7.50%	-3.27%
Under Contract	648	774	579	-16.28%	11.92%
Sold	675	717	625	-5.86%	8.00%
Avg DOM	67	64	106	4.69%	-36.79%
Median Sold Price	\$142,000	\$153,750	\$120,700	-7.64%	17.65%
Avg Sold Price	\$186,877	\$198,080	\$166,420	-5.66%	12.29%

Footnotes:

Active, Pending, Under Contract, and Sold presented as # of units.

Pending are those listings that are awaiting contract approval from a financial institution.

Avg DOM = Average Days on Market

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF DECEMBER 31, 2012**

Snapshot - YTD	YTD 2012	YTD 2011	YTD 2010	%	%
				Change 12 vs '11	Change 12 vs '10
Single Family (Residential + Condo)					
Active	7,706	10,993	18,257	-29.90%	-57.79%
Under Contract	56,412	47,373	49,313	19.08%	14.40%
Sold	46,299	39,387	38,818	17.55%	19.27%
Avg DOM	77	108	92	-28.70%	-16.30%
Avg Sold Price	\$279,601	\$255,492	\$257,000	9.44%	8.79%
Residential					
Active	6,366	8,854	13,941	-28.10%	-54.34%
Under Contract	45,410	37,988	39,200	19.54%	15.84%
Sold	37,164	31,437	30,777	18.22%	20.75%
Avg DOM	77	105	90	-26.67%	-14.44%
Median Sold Price	\$250,000	\$230,000	\$235,000	8.70%	6.38%
Avg Sold Price	\$304,178	\$279,858	\$282,080	8.69%	7.83%
Condo					
Active	1,340	2,139	4,316	-37.35%	-68.95%
Under Contract	11,002	9,385	10,113	17.23%	8.79%
Sold	9,135	7,950	8,041	14.91%	13.61%
Avg DOM	77	116	98	-33.62%	-21.43%
Median Sold Price	\$142,000	\$124,900	\$136,000	13.69%	4.41%
Avg Sold Price	\$179,616	\$159,141	\$161,005	12.87%	11.56%

Footnotes:

Active, Under Contract, and Sold presented as # of units.

Avg DOM = Average Days on Market

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Greater Metropolitan Denver Real Estate Statistics Month End Inventory of Unsold Homes

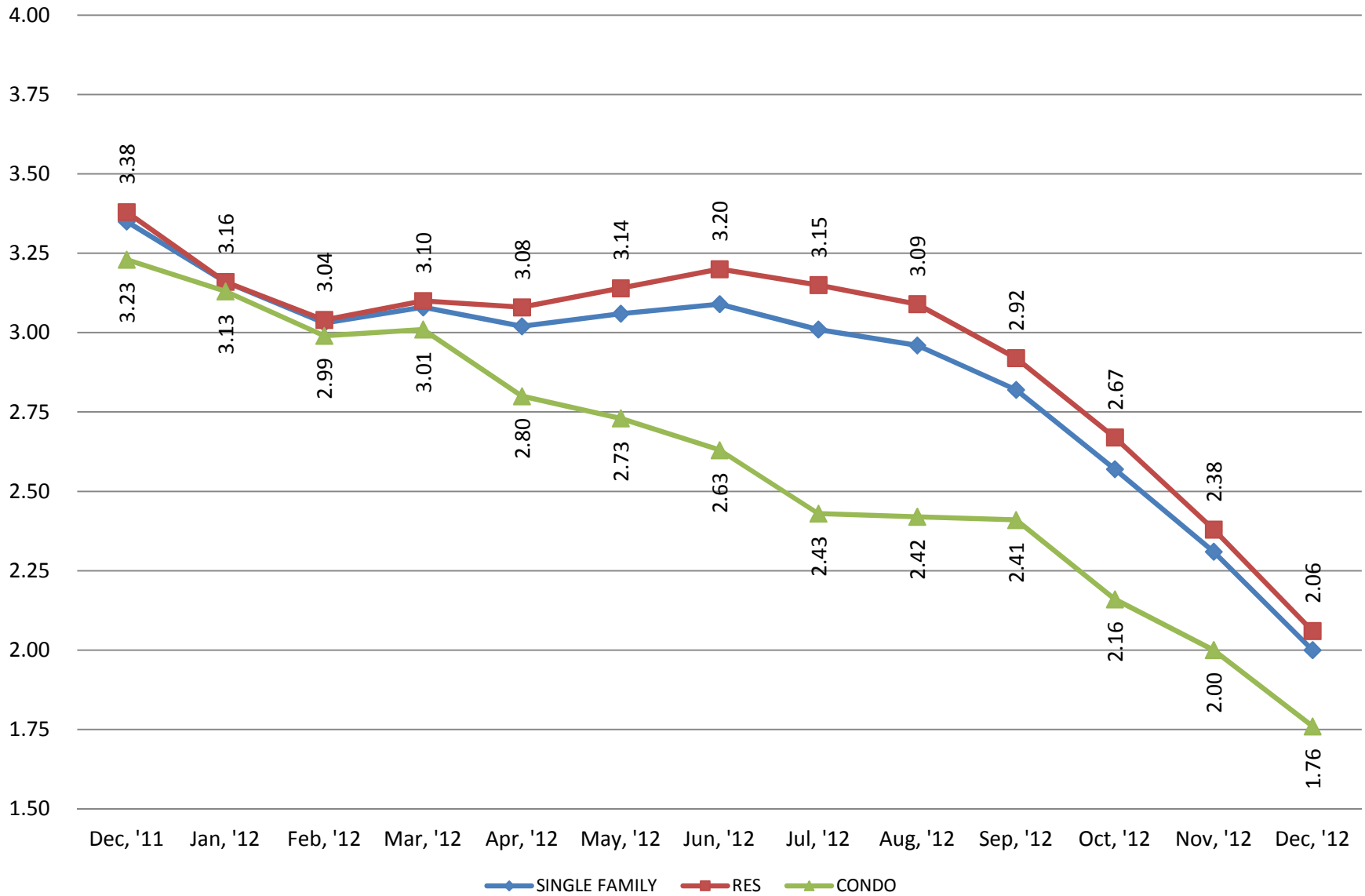


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Greater Metropolitan Denver Month's Supply of Inventory

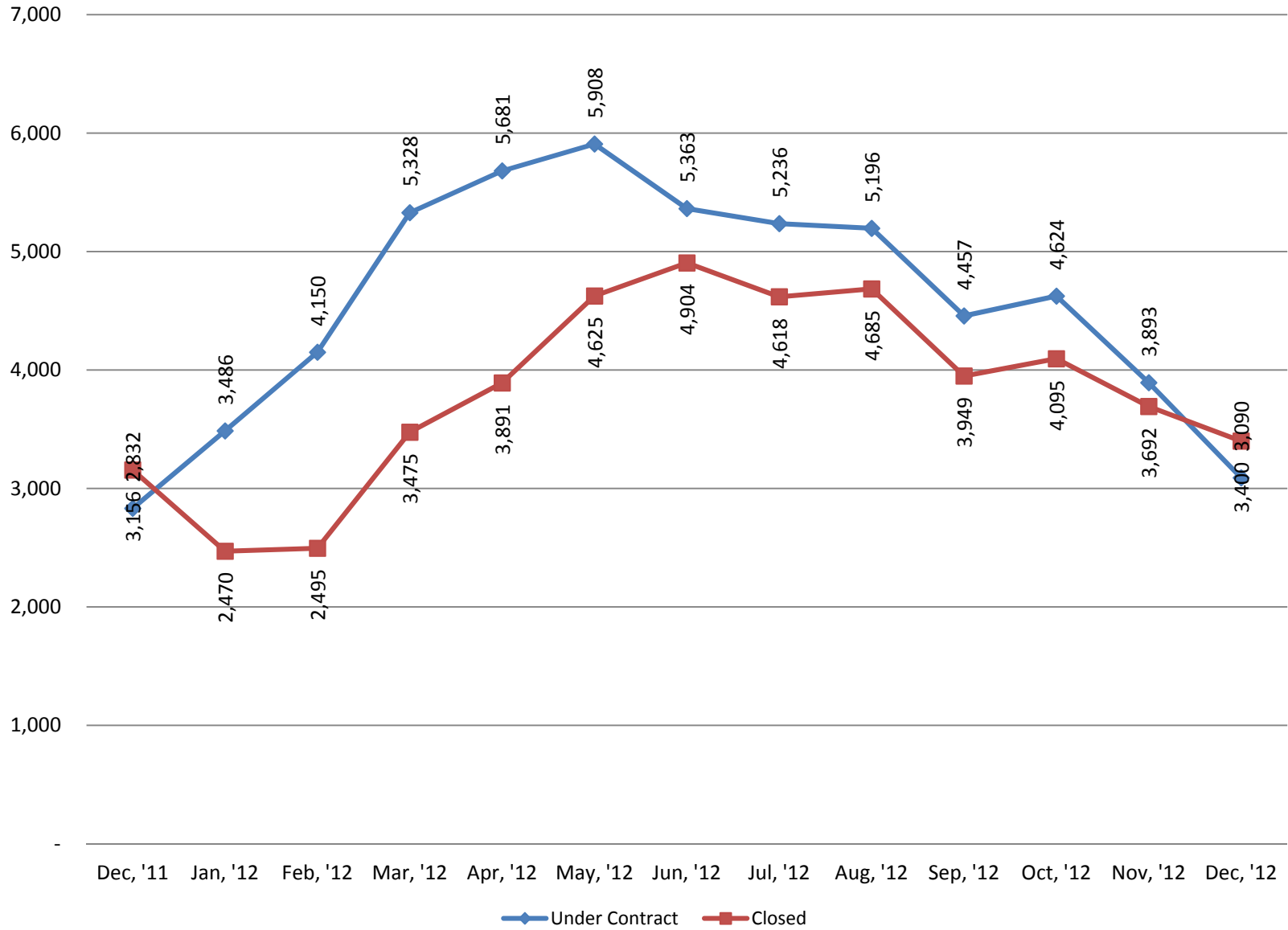


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Greater Metropolitan Denver Real Estate Statistics Under Contract and Closed Units

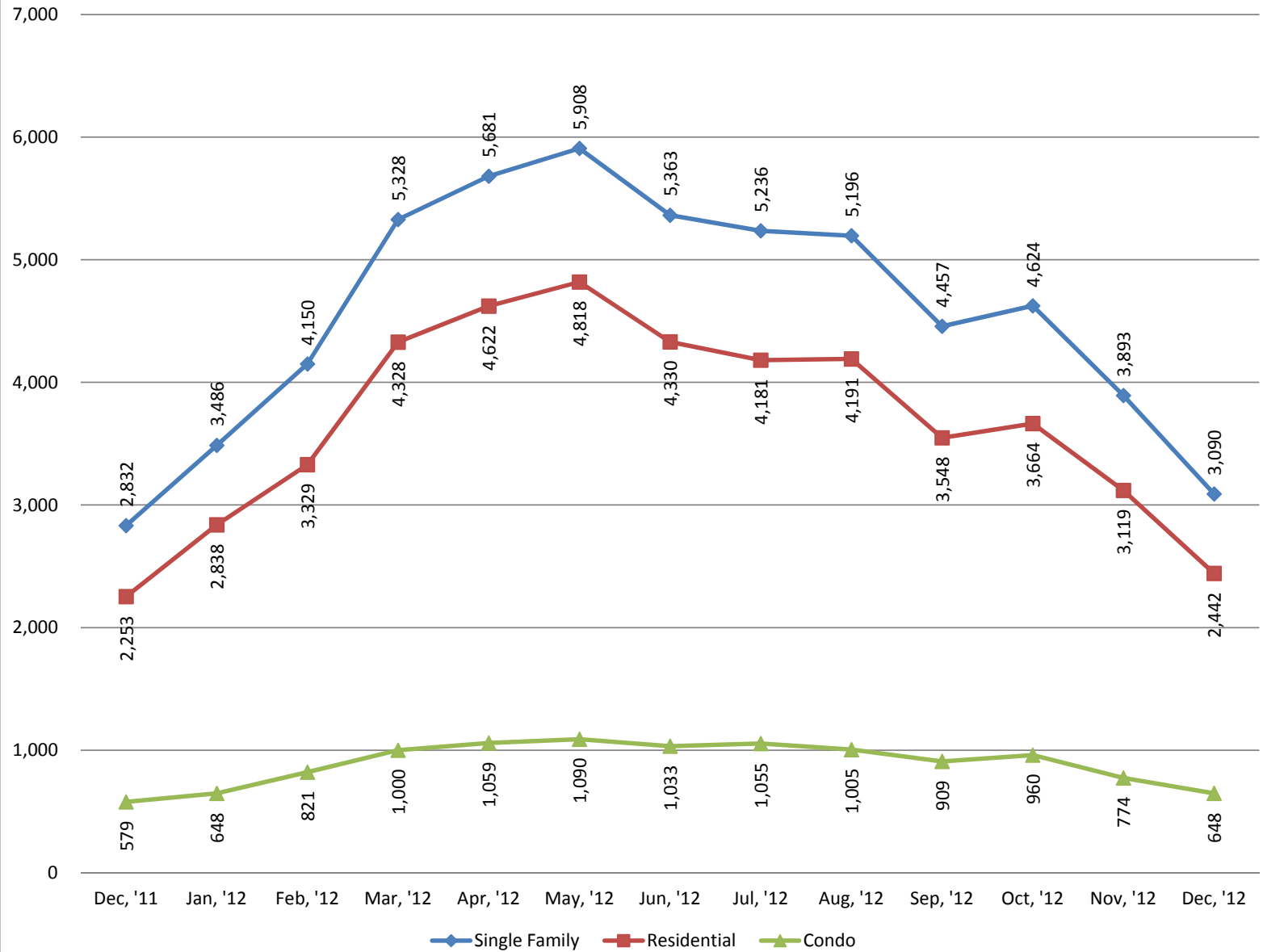


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Greater Metropolitan Denver Real Estate Statistics Monthly Under Contract Units

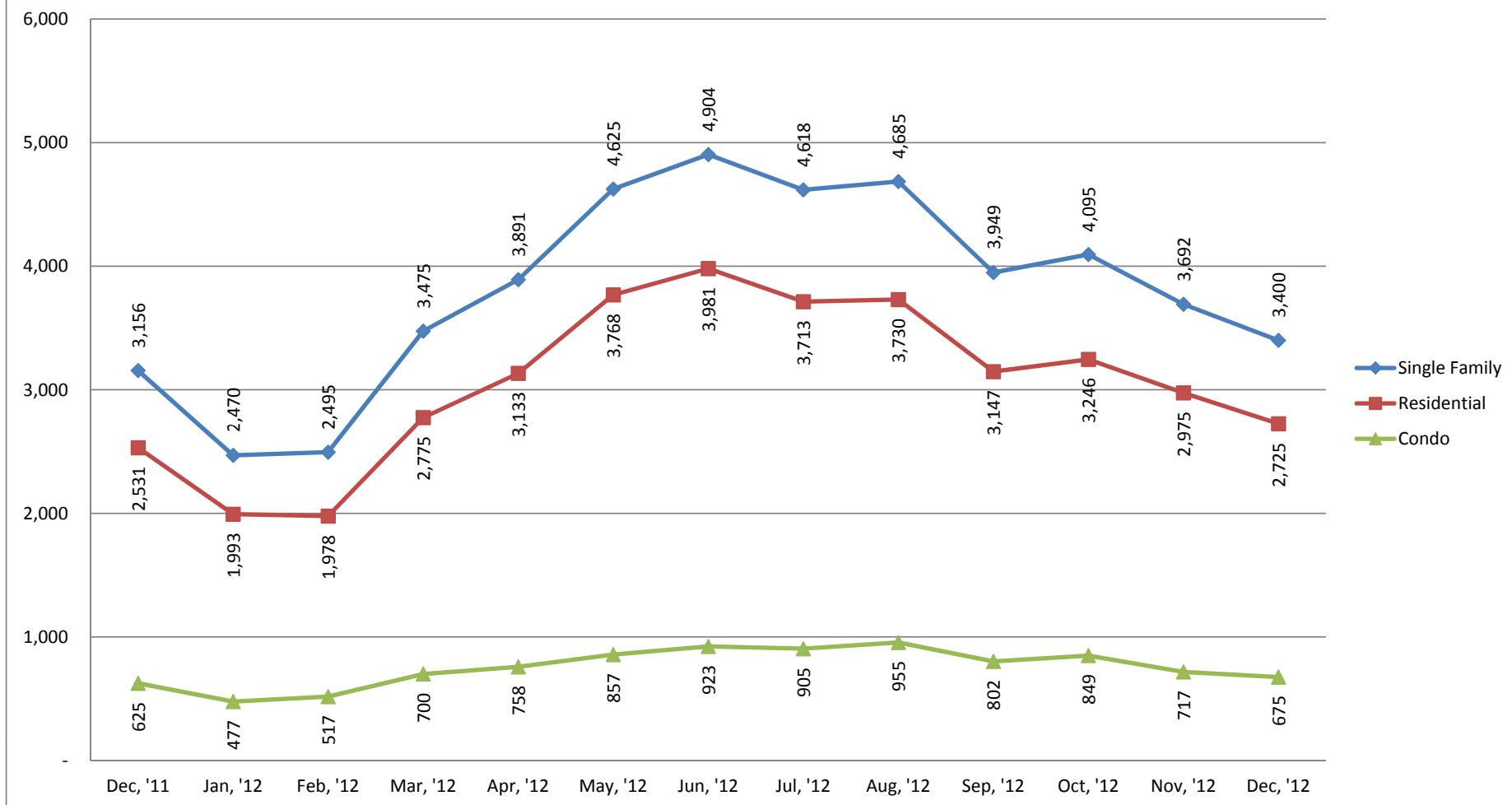


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Greater Metropolitan Denver Real Estate Statistics Monthly Closed Units

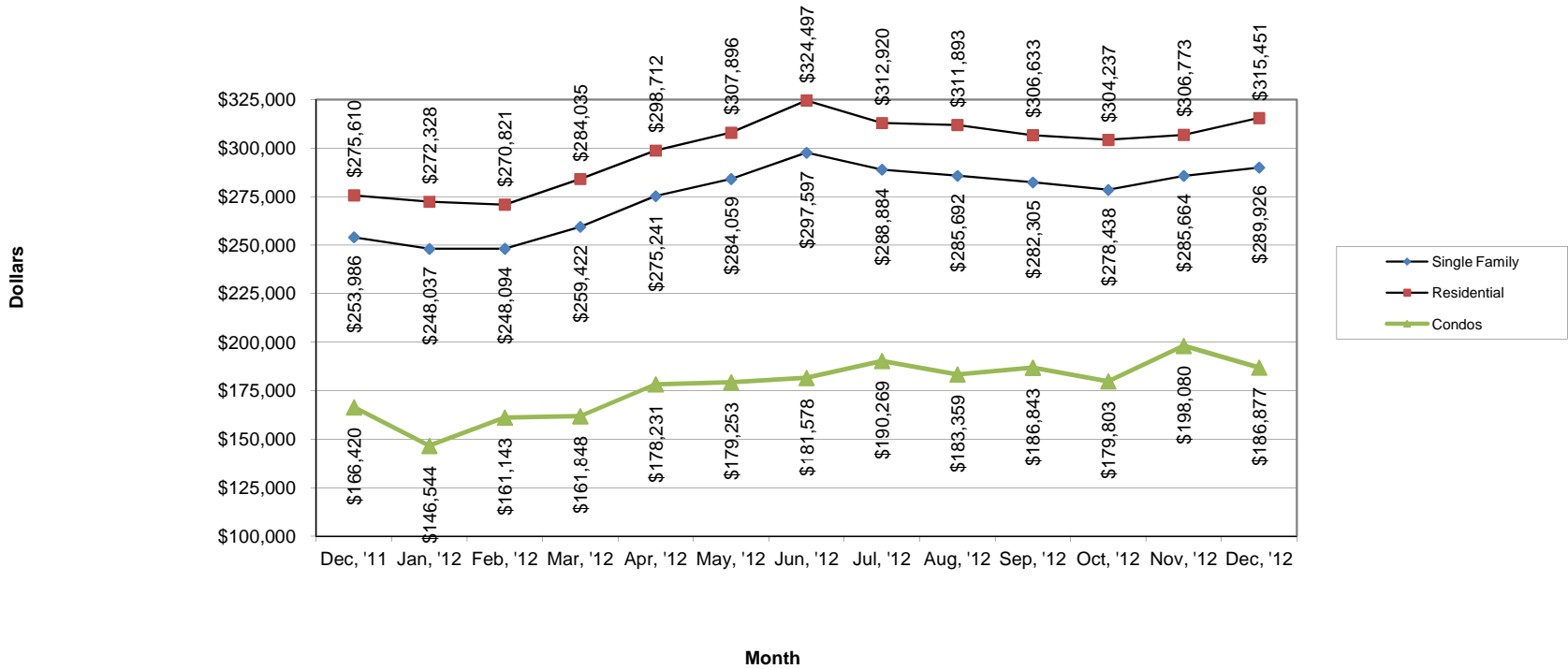


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Greater Metropolitan Denver Real Estate Statistics Monthly Average Sales Price

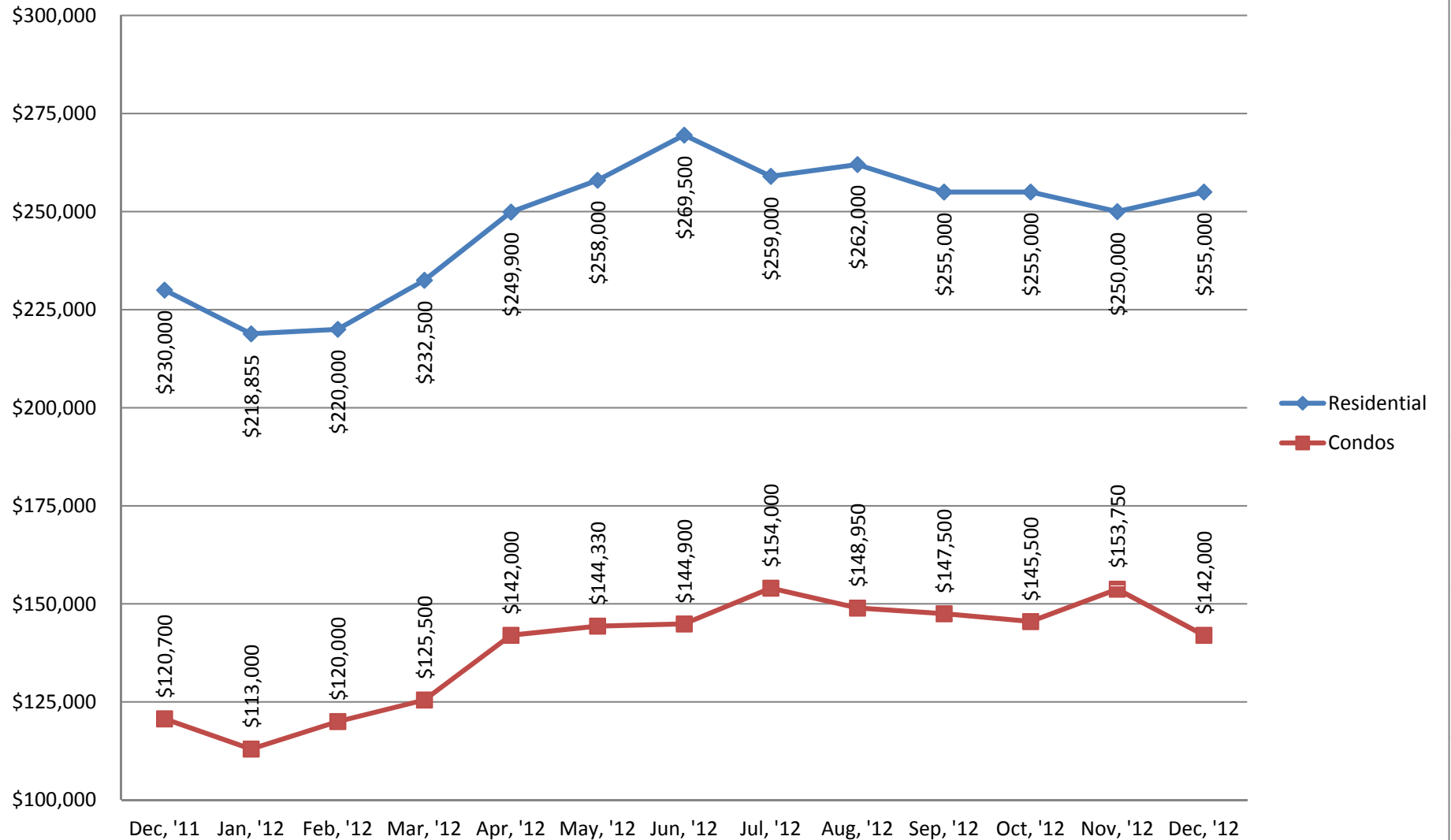


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Greater Metropolitan Denver Real Estate Monthly Median Sales Price

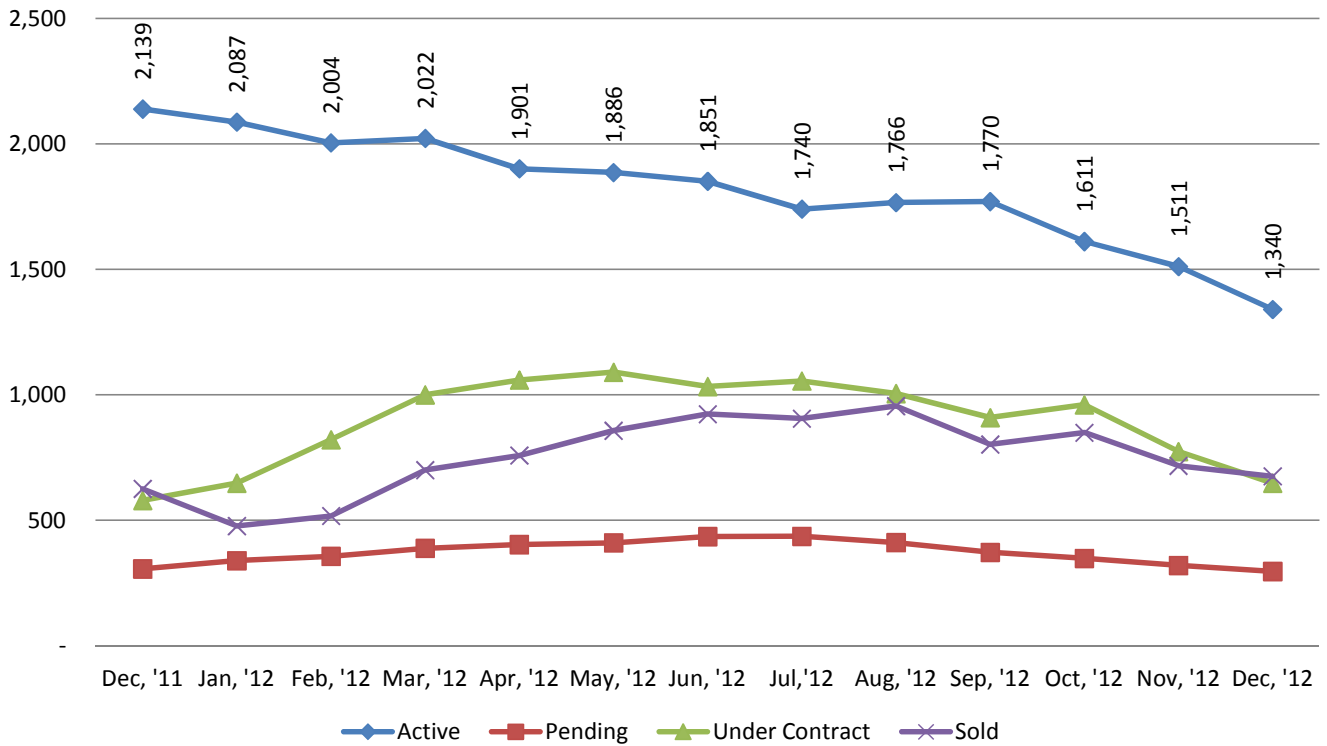


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Greater Metropolitan Denver Real Estate Condo

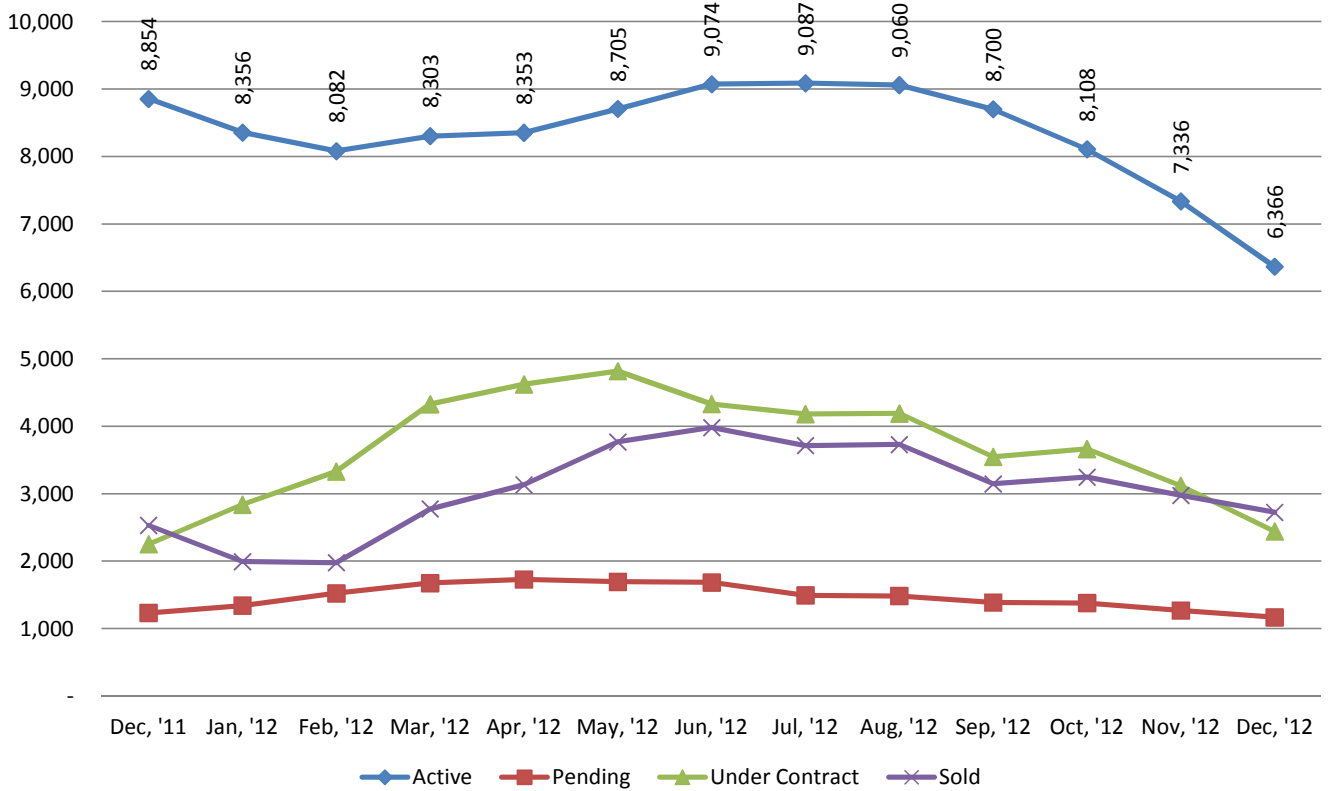


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Greater Metropolitan Denver Real Estate Residential

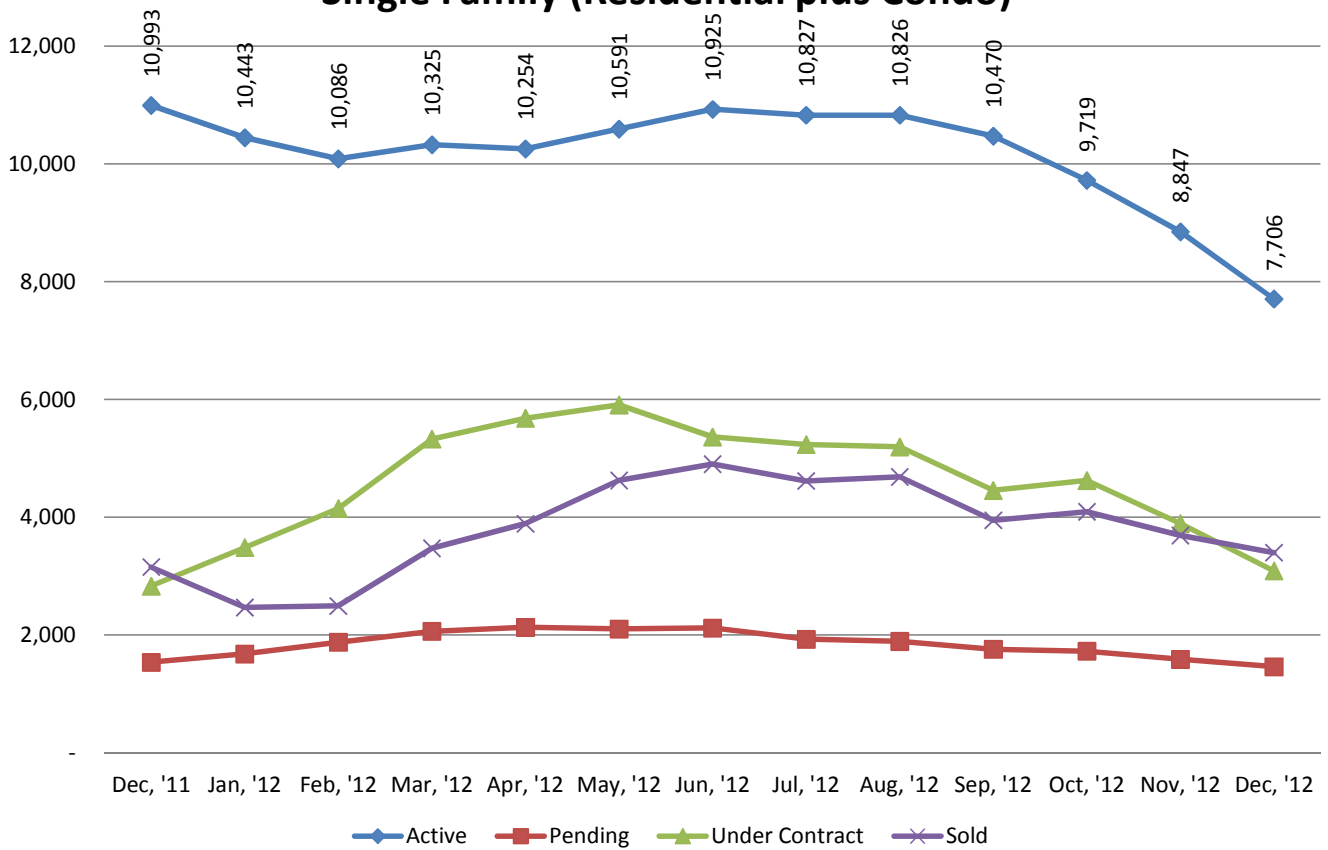


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Greater Metropolitan Denver Real Estate Single Family (Residential plus Condo)



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**Greater Metropolitan Denver Real Estate Statistics
Rolling Three Month Information**

RESIDENTIAL

Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
OCT	8,108	3,246	\$304,237	\$255,000	31,464	\$302,956	\$250,000
NOV	7,336	2,975	\$306,773	\$250,000	34,439	\$303,286	\$250,000
DEC	6,366	2,725	\$315,451	\$255,000	37,164	\$304,178	\$250,000

CONDOMINIUMS AND TOWNHOUSES

Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
OCT	1,611	849	\$179,803	\$145,500	7,743	\$177,273	\$140,000
NOV	1,511	717	\$198,080	\$153,750	8,460	\$179,036	\$142,000
DEC	1,340	675	\$186,877	\$142,000	9,135	\$179,616	\$142,000

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