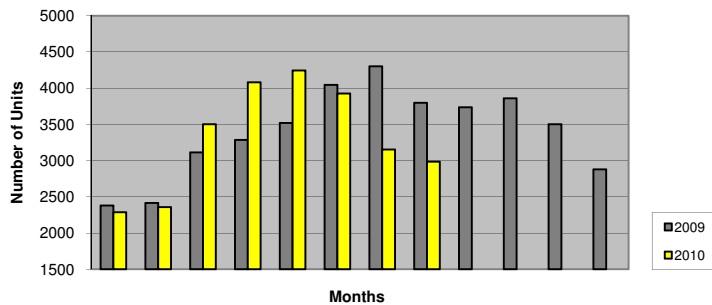
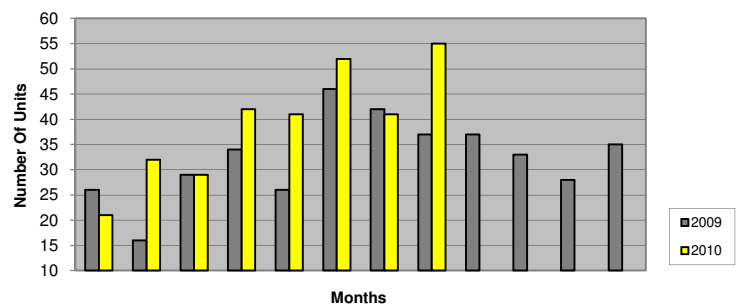


Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.36% / .715 Year Fixed
Conforming/Points
3.86% / 0.61 Year
ARM/Points
3.52 / 0.76 Month
Libor
0.49%Prime
Rate
3.25%

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation or misprints and shall be held totally harmless. Source: Freddie Mac (Week ending Feb. 12, 2010). For Additional Info on Current Rates call 888-781-7425.

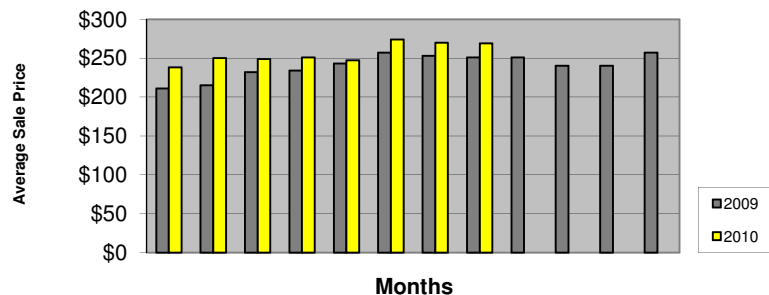
Total Properties Sold 2009 vs 2010
(SFR & Condo)Total Properties Sold 2009 vs 2010
(Million Dollar plus SFR & Condo)

Total Properties Sold 2008 - 2010 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	2987	3001	3709	4265	4565	4739	4978	4405	4159	4184	2851	3169		
2009	2379	2414	3115	3284	3519	4043	4299	3795	3736	3859	3500	2879	-13.2%	-17.8%
2010	2289	2358	3500	4081	4245	3924	3151	2987						-1.2%
(%)	-3.8%	-2.3%	12.4%	24.3%	20.6%	-2.9%	-26.7%	-21.3%						

Properties Sold 2008 - 2010 (Million Dollar plus SFR & Condo)

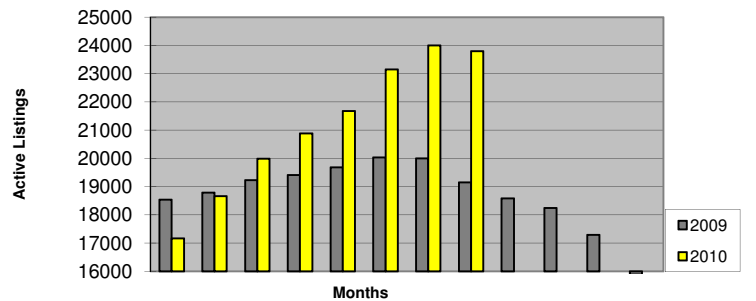
	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	47	44	42	52	62	80	74	64	35	40	26	33		
2009	26	16	29	34	26	46	42	37	37	33	28	35	-35.1%	-44.9%
2010	21	32	29	42	41	52	41	55						22.3%
(%)	-19.2%	100.0%	0.0%	23.5%	57.7%	13.0%	-2.4%	48.6%						

Average Sales Price 2009 vs 2010
(SFR & Condo)

Average Sales Price 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	\$257	\$255	\$254	\$248	\$256	\$267	\$261	\$259	\$239	\$232	\$225	\$225		
2009	\$211	\$215	\$232	\$234	\$243	\$257	\$253	\$251	\$251	\$240	\$240	\$257	-3.1%	-7.8%
2010	\$238	\$250	\$249	\$251	\$247	\$274	\$270	\$269					8.0%	
(%)	12.8%	16.3%	7.3%	7.3%	1.6%	6.6%	6.7%	7.2%						

Active Inventory 2009 vs 2010 (SFR & Condo)



Active Inventory 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ	YTD Δ
2008	24489	25037	25516	26171	25230	25325	24835	23967	23080	22025	20503	18534		
2009	18541	18795	19236	19413	19685	20035	20005	19148	18586	18249	17292	15893	-21.0%	-22.8%
2010	17171	18666	19992	20883	21681	23158	23998	23800						9.4%
(%)	-7.4%	-0.7%	3.9%	7.6%	10.1%	15.6%	20.0%	24.3%						

For Additional Information Contact Chris Mygatt, President/COO. 303.409.1500

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy.
Date maintained by the Boards or MLS may not reflect all real estate activity in the market.

THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT

METROPOLITAN DENVER REAL ESTATE STATISTICS

AS OF AUGUST 2010

	Based On Properties Under Contract*	Based On Properties Closed*
This Month	3,262	2,987
Last Month	3,026	3,151
Percentage Change	7.8%	-5.2%
This Month, Last Year	3,931	3,794
Percentage Change, Compared To This Year	-17.0%	-21.3%
Year to Date, This Year	27,918	26,534
Year to Date, Last Year	29,093	26,844
Percentage Change	-4.0%	-1.2%

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 a true calendar month (as defined by MLS cut-off dates each month)

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	23,800
This Month, Last Year	19,093
Percentage Change	24.7%
This Month	23,800
Last Month	23,998
Percentage Change	-0.8%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$269	\$163	\$296
Last Month	\$270	\$156	\$299
This Month, Last Year	\$251	\$168	\$274
Year to Date Average, This Year	\$237	\$163	\$281
Year to Date Average, Last Year	\$256	\$158	\$258

MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$130,000	\$238,000
Last Month	\$129,000	\$240,000
This Month, Last Year	\$143,000	\$227,000