

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.80% / .7

15 Year Fixed
Conforming/Points
4.09% / 0.7

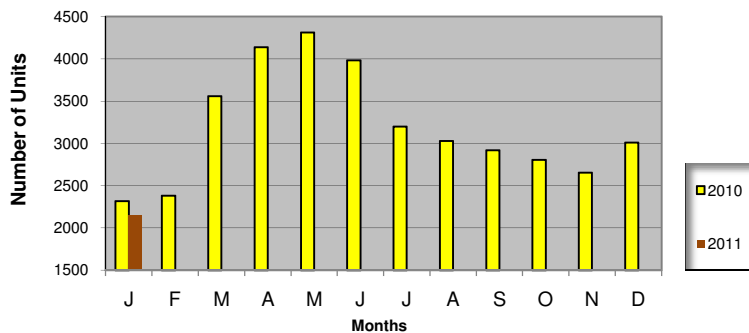
1 Year
ARM/Points
3.26 / 0.6

6 Month
Libor
0.00

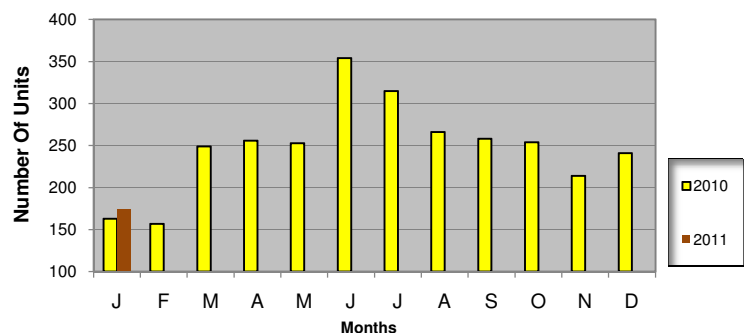
Prime
Rate
3.25%

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, 2009). For Additional Info on Current Rates call 888-781-7425.

**Total Properties Sold 2010 vs 2011
(SFR & Condo)**



**Total Properties Sold 2010 vs 2011
(Half Million Dollar plus SFR & Condo)**



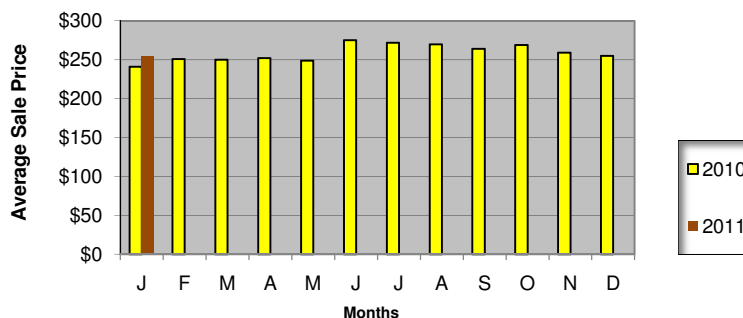
Total Properties Sold 2008 - 2011 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	-20.4%
2010	2315	2380	3557	4138	4311	3981	3200	3028	2919	2803	2655	3011	-6.2%	-2.7%
2011	2151													-7.1%
(%)	-7.1%													

Properties Sold 2008 - 2011 (Half Million Dollar plus SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	254	254	274	299	338	464	400	363	250	256	158	190		
2009	127	137	190	180	240	291	293	270	237	223	215	245	-24.3%	-50.0%
2010	163	157	249	256	253	354	315	266	258	254	214	241	12.5%	28.3%
2011	174													6.7%
(%)	6.7%													

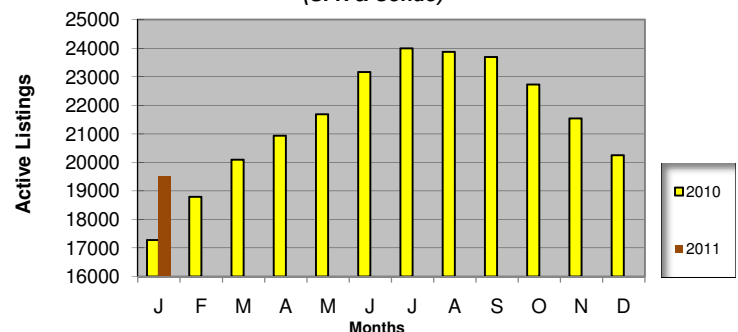
**Average Sales Price 2010 vs 2011
(SFR & Condo)**



Average Sales Price 2008 - 2011

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
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%	-17.8%
2010	\$241	\$251	\$250	\$252	\$249	\$275	\$272	\$270	\$264	\$269	\$259	\$255	7.7%	14.2%
2011	\$254													5.4%
(%)	5.4%													

**Active Inventory 2010 vs 2011
(SFR & Condo)**



Active Inventory 2008 - 2011

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	24489	25037	25516	26171	25230	25325	24835	23967	23080	22025	20405	18424		
2009	18454	18669	19144	19321	19599	19956	19929	19070	18490	18121	17189	15757	-21.4%	-24.6%
2010	17282	18787	20093	20931	21686	23164	23994	23876	23690	22729	21537	20252	15.3%	-6.4%
2011	19506													12.9%
(%)	12.9%													

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 JANUARY 2011

	Based On Properties <u>Under Contract*</u>	Based On Properties <u>Closed*</u>
This Month	# 2,745	2,151
Last Month	2,217	3,011
Percentage Change	23.8%	-28.6%
This Month, Last Year	2,799	2,315
Percentage Change, Compared To This Year	-1.9%	-7.1%
Year to Date, This Year	2,745	2,151
Year to Date, Last Year	2,799	2,315
Percentage Change	-1.9%	-7.1%

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	19,506
This Month, Last Year	17,282
Percentage Change	12.9%
This Month	19,506
Last Month	20,252
Percentage Change	-3.7%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$254	\$158	\$279
Last Month	\$255	\$171	\$277
This Month, Last Year	\$241	\$163	\$263
Year to Date Average, This Year	\$254	\$158	\$279
Year to Date Average, Last Year	\$241	\$163	\$263

MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$120,000	\$220,000
Last Month	\$137,000	\$220,000
This Month, Last Year	\$130,000	\$212,000

	Based On Condos <u>Under Contract*</u>	Based On Condos <u>Closed*</u>
This Month	554	443
Last Month	477	616
Percentage Change	16.1%	-28.1%
This Month, Last Year	629	521
Percentage Change, Compared To This Year	-11.9%	-15.0%
Year to Date, This Year	554	443
Year to Date, Last Year	629	521
Percentage Change	-11.9%	-15.0%

	Based On Residential <u>Under Contract*</u>	Based On Residential <u>Closed*</u>
This Month	2,191	1,708
Last Month	1,740	2,395
Percentage Change	25.9%	-28.7%
This Month, Last Year	2,170	1,794
Percentage Change, Compared To This Year	1.0%	-4.8%
Year to Date, This Year	2,191	1,708
Year to Date, Last Year	2,170	1,794
Percentage Change	1.0%	-4.8%