

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
4.78% / 0.7

15 Year Fixed
Conforming/Points
3.97% / 0.7

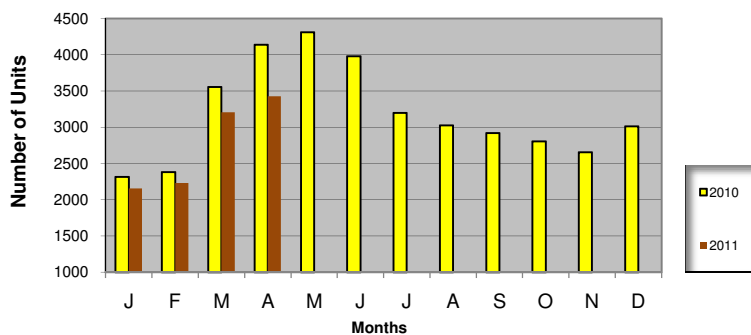
1 Year
ARM/Points
3.15 / 0.6

6 Month
Libor
0.43

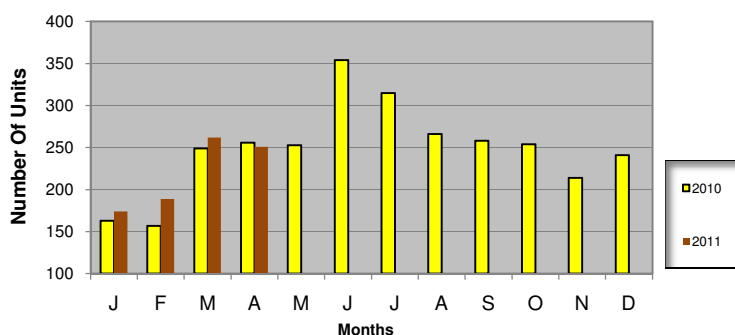
Prime
Rate
3.25%

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)**



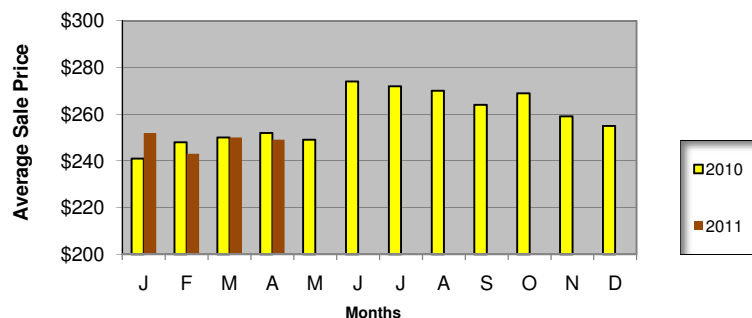
Total Properties Sold 2008 - 2011 (SFR & Condo)

	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%	-19.8%
2010	2315	2380	3557	4138	4311	3981	3200	3028	2919	2803	2655	3011	-6.2%	10.7%
2011	2156	2229	3209	3429										-11.0%
(%)	-6.9%	-6.3%	-9.8%	-17.1%										

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%	-41.4%
2010	163	157	249	256	253	354	315	266	258	254	214	241	12.5%	30.1%
2011	174	189	262	251										6.2%
(%)	6.7%	20.4%	5.2%	-2.0%										

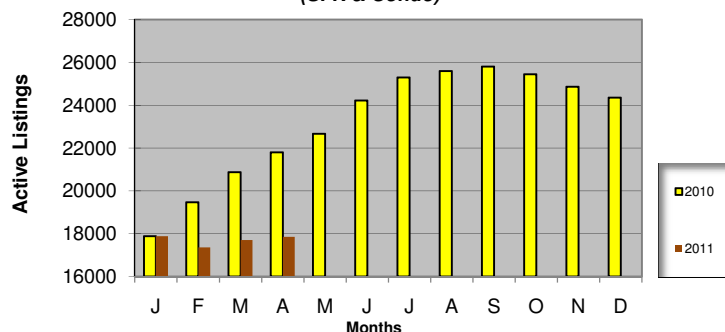
**Average Sales Price 2010 vs 2011
(SFR & Condo)**



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%	-12.0%
2010	\$241	\$248	\$250	\$252	\$249	\$274	\$272	\$270	\$264	\$269	\$259	\$255	7.6%	11.1%
2011	\$252	\$243	\$250	\$249										0.3%
(%)	4.6%	-2.0%	0.0%	-1.2%										

**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	19124	19611	19847	20121	20506	20503	19651	19088	18737	17880	16493	-19.2%	-23.9%
2010	17884	19461	20877	21805	22663	24222	25306	25598	25813	25456	24868	24357	21.0%	3.9%
2011	17890	17358	17707	17847										-11.5%
(%)	0.0%	-10.8%	-15.2%	-18.2%										

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 APRIL 2011

	Based On Properties <u>Under Contract*</u>	Based On Properties <u>Closed*</u>
This Month	4,749	3,429
Last Month	3,571	3,209
Percentage Change	33.0%	6.9%
This Month, Last Year	6,616	4,188
Percentage Change, Compared To This Year	-28.2%	-18.1%
Year to Date, This Year	15,160	11,023
Year to Date, Last Year	20,627	12,579
Percentage Change	-26.5%	-12.4%

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	17,847
This Month, Last Year	20,943
Percentage Change	-14.8%
This Month	17,847
Last Month	17,707
Percentage Change	0.8%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$249	\$158	\$272
Last Month	\$250	\$160	\$274
This Month, Last Year	\$251	\$162	\$274
Year to Date Average, This Year	\$249	\$156	\$272
Year to Date Average, Last Year	\$247	\$161	\$270

MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$121,200	\$222,000
Last Month	\$120,000	\$225,000
This Month, Last Year	\$139,700	\$230,000

	Based On Condos <u>Under Contract*</u>	Based On Condos <u>Closed*</u>
This Month	871	694
Last Month	684	682
Percentage Change	27.3%	1.8%
This Month, Last Year	1,449	880
Percentage Change, Compared To This Year	-39.9%	-21.1%
Year to Date, This Year	2,928	2,267
Year to Date, Last Year	4,474	2,716
Percentage Change	-34.6%	-16.5%

	Based On Residential <u>Under Contract*</u>	Based On Residential <u>Closed*</u>
This Month	3,878	2,735
Last Month	2,887	2,527
Percentage Change	34.3%	8.2%
This Month, Last Year	5,167	3,308
Percentage Change, Compared To This Year	-24.9%	-17.3%
Year to Date, This Year	12,232	8,756
Year to Date, Last Year	16,153	9,863
Percentage Change	-24.3%	-11.2%