

Interest/Mortgage Rates

**30 Year Fixed
Conforming/Points**
3.55% / 0.7

**15 Year Fixed
Conforming/Points**
2.83% / 0.6

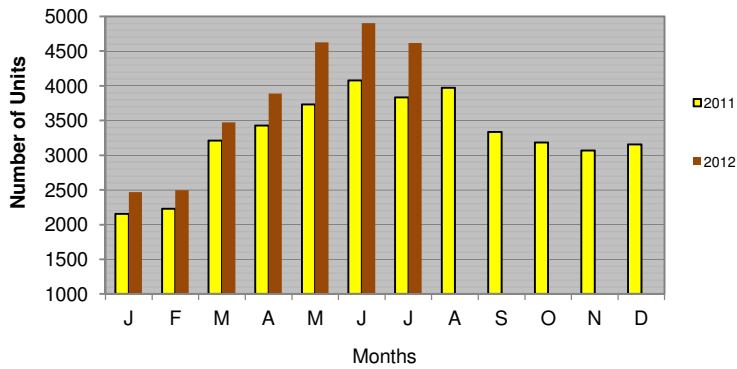
**1 Year
ARM/Points**
2.70% / 0.4

**6 Month
Libor**
0.73

**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 Dec. 11, 2009). For Additional Info on Current Rates call 888-781-7425.

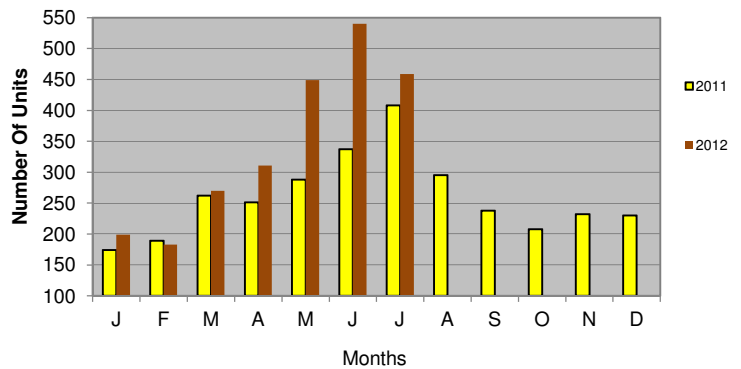
**Total Properties Sold
(SFR & Condo)**



Total Properties Sold 2009 - 2012 (SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	2379	2414	3115	3284	3519	4043	4299	3795	3736	3859	3500	2879		
2010	2315	2380	3557	4138	4311	3981	3200	3028	2919	2803	2655	3011	-6.2%	3.6%
2011	2156	2229	3209	3429	3732	4080	3835	3973	3337	3183	3068	3156	2.8%	-5.1%
2012	2470	2495	3475	3891	4625	4904	4618							16.8%
(%)	14.6%	11.9%	8.3%	13.5%	23.9%	20.2%	20.4%							

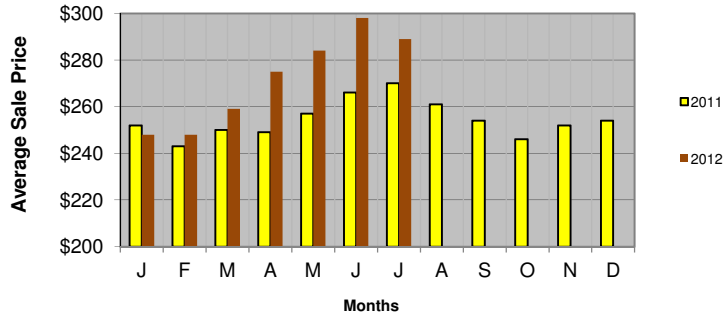
**Total Properties Sold
(Half Million Dollar plus SFR & Condo)**



Properties Sold 2009 - 2012 (Half Million Dollar plus SFR & Condo)

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	127	137	190	180	240	291	293	270	237	223	215	245		
2010	163	157	249	256	253	354	315	266	258	254	214	241	12.5%	19.8%
2011	174	189	262	251	288	337	408	295	238	208	232	230	4.4%	9.3%
2012	199	183	270	311	449	540	459							26.3%
(%)	14.4%	-3.2%	3.1%	23.9%	55.9%	60.2%	12.5%							

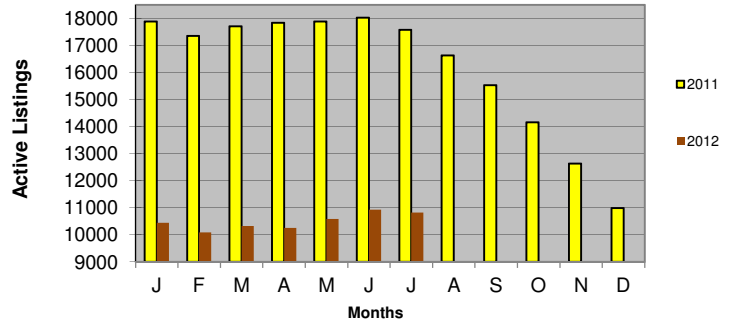
**Average Sales Price
(SFR & Condo)**



Average Sales Price 2009 - 2012

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	\$211	\$215	\$232	\$234	\$243	\$257	\$253	\$251	\$251	\$240	\$240	\$257		
2010	\$241	\$248	\$250	\$252	\$249	\$274	\$272	\$270	\$264	\$269	\$259	\$255	7.6%	8.6%
2011	\$252	\$243	\$250	\$249	\$257	\$266	\$270	\$261	\$254	\$246	\$252	\$254	-1.6%	0.1%
2012	\$248	\$248	\$259	\$275	\$284	\$298	\$289							6.4%
(%)	-1.6%	2.1%	3.6%	10.4%	10.5%	12.0%	7.0%							

**Active Inventory
(SFR & Condo)**



Active Inventory 2009 - 2012

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	18454	19124	19611	19847	20121	20506	20503	19651	19088	18737	17880	16493		
2010	17465	18869	20030	20943	21433	22689	23450	23146	22880	21360	19881	18257	8.9%	4.9%
2011	17890	17358	17707	17847	17888	18026	17583	16631	15533	14156	12634	10993	-22.4%	-14.2%
2012	10443	10086	10325	10254	10591	10925	10827							-40.9%
(%)	-41.6%	-41.9%	-41.7%	-42.5%	-40.8%	-39.4%	-38.4%							

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

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NORTHERN COLORADO REAL ESTATE REPORT

COLDWELL
BANKER

ALL IRES MLS REAL ESTATE TRANSACTIONS (Weld and Larimer Counties)

coloradohomes.com

Interest/Mortgage Rates

30 Year Fixed
Conforming/Points
3.55% / 0.7

15 Year Fixed
Conforming/Points
2.83% / 0.6

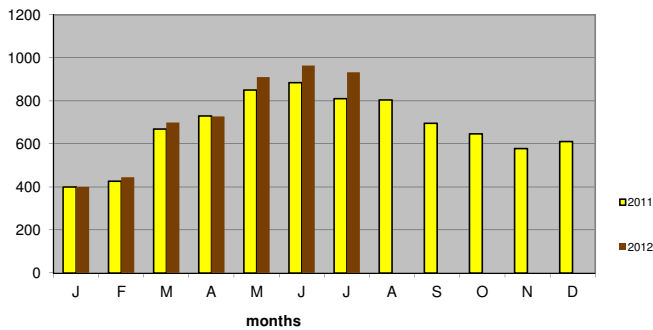
1 Year
ARM/Points
2.74% / 0.4

6 Month
Libor
0.73

Prime
Rate
3.25%

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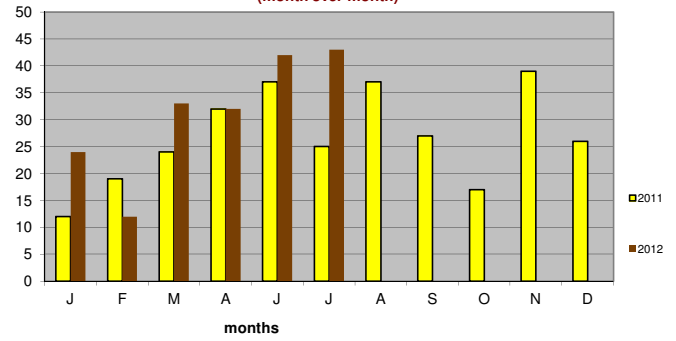
Total Listings Sold
(month over month)



Sold Listings 2009 - 2012

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	404	458	601	662	697	878	963	791	709	792	650	560		
2010	380	460	710	892	903	982	697	642	600	568	515	599	-2.7%	7.7%
2011	399	426	668	730	850	884	810	804	696	647	578	610	1.9%	-5.1%
2012	400	445	699	727	910	964	933							6.5%
(%)	0.3%	4.5%	4.6%	-0.4%	7.1%	9.0%	15.2%							

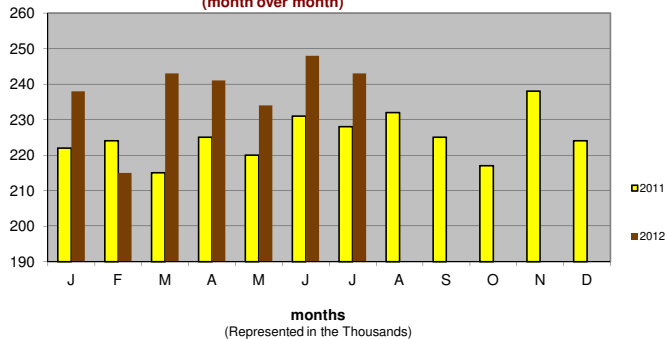
High-End Market Sold
(month over month)



Units Sold 2009 - 2012

	J	F	M	A	J	J	A	S	O	N	D	YOY	YTD
2009	22	23	17	23	21	34	15	28	32	11	23		
2010	12	13	31	36	50	25	30	35	22	33	28	24.7%	17.5%
2011	12	19	24	32	37	25	37	27	17	39	26	-4.7%	-7.2%
2012	24	12	33	32	42	43							18.2%
(%)	100.0%	-36.8%	37.5%	0.0%	13.5%	72.0%							

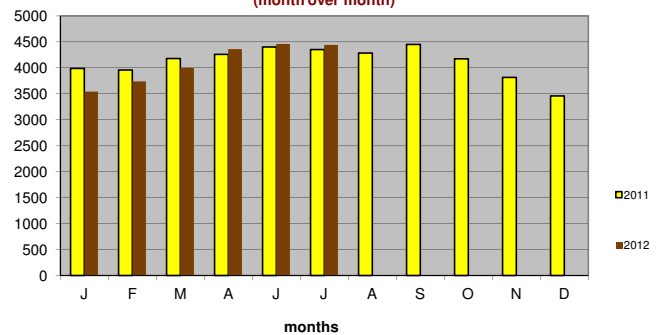
Average Sales Price
(month over month)



Average Sales Price 2009-2012

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2009	218	215	208	216	221	218	222	216	213	225	205	227		
2010	207	216	228	222	221	232	236	221	233	225	231	230	3.8%	2.9%
2011	222	224	215	225	220	231	228	232	225	217	238	224	0.0%	0.2%
2012	238	215	243	241	234	248	243							6.2%
(%)	7.2%	-4.0%	13.0%	7.1%	6.4%	7.4%	6.6%							

Active Inventory
(month over month)



Active Inventory 2009 - 2012

	J	F	M	A	J	J	A	S	O	N	D	YOY	YTD
2009	4891	5054	5206	5269	5312	5297	5241	5049	4792	4583	4321		
2010	4323	4666	4904	4991	5275	5286	5138	5048	4730	4511	4167	-3.6%	-4.8%
2011	3991	3959	4182	4262	4401	4355	4284	4449	4174	3816	3461	-14.6%	-14.7%
2012	3540	3741	4000	4360	4458	4441							-1.4%
(%)	-11.3%	-5.5%	-4.4%	2.3%	1.3%	2.0%							

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
NORTHERN REGION REAL ESTATE STATISTICS
as of JULY 2012

	<u>Active Inventory</u>	<u>Sold Listings</u>
This Month	4,441	933
Last Month	4,458	954
Percentage Change	-0.4%	-2.2%
This Month, Last Year		810
Percentage Change, Compared To This Year		15.2%
Year to Date, This Year	29,059	5,068
Year to Date, Last Year	29,467	4,767
Percentage Change	-1.4%	5.9%

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Total</u>
This Month	\$218
Last Month	\$217
This Month, Last Year	\$195
Year to Date Average Median, This Year	\$208
Year to Date Average Median, Last Year	\$193

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THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT
METROPOLITAN DENVER REAL ESTATE STATISTICS
as of JULY 2012

	Based On Properties Under Contract*	Based On Properties Closed*
This Month	5,236	4,618
Last Month	5,363	4,904
3.75% / 0.8	-2.4%	2.97% / 0.7
This Month, Last Year	4,250	3,835
Percentage Change, Compared To This Year	23.2%	20.4%
Year to Date, This Year	35,152	26,478
Year to Date, Last Year	28,948	22,670
Percentage Change	21.4%	16.8%

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 2.75% / 0.4 (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	10,827
This Month, Last Year	17,583
Percentage Change	-38.4%
This Month	10,827
Last Month	10,925
Percentage Change	-0.9%

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AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$288,884	\$190,269	\$312,920
Last Month	\$297,597	\$181,578	\$324,497
This Month, Last Year	\$270,066	\$153,058	\$298,654
Year to Date Average, This Year	\$276,129	\$174,229	\$300,658
Year to Date Average, Last Year	\$256,843	\$156,921	\$281,597

MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$154,000	\$259,000
Last Month	\$144,900	\$269,500
This Month, Last Year	\$123,150	\$237,000

	Based On Condos Under Contract*	Based On Condos Closed*
This Month	1,055	905
Last Month	1,033	923
Percentage Change	2.1%	-2.0%
This Month, Last Year	864	753
Percentage Change, Compared To This Year	22.1%	20.2%
Year to Date, This Year	6,706	5,137
Year to Date, Last Year	5,644	4,501
Percentage Change	18.8%	14.1%

	Based On Residential Under Contract*	Based On Residential Closed*
This Month	4,181	3,713
Last Month	4,330	3,981
Percentage Change	-3.4%	-6.7%
This Month, Last Year	3,386	3,082
Percentage Change, Compared To This Year	23.5%	20.5%
Year to Date, This Year	28,446	21,341
Year to Date, Last Year	23,304	18,169
Percentage Change	22.1%	17.5%