

**Interest/Mortgage Rates**

30 Year Fixed  
Conforming/Points  
4.54% / .7

15 Year Fixed  
Conforming/Points  
4.00% / 0.7

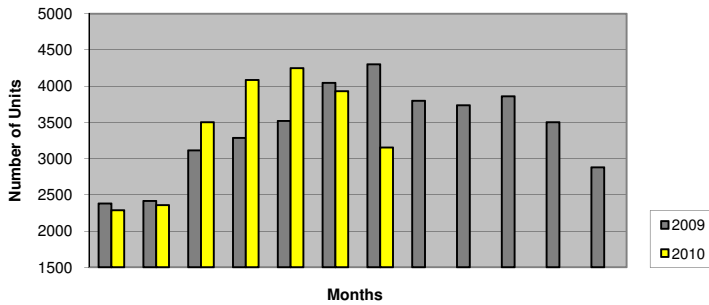
1 Year  
ARM/Points  
3.64% / 0.7

6 Month  
Libor  
0.65%

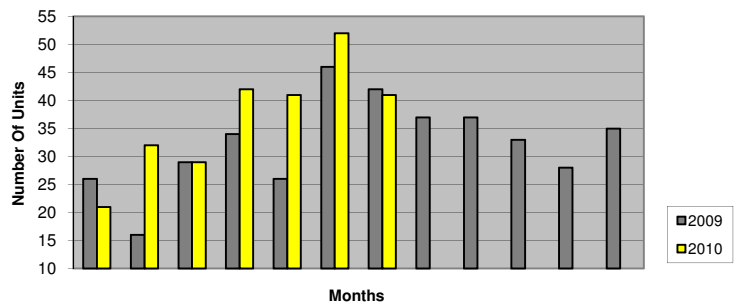
Prime  
Rate  
3.25%

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)



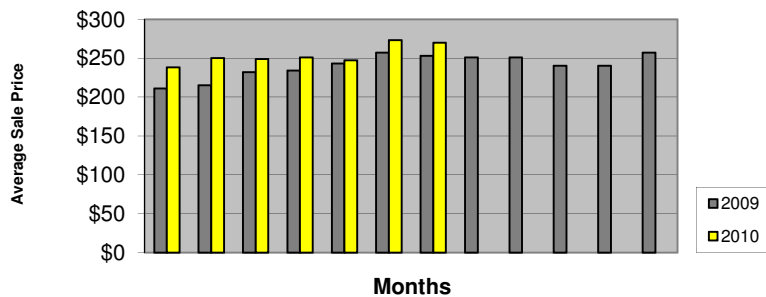
**Total Properties Sold 2008 - 2010 (SFR & Condo)**

	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%	-18.4%
2010	2289	2358	3500	4084	4248	3930	3153							2.2%
(%)	-3.8%	-2.3%	12.4%	24.4%	20.7%	-2.8%	-26.7%							

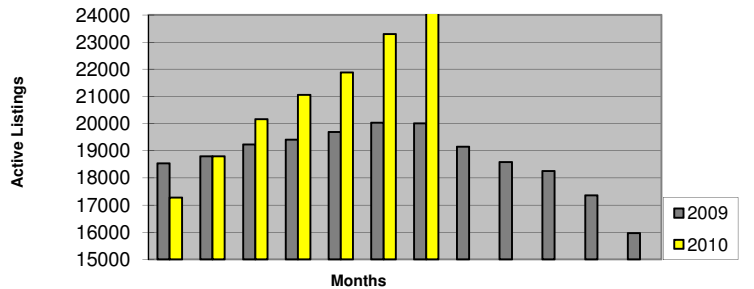
**Properties Sold 2008 - 2010 (Million Dollar plus SFR & Condo)**

	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%	-45.4%
2010	21	32	29	42	41	52	41							17.8%
(%)	-19.2%	100.0%	0.0%	23.5%	57.7%	13.0%	-2.4%							

**Average Sales Price 2009 vs 2010**  
(SFR & Condo)



**Active Inventory 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%	-8.5%
2010	\$238	\$250	\$249	\$251	\$247	\$273	\$270							8.1%
(%)	12.8%	16.3%	7.3%	7.3%	1.6%	6.2%	6.7%							

**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	17360	15973	-21.0%	-23.2%
2010	17271	18796	20160	21060	21879	23298	24069							8.0%
(%)	-6.8%	0.0%	4.8%	8.5%	11.1%	16.3%	20.3%							

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

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Conforming/Points  
4.54% / .7%

15 Year Fixed  
Conforming/Points  
4.00% / .6%

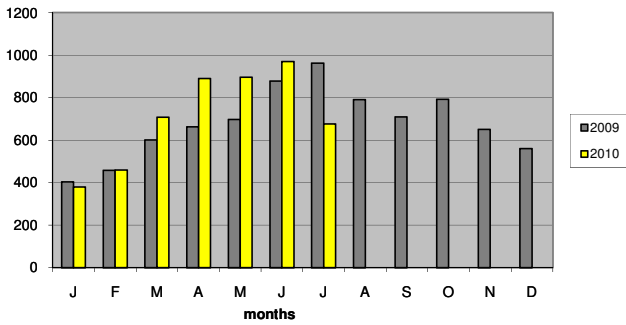
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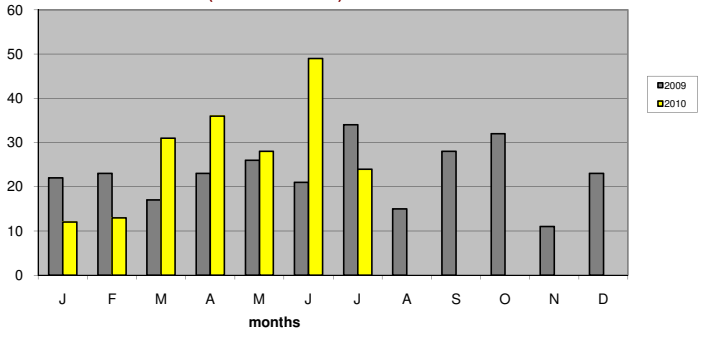
Sold Listings  
(month over month)



Sold Listings 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	456	513	756	816	929	909	932	829	769	677	483	554		
2009	404	458	601	662	697	878	963	791	709	792	650	560	-5.3%	-12.2%
2010	380	460	708	890	896	970	676							6.8%
(%)	-5.9%	0.4%	17.8%	34.4%	28.6%	10.5%	-29.8%							

High-End Market Sold  
(month over month)

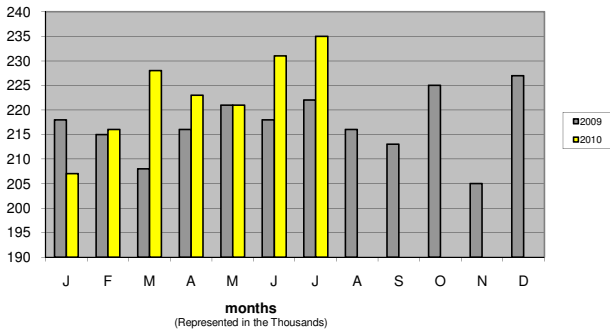


(Representing Homes \$500 thousand and above market)

Units Sold 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	22	24	44	44	42	40	49	47	35	25	18	24		
2009	22	23	17	23	26	21	34	15	28	32	11	23	-33.6%	-37.4%
2010	12	13	31	36	28	49	24							16.3%
(%)	-45.5%	-43.5%	82.4%	56.5%	7.7%	133.3%	-29.4%							

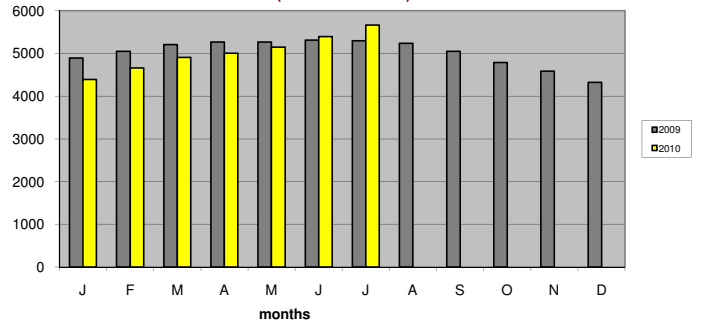
Average Sales Price  
(month over month)



Average Sales Price 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	229	232	239	239	226	235	231	242	230	216	205	218		
2009	218	215	208	216	221	218	222	216	213	225	205	227	-5.0%	-6.9%
2010	207	216	228	223	221	231	235							2.8%
(%)	-5.0%	0.5%	9.6%	3.2%	0.0%	6.0%	5.9%							

Active Inventory  
(month over month)



Active Inventory 2008 - 2010

	J	F	M	A	M	J	J	A	S	O	N	D	YOY	YTD
2008	6551	6934	7250	7475	6503	6451	6356	6128	5823	5595	5437	5148		
2009	4891	5054	5206	5269	5271	5312	5297	5241	5049	4792	4583	4322	-20.3%	-23.6%
2010	4390	4658	4905	5003	5145	5397	5668							-3.1%
(%)	-10.2%	-7.8%	-5.8%	-5.0%	-2.4%	1.6%	7.0%							

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# THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT

## NORTHERN REGION REAL ESTATE STATISTICS

### AS OF July 2010

	<u>Active Inventory</u>	<u>Sold Listings</u>
This Month	5,668	676
Last Month	5,397	970
Percentage Change	5.0%	-30.3%
This Month, Last Year		963
Percentage Change, Compared To This Year		-29.8%
Year to Date, This Year	35,166	4,980
Year to Date, Last Year	36,300	4,663
Percentage Change	-3.2%	6.4%

#### MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Total</u>
This Month	\$209
Last Month	\$198
This Month, Last Year	\$197
Year to Date Median, This Year	\$197
Year to Date Median, Last Year	\$189

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# THE COLDWELL BANKER RESIDENTIAL BROKERAGE REPORT METROPOLITAN DENVER REAL ESTATE STATISTICS

AS OF JULY 2010

	<b>Based On Properties Under Contract*</b>	<b>Based On Properties Closed*</b>
This Month	3,160	3,153
Last Month	3,042	3,930
Percentage Change	3.9%	-19.8%
This Month, Last Year	3,841	4,299
Percentage Change, Compared To This Year	-17.7%	-26.7%
Year to Date, This Year	24,940	23,560
Year to Date, Last Year	25,170	23,053
Percentage Change	-0.9%	2.2%

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	24,069
This Month, Last Year	20,005
Percentage Change	20.3%
This Month	24,069
Last Month	23,298
Percentage Change	3.3%

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## AVERAGE PRICE OF PROPERTIES CLOSED:

	<b>Total</b>	<b>Condos</b>	<b>Single Family</b>
This Month	\$270	\$156	\$298
Last Month	\$273	\$172	\$300
This Month, Last Year	\$253	\$165	\$278
Year to Date Average, This Year	\$254	\$163	\$279
Year to Date Average, Last Year	\$235	\$157	\$256

## MEDIAN PRICE OF PROPERTIES CLOSED:

This Month	\$129,000	\$240,000
Last Month	\$143,000	\$243,000
This Month, Last Year	\$145,000	\$230,000