

Local Market Update – April 2011

A RESEARCH TOOL PROVIDED BY METROLIST®
SINGLE FAMILY LISTINGS ONLY – RESIDENTIAL AND CONDO



METROLIST®

- 45.3%

Change in
New Listings

- 19.2%

Change in
Closed Sales

+ 2.5%

Change in
Median Sales Price

Denver County

	April			Year to Date (YTD)		
	2010	2011	+ / -	2010	2011	+ / -
Active Listings	6,105	3,876	- 36.5%	--	--	--
Pending Sales*	125	289	+ 131.2%	--	--	--
Under Contract Listings	1,354	1,088	- 19.6%	4,004	3,512	- 12.3%
New Listings	3,601	1,971	- 45.3%	11,583	6,311	- 45.5%
Sold Listings	1,052	850	- 19.2%	3,085	2,729	- 11.5%
Total Days on Market	79	114	+ 43.7%	84	118	+ 39.6%
Median Sold Price**	\$203,150	\$208,150	+ 2.5%	\$191,000	\$204,900	+ 7.3%
Average Sold Price**	\$249,568	\$264,973	+ 6.2%	\$247,469	\$264,656	+ 6.9%
Percent of Sold Price to List Price**	98.1%	96.7%	- 1.4%	98.1%	96.3%	- 1.9%

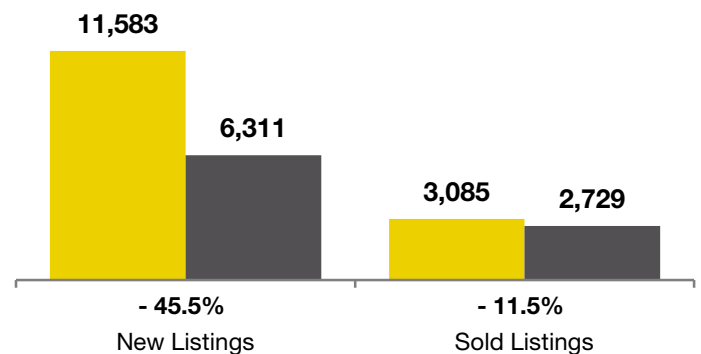
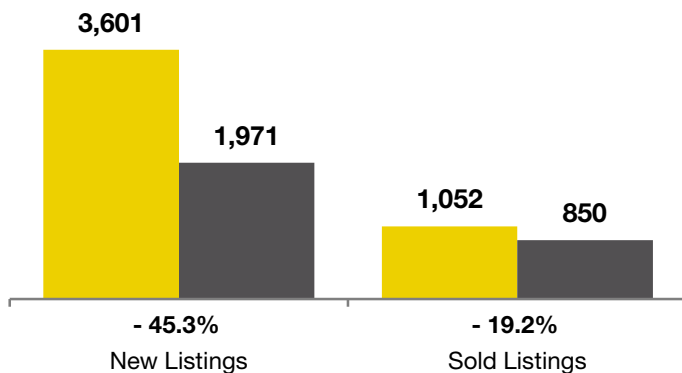
* Pending Sales is a count of the number of homes that were in "pending" status at the end of the month. | ** Does not account for sale concessions and/or down payment assistance. This information was not available prior to January 2010. | Note: Activity for one month can sometimes look extreme due to small sample size.

April

■ 2010 ■ 2011

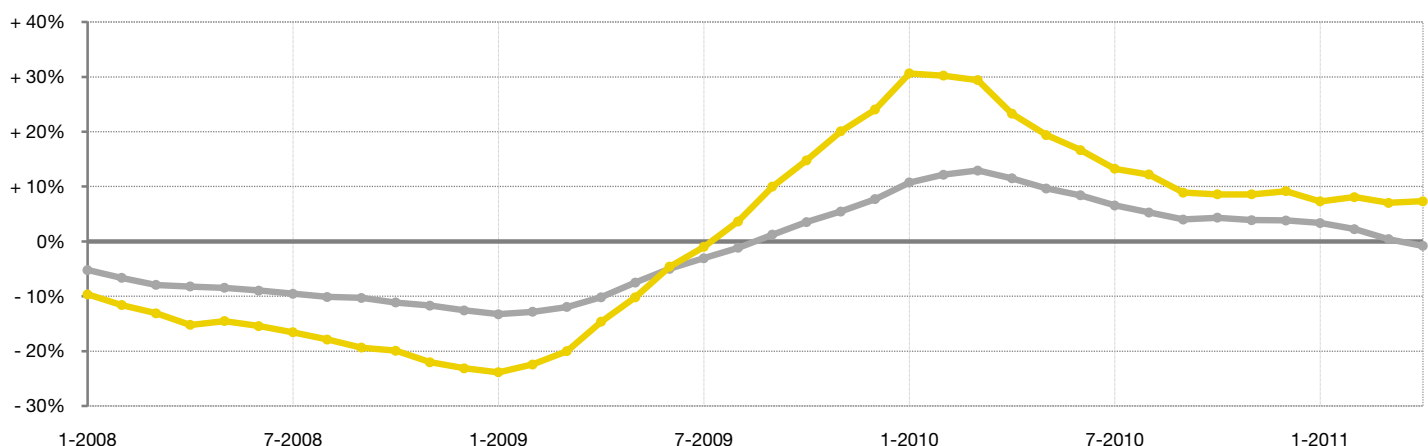
Year to Date (YTD)

■ 2010 ■ 2011



Change in Median Sold Price from Prior Year (6-Month Average)†

All MLS — Denver County —



† Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Metrolist®. | Powered by 10K Research and Marketing. Due to differences in statistical methodologies, figures may vary from other market reports provided by Metrolist®.