

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF MARCH 31, 2011**

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,571	3,209
Last Month	3,693	2,229
Percentage Change	- 3.3%	+ 44.0%
This Month, Last Year	5,907	3,602
Percentage Change, Compared To This Year	- 39.5%	- 10.9%
Year to Date, This Year	10,411	7,594
Year to Date, Last Year	14,011	8,391
Percentage Change	- 25.7%	- 9.5%

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 the calendar month (as defined by MLS cut-off dates each month) in order to put such periods on a comparable basis.
- 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	19,320
This Month, Last Year	20,574
Percentage Change	- 6.1%

This Month	19,320
Last Month	18,685
Percentage Change	+ 3.4%

WEEKLY SALES RATE:

This Month	4.27%
This Month, Last Year	6.63%

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. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

AVERAGE PRICE OF PROPERTIES CLOSED:

	Single Family	Condos	Residential
This Month	\$249,644	\$159,853	\$273,877
Last Month	\$242,704	\$155,656	\$265,277
This Month, Last Year	\$248,905	\$157,830	\$274,950
Year to Date Average, This Year	\$248,363	\$155,946	\$272,507
Year to Date Average, Last Year	\$245,474	\$160,180	\$269,364

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Residential
This Month	\$120,000	\$224,900
Last Month	\$124,780	\$220,000
This Month, Last Year	\$131,579	\$229,000
Year to Date Median, This Year	\$121,905	\$220,000
Year to Date Median, Last Year	\$131,329	\$222,000

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF MARCH, 2011**

Snapshot	Prior			Prior	
	Mar, '11	Month	Year Ago	Month	Year Ago
Single Family (Residential + Condo)					
Active	19,320	18,685	20,574	3.40%	-6.10%
Under Contract	3,571	3,693	5,907	-3.30%	-39.55%
Sold	3,209	2,229	3,602	43.97%	-10.91%
Avg DOM	119	124	87	-4.03%	36.78%
Avg Sold Price	\$249,644	\$242,704	\$248,905	2.86%	0.30%
Absorption Rate	6.10	5.84	5.84	4.45%	4.45%
Residential					
Active	14,975	14,439	15,429	3.71%	-2.94%
Under Contract	2,887	2,953	4,644	-2.24%	-37.83%
Sold	2,527	1,770	2,801	42.77%	-9.78%
Avg DOM	117	123	86	-4.88%	36.05%
Median Sold Price	\$224,900	\$220,000	\$229,000	2.23%	-1.79%
Avg Sold Price	\$273,877	\$265,277	\$274,950	3.24%	-0.39%
Absorption Rate	5.94	5.68	5.59	4.58%	6.26%
Condo					
Active	4,296	4,246	5,145	1.18%	-16.50%
Under Contract	684	740	1,263	-7.57%	-45.84%
Sold	682	459	801	48.58%	-14.86%
Avg DOM	125	129	89	-3.10%	40.45%
Median Sold Price	\$120,000	\$124,780	\$131,579	-3.83%	-8.80%
Avg Sold Price	\$159,853	\$155,656	\$157,830	2.70%	1.28%
Absorption Rate	6.63	6.45	6.73	2.79%	-1.49%

Footnotes: Active, Under Contract, and Sold presented as # of units.

Avg DOM = Average Days on Market

This representation may or may not reflect all real estate activity in the market.

Source: **Metrolist, Inc.**

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
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Snapshot - YTD				%	%
	YTD 2011	YTD 2010	YTD 2009	Change 11 vs '10	Change 11 vs '09
Single Family (Residential + Condo)					
Active	19,320	20,574	20,628	-6.10%	-6.34%
Under Contract	10,411	14,011	12,840	-25.69%	-18.92%
Sold	7,594	8,391	8,159	-9.50%	-6.92%
Avg DOM	122	90	105	35.56%	16.19%
Avg Sold Price	\$248,363	\$245,474	\$222,246	1.18%	11.75%
Residential					
Active	14,975	15,429	15,584	-2.94%	-3.91%
Under Contract	8,354	10,986	10,393	-23.96%	-19.62%
Sold	6,021	6,555	6,541	-8.15%	-7.95%
Avg DOM	120	89	104	34.83%	15.38%
Median Sold Price	\$220,000	\$222,000	\$194,000	-0.90%	13.40%
Avg Sold Price	\$272,507	\$269,364	\$240,931	1.17%	13.11%
Condo					
Active	4,296	5,145	5,044	-16.50%	-14.83%
Under Contract	2,057	3,025	2,447	-32.00%	-15.94%
Sold	1,573	1,836	1,618	-14.32%	-2.78%
Avg DOM	129	93	107	38.71%	20.56%
Median Sold Price	\$121,905	\$131,329	\$119,947	-7.18%	1.63%
Avg Sold Price	\$155,946	\$160,180	\$146,709	-2.64%	6.30%

Footnotes: Active, Under Contract, and Sold presented as # of units.

Avg DOM = Average Days on Market

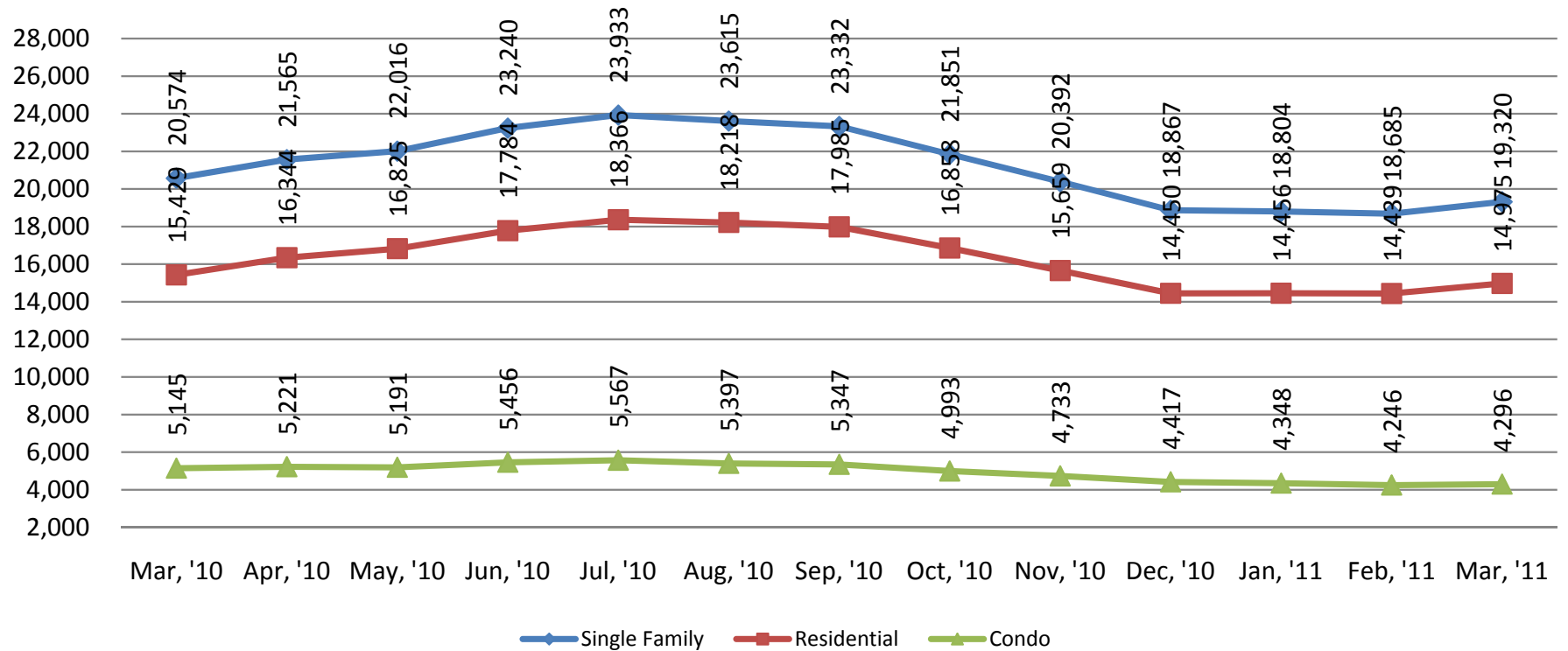
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Source: Metrolist, Inc.

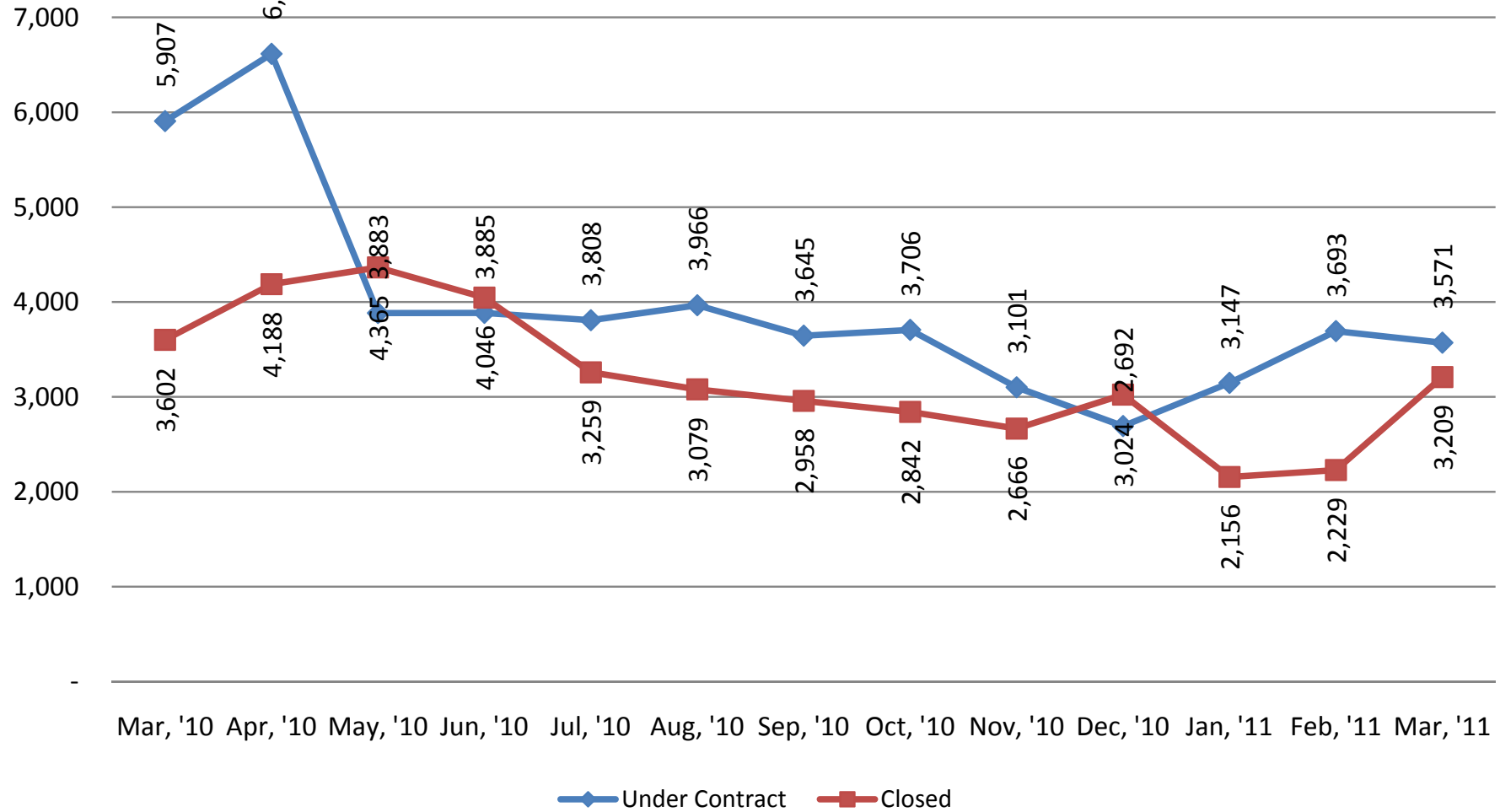
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Greater Metropolitan Denver Real Estate Statistics

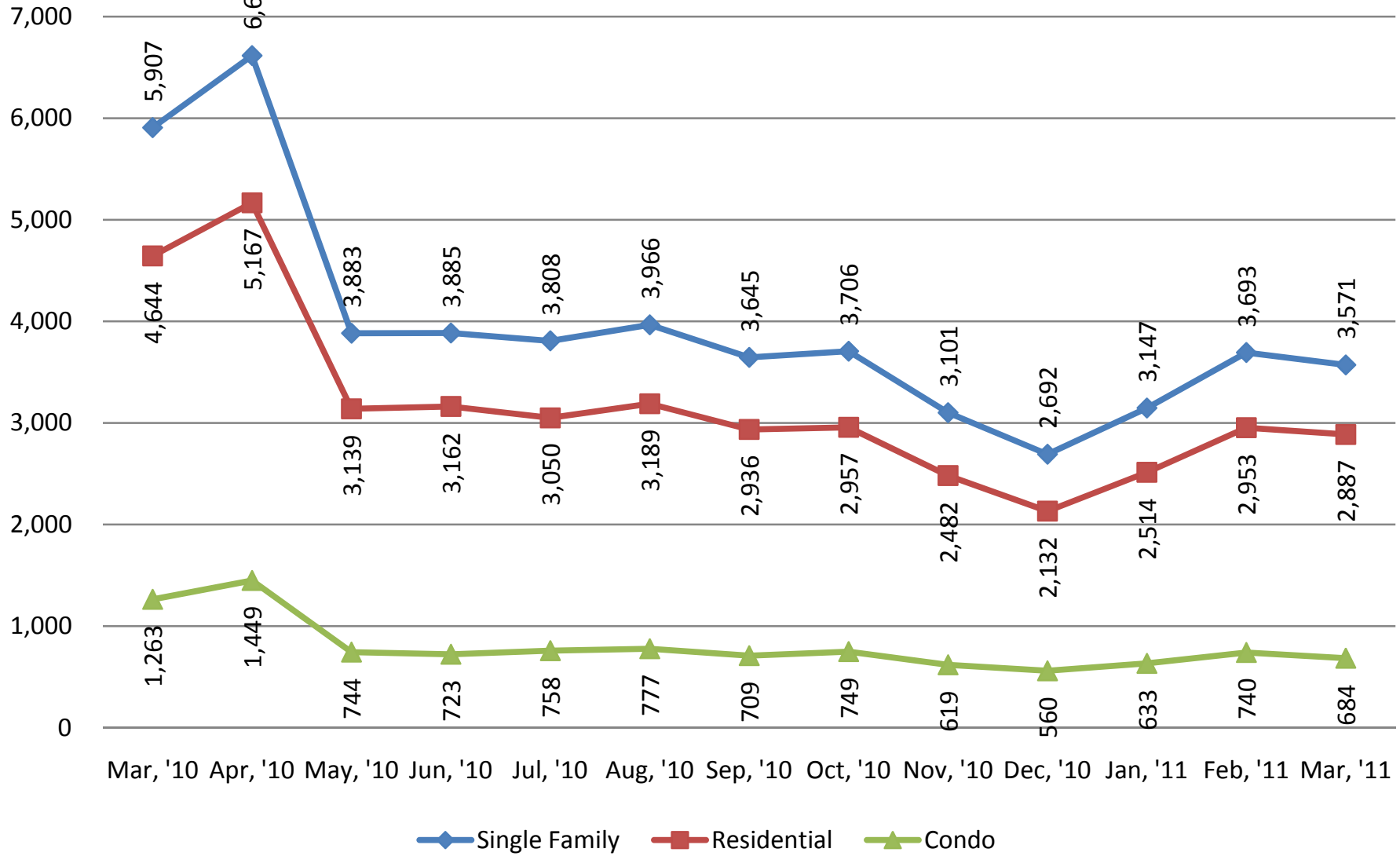
Month End Inventory of Unsold Homes



Greater Metropolitan Denver Real Estate Statistics Under Contract and Closed Units

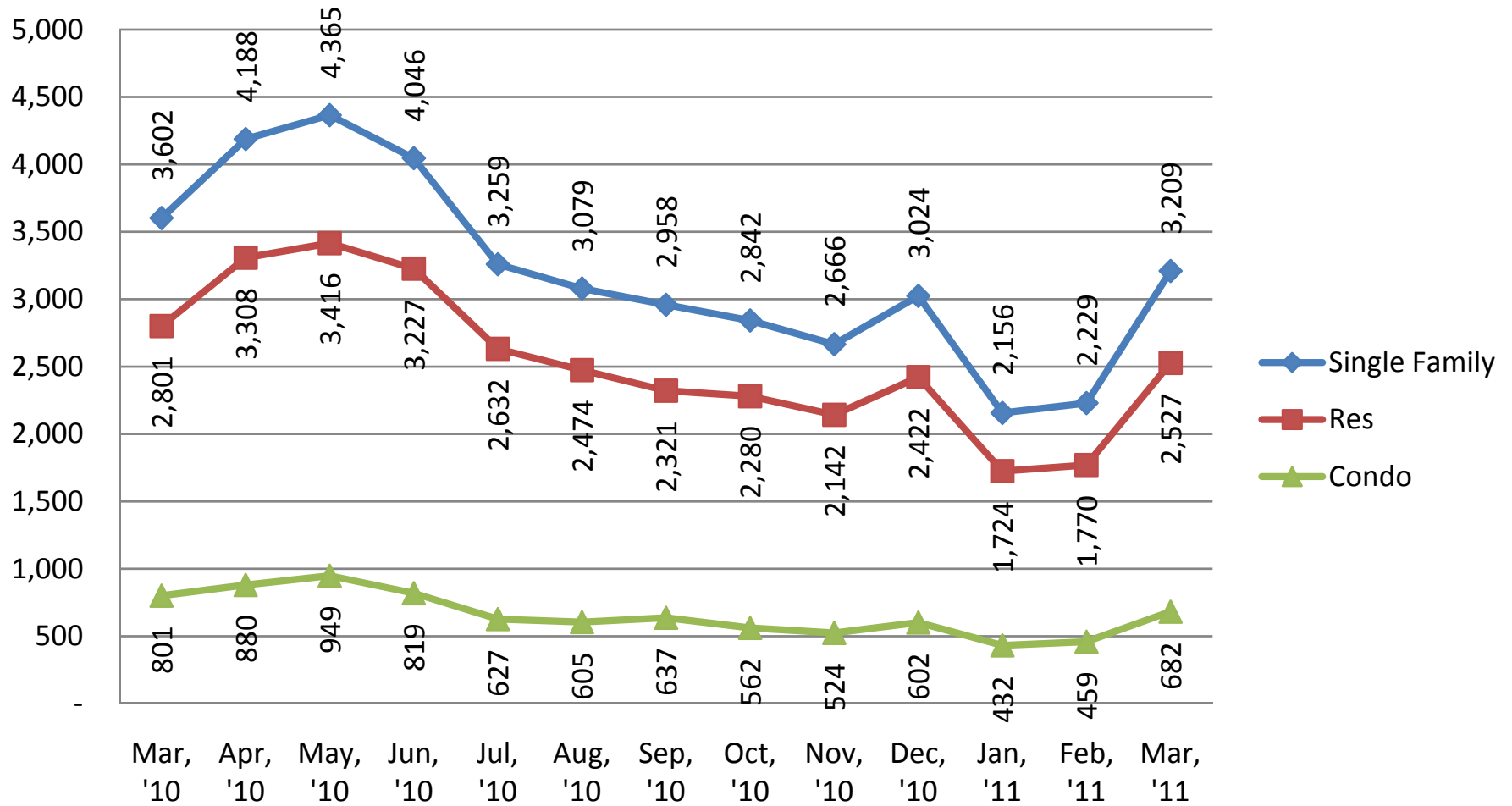


Greater Metropolitan Denver Real Estate Statistics - Under Contract Units

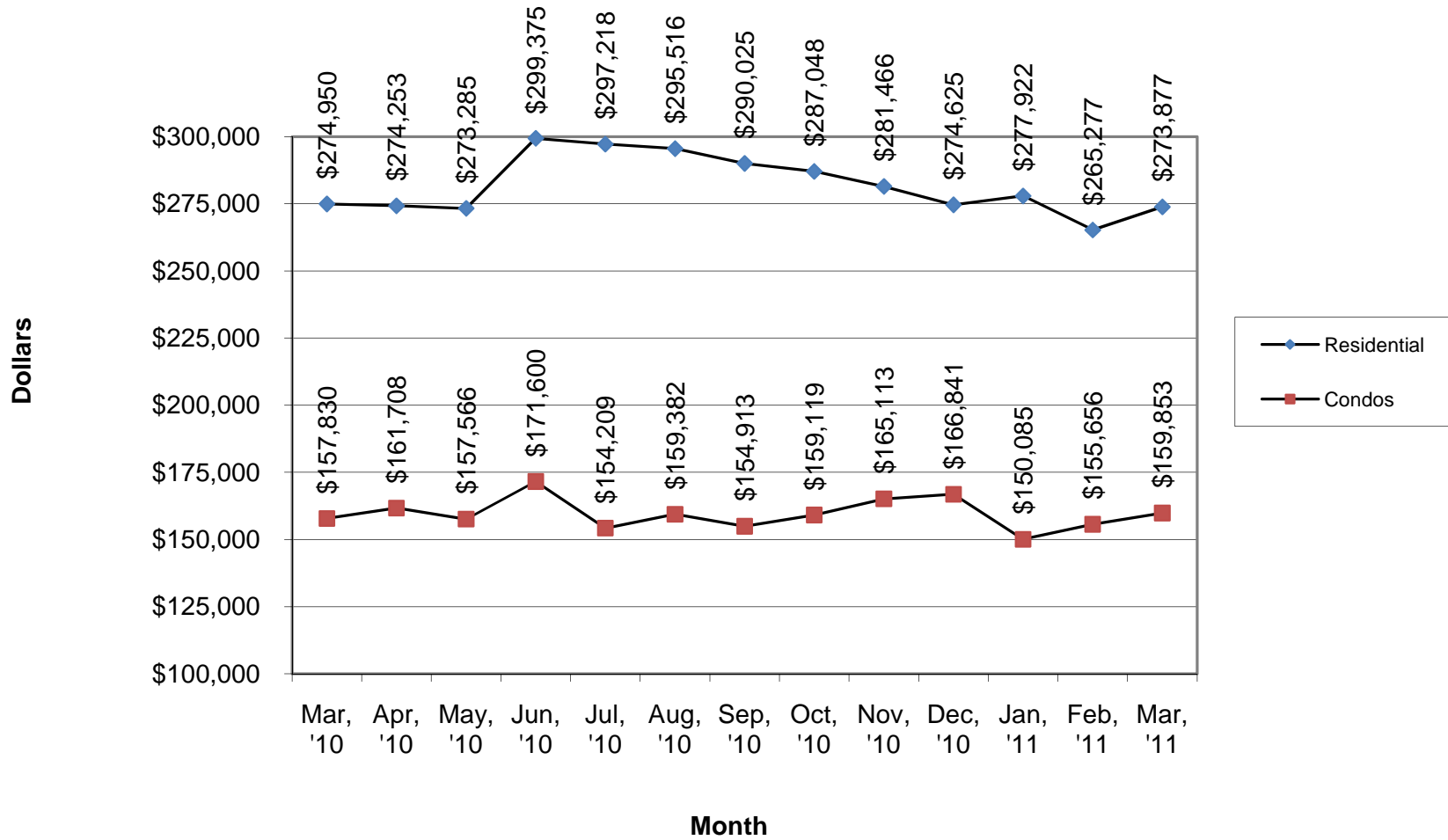


Greater Metropolitan Denver Real Estate Statistics

Monthly Closed Units



Greater Metropolitan Denver Real Estate Statistics Monthly Average Sales Price



Greater Metropolitan Denver Real Estate Statistics

Monthly Median Sales Price

