



Monthly Market Report

January 2020

Live West Realty's Monthly Market Report; the most accurate and in-depth monthly real estate report for the areas we serve across Colorado's front Range, and the centralized source for the market trends and forecast.

Live West Realty provides our clients with reliable market data and helps optimize the decision-making strategy at every stage of the purchase and/or sale decision. Our brokers keep their fingers on the pulse of each of Colorado's Front Range markets and multiple sub-markets through our monthly updated supply and demand indicators.

Live West Realty exists for those who want a completely personalized buying and selling experience resulting in a more equitable, enriching and enjoyable outcome. If you are looking to buy, sell or just have a real estate question, please let us know how we can help.

Rich Dana
Broker/Owner

	YTD Avg. Appreciation	YTD Median Appreciation
Adams County	2.80%	0.00%
Arapahoe County	-4.44%	1.42%
Boulder County	-5.66%	-9.51%
Broomfield County	-5.66%	-9.51%
Denver County	10.20%	11.45%
Douglas County	5.98%	0.00%
Jefferson County	0.13%	1.05%
Larimer County	3.07%	0.23%
Metro Area Mountains	5.78%	-3.38%
Weld County	0.86%	-0.37%
All Front Range Markets	-0.51%	1.26%

Year to Date Appreciation by County: ATTACHED DWELLINGS

	YTD Avg. Appreciation	YTD Median Appreciation
Adams County	-2.10%	-1%
Arapahoe County	0.00%	0.00%
Boulder County	18.78%	1%

Broomfield County	2%	-6.79%
Denver County	7.21%	12%
Douglas County	-1.54%	0.89%
Jefferson County	3%	1.86%
Larimer County	4.72%	-5.74%
Weld County	1.38%	1.45%
Front Range Markets	3.59%	3.60%

Front Range - All County Overview - Single Family Homes (Detached)

(Includes: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, Larimer and Weld)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	51%	54%	60%	61%	59%	58%	55%	46%	51%	52%	53%	56%	56%	32%
\$500-\$750K	37%	41%	45%	46%	45%	44%	41%	36%	38%	39%	40%	44%	44%	46%
\$750K - \$1MM	29%	34%	40%	38%	41%	41%	35%	28%	31%	33%	35%	36%	35%	57%
\$1MM - \$1.5MM	24%	29%	31%	32%	32%	33%	29%	38%	27%	26%	27%	28%	28%	60%
\$1.5MM+	15%	16%	19%	23%	24%	19%	17%	23%	17%	16%	16%	15%	17%	77%
OVERALL % U/C	42%	46%	49%	51%	49%	49%	45%	44%	42%	43%	44%	47%	47%	62%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	5,304	5,232	5,300	5,422	6,118	6,311	7,257	7,656	7,346	7,057	6,322	4,881	3,919	5,120

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	3,019	2,290	2,680	3,512	3,906	4,567	4,572	4,186	4,298	3,791	3,900	3,360	3,571	2,869

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2.52	2.94	3.98	2.83	2.38	1.90	2.02	1.96	1.76	1.67	1.50	1.21	1.02	1.41

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	43,544	3,288	-
Average Sales Price	\$527,291	\$524,607	-0.51%
Median Sales Price	\$445,000	\$450,588	1.26%
Average Days to Contract	46	44	-4.35%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.40%	9.40%		
Median	6.87%	7.31%		

Front Range - All County Overview - Condominium/Townhome (Attached)

(Includes: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, Larimer and W)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	46%	49%	53%	56%	51%	51%	49%	50%	47%	45%	45%	50%	52%	37%
\$500-\$750K	38%	42%	39%	43%	42%	42%	38%	38%	34%	31%	30%	34%	38%	55%

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Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14
# of Listings	5,624	5,386	5,488	5,880	6,484

Price	2019	2018	2017	2016	2015
Avg Price	\$524,607	\$513,714	\$477,928	\$440,527	\$405,019
Med Price	\$450,588	\$450,000	\$427,900	\$399,000	\$365,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTIO

\$750K - \$1MM	30%	34%	32%	29%	31%	27%	31%	29%	24%	29%	26%	31%	32%	62%
\$1MM - \$1.5MM	40%	40%	42%	46%	45%	35%	37%	27%	34%	27%	26%	30%	28%	68%
\$1.5MM+	46%	35%	38%	42%	38%	31%	28%	16%	21%	23%	21%	24%	30%	79%
OVERALL % U/C	43%	46%	49%	52%	48%	48%	46%	42%	43%	42%	42%	46%	48%	44%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2,090	2,210	2,270	2,260	2403	2,329	2,780	2,871	2,907	2,795	2,786	2,204	1,797	2,052

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	1074	872	1088	1394	1586	1752	1578	1536	1685	1448	1460	1203	1336	1158

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2.66	3.2	4.49	3.06	2.40	1.80	2.02	1.93	4.2	1.75	1.77	1.48	1.24	1.49

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	16,759	1,244	-
Average Sales Price	\$363,915	\$376,971	3.59%
Median Sales Price	\$305,500	\$316,500	3.60%
Average Days to Contract	52	49	-5.77%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.20%	11.84%		
Median	12.62%	8.79%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	1,559	1,600	1,545	1,635	1,815	1,921

	2019	2018	2017	2016	2015	2014
Avg Price	\$376,971	\$349,813	\$319,073	\$291,061	\$259,386	\$224,274
Med Price	\$316,500	\$309,900	\$280,000	\$250,000	\$219,000	\$190,000

Boulder County Overview - Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	42%	47%	59%	60%	54%	55%	55%	48%	45%	45%	45%	45%	57%	29%
\$500-\$750K	37%	47%	46%	46%	50%	48%	44%	41%	41%	44%	37%	37%	43%	50%
\$750K - \$1MM	32%	47%	54%	43%	46%	42%	37%	31%	32%	37%	40%	40%	35%	47%
\$1MM - \$1.5MM	30%	26%	45%	34%	37%	28%	29%	29%	21%	27%	28%	28%	25%	62%
\$1.5MM+	12%	17%	21%	21%	15%	16%	17%	16%	12%	12%	16%	16%	14%	70%
OVERALL % U/C	33%	40%	46%	43%	43%	41%	38%	21%	39%	34%	35%	35%	38%	50%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	461		539	637	668	743	754	776	786	787	694	694	379	359

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	223	140	181	257	292	388	338	345	313	276	291	291	256	173

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2.47	3.07	5.94	4.77	3.67	3.01	2.83	2.59	2.44	2.42	2.13	2.25	1.28	1.35

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	3146	173	-
Average Sales Price	\$755,973	\$745,105	-1.44%
Median Sales Price	\$600,000	\$615,000	2.50%
Average Days to Contract	35	60	71.43%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.52%	7.96%	5.83%	7.91%
Median	7.89%	7.25%	5.54%	7.14%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	557	624	694	811	917	934

	2019	2018	2017	2016	2015	2014
Avg Price	\$745,105	\$746,026	\$679,932	\$651,665	\$576,500	\$523,207
Med Price	\$615,000	\$595,000	\$555,000	\$529,000	\$466,000	\$426,626

Boulder County Overview - Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

ATTACHED DWELLINGS	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	42%	38%	45%	50%	47%	45%	47%	38%	43%	47%	46%	46%	43%	48%
\$500-\$750K	35%	46%	47%	45%	48%	44%	36%	34%	29%	22%	24%	24%	30%	50%
\$750K - \$1MM	37%	34%	29%	31%	40%	41%	35%	24%	24%	26%	21%	21%	37%	66%
\$1MM - \$1.5MM	40%	47%	58%	50%	27%	38%	26%	29%	48%	40%	32%	32%	23%	70%
\$1.5MM+	50%	50%	50%	46%	33%	35%	39%	41%	43%	38%	50%	50%	66%	41%
OVERALL % U/C	40%	39%	45%	47%	45%	43%	43%	36%	39%	39%	39%	39%	44%	51%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	205	230	243	238	276	283	277	313	294	293	282	282	160	190

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	252	212	228	356	353	151	128	145	113	115	122	122	102	81

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	3.19	2.39	2.11	1.36	1.18	1.09	1.16	1.38	1.42	1.75	2.19	2.27	1.34	1.74

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1275	81	
Average Sales Price	\$446,218	\$530,025	18.78%
Median Sales Price	\$381,000	\$385,000	1.05%
Average Days to Contract	46	54	17.39%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.77%	7.25%	6.81%	10.37%
Median	12.35%	8.86%	6.55%	9.53%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	133	152	166	195	206	205

	2019	2018	2017	2016	2015	2014
Avg Price	\$530,025	\$444,446	\$400,750	\$397,110	\$326,931	\$288,867
Med Price	\$385,000	\$386,575	\$353,000	\$345,000	\$275,000	\$239,000

City of Boulder Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$750K	36%	50%	52%	46%	66%	50%	24%	32%	35%	38%	46%	60%	64%	36%
\$750K-\$1MM	10%	44%	44%	46%	48%	36%	34%	33%	35%	36%	36%	40%	36%	44%
\$1MM-\$1.5MM	33%	21%	45%	35%	43%	29%	37%	34%	35%	27%	19%	29%	31%	55%
\$1.5MM-\$2MM	23%	38%	37%	44%	34%	20%	22%	26%	35%	16%	20%	26%	31%	75%
\$2MM - \$2.5MM	8%	20%	31%	13%	18%	21%	25%	11%	35%	20%	19%	15%	12%	74%
\$2.5MM - \$3MM	0%	9%	47%	38%	16%	9%	27%	22%	35%	11%	14%	9%	13%	75%
\$3MM+	14%	25%	7%	7%	17%	15%	15%	17%	35%	9%	25%	5%	0%	95%
OVERALL % U/C	20%	32%	42%	37%	40%	29%	29%	28%	35%	25%	29%	31%	30%	59%

(Single Family Homes – Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	130	150	158	193	225	192	195	184	205	200	170	127	80	140

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	43	17	31	56	63	93	56	66	54	53	57	56	55	45

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	1.88	2.83	10.42	7.88	6.43	3.80	3.70	3.02	3.17	3.12	2.69	2.23	1.41	2.63

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	953	45	-
Average Sales Price	\$1,178,857	\$1,192,818	1.18%
Median Sales Price	\$925,000	\$925,000	0.00%
Average Days to Contract	36	75	108.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.64%	8.87%	8.37%	12.58%
Median	7.87%	8.18%	6.95%	10.91%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	173	187	218	257	308	328

	2019	2018	2017	2016	2015	2014
Avg Price	\$1,192,818	\$1,214,966	\$1,094,319	\$1,075,885	\$969,822	\$819,683
Med Price	\$925,000	\$954,650	\$910,000	\$886,500	\$795,000	\$685,000

City of Boulder Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	49%	34%	37%	42%	44%	35%	67%	28%	23%	38%	39%	42%	42%	64%
\$500-\$750K	23%	33%	38%	48%	39%	41%	20%	30%	22%	22%	16%	25%	25%	47%
\$750K - \$1MM	44%	40%	32%	35%	43%	41%	36%	30%	25%	26%	22%	30%	30%	79%
\$1MM - \$1.5MM	43%	50%	61%	53%	21%	35%	33%	38%	55%	50%	36%	29%	29%	70%
\$1.5MM+	50%	50%	50%	46%	33%	35%	39%	41%	46%	39%	50%	45%	45%	41%
OVERALL % U/C	42%	39%	40%	43%	40%	37%	38%	31%	27%	33%	32%	35%	35%	59%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	103	115	122	121	136	149	86	161	155	150	141	112	84	110

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	35	23	25	50	41	60	32	66	57	41	48	42	35	46

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2.83	3.82	8.82	5.46	4.69	3.82	2.23	3.53	3.04	3.03	2.78	2.35	1.74	2.45

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	552	46	-
Average Sales Price	\$522,620	\$670,790	28.35%
Median Sales Price	\$453,000	\$547,500	20.86%
Average Days to Contract	27	60	122.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.63%	7.10%	7.26%	12.22%
Median	12.51%	9.01%	6.67%	11.43%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	93	110	117	140	146	136

	2019	2018	2017	2016	2015	2014
Avg Price	\$670,790	\$525,492	\$467,541	\$491,465	\$390,958	\$332,304
Med Price	\$547,500	\$460,000	\$405,000	\$425,000	\$342,370	\$283,000

City of Lafayette Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$750K	35%	48%	48%	51%	62%	65%	60%	39%	40%	58%	39%	50%	44%	26%
\$750K +	27%	27%	28%	39%	27%	45%	23%	53%	37%	35%	29%	62%	0%	75%
OVERALL	30%	42%	42%	46%	51%	59%	46%	39%	39%	49%	35%	46%	44%	43%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	30	35	43	47	48	37	41	49	47	40	42	21	18	20

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	20	12	16	21	75	43	36	29	24	25	27	9	19	15

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.00	6.56	5.38	4.09	2.00	1.19	1.21	1.34	1.24	1.03	1.37	0.84	0.81	1.01

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	306	15	-
Average Sales Price	\$645,910	\$690,836	6.96%
Median Sales Price	\$598,750	\$680,000	13.57%
Average Days to Contract	29	37	27.59%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.59%	7.48%	5.05%	5.10%
Median	8.72%	8.63%	7.78%	7.72%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	49	53	58	62	63	78

	2019	2018	2017	2016	2015	2014
Avg Price	\$690,836	\$618,519	\$570,009	\$562,049	\$489,854	\$465,272
Med Price	\$680,000	\$585,000	\$525,000	\$483,500	\$437,000	\$407,334

City of Lafayette Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
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PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

OVERALL	67%	66%	69%	61%	62%	62%	66%	58%	51%	40%	65%	33%	58%	44%
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(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9	11	14	16	13	16	13	13	18	26	16	14	8	12

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	3	9	8	12	38	20	17	15	10	9	14	19	13	7

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	18.00	5.50	4.20	3.00	1.11	1.07	0.75	0.71	0.96	1.43	1.13	1.00	0.60	1.00

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	159	7	-
Average Sales Price	\$405,184	\$367,857	-9.21%
Median Sales Price	\$400,900	\$367,857	-8.24%
Average Days to Contract	30	57	90.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.86%	10.11%	6.46%	8.71%
Median	9.09%	11.43%	6.95%	9.11%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	13	15	9	14	17	15

	2019	2018	2017	2016	2015	2014
Avg Price	\$367,857	\$374,252	\$358,807	\$322,680	\$269,526	\$259,342
Med Price	\$367,857	\$366,500	\$365,000	\$334,000	\$255,000	\$252,000

City of Longmont Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	45%	50%	59%	61%	52%	53%	55%	39%	51%	44%	45%	47%	54%	30%
\$500-\$750K	42%	51%	47%	49%	41%	47%	45%	49%	46%	36%	32%	33%	28%	51%
\$750K - \$1MM	50%	63%	71%	28%	58%	49%	42%	31%	15%	36%	48%	25%	39%	39%
\$1MM +	14%	17%	0%	11%	21%	7%	25%	46%	22%	18%	20%	38%	50%	55%
OVERALL % U/C	44%	50%	54%	54%	47%	48%	49%	45%	47%	40%	40%	49%	44%	42%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	188	195	188	196	217	189	181	184	177	199	186	156	116	114

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	78	53	71	77	101	114	117	129	113	114	95	79	92	69

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14.46	8.93	5.58	4.22	3.43	2.30	2.04	1.81	1.63	1.74	1.64	1.45	1.12	1.22

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1313	69	-
Average Sales Price	\$498,773	\$536,498	7.56%
Median Sales Price	\$441,000	\$460,000	4.31%
Average Days to Contract	35	60	71.43%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	193	187	196	202	241	287

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.17%	9.14%	4.93%	6.75%
Median	11.20%	9.50%	5.77%	7.63%

	2019	2018	2017	2016	2015	2014
Avg Price	\$536,498	\$461,715	\$422,177	\$387,785	\$342,103	\$306,103
Med Price	\$460,000	\$429,000	\$390,500	\$357,900	\$310,000	\$275,000

City of Longmont Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	34%	35%	43%	56%	45%	48%	38%	40%	53%	53%	47%	48%	50%	39%
\$500K +	44%	43%	50%	0%	60%	33%	0%	14%	27%	0%	0%	25%	0%	60%
OVERALL	35%	36%	44%	55%	46%	47%	36%	38%	51%	50%	45%	46%	49%	41%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	55	58	65	57	67	67	69	77	65	58	60	46	30	33

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	15	14	15	28	33	45	30	30	24	40	36	28	32	22

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	22.00	12.00	8.86	4.75	3.83	2.68	2.51	2.55	2.05	1.72	1.76	1.47	0.95	1.09

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	320	22	-
Average Sales Price	\$354,098	\$332,947	-5.97%
Median Sales Price	\$331,625	\$327,500	-1.24%
Average Days to Contract	29	34	17.24%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	17	19	32	25	25	31

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.26%	10.53%	5.90%	8.25%
Median	14.43%	9.55%	5.98%	8.49%

	2019	2018	2017	2016	2015	2014
Avg Price	\$332,947	\$353,666	\$316,612	\$298,189	\$245,889	\$212,644
Med Price	\$327,500	\$332,228	\$299,460	\$286,567	\$230,000	\$193,000

City of Louisville Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$750K	47%	64%	64%	51%	64%	54%	38%	27%	43%	51%	60%	35%	60%	28%
\$750K+	40%	50%	63%	33%	48%	50%	45%	38%	25%	44%	81%	20%	25%	33%
OVERALL % U/C	45%	59%	65%	53%	60%	53%	40%	31%	36%	50%	65%	32%	53%	31%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	13	15	20	20	28	28	31	36	32	26	14	17	9	8

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9	6	13	18	20	31	23	20	15	17	26	21	12	7

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jul 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.67	6.00	4.29	2.61	2.55	1.73	1.68	1.73	1.51	1.24	0.64	0.84	0.49	0.49

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	193	7	-
Average Sales Price	\$749,621	\$672,693	-10.26%
Median Sales Price	\$669,000	\$552,500	-17.41%
Average Days to Contract	27	65	140.74%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	4.01%	9.13%	8.27%	10.35%
Median	6.20%	8.86%	8.36%	10.22%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	10	15	20	22	26	30

	2019	2018	2017	2016	2015	2014
Avg Price	\$672,693	\$750,140	\$666,128	\$634,438	\$563,312	\$624,976
Med Price	\$552,500	\$669,500	\$630,000	\$594,500	\$520,000	\$511,000

City of Louisville Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	32%	26%	34%	41%	47%	51%	54%	66%	58%	59%	44%	64%	57%	31%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19	24	20	20	19	21	18	12	14	12	19	12	12	12

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6	10	3	4	4	6	10	12	10	6	8	3	4	4

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19.00	9.00	6.32	5.22	4.22	3.82	2.92	1.85	1.83	1.50	2.19	1.47	1.67	2.06

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	72	4	-
Average Sales Price	\$429,767	\$383,000	-10.88%
Median Sales Price	\$387,500	\$405,750	4.71%
Average Days to Contract	52	63	21.15%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.29%	10.77%	8.89%	9.60%
Median	9.06%	8.60%	7.60%	8.85%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	9	8	6	9	7	13

	2019	2018	2017	2016	2015	2014
Avg Price	\$383,000	\$430,144	\$435,501	\$371,459	\$344,757	\$258,412
Med Price	\$405,750	\$385,100	\$408,455	\$331,000	\$317,550	\$265,000

Town of Superior Single-Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$750k	75%	70%	64%	75%	63%	46%	65%	48%	54%	70%	50%	50%	42%	9%
\$750k +	57%	57%	69%	41%	45%	58%	44%	54%	35%	53%	40%	40%	66%	50%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

OVERALL	68%	65%	67%	58%	51%	54%	53%	50%	47%	62%	46%	46%	50%	28%
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(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19	24	20	20	19	21	16	19	24	15	14	14	9	5

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	7	4	3	4	15	4	16	20	10	15	26	26	7	9

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16.29	13.09	8.57	6.67	3.45	3.41	2.09	1.84	2.09	1.13	0.92	0.74	0.52	0.32

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	95	9	-
Average Sales Price	\$675,265	\$618,904	-8.35%
Median Sales Price	\$640,000	\$590,000	-7.81%
Average Days to Contract	20	31	55.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.49%	6.34%	5.40%	7.12%
Median	7.42%	6.27%	6.13%	7.90%

Town of Superior Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL	68%	46%	53%	57%	54%	40%	29%	22%	36%	15%	44%	44%	38%	63%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19	24	20	20	19	9	17	21	16	19	19	15	13	12

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	2	0	9	5	6	5	6	7	5	7	8	5	8	1

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	57.00	72.00	10.91	7.50	5.18	2.00	3.29	3.32	2.82	3.80	3.45	2.81	2.36	2.48

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	89	1	-
Average Sales Price	\$458,909	\$390,000	-15.02%
Median Sales Price	\$462,393	\$390,000	-15.66%
Average Days to Contract	20	72	260.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.50%	8.10%	7.66%	5.29%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	9	8	6	9	7	13

	2019	2018	2017	2016	2015	2014
Avg Price	\$618,904	\$677,215	\$635,117	\$616,023	\$570,580	\$511,294
Med Price	\$590,000	\$645,000	\$618,250	\$596,000	\$535,000	\$470,500

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	9	8	6	9	7	13

	2019	2018	2017	2016	2015	2014
Avg Price	\$390,000	\$458,909	\$429,758	\$375,433	\$292,961	\$282,386

Median	23.83%	12.02%	9.06%	5.68%
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Med Price	\$390,000	\$462,393	\$336,500	\$343,500	\$285,000	\$211,000
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Denver (City and County) - Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
Under \$500K	45%	54%	58%	58%	58%	57%	53%	47%	49%	51%	53%	58%	63%	29%
\$500K-\$750K	37%	40%	47%	46%	45%	49%	45%	43%	42%	42%	41%	48%	54%	42%
\$750K-\$1MM	30%	39%	48%	50%	50%	49%	41%	30%	41%	41%	35%	43%	50%	54%
\$1MM-\$1.5MM	28%	34%	41%	41%	34%	48%	34%	27%	34%	30%	27%	37%	33%	57%
\$1.5MM-\$2MM	27%	22%	27%	37%	48%	41%	33%	22%	24%	30%	20%	30%	29%	61%
\$2MM+	21%	18%	25%	19%	19%	11%	11%	16%	15%	14%	13%	15%	9%	80%
OVERALL % U/C	39%	45%	50%	50%	49%	50%	45%	40%	42%	43%	44%	49%	53%	42%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	808	788	731	721	822	806	1056	1102	1094	1054	923	665	457	525

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	423	370	474	607	664	768	739	686	671	594	631	537	573	451

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	11.46	5.96	3.46	2.31	1.94	1.46	1.75	1.68	1.59	1.53	1.35	1.03	0.74	0.91

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,666	526	-
Average Sales Price	\$498,083	\$548,902	10.20%
Median Sales Price	\$425,750	\$474,500	11.45%
Average Days to Contract	44	41	-6.82%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.48%	12.43%		
Median	9.11%	14.85%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	778	710	672	735	743	794

	2019	2018	2017	2016	2015	2014
Avg Price	\$548,902	\$575,573	\$528,394	\$482,498	\$445,052	\$390,473
Med Price	\$474,500	\$473,000	\$435,000	\$400,000	\$367,150	\$325,000

Denver City and County - Condominiums and Townhomes (Attached Dwellings)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwellings - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	35%	38%	43%	50%	47%	44%	43%	39%	41%	41%	41%	46%	43%	46%
\$250K-\$500K	39%	45%	47%	50%	44%	46%	46%	46%	41%	37%	37%	76%	44%	43%
\$500K-\$750K	39%	43%	41%	42%	42%	43%	41%	37%	34%	34%	34%	36%	41%	50%
\$750K - \$1MM	33%	36%	36%	31%	31%	25%	30%	27%	18%	22%	22%	30%	30%	60%
\$1MM+	40%	44%	41%	44%	44%	35%	34%	35%	28%	33%	33%	19%	28%	67%
OVERALL	38%	42%	43%	46%	43%	42%	42%	39%	36%	36%	36%	40%	41%	51%

(Attached Dwellings - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	903	960	1,010	1,030	1142	1125	1166	1156	1280	1252	1252	968	805	805

(Attached Dwellings - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	366	261	363	430	582	634	518	547	590	451	493	395	461	461

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14.80	9.19	6.12	4.35	3.42	2.56	2.51	2.26	2.33	2.26	2.32	1.94	1.64	1.69

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,104	457	-
Average Sales Price	\$419,796	\$450,075	7.21%
Median Sales Price	\$345,000	\$386,000	11.88%
Average Days to Contract	64	54	-15.63%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.91%	8.98%		
Median	13.32%	14.50%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	726	763	732	743	845	867

	2019	2018	2017	2016	2015	2014
Avg Price	\$450,075	\$379,800	\$338,000	\$307,500	\$280,000	\$293,124
Med Price	\$386,000	\$379,800	\$338,000	\$307,500	\$280,000	\$228,000

Adams County Overview Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	47%	52%	58%	61%	59%	58%	56%	52%	56%	55%	55%	59%	59%	31%
\$500k - \$750k	33%	36%	39%	41%	38%	36%	41%	37%	39%	40%	38%	43%	35%	48%
\$750k-\$1MM	25%	20%	30%	26%	30%	29%	30%	28%	27%	23%	17%	11%	11%	55%
\$1mm+	6%	12%	13%	14%	15%	17%	28%	22%	26%	17%	22%	19%	15%	82%
OVERALL % U/C	43%	48%	52%	55%	53%	52%	48%	48%	51%	51%	51%	55%	54%	36%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	808	788	731	721	822	864	874	980	877	815	751	581	454	424

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	525	378	417	473	622	637	679	606	675	636	612	519	563	371

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.23	5.24	3.32	2.41	2.04	1.70	1.64	1.71	1.43	1.27	1.17	0.94	0.75	0.75

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,756	61	-
Average Sales Price	\$405,754	\$417,127	2.80%
Median Sales Price	\$380,000	\$380,000	0.00%
Average Days to Contract	36	34	-5.56%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.09%	12.08%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	778	710	672	735	743	794

	2019	2018	2017	2016	2015	2014
Avg Price	\$417,127	\$393,611	\$364,219	\$333,139	\$302,438	\$261,637

Median	10.73%	13.23%		
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Med Price	\$380,000	\$370,250	\$343,000	\$311,000	\$279,900	\$241,000
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Adams County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	59%	51%	58%	56%	52%	56%	52%	50%	48%		50%	45%	48%	40%
\$250K-\$500K	53%	61%	65%	68%	61%	60%	59%	59%	58%		63%	70%	75%	19%
\$500K AND ABOVE	50%	33%	25%	20%	25%	50%	50%	25%	27%		0%	8%	0%	0%
OVERALL % U/C	55%	58%	63%	64%	59%	59%	58%	57%	56%		59%	64%	68%	22%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	176	170	163	161	182	211	215	236	237	247	208	170	129	103

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	99	119	106	130	151	149	175	136	179	142	142	123	136	103

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10.67	4.68	3.02	2.13	1.80	1.68	1.55	1.67	1.55	1.59	1.35	1.14	0.90	0.75

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,728	16	-
Average Sales Price	\$282,733	\$276,806	-2.10%
Median Sales Price	\$279,900	\$276,500	-1.21%
Average Days to Contract	36	42	16.67%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.72%	14.48%		
Median	14.13%	14.38%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	111	105	104	105	123	139

	2019	2018	2017	2016	2015	2014
Avg Price	\$276,806	\$274,975	\$248,991	\$221,108	\$190,621	\$163,105
Med Price	\$276,500	\$273,000	\$247,000	\$22,200	\$190,000	\$160,000

Brighton Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	38%	33%	48%	48%	57%	55%	53%	55%	55%	45%	47%	50%	48%	56%	37%
\$500K - \$750k	32%	38%	31%	34%	40%	39%	35%	41%	32%	36%	31%	25%	36%	43%	66%
\$750K AND ABOVE	11%	13%	26%	27%	15%	38%	40%	37%	26%	26%	35%	25%	26%	8%	66%
OVERALL % U/C	34%	33%	42%	43%	49%	49%	55%	50%	45%	45%	42%	41%	43%	47%	47%

(Single Family Homes - Inventory)

	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	198	166	167	177	154	148	167	152	168	170	158	145	133	98	106

(Single Family Homes - # Sold)

	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	67	77	40	70	86	104	91	104	97	99	98	79	66	73	60

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	17.73	6.92	5.45	4.18	2.72	2.00	2.14	1.84	1.83	1.76	1.60	1.53	1.47	1.15	1.34

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	984	8	-
Average Sales Price	\$440,015	\$437,625	-0.54%
Median Sales Price	\$396,000	\$435,000	9.85%
Average Days to Contract	46	19	-58.70%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.98%	10.83%		
Median	9.08%	11.43%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	149	150	138	162	147	153

	2019	2018	2017	2016	2015	2014
Avg Price	\$437,625	\$414,513	\$381,946	\$354,754	\$323,470	\$286,113
Med Price	\$435,000	\$375,000	\$352,500	\$328,500	\$299,900	\$257,900

Brighton Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
OVERALL % U/C	58%	43%	72%	60%	53%	54%	59%	65%	43%	59%	59%	46%	50%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	11	12	8	7	8	10	9	7	8	7	7	7	9

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	7	10	5	11	8	12	10	9	10	3	4	6	2

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	9.43	4.24	2.18	1.27	1.17	1.13	0.96	0.76	0.80	0.81	0.88	1.00	1.59

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	94	3	-
Average Sales Price	\$275,051	\$275,443	0.14%
Median Sales Price	\$270,750	\$282,500	4.34%
Average Days to Contract	30	15	-50.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.19%	14.42%		
Median	13.11%	14.08%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	7	6	3	4	5	3

	2019	2018	2017	2016	2015	2014
Avg Price	\$275,443	\$265,181	\$241,329	\$220,661	\$186,490	\$159,778
Med Price	\$282,500	\$264,900	\$239,995	\$220,000	\$186,300	\$160,000

Commerce City Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	47%	49%	57%	56%	60%	54%	53%	54%	52%	54%	54%	57%	54%	30%
\$500K AND ABOVE	14%	19%	18%	15%	25%	32%	28%	26%	20%	28%	38%	50%	48%	66%
OVERALL % U/C	44%	47%	53%	52%	56%	52%	51%	52%	49%	51%	52%	56%	53%	35%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	154	154	138	128	141	154	165	163	170	155	145	102	87	72

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	82	79	74	102	105	108	106	105	126	103	111	115	111	75

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	11.27	5.74	3.52	2.28	1.91	1.68	1.72	1.63	1.56	1.42	1.32	0.92	0.78	0.67

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,231	86	-
Average Sales Price	\$380,419	\$387,598	1.89%
Median Sales Price	\$382,000	\$398,000	4.19%
Average Days to Contract	36	32	-11.11%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.39%	14.14%		
Median	8.57%	14.46%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	116	109	86	88	105	123

	2019	2018	2017	2016	2015	2014
Avg Price	\$387,598	\$366,952	\$338,510	\$309,872	\$284,646	\$249,685
Med Price	\$398,000	\$370,000	\$350,000	\$322,000	\$292,000	\$259,000

Commerce City Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	28%	57%	50%	62%	58%	50%	51%	44%	52%	35%	43%	55%	60%	25%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	36	22	22	14	17	23	26	34	27	40	29	19	15	9

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8	13	13	18	18	16	17	14	23	21	15	13	15	12

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	27.00	6.29	3.88	1.62	1.46	1.60	1.64	2.13	1.53	2.20	1.64	1.11	0.89	0.55

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	189	16	-
Average Sales Price	\$284,196	\$304,152	7.02%
Median Sales Price	\$285,000	\$288,700	1.30%
Average Days to Contract	49	45	-8.16%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.82%	12.75%		
Median	12.09%	13.00%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	9	4	7	7	12	10

	2019	2018	2017	2016	2015	2014
Avg Price	\$304,152	\$276,205	\$259,568	\$234,325	\$204,395	\$173,601
Med Price	\$288,700	\$276,000	\$260,000	\$230,350	\$208,000	\$172,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Northglenn Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C			65%	61%	63%	65%	62%	62%	66%	52%	56%	80%	83%	25%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19	16	14	24	28	29	29	31	22	30	34	12	6	11

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	35	31	30	26	40	36	44	41	43	38	37	31	37	24

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	3.26	1.45	0.88	1.18	1.04	0.88	0.84	0.86	0.57	0.74	0.85	0.31	0.16	0.31

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	436	28	-
Average Sales Price	\$356,504	\$349,037	-2.09%
Median Sales Price	\$352,600	\$346,625	-1.69%
Average Days to Contract	17	17	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.22%	11.45%		
Median	11.19%	11.32%		

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	35	25	21	30	31	31

	2019	2018	2017	2016	2015	2014
Avg Price	\$349,037	\$343,836	\$316,981	\$288,779	\$255,222	\$220,273
Med Price	\$346,625	\$340,000	\$312,750	\$285,000	\$252,000	\$218,000

Northglenn Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	43%	75%	71%	57%	50%	50%	44%	72%	64%	59%	60%	88%	88%	7%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10	3	6	6	10	14	15	9	9	11	8	2	2	1

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6	10	12	12	7	5	10	11	17	16	12	6	6	12

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10.00	1.13	1.29	0.90	1.28	1.62	1.61	0.95	0.87	1.00	0.68	0.17	0.18	0.09

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	130	16	-
Average Sales Price	\$310,840	\$289,416	-6.89%
Median Sales Price	\$315,000	\$308,750	-1.98%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14

Average Days to Contract		27	27	0.00%
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Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.58%	15.48%		
Median	11.24%	14.73%		

# of Listings	8	6	10	13	15	8
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	2019	2018	2017	2016	2015	2014
Avg Price	\$289,416	\$301,292	\$272,036	\$246,777	\$211,597	\$190,820
Med Price	\$308,750	\$303,000	\$264,000	\$250,000	\$210,000	\$194,000

Thornton Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	51%	56%	51%	65%	58%	63%	57%	51%	60%	63%	64%	86%	24%	
OVER \$500K	32%	36%	36%	43%	34%	35%	44%	41%	48%	44%	44%	47%	44%	
OVERALL % U/C	46%	50%	50%	58%	52%	54%	53%	48%	57%	53%	58%	59%	31%	

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	205	199	175	179	218	246	251	274	216	214	167	133	105	93

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	153	109	141	142	174	210	204	178	197	191	173	132	162	96

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.04	4.56	2.61	1.97	1.82	1.59	1.54	1.57	1.17	1.11	0.87	0.74	0.61	0.59

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1992	116	-
Average Sales Price	\$422,637	\$438,263	3.70%
Median Sales Price	\$410,000	\$429,000	4.63%
Average Days to Contract	31	38	22.58%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.39%	10.27%		
Median	10.19%	11.06%		

Thornton Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
OVERALL % U/C	71%	68%	72%	70%	66%	70%	67%	71%	65%	63%	71%	79%	15%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	50	59	58	54	68	68	78	71	86	87	74	52	39

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	44	41	38	50	58	59	71	53	66	65	45	47	43

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	170	136	137	155	167	193

	2019	2018	2017	2016	2015	2014
Avg Price	\$438,263	\$408,111	\$379,379	\$351,140	\$317,070	\$277,754
Med Price	\$429,000	\$400,000	\$365,000	\$340,000	\$305,725	\$265,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
	6.82	4.16	2.83	1.87	1.77	1.41	1.48	1.29	1.45	1.40	1.24	0.90	0.73

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	629	629	-
Average Sales Price	\$286,821	\$290,405	1.25%
Median Sales Price	\$292,000	\$285,650	-2.17%
Average Days to Contract	34	41	20.59%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.99%	15.02%		
Median	13.49%	14.39%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	33	34	36	28	38	43

	2019	2018	2017	2016	2015	2014
Avg Price	\$290,405	\$273,919	\$253,347	\$223,309	\$197,079	\$166,082
Med Price	\$285,650	\$276,250	\$255,000	\$225,500	\$198,000	\$164,950

Arapahoe County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	54%	60%	65%	67%	61%	62%	60%	43%	54%	53%	55%	62%	61%	28%
\$500k - \$750k	36%	42%	43%	47%	44%	40%	38%	36%	34%	33%	39%	44%	48%	45%
\$750k-\$1MM	25%	29%	32%	31%	42%	45%	34%	38%	30%	34%	34%	42%	38%	55%
\$1mm+	18%	20%	20%	30%	35%	30%	26%	25%	26%	21%	23%	21%	23%	66%
OVERALL % U/C	44%	50%	52%	55%	52%	52%	49%	45%	44%	44%	47%	53%	53%	38%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	802	761	793	795	906	1046	1084	1134	1106	1091	954	688	560	509

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	539	403	483	621	705	810	851	743	723	644	631	603	637	456

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.93	4.85	3.34	2.33	1.98	1.76	1.68	1.62	1.49	1.46	1.30	0.98	0.84	0.83

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	7662	479	-
Average Sales Price	\$506,527	\$484,012	-4.44%
Median Sales Price	\$424,000	\$430,000	1.42%
Average Days to Contract	32	43	34.38%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.78%	8.92%		
Median	8.77%	9.52%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	1,018	963	952	1,044	1,157	1,219

	2019	2018	2017	2016	2015	2014
Avg Price	\$484,012	\$492,965	\$453,901	\$423,259	\$393,161	\$354,859
Med Price	\$430,000	\$410,000	\$382,475	\$353,000	\$320,000	\$285,000

Arapahoe County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	55%	53%	57%	65%	55%	52%	49%	45%	50%	43%	55%	55%	51%	29%
\$250K-\$500K	37%	46%	50%	53%	49%	53%	47%	48%	47%	48%	55%	50%	53%	28%
\$500K-\$750K	43%	48%	51%	49%	49%	36%	36%	43%	41%	39%	39%	31%	32%	45%
Above \$750K+	33%	29%	27%	15%	43%	33%	50%	38%	33%	50%	27%	18%	25%	61%
OVERALL % U/C	43%	48%	52%	56%	50%	51%	47%	46%	47%	31%	47%	50%	50%	38%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	402	444	429	409	464	464	520	558	523	548	518	393	331	509

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	260	197	282	336	363	371	348	340	377	358	348	264	311	456

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.28	5.83	3.48	2.28	1.94	1.54	1.64	1.64	1.47	1.52	1.45	1.16	0.99	1.44

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	317	317	-
Average Sales Price	\$297,247	\$297,247	0.00%
Median Sales Price	\$261,760	\$261,760	0.00%
Average Days to Contract	45	45	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.74%	11.83%		
Median	12.49%	12.60%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	332	332	332	331	371	412

	2019	2018	2017	2016	2015	2014
Avg Price	\$297,247	\$277,607	\$251,331	\$226,872	\$199,207	\$174,942
Med Price	\$261,760	\$259,900	\$234,750	\$210,000	\$183,000	\$160,000

Aurora Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	54%	61%	67%	70%	62%	61%	61%	54%	57%	54%	55%	62%	59%	28%
\$500K - \$750K	34%	39%	37%	44%	41%	33%	33%	32%	29%	33%	36%	38%	39%	53%
\$750K-\$1MM	31%	29%	26%	26%	45%	48%	23%	33%	30%	31%	29%	38%	32%	61%
\$1mm+	0%	0%	0%	0%	0%	0%	11%	44%	25%	0%	16%	20%	20%	66%
OVERALL % U/C	47%	53%	56%	59%	55%	52%	51%	47%	48%	48%	49%	55%	53%	36%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	490	451	458	416	532	634	641	673	651	634	586	392	392	328

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	352	276	319	416	426	513	514	477	453	441	407	427	427	308

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.35	4.31	2.90	1.83	1.78	1.65	1.56	1.52	1.40	1.35	1.25	0.87	0.89	0.80

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	4912	397	
Average Sales Price	\$416,655	\$418,932	0.55%
Median Sales Price	\$389,973	\$397,300	1.88%
Average Days to Contract	31	38	22.58%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.55%	11.19%		
Median	9.96%	11.82%		

Aurora Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	58%	53%	54%	66%	56%	53%	53%	45%	51%	42%	49%	57%	51%	34%
\$250K-\$500K	34%	46%	45%	49%	47%	49%	48%	49%	45%	47%	47%	52%	49%	50%
Above \$500k	33%	40%	25%	0%	40%	67%	75%	43%	50%	20%	14%	14%	25%	0%
OVERALL % U/C	44%	49%	49%	56%	58%	51%	51%	47%	48%	38%	55%	54%	55%	37%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	257	282	295	271	301	311	320	365	348	361	341	241	202	175

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	182	142	202	213	245	244	231	231	255	241	227	181	212	184

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.47	5.22	3.37	2.20	1.84	1.52	1.50	1.60	1.47	1.50	1.43	1.06	0.90	0.81

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2589	217	-
Average Sales Price	\$258,138	\$250,081	-3.12%
Median Sales Price	\$250,000	\$245,000	-2.00%
Average Days to Contract	34	45	32.35%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.51%	14.58%		
Median	14.01%	16.67%		

Centennial Single-Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	61%	57%	63%	70%	60%	64%	59%	48%	52%	59%	51%	60%	63%	20%
\$500k - \$750k	40%	44%	45%	48%	49%	51%	41%	42%	48%	37%	44%	54%	60%	33%
\$750k-\$1MM	29%	39%	35%	35%	29%	36%	31%	36%	32%	32%	24%	45%	44%	52%
\$1mm+	25%	20%	13%	33%	25%	30%	28%	18%	17%	4%	4%	16%	26%	33%
OVERALL % U/C	48%	48%	49%	55%	50%	53%	48%	43%	46%	45%	44%	53%	57%	33%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	591	520	484	535	593	635

	2019	2018	2017	2016	2015	2014
Avg Price	\$418,932	\$401,126	\$370,667	\$341,032	\$307,759	\$271,535
Med Price	\$397,300	\$370,000	\$343,000	\$315,000	\$281,061	\$247,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	216	201	198	208	226	240

	2019	2018	2017	2016	2015	2014
Avg Price	\$250,081	\$249,994	\$223,969	\$198,146	\$174,113	\$149,216
Med Price	\$245,000	\$240,000	\$215,000	\$188,000	\$165,000	\$141,127

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	131	156	142	159	166	185	203	213	195	195	169	113	77	69

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	115	75	87	108	138	156	183	147	134	132	127	115	115	74

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6.83	4.93	3.08	2.48	1.90	1.63	1.63	1.56	1.35	1.31	1.15	0.81	0.60	0.59

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1484	97	-
Average Sales Price	\$529,203	\$550,557	4.04%
Median Sales Price	\$485,000	\$500,000	3.09%
Average Days to Contract	30	50	66.67%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.40%	7.24%		
Median	7.35%	7.55%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	144	149	163	165	193	218

	2019	2018	2017	2016	2015	2014
Avg Price	\$550,557	\$505,867	\$476,300	\$451,121	\$416,463	\$369,180
Med Price	\$500,000	\$465,000	\$435,000	\$409,000	\$380,000	\$340,000

Centennial Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	45%	44%	83%	85%	55%	80%	58%	47%	57%	43%	83%	83%	55%	29%
ABOVE \$250K	33%	45%	51%	55%	49%	59%	40%	47%	51%	51%	40%	40%	37%	19%
OVERALL % U/C	35%	45%	55%	58%	50%	62%	41%	46%	49%	49%	48%	48%	40%	21%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	56	53	45	41	48	35	52	55	47	45	30	30	32	14

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	20	19	30	52	39	33	48	36	42	36	23	23	28	13

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16.80	8.15	3.91	2.03	1.80	1.09	1.41	1.39	1.13	1.15	0.83	0.87	1.02	0.51

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	422	23	-
Average Sales Price	\$337,197	\$347,342	3.01%
Median Sales Price	\$336,750	\$378,000	12.25%
Average Days to Contract	49	47	-4.08%

Appreciation:

	5 year	10 year	15 Year	20 year

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	30	35	31	30	32	48

	2019	2018	2017	2016	2015	2014

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Average	8.48%	7.64%		
Median	9.33%	6.99%		

Avg Price	\$347,342	\$312,704	\$293,946	\$263,852	\$243,696	\$219,618
Med Price	\$378,000	\$305,000	\$278,100	\$255,000	\$236,000	\$208,000

Englewood Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	42%	58%	54%	56%	61%	66%	50%	52%	47%	49%	48%	62%	56%	29%
\$500k - \$750k	25%	53%	51%	42%	32%	41%	52%	31%	27%	32%	50%	45%	48%	39%
ABOVE \$750K	20%	32%	32%	52%	37%	38%	27%	37%	39%	39%	39%	21%	20%	50%
OVERALL % U/C	37%	52%	49%	50%	49%	53%	47%	44%	41%	44%	47%	53%	50%	35%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	88	74	95	95	87	91	105	117	119	110	86	56	48	39

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	50	42	47	66	86	80	81	74	80	69	67	65	56	45

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10.56	4.83	4.10	2.78	1.79	1.47	1.57	1.62	1.53	1.40	1.14	0.77	0.70	0.61

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	800	58	-
Average Sales Price	\$550,622	\$436,708	-20.69%
Median Sales Price	\$430,000	\$416,250	-3.20%
Average Days to Contract	29	43	48.28%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.64%	10.23%		
Median	10.18%	10.11%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	87	81	93	98	98	90

	2019	2018	2017	2016	2015	2014
Avg Price	\$436,708	\$511,276	\$485,015	\$457,714	\$437,755	\$369,913
Med Price	\$416,250	\$415,000	\$380,000	\$350,000	\$321,130	\$275,000

Englewood Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
Below \$500K	38%	48%	55%	51%	36%	47%	36%	41%	45%	45%	39%	52%	56%	39%
Above \$500K	28%	33%	34%	41%	33%	13%	30%	42%	39%	36%	22%	27%	40%	73%
OVERALL % U/C	34%	43%	49%	47%	35%	37%	35%	41%	43%	43%	36%	46%	51%	46%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	64	63	62	104	66	67	79	74	69	64	65	51	48	33

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	26	28	27	29	35	40	24	34	34	39	39	26	56	24

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14.77	7.00	4.59	5.67	2.73	2.17	2.59	2.35	2.11	1.86	1.86	1.56	1.26	0.91

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	375	31	-
Average Sales Price	\$386,475	\$401,688	3.94%
Median Sales Price	\$340,000	\$358,000	5.29%
Average Days to Contract	45	43	-4.44%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.37%	9.70%		
Median	12.86%	11.55%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	47	56	58	49	62	66

	2019	2018	2017	2016	2015	2014
Avg Price	\$401,688	\$349,908	\$322,107	\$285,158	\$250,629	\$223,078
Med Price	\$358,000	\$307,250	\$285,000	\$249,950	\$218,000	\$187,000

Greenwood Village Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER - \$1mm	20%	40%	45%	20%	48	48%	41%	35%	29%	38%	42%	45%	75%	43%
Above + \$1mm	23%	23%	33%	29%	41	30%	35%	28%	31%	20%	21%	23%	23%	66%
OVERALL % U/C	21%	27%	35%	27%	43	35%	36%	30%	30%	25%	27%	28%	35%	63%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	35	36	43	53	49	51	46	49	44	43	41	33	22	31

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14	4	6	12	15	27	16	16	13	14	10	11	11	10

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	15.00	12.00	10.75	8.83	5.76	3.92	3.45	3.20	2.67	2.55	2.56	2.48	1.76	2.70

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	152	11	-
Average Sales Price	\$1,403,744	\$956,909	-31.83%
Median Sales Price	\$1,200,000	\$778,000	-35.17%
Average Days to Contract	60	39	-35.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.84%	9.05%		
Median	6.89%	10.36%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	40	48	55	57	68	68

	2019	2018	2017	2016	2015	2014
Avg Price	\$956,909	\$1,436,832	\$1,254,005	\$1,270,814	\$1,140,068	\$1,111,939
Med Price	\$778,000	\$1,277,500	\$1,130,500	\$1,088,500	\$985,000	\$950,000

Greenwood Village Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER - \$500k	33%	33%	55%	31%	33%	50%	50%	20%	33%	35%	33%	33%	36%	36%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Above + \$500K	71%	56%	50%	27%	42%	40%	10%	25%	18%	27%	33%	36%	30%	70%
OVERALL % U/C	54%	44%	52%	29%	37%	46%	33%	23%	26%	31%	33%	35%	55%	55%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10	13	12	18	20	14	16	24	26	27	22	15	12	11

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	5	2	4	8	9	10	9	5	8	9	13	9	9	6

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12.00	11.14	6.55	5.68	4.29	2.21	2.29	3.20	3.18	3.24	2.44	1.70	1.36	1.22

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	92	6	-
Average Sales Price	\$521,329	\$754,500	44.73%
Median Sales Price	\$380,000	\$492,500	29.61%
Average Days to Contract	42	129	207.14%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.53%	7.42%		
Median	8.47%	6.28%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	15	14	16	13	16	19

	2019	2018	2017	2016	2015	2014
Avg Price	\$754,500	\$512,012	\$472,383	\$450,347	\$376,438	\$324,781
Med Price	\$492,500	\$350,000	\$364,188	\$327,000	\$295,000	\$245,900

Littleton Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER - \$500k	58%	74%	71%	67%	66%	67%	56%	54%	53%	50%	60%	64%	70%	19%
Above + \$500k	34%	40%	43%	52%	45%	41%	37%	19%	33%	34%	39%	40%	38%	45%
OVERALL % U/C	45%	54%	55%	53%	54%	50%	43%	41%	41%	41%	48%	49%	49%	37%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	209	197	207	224	179	292	352	367	353	374	293	221	170	145

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	145	136	155	160	179	231	218	205	233	163	201	204	177	118

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.65	4.21	2.85	2.26	1.39	1.74	1.96	1.92	1.73	1.83	1.41	1.08	0.86	0.79

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2,184	148	-
Average Sales Price	\$603,964	\$603,834	-0.02%
Median Sales Price	\$500,000	\$490,000	-2.00%
Average Days to Contract	33	45	36.36%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	260	263	288	320	347	386

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.97%	8.04%		
Median	8.16%	7.95%		

	2019	2018	2017	2016	2015	2014
Avg Price	\$603,834	\$538,294	\$493,859	\$460,736	\$421,836	\$384,904
Med Price	\$490,000	\$465,000	\$430,000	\$403,500	\$371,000	\$330,250

Littleton Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	48%	71%	56%	71%	40%	55%	53%	48%	45%	52%	59%	49%	49%	25%
ABOVE +\$250K	54%	55%	57%	66%	61%	60%	56%	58%	56%	49%	42%	60%	60%	36%
OVERALL % U/C	53%	58%	57%	66%	57%	59%	55%	55%	56%	49%	43%	60%	60%	36%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	69	80	85	83	99	96	96	98	93	115	116	64	64	58

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	42	42	56	70	99	97	96	91	87	83	79	69	69	74

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.86	5.71	3.64	2.37	1.92	1.42	1.25	1.16	1.03	1.25	1.31	0.76	0.80	0.75

YTD Comparison:

Key Metrics	2019	YTD 202	% Change
Total Units Sold	1189	94	-
Average Sales Price	\$363,688	\$323,102	-11.16%
Median Sales Price	\$325,000	\$307,000	-5.54%
Average Days to Contract	44	40	-9.09%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	59	58	68	82	74	82

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.14%	8.68%		
Median	13.05%	9.22%		

	2019	2018	2017	2016	2015	2014
Avg Price	\$323,102	\$309,566	\$287,806	\$263,517	\$230,754	\$192,662
Med Price	\$307,000	\$295,000	\$273,000	\$246,000	\$215,000	\$178,500

Broomfield City and County Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	70%	76%	69%	69%	75%	59%	52%	61%	56%	55%	56%	67%	65%	22%
\$500k+	44%	44%	46%	43%	34%	36%	38%	38%	53%	53%	44%	44%	46%	40%
OVERALL % U/C	55%	55%	54%	51%	47%	43%	43%	45%	54%	51%	49%	53%	53%	35%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	120	123	135	144	146	171	189	185	170	129	129	91	69	63

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	73	51	71	68	111	115	102	90	97	91	92	70	90	45

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.86	5.95	4.15	3.29	2.34	2.10	2.19	1.99	1.75	1.28	1.32	1.01	0.78	0.78

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1027	57	-
Average Sales Price	\$555,187	\$523,786	-5.66%
Median Sales Price	\$510,000	\$461,500	-9.51%
Average Days to Contract	40	39	-2.50%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.26%	6.58%		
Median	6.99%	7.45%		

Broomfield City and County Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	65%	46%	57%	65%	53%	51%	47%	40%	42%	41%	44%	42%	35%	37%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	5	14	18	16	17	26	26	24	26	23	19	18	17	13

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16	8	6	10	20	16	18	18	10	10	14	13	15	5

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	1.88	3.50	3.60	2.40	1.70	2.05	2.00	1.64	1.70	1.50	1.33	1.30	1.28	1.16

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	\$166	\$12	-
Average Sales Price	\$364,452	\$372,283	2.15%
Median Sales Price	\$350,000	\$326,250	-6.79%
Average Days to Contract	30	43	43.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.42%	7.21%		
Median	8.98%	7.59%		

Douglas County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
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Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	119	109	135	127	137	158

	2019	2018	2017	2016	2015	2014
Avg Price	\$523,786	\$530,424	\$506,902	\$469,942	\$425,212	\$403,922
Med Price	\$461,500	\$485,900	\$457,000	\$425,000	\$386,000	\$360,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	23	12	17	19	24	29

	2019	2018	2017	2016	2015	2014
Avg Price	\$372,283	\$344,869	\$317,000	\$316,074	\$276,439	\$242,684
Med Price	\$326,250	\$336,460	\$360,000	\$317,000	\$273,000	\$232,200

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

UNDER \$500k	52%	59%	67%	63%	66%	61%	53%	52%	52%	54%	55%	59%	57%	36%
\$500k - \$750k	38%	42%	51%	46%	47%	43%	40%	36%	39%	41%	41%	42%	38%	48%
\$750k-\$1MM	29%	32%	35%	36%	39%	37%	35%	28%	28%	28%	30%	33%	40%	59%
\$1mm+	19%	22%	21%	24%	26%	25%	23%	19%	20%	18%	17%	20%	21%	76%
OVERALL % U/C	38%	43%	50%	48%	49%	45%	41%	38%	39%	41%	41%	42%	41%	47%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	845	851	843	914	1050	1174	1,311	1,354	1,268	1191	1220	861	733	817

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	415	361	350	513	537	704	650	609	635	546	661	462	507	432

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12.22	6.58	4.49	3.35	2.90	2.45	2.53	2.42	2.09	1.94	1.92	1.45	1.29	1.51

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,311	439	-
Average Sales Price	\$585,174	\$620,173	5.98%
Median Sales Price	\$510,000	\$524,000	2.75%
Average Days to Contract	43	56	30.23%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.78%	5.91%		
Median	6.67%	6.34%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	1,065	1,133	1,255	1,315	1,447	1,586

	2019	2018	2017	2016	2015	2014
Avg Price	\$620,173	\$578,152	\$543,201	\$504,084	\$468,543	\$431,851
Med Price	\$524,000	\$500,000	\$472,000	\$440,000	\$412,000	\$375,000

Douglas County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	61%	75%	65%	71%	52%	39%	55%	42%	47%	36%	46%	46%	46%	31%
\$250K-\$500K	38%	49%	52%	53%	47%	48%	46%	42%	43%	41%	41%	43%	48%	43%
ABOVE +\$500k	16%	21%	30%	33%	28%	33%	22%	23%	56%	24%	38%	38%	33%	65%
OVERALL % U/C	36%	47%	51%	51%	45%	46%	44%	39%	41%	38%	41%	42%	46%	44%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	154	155	155	174	167	182	189	212	211	221	173	173	147	135

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	65	56	57	103	108	127	107	101	109	110	87	87	79	73

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14.22	7.69	5.22	3.72	2.58	2.12	2.03	2.11	1.93	2.00	1.62	1.73	1.54	1.49

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1131	96	-
Average Sales Price	\$357,675	\$352,171	-1.54%
Median Sales Price	\$337,000	\$340,000	0.89%
Average Days to Contract	45	47	4.44%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.15%	8.60%		
Median	9.26%	8.84%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	129	133	119	135	127	138

	2019	2018	2017	2016	2015	2014
Avg Price	\$352,171	\$351,522	\$330,098	\$300,276	\$269,703	\$241,211
Med Price	\$340,000	\$327,750	\$305,000	\$280,000	\$249,900	\$224,000

Castle Rock Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	45%	50%	57%	53%	60%	57%	48%	43%	46%	51%	50%	59%	57%	38%
\$500k - \$750k	35%	42%	54%	49%	45%	36%	36%	34%	33%	36%	36%	38%	30%	51%
\$750k-\$1MM	20%	17%	42%	34%	41%	30%	40%	29%	26%	18%	18%	31%	39%	64%
\$1mm+	5%	16%	20%	22%	20%	24%	25%	20%	21%	21%	18%	18%	14%	76%
OVERALL % U/C	32.5	39%	50%	49%	47%	42%	45%	35%	36%	17%	37%	42%	37%	50%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	302	301	269	278	315	347	393	420	415	387	360	274	243	247

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	141	106	100	156	176	191	176	153	160	148	163	125	165	126

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12.85	7.31	4.65	3.32	2.78	2.39	2.61	2.65	2.46	2.31	2.18	1.78	1.60	1.67

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,772	132	-
Average Sales Price	\$556,734	\$607,345	9.09%
Median Sales Price	\$470,000	\$488,000	3.83%
Average Days to Contract	48	66	37.50%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.65%	4.53%		
Median	6.62%	5.00%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	389	398	411	427	467	489

	2019	2018	2017	2016	2015	2014
Avg Price	\$607,345	\$558,485	\$530,565	\$489,945	\$456,026	\$419,136
Med Price	\$488,000	\$472,500	\$451,500	\$425,000	\$396,511	\$355,000

Castle Rock Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	39%	42%	33%	49%	42%	41%	45%	48%	44%	39%	47%	47%	45%	52%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	29	32	37	40	33	44	48	41	43	59	36	36	35	36

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14	10	13	27	31	25	23	30	36	22	21	21	23	19

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12.43	8.00	6.00	3.75	2.08	2.20	2.23	1.65	1.50	2.12	1.38	1.41	1.37	1.52

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	296	19	-
Average Sales Price	\$339,530	\$328,158	-3.35%
Median Sales Price	\$325,000	\$325,000	0.00%
Average Days to Contract	40	17	-57.50%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.50%	11.78%		
Median	10.09%	10.63%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	20	26	14	31	24	36

	2019	2018	2017	2016	2015	2014
Avg Price	\$328,158	\$346,780	\$319,472	\$292,540	\$261,778	\$220,185
Med Price	\$325,000	\$325,000	\$304,500	\$280,000	\$247,000	\$216,000

Highlands Ranch Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	62%	63%	86%	76%	78%	71%	57%	53%	61%	60%	74%	74%	77%	22%
\$500k - \$750k	43%	49%	56%	60%	58%	54%	46%	39%	47%	50%	53%	53%	49%	34%
ABOVE \$750k+	46%	43%	43%	50%	49%	43%	35%	35%	26%	27%	26%	26%	41%	56%
Overall U/C	50%	57%	66%	62%	64%	57%	48%	45%	47%	50%	56%	56%	56%	35%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	86	93	96	105	118	156	184	196	172	157	93	93	74	77

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	85	78	70	133	127	172	158	149	141	121	107	107	106	73

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6.07	3.42	2.47	1.72	1.44	1.41	1.50	1.45	1.17	1.09	0.66	0.71	0.61	0.71

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1449	96	-
Average Sales Price	\$579,019	\$586,953	1.37%
Median Sales Price	\$505,000	\$493,000	-2.38%
Average Days to Contract	25	41	64.00%

Appreciation:

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	134	144	172	170	189	202

	11.90	6.00	4.26	3.55	3.13	2.49	2.42	2.12	1.75	1.44	1.36	1.18	1.10	1.11
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YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2044	125	-
Average Sales Price	\$558,048	\$566,840	1.58%
Median Sales Price	\$507,500	\$510,000	0.49%
Average Days to Contract	41	50	21.95%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	6.84%	5.97%		
Median	6.83%	6.78%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	253	290	332	340	388	446

	2019	2018	2017	2016	2015	2014
Avg Price	\$566,840	\$546,661	\$517,048	\$476,493	\$437,680	\$407,290
Med Price	\$510,000	\$495,000	\$467,000	\$438,000	\$399,950	\$369,000

Parker Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER - \$250k	56%	75%	71%	65%	46%	37%	37%	29%	42%	42%	35%	36%	27%	27%
ABOVE +\$250k	35%	47%	54%	52%	50%	50%	47%	35%	40%	33%	43%	41%	40%	38%
OVERALL % U/C	37%	49%	56%	53%	50%	37%	45%	34%	40%	35%	42%	40%	42%	37%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	72	69	73	81	68	59	62	84	90	85	73	75	68	52

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	15	20	19	32	36	64	38	27	25	44	34	24	24	16

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	28.80	11.83	8.11	5.65	3.34	1.90	1.78	2.33	2.43	2.18	1.89	2.34	2.29	1.87

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	384	28	-
Average Sales Price	\$316,388	\$319,664	1.04%
Median Sales Price	\$301,093	\$300,000	-0.36%
Average Days to Contract	56	55	-1.79%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.34%	9.97%		
Median	9.73%	9.55%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	60	52	50	55	52	51

	2019	2018	2017	2016	2015	2014
Avg Price	\$319,664	\$302,282	\$275,200	\$242,426	\$217,888	\$199,240
Med Price	\$300,000	\$287,000	\$265,000	\$235,000	\$215,000	\$193,050

Front Range Mountains Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	28%	48%	54%	54%	49%	52%	34%	36%	27%	40%	31%	38%	50%	51%
\$500k-\$750k	33%	42%	35%	38%	48%	34%	37%	36%	33%	28%	22%	38%	42%	32%
\$750k - \$1MM	20%	33%	50%	44%	39%	23%	28%	27%	23%	24%	24%	22%	24%	26%

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\$1MM-1.5MM	20%	22%	39%	29%	29%	28%	19%	20%	15%	23%	25%	20%	21%	43%
\$1.5MM+	10%	10%	5%	12%	8%	6%	12%	15%	6%	3%	13%	3%	9%	5%
OVERALL % U/C	24%	33%	37%	33%	36%	31%	27%	29%	23%	27%	27%	27%	31%	31%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						125	165	156	159	150	123	98	72	68

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						31	41	42	27	27	47	28	18	14

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
							1.78	4.11	2.78	4.69	3.65	2.88	2.32	3.40

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	392	358	-
Average Sales Price	\$687,625	\$727,340	5.78%
Median Sales Price	\$562,500	\$543,500	-3.38%
Average Days to Contract	54	51	-5.56%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.82%	6.49%	5.99%	6.38%
Median	9.09%	5.56%	5.78%	7.93%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	547	548	582	656	794	897

	2019	2018	2017	2016	2015	2014
Avg Price	\$727,340	\$687,625	\$578,427	\$596,325	\$510,990	\$477,179
Med Price	\$543,500	\$560,000	\$510,000	\$450,000	\$420,000	\$385,000

Jefferson County Overview Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	54%	64%	67%	65%	63%	65%	58%	55%	52%	55%	60%	61%	68%	23%
\$500k - \$750k	33%	48%	48%	52%	50%	49%	46%	43%	36%	42%	42%	48%	48%	39%
\$750k-\$1MM	29%	37%	40%	39%	38%	37%	32%	28%	26%	30%	29%	36%	27%	61%
\$1mm+	20%	26%	26%	27%	24%	26%	21%	21%	23%	23%	19%	19%	22%	64%
OVERALL % U/C	41%	52%	53%	53%	51%	51%	46%	44%	41%	44%	46%	48%	50%	39%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	733	669	718	740	822	924	1070	1,120	1123	1025	858	637	486	425

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	504	362	445	544	626	759	733	724	756	611	698	555	494	385

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.73	4.64	3.29	2.39	1.99	1.71	1.85	1.75	1.63	1.46	1.20	0.94	0.76	0.73

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	7,153	499	-
Average Sales Price	\$539,724	\$540,410	0.13%

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Median Sales Price		\$475,000	\$480,000	1.05%
Average Days to Contract		31	39	25.81%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.64%	8.39%		
Median	8.91%	8.99%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	1,046	989	1,021	1,110	1,313	1,466

	2019	2018	2017	2016	2015	2014
Avg Price	\$540,410	\$518,223	\$480,697	\$447,469	\$406,538	\$361,862
Med Price	\$480,000	\$451,000	\$425,000	\$395,000	\$355,000	\$312,000

Jefferson County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	46%	65%	59%	65%	59%	60%	59%	58%	51%	48%	59%	56%	67%	18%
\$250K-\$500K	54%	56%	63%	61%	61%	65%	54%	53%	51%	48%	26%	53%	60%	32%
ABOVE + \$500K	36%	33%	33%	44%	41%	41%	36%	37%	44%	42%	36%	42%	34%	56%
OVERALL % U/C	50%	55%	58%	59%	57%	51%	52%	52%	51%	47%	41%	50%	58%	32%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	226	226	243	241	233	267	303	310	314	322	266	228	150	145

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	180	138	175	211	249	279	251	252	282	236	223	191	203	183

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	7.53	4.26	2.96	2.05	1.47	1.30	1.28	1.31	1.24	1.25	1.05	0.95	0.65	0.66

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2,635	232	-
Average Sales Price	\$321,532	\$330,750	2.87%
Median Sales Price	\$295,000	\$300,500	1.86%
Average Days to Contract	29	36	24.14%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.79%	11.03%		
Median	14.18%	10.74%		

City of Arvada Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	44%	52%	60%	62%	68%	62%	51%	65%	59%	52%	54%	62%	65%	62%	32%
\$500K-\$750K	36%	43%	27%	45%	47%	52%	47%	48%	46%	49%	35%	62%	41%	43%	44%
\$750K+	29%	16%	15%	36%	40%	30%	36%	24%	18%	27%	18%	23%	23%	26%	73%
OVERALL % U/C	39%	44%	21%	52%	55%	54%	51%	52%	48%	48%	43%	46%	46%	45%	41%

(Single Family Homes - Inventory)

	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Nov 19'	Dec 19'	Jan 20'
	308	258	235	205	199	207	225	235	271	268	262	215	172	144	129

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	184	187	178	215	242	246

	2019	2018	2017	2016	2015	2014
Avg Price	\$330,750	\$308,233	\$274,685	\$254,550	\$214,652	\$182,425
Med Price	\$300,500	\$282,000	\$255,500	\$232,000	\$197,000	\$165,000

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(Single Family Homes - # Sold)

	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Nov 19'	Dec 19'	Jan 20'
	165	158	142	71	120	154	176	214	202	203	212	176	141	146	97

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Oct 18'	Nov 18'	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Nov 19'	Dec 19'	Jan 20'
	11.20	4.79	3.03	2.29	1.82	1.53	1.64	1.61	1.74	1.50	1.35	1.09	0.90	0.80	0.79

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1988	138	-
Average Sales Price	\$497,566	\$491,643	-1.19%
Median Sales Price	\$457,750	\$482,450	5.40%
Average Days to Contract	32	37	15.63%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.79%	9.45%		
Median	9.77%	10.28%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	212	183	206	198	244	276

	2019	2018	2017	2016	2015	2014
Avg Price	\$491,643	\$482,306	\$452,820	\$420,920	\$375,121	\$335,010
Med Price	\$482,450	\$437,913	\$415,000	\$385,000	\$340,000	\$294,200

City of Arvada Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	48%	50%	60%	73%	61%	58%	69%	69%	68%	36%	60%	42%	42%	16%
\$250K+	44%	45%	57%	62%	54%	56%	51%	49%	50%	51%	48%	39%	39%	31%
OVERALL % U/C	46%	46%	57%	63%	54%	55%	53%	51%	53%	47%	50%	40%	40%	29%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	55	58	51	46	63	57	56	56	57	57	53	38	38	29

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	40	28	34	52	41	64	59	53	47	56	45	46	46	23

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.25	5.12	3.00	1.79	1.94	1.32	1.21	1.11	1.08	1.07	0.98	0.75	0.78	0.66

YTD Comparison:

Key Metrics	2019	YTD 2019	% Change
Total Units Sold	525	25	-
Average Sales Price	\$350,879	\$350,879	0.00%
Median Sales Price	\$320,000	\$302,000	-5.63%
Average Days to Contract	36	30	-16.67%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	14.08%	10.33%		
Median	13.98%	9.56%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	33	33	28	37	47	37

	2019	2018	2017	2016	2015	2014
Avg Price	\$350,879	\$311,631	\$283,272	\$251,583	\$217,368	\$182,867
Med Price	\$302,000	\$286,000	\$270,000	\$235,000	\$203,000	\$168,326

Town Of Evergreen, Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$750K					81%	41%	34%	36%	39%	43%	50%	47%	36%	43%
\$750K+					37%	37%	23%	18%	20%	26%	26%	28%	31%	64%
OVERALL % U/C					41%	38%	29%	27%	30%	34%	35%	36%	33%	55%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	61	68	84	94	60	114	155	160	150	128	85	64	64	64

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	61	68	84	95	96	51	48	39	40	43	41	40	40	24

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6.00	3.16	2.37	1.83	0.89	1.50	2.10	2.32	2.44	2.42	1.95	1.53	1.58	1.68

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	545	30	-
Average Sales Price	\$745,730	\$830,150	11.32%
Median Sales Price	\$660,800	\$696,250	5.36%
Average Days to Contract	48	62	29.17%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.19%	7.24%		
Median	10.51%	8.25%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	179	175	186	211	254	259

	2019	2018	2017	2016	2015	2014
Avg Price	\$830,150	\$764,128	\$714,594	\$628,485	\$611,645	\$523,579
Med Price	\$696,250	\$675,000	\$600,000	\$539,000	\$530,000	\$442,500

Town Of Evergreen, Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C					44%	47%	37%	31%	43%	43%	37%	25%	29%	61%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	14	13	12	15	22	22	22	20	21	16	17	15	15	14

doesn't incl doesn't include properties under contracty

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	5	4	4	6	6	5	10	6	2	10	26	11	2	2

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16.80	8.67	5.54	4.74	5.28	4.40	3.77	3.24	3.60	2.46	1.73	1.38	1.58	1.58

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	73	4	-

Average Sales Price		\$445,935	\$288,000	-35.42%
Median Sales Price		\$418,500	\$305,000	-27.12%
Average Days to Contract		52	82	57.69%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.93%	9.00%		
Median	18.65%	10.88%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	12	12	14	15	17	17

	2019	2018	2017	2016	2015	2014
Avg Price	\$288,000	\$447,051	\$425,604	\$385,458	\$334,382	\$263,489
Med Price	\$305,000	\$429,000	\$365,000	\$333,642	\$297,500	\$222,000

City of Golden, Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	50%	47%	47%	49%	68%	48%	35%	42%	52%	48%	62%	60%	57%	50%
\$500k-\$750k	47%	49%	45%	57%	50%	57%	49%	45%	40%	62%	46%	61%	31%	30%
\$750k+	28%	35%	43%	42%	28%	33%	36%	31%	22%	31%	26%	24%	31%	52%
OVERALL % U/C	40%	47%	55%	48%	43%	42%	39%	37%	36%	45%	39%	41%	33%	46%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	79	68	74	79	89	106	129	135	134	112	88	70	64	41

doesn't include properties under contracty

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	53	33	41	35	58	60	55	53	67	52	70	50	40	29

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.94	4.74	3.50	2.93	2.43	2.27	2.74	2.68	2.45	1.95	1.48	1.21	1.16	0.80

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	602	35	-
Average Sales Price	\$697,014	\$723,425	3.79%
Median Sales Price	\$646,900	\$595,000	-8.02%
Average Days to Contract	36	33	-8.33%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	131	126	130	152	173	205

	2019	2018	2017	2016	2015	2014
Avg Price	\$723,425	\$673,654	\$626,118	\$600,108	\$540,927	\$487,845
Med Price	\$595,000	\$630,000	\$575,000	\$550,000	\$499,900	\$455,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

City of Golden Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	86%	57%	46%	53%	55%	33%	41%	46%	41%	39%	37%	72%	71%	55%
\$500k+	33%	14%	33%	38%	40%	35%	38%	40%	47%	29%	26%	40%	55%	61%
OVERALL % U/C	48%	29%	39%	45%	46%	35%	39%	43%	44%	33%	31%	54%	63%	59%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16	14	23	23	25	36	37	33	32	28	27	12	6	16

doesn't include properties under contracty

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6	11	4	7	16	12	18	16	22	18	14	6	12	7

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16.00	4.94	6.57	4.93	3.41	3.86	3.26	2.71	2.11	1.65	1.62	0.77	0.41	1.22

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	155	6	-
Average Sales Price	\$468,555	\$347,417	-25.85%
Median Sales Price	\$432,000	\$380,500	-11.92%
Average Days to Contract	48	6	-87.50%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	16.63%	12.44%		
Median	16.47%	13.79%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	10	7	4	15	12	15

	2019	2018	2017	2016	2015	2014
Avg Price	\$347,417	\$442,466	\$353,720	\$343,896	\$299,465	\$241,592
Med Price	\$380,500	\$399,750	\$306,000	\$308,000	\$262,225	\$219,210

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Lakewood Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	50%	61%	62%	70%	61%	61%	60%	62%	49%	54%	31%	49%	49%	26%
\$500k - \$750k	40%	54%	50%	48%	49%	50%	50%	39%	38%	33%	43%	48%	48%	49%
ABOVE +\$750k	24%	35%	17%	25%	32%	33%	37%	27%	29%	15%	25%	45%	45%	68%
OVERALL % U/C	43%	55%	52%	56%	51%	53%	52%	49%	41%	41%	48%	48%	48%	19%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	130	117	141	136	142	167	187	187	214	189	155	114	114	123

doesn't include properties under contracty

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	99	74	98	110	136	160	146	174	157	119	129	120	93	165

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	7.88	4.06	3.12	2.14	1.65	1.48	1.55	1.36	1.45	1.27	1.05	0.81	0.86	0.94

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1485	103	-
Average Sales Price	\$509,840	\$500,820	-1.77%
Median Sales Price	\$455,000	\$455,000	0.00%
Average Days to Contract	28	48	71.43%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.79%	9.66%		
Median	9.29%	9.33%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	168	175	163	193	215	235

	2019	2018	2017	2016	2015	2014
Avg Price	\$500,820	\$488,243	\$445,783	\$405,381	\$369,492	\$327,802
Med Price	\$455,000	\$435,000	\$405,000	\$371,000	\$339,800	\$297,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Lakewood Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	40%	69%	58%	65%	63%	63%	62%	56%	50%	49%	57%	62%	76%	23%
\$250K-\$500K	57%	66%	69%	55%	64%	60%	47%	55%	49%	45%	51%	53%	62%	26%
ABOVE + \$500k	50%	50%	50%	63%	38%	48%	42%	40%	50%	56%	41%	53%	50%	70%
OVERALL % U/C	51%	65%	64%	59%	60%	59%	51%	54%	50%	48%	52%	55%	64%	28%

(Attached Dwelling - Inventory)

doesn't include properties under contracty

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	82	77	86	88	63	86	115	121	120	133	105	83	48	48

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	85	51	77	83	102	111	94	86	134	80	96	88	88	83

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	5.79	3.40	2.42	1.78	0.95	1.01	1.33	1.31	1.18	1.31	1.05	0.86	0.50	0.51

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	\$1,069	\$50	-
Average Sales Price	\$295,817	\$298,186	0.80%
Median Sales Price	\$275,000	\$255,250	-7.18%
Average Days to Contract	28	32	14.29%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	14.27%	12.74%		
Median	14.19%	12.46%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	72	74	69	67	82	100

	2019	2018	2017	2016	2015	2014
Avg Price	\$298,186	\$284,558	\$250,575	\$230,871	\$192,916	\$166,057
Med Price	\$255,250	\$265,000	\$238,000	\$216,900	\$180,000	\$155,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Westminster Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	62%	64%	81%	72%	69%	69%	67%	54%	55%	53%	61%	70%	81%	19%
\$500K - \$750k	31%	39%	44%	44%	44%	45%	44%	42%	41%	48%	39%	43%	55%	30%
ABOVE + \$750k	30%	22%	23%	36%	29%	25%	30%	24%	38%	16%	50%	27%	18%	59%
OVERALL % U/C	53%	53%	63%	59%	58%	57%	57%	48%	49%	49%	24%	60%	67%	28%

(Single Family Homes - Inventory)

doesn't incl doesn't include properties under contracty

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	97	95	95	100	126	131	129	179	161	150	127	81	46	43

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	93	83	63	93	102	138	136	49	134	121	118	113	98	79

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6.26	3.24	2.38	1.81	1.74	1.37	1.26	1.85	1.48	1.32	1.09	0.72	0.44	0.39

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,296	91	-
Average Sales Price	\$447,484	\$438,085	-2.10%
Median Sales Price	\$407,500	\$423,500	3.93%
Average Days to Contract	26	26	0.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	9.11%	8.73%		
Median	10.39%	10.00%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	141	141	140	159	178	176

	2019	2018	2017	2016	2015	2014
Avg Price	\$438,085	\$436,449	\$409,317	\$372,662	\$342,895	\$299,835
Med Price	\$423,500	\$391,980	\$366,500	\$335,000	\$298,000	\$258,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Westminster Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	41%	46%	70%	65%	60%	48%	45%	48%	46%	50%	59%	38%	38%	39%
ABOVE +\$250K	56%	53%	73%	63%	57%	54%	57%	43%	54%	50%	54%	73%	73%	28%
OVERALL % U/C	50%	51%	71%	63%	57%	50%	52%	48%	51%	49%	55%	59%	59%	33%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	35	45	37	40	51	58	58	74	62	64	48	35	35	26

doesn't incl doesn't include properties under contracty

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	26	33	32	48	54	46	50	49	53	50	50	43	43	29

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8.08	4.58	2.44	1.73	1.59	1.46	1.32	1.59	1.24	1.27	0.97	0.71	0.73	0.58

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	531	24	-
Average Sales Price	\$279,306	\$262,735	-5.93%
Median Sales Price	\$275,000	\$269,950	-1.84%
Average Days to Contract	25	51	104.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.11%	10.79%		
Median	13.77%	11.18%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	48	44	28	40	51	64

	2019	2018	2017	2016	2015	2014
Avg Price	\$262,735	\$277,683	\$253,228	\$232,721	\$195,821	\$172,972
Med Price	\$269,950	\$270,000	\$242,000	\$225,500	\$185,000	\$159,900

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Wheatridge Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER - \$500k	57%	55%	55%	42%	59%	68%	70%	44%	52%	71%	56%	61%	61%	26%
ABOVE + \$500K	48%	41%	48%	33%	44%	45%	35%	35%	48%	43%	35%	47%	47%	31%
OVERALL % U/C	53%	49%	52%	38%	51%	54%	48%	37%	51%	56%	55%	54%	54%	28%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	34	38	33	35	46	44	44	52	41	31	32	16	16	14

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	29	24	21	27	21	35	46	28	36	35	34	32	32	16

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	7.03	4.30	2.68	2.08	2.26	1.68	1.52	1.75	1.27	0.93	0.90	0.45	0.49	0.45

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	353	21	
Average Sales Price	\$501,285	\$566,045	12.92%
Median Sales Price	\$470,000	\$515,000	9.57%
Average Days to Contract	32	33	3.13%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.11%	11.68%		
Median	10.51%	11.20%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	51	46	39	41	49	56

	2019	2018	2017	2016	2015	2014
Avg Price	\$566,045	\$465,261	\$431,905	\$415,392	\$356,051	\$308,998
Med Price	\$515,000	\$439,250	\$405,000	\$380,000	\$339,000	\$287,950

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Wheatridge Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	40%	78%	25%	41%	63%	42%	54%	47%	51%	38%	48%	51%	50%	26%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10	7	9	11	9	11	16	16	18	20	17	16	12	5

doesn't incl doesn't include properties under contracty

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	8	7	14	2	9	10	4	12	7	13	7	15	14	10

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	7.50	2.80	1.86	2.13	1.35	1.32	2.09	1.88	2.45	2.18	1.92	1.66	1.06	0.45

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	108	11	-
Average Sales Price	\$293,233	\$311,336	6.17%
Median Sales Price	\$262,250	\$300,000	14.39%
Average Days to Contract	30	51	70.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.57%	16.51%		
Median	16.72%	17.23%		

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	11	13	16	16	20	14

	2019	2018	2017	2016	2015	2014
Avg Price	\$311,336	\$271,785	\$254,777	\$236,695	\$176,981	\$161,930
Med Price	\$300,000	\$243,750	\$230,000	\$185,250	\$153,850	\$132,750

Larimer County Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	39%	46%	54%	55%	53%	47%	45%	45%	41%	40%	43%	43%	44%	45%
\$500k - \$750k	29%	37%	38%	42%	45%	49%	41%	38%	35%	36%	39%	43%	38%	52%
\$750k-\$1MM	21%	26%	33%	36%	35%	36%	33%	31%	25%	31%	27%	24%	23%	72%
\$1mm+	13%	18%	18%	12%	18%	16%	14%	17%	16%	13%	11%	12%	13%	82%
OVERALL % U/C	33%	40%	46%	47%	48%	45%	41%	40%	37%	36%	38%	39%	38%	52%

(Single Family Homes - Inventory)

doesn't include properties under contracty

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	788	818	795	769	837	996	1132	1122	1153	1110	998	872	700	673

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	367	235	289	415	452	548	514	516	536	409	440	398	389	262

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12.88	8.15	5.35	3.53	2.86	2.59	2.77	2.46	2.32	2.24	2.02	1.86	1.56	1.66

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	5250	262	-
Average Sales Price	\$466,413	\$480,733	3.07%
Median Sales Price	\$418,000	\$418,950	0.23%
Average Days to Contract	40	54	35.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.05%	7.40%	4.99%	6.80%
Median	8.93%	8.16%	5.47%	7.05%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	1142	1133	1097	1202	1346	1436

	2019	2018	2017	2016	2015	2014
Avg Price	\$480,733	\$452,422	\$420,216	\$392,076	\$357,307	\$322,531
Med Price	\$418,950	\$405,000	\$375,000	\$352,790	\$320,469	\$280,000

Larimer County Overview Single Family Homes (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250k	54%	49%	61%	55%	49%	48%	41%	47%	34%	31%	21%	34%	34%	56%
\$250K-\$500K	37%	43%	54%	57%	61%	50%	45%	44%	43%	36%	41%	36%	36%	50%
\$500k-\$750K	22%	15%	12%	41%	30%	35%	31%	36%	41%	43%	39%	49%	49%	74%
Above \$750K	6%	10%	17%	43%	36%	36%	41%	40%	44%	44%	57%	47%	47%	62%
OVERALL % U/C	37%	40%	49%	55%	54%	47%	42%	43%	41%	36%	38%	40%	36%	54%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	243	267	242	218	190	266	317	335	335	345	323	297	297	258

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	87	62	73	116	139	166	119	132	127	105	98	105	105	84

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	16.76	10.75	6.54	3.87	2.39	2.48	2.82	2.70	2.52	2.63	2.59	2.60	2.65	2.48

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	1363	84	-
Average Sales Price	\$310,689	\$325,341	4.72%
Median Sales Price	\$296,000	\$279,000	-5.74%
Average Days to Contract	41	65	58.54%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.38%	8.36%	5.64%	8.14%
Median	12.00%	9.35%	5.59%	7.65%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	178	176	173	195	211	222

	2019	2018	2017	2016	2015	2014
Avg Price	\$325,341	\$310,645	\$290,729	\$262,555	\$231,520	\$204,535
Med Price	\$279,000	\$296,000	\$275,000	\$252,900	\$221,500	\$185,000

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Town of Berthoud (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
UNDER \$500K							57%	60%	53%	53%	53%	35%	67%
\$500K+							33%	29%	20%	20%	27%	24%	59%
OVERALL % U/C							48%	46%	37%	37%	41%	30%	61%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
							83	80	91	91	82	101	105

doesn't include properties under contracty

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
							52	39	46	23	25	36	14

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'
#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.60	1.76	2.14	3.96	3.28	2.81	7.50

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	435	14	-
Average Sales Price	\$473,089	\$473,738	0.14%
Median Sales Price	\$420,000	\$423,450	0.82%
Average Days to Contract	67	40	-40.30%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

	2019	2018	2017	2016	2015	2014
Avg Price	\$473,738					
Med Price	\$423,450					

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Town Of Berthoud Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C							37%	57%	50%	44%	30%	38%	49%	37%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
							17.00	12	13	14	14	21	19	16

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
							3	4	1	2	4	4	4	5

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
							5.67	3.00	13.00	7.00	3.50	5.25	4.75	3.20

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	22	5	-
Average Sales Price	\$336,995	\$283,180	-15.97%
Median Sales Price	\$327,829	\$276,000	-15.81%
Average Days to Contract	43	23	-46.51%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Median	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

	2019	2018	2017	2016	2015	2014
Avg Price	\$283,180					
Med Price	\$276,000					

39%

Town Of Estes Park, Single Family Homes (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K					42%	35%	33%	42%	48%	47%	36%	55%	42%	71%
\$500K+					26%	20%	28%	36%	30%	36%	46%	35%	23%	71%
OVERALL % U/C					31%	25%	29%	35%	36%	36%	40%	43%	31%	72%

(Attached Dwelling - Inventory)

doesn't incl doesn't include properties under contracty

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	55	51	51	46	47	82	72	68	63	61	52	43	42	39

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9	9	7	6	13	35	14	18	22	19	24	19	10	21

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	36.67	17.00	12.24	8.90	6.41	6.23	5.14	4.39	3.50	3.02	2.36	2.22	2.25	2.03

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	193	21	-
Average Sales Price	\$46,469,054	\$540,000	-98.84%
Median Sales Price	\$544,000	\$495,000	-9.01%
Average Days to Contract	47	79	68.09%

Appreciation:

	5 year	10 year	15 Year	20 year

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	137	141	142	151	170	174

	2019	2018	2017	2016	2015	2014
Avg Price	\$540,000	\$607,718	\$538,361	\$479,397	\$433,818	\$419,960

Average	8.94%	7.95%	4.92%	8.02%
Median	10.47%	8.33%	6.43%	6.51%

Med Price	\$495,000	\$550,000	\$471,500	\$425,000	\$389,000	\$361,000
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PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Town Of Estes Park, Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C					35%	25%	28%	32%	25%	27%	23%	31%	28%	64%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	20	21	23	25	20	36	41	43	45	46	41	37	34	34

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9	9	7	6	13	17	7	7	14	14	12	9	8	7

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	13.33	7.00	5.52	4.84	2.73	3.54	4.17	4.53	4.22	3.83	3.46	3.52	3.19	3.19

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	119	7	-
Average Sales Price	\$312,119	\$354,504	13.58%
Median Sales Price	\$315,000	\$345,000	9.52%
Average Days to Contract	45	75	66.67%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.17%	2.90%	2.88%	6.58%
Median	6.98%	4.05%	2.94%	9.41%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	69	76	81	82	97	105

	2019	2018	2017	2016	2015	2014
Avg Price	\$354,504	\$349,731	\$323,642	\$282,259	\$271,968	\$257,459
Med Price	\$345,000	\$337,250	\$310,000	\$267,000	\$263,000	\$250,000

City of Loveland, Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K						49%	48%	44%	43%	40%	44%	47%	53%	35%
\$500K-\$750K						48%	36%	36%	32%	27%	44%	53%	47%	55%
\$750K-1MM						50%	30%	32%	22%	35%	27%	18%	20%	65%
\$1MM+						16%	13%	27%	14%	14%	9%	18%	19%	78%
OVERALL % U/C						47%	41%	41%	38%	36%	42%	45%	50%	46%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						211	263	258	276	272	212	181	130	128

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						126	133	135	142	109	129	107	105	79

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						513	360	364	365	350	320	320	204	166

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						249	227	198	207	154	163	163	158	94

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
						2.06	1.59	1.62	3.06	2.27	1.96	1.96	1.29	1.77

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2953	94	-
Average Sales Price	\$453,952	\$475,719	4.79%
Median Sales Price	\$409,300	\$431,000	5.30%
Average Days to Contract	34	49	44.12%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.27%	7.36%	5.28%	6.51%
Median	9.15%	8.12%	5.74%	7.12%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	350	344	312	338	387	393

	2019	2018	2017	2016	2015	2014
Avg Price	\$475,719	\$454,020	\$419,639	\$396,363	\$360,170	\$321,191
Med Price	\$431,000	\$409,500	\$380,000	\$356,500	\$325,000	\$281,000

Fort Collins Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Dwelling - % Under Contract

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$250K	68%	61%	81%	62%		56%	45%	56%	39%	38%	25%	40%	44%	44%
\$250-\$500K	38%	47%	57%	63%		61%	53%	50%	40%	34%	50%	38%	54%	54%
\$500K-\$750k	21%	13%	11%	40%		35%	33%	32%	40%	42%	31%	61%	40%	78%
\$750K+	15%	10%	17%	20%		42%	40%	42%	47%	47%	62%	57%	66%	54%
OVERALL % U/C	38%	41%	51%	60%		56%	47%	47%	40%	36%	38%	42%	39%	56%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	113	121	109	81	79	120	143	152	164	158	149	122	117	117

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	45	42	43	59	79	89	72	77	77	59	47	54	51	51

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	15.07	8.34	5.03	2.57	1.77	2.02	2.23	2.18	2.17	6.97	8.43	7.25	6.69	6.88

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	867	51	-
Average Sales Price	\$309,602	\$330,284	6.68%
Median Sales Price	\$293,000	\$276,000	-5.80%
Average Days to Contract	35	62	77.14%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	58	54	55	66	68	74

	37	33	42	60	41	62	49	51	46	38	45	31	29	28
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(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	9.41	9.00	4.88	3.21	2.31	2.01	2.38	2.24	2.25	4.36	4.33	4.79	4.29	4.57

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	544	28	-
Average Sales Price	\$257,926	\$261,479	1.38%
Median Sales Price	\$248,900	\$252,500	1.45%
Average Days to Contract	27	52	92.59%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.60%	#VALUE!	#VALUE!	#VALUE!
Median	13.41%	#VALUE!	#VALUE!	#VALUE!

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	67	56	57	66	70	72

	2019	2018	2017	2016	2015	2014
Avg Price	\$261,479	\$257,926	\$240,328	\$209,646	\$185,250	\$158,253
Med Price	\$252,500	\$248,900	\$235,000	\$207,143	\$178,000	\$149,000

Town of Erie Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	37%	53%	66%	68%		59%	60%	44%	45%	51%	55%	50%	56%	38%
\$500-\$750K	24%	35%	42%	32%		39%	40%	44%	37%	39%	30%	42%	41%	44%
\$750K - \$1MM	10%	33%	36%	33%		35%	36%	22%	47%	26%	23%	37%	23%	66%
\$1MM +	11%	0%	0%	0%		33%	31%	10%	20%	40%	25%	17%	14%	77%
OVERALL	26%	36%	45%	36%		41%	43%	40%	38%	42%	35%	42%	40%	49%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	92	104	88	107	113	114	109	106	93	86	99	72	64	51

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	32	22	23	46	38	58	46	58	52	31	37	41	47	31

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	17.25	11.56	6.86	5.22	4.21	3.12	2.81	2.36	1.87	6.22	8.74	5.54	4.36	3.92

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	522	31	-
Average Sales Price	\$586,684	\$557,894	-4.91%
Median Sales Price	\$536,220	\$530,000	-1.16%
Average Days to Contract	47	39	-17.02%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	5.85%	6.10%	3.93%	5.47%
Median	6.71%	6.24%	4.89%	5.66%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	82	81	81	79	78	76

	2019	2018	2017	2016	2015	2014
Avg Price	\$557,894	\$536,625	\$509,672	\$496,848	\$451,428	\$415,186
Med Price	\$530,000	\$511,500	\$480,000	\$457,500	\$411,950	\$383,000

Town of Erie Condominium/Townhome (Attached)

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL	28%	30%	48%	33%		45%	46%	22%	30%	18%	25%	25%	46%	22%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	12	17	13	17	14	12	14	14	14	18	12	7	7	2

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	4	2	4	11	6	7	9	11	4	6	3	3	3	3

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	18.00	17.00	7.80	4.86	3.11	2.12	2.15	1.75	1.75	10.80	8.00	7.00	7.00	2.00

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	72	3	-
Average Sales Price	\$353,024	\$351,667	-0.38%
Median Sales Price	\$332,500	\$290,000	-12.78%
Average Days to Contract	50	78	56.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	13.52%	6.23%	6.14%	8.69%
Median	14.44%	6.32%	6.26%	7.60%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings	6	5	6	6	6	7

	2019	2018	2017	2016	2015	2014
Avg Price	\$351,667	\$340,008	\$321,222	\$263,358	\$230,901	\$202,881
Med Price	\$290,000	\$310,000	\$285,000	\$241,500	\$218,500	\$180,000

Frederick / Firestone / Dacono Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500K	44%	48%	58%	59%		44%	54%	50%	52%	49%	35%	53%	48%	34%
Over \$500K	24%	39%	44%	43%		43%	41%	40%	33%	31%	17%	34%	21%	76%
OVERALL % U/C	40%	46%	55%	56%		44%	53%	47%	49%	47%	50%	50%	50%	41%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	146	150	187	199		131	60	138	124	123	135	100	90	73

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	45	33	37	53		60	24	65	63	64	56	59	61	51

(Single Family Homes - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	19.47	11.54	9.76	7.11	0.00	3.45	1.74	3.46	2.81	5.81	6.75	5.22	4.50	3.91

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	736	51	-
Average Sales Price	\$408,020	\$409,236	0.30%

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

Median Sales Price		\$399,970	\$397,500	-0.62%
Average Days to Contract		36	53	47.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

	2019	2018	2017	2016	2015	2014
Avg Price	#REF!					
Med Price	#REF!					

Frederick / Firestone / Dacono Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
OVERALL % U/C	75%	33%	0%	40%		50%	22%	18%	20%	57%	0%	0%	0%	75%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	4	3	3	10		6	7	9	4	3	8	6	5	6

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	0	3	2	1		6	2	3	3	1	3	1	1	0

(Attached Dwellings - Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
#DIV/0!		6.00	3.60	10.00	0.00	3.00	3.00	3.86	1.60	2.00	4.80	4.50	5.00	7.20

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	30	0	-
Average Sales Price	\$295,777	\$0	-100.00%
Median Sales Price	\$286,500	\$0	-100.00%
Average Days to Contract	28	0	-100.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

	2019	2018	2017	2016	2015	2014
Avg Price	#REF!					
Med Price	#REF!					

Greeley Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER \$500k	45%	55%	68%	67%		67%	63%	60%	59%	53%	55%	52%	54%	31%
\$500k - \$750k	27%	35%	35%	65%		40%	35%	48%	50%	32%	20%	45%	33%	50%
ABOVE + \$750K	19%	22%	13%	0%		22%	10%	13%	13%	52%	8%	15%	8%	63%
OVERALL % U/C	40%	50%	64%	65%		64%	60%	57%	57%	50%	51%	50%	51%	39%

(Single Family Homes - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	173	170	148	154	132	117	141	150	136	113	133	117	107	80

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Single Family Homes - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	101	72	119	141	149	177	138	157	46	113	130	104	98	80

(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	10.28	5.90	3.04	2.13	1.36	0.92	1.06	1.02	1.01	1.49	1.79	1.79	1.44	1.17

YTD Comparison:

Key Metrics	2019	YTD 202	% Change
Total Units Sold	1578	80	-
Average Sales Price	\$330,132	\$327,367	-0.84%
Median Sales Price	\$320,000	\$305,000	-4.69%
Average Days to Contract	25	30	20.00%

Locale: Greely

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	2019	2018	2017	2016	2015	2014
Avg Price	#REF!					
Med Price	#REF!					

Greeley Overview Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT FOR REPRODUCTION

(Attached Dwelling - % Under Contract)

Price Range	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
UNDER -\$250k	43%	46%	73%	60%		48%	53%	52%	51%	45%	42%	49%	60%	13%
ABOVE +\$250K	34%	41%	67%	50%		50%	64%	55%	44%	57%	48%	50%	43%	48%
OVERALL % U/C	38%	41%	71%	56%		48%	57%	52%	46%	48%	42%	49%	54%	31%

(Attached Dwelling - Inventory)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	18	28	17	17	17	14	30	32	35	37	32	27	19	13

(Attached Dwelling - # Sold)

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	17	19	23	31	16	30	19	26	25	20	21	19	19	14

(Attached Dwellings – Absorption Rate in Months) Based off 6-month sales average

	Dec 18'	Jan 19'	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'
	6.35	4.67	1.73	1.13	0.96	0.62	1.30	1.32	1.43	4.93	4.68	4.05	3.00	2.36

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	278	14	-
Average Sales Price	\$247,976	\$239,571	-3.39%
Median Sales Price	\$247,000	\$238,500	-3.44%
Average Days to Contract	29	44	51.72%

Inventory	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
# of Listings						

Appreciation:

	5 year	10 year	15 Year	20 year
Average	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Median	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	2019	2018	2017	2016	2015	2014
Avg Price	\$239,571					
Med Price	\$238,500					