



## Monthly Market Report

Mar-20

*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

	<b>YTD Avg. Appreciation</b>	<b>YTD Median Appreciation</b>
Adams County	4.94%	5.26%
Arapahoe County	0.95%	3.77%
Boulder County	1.93%	2.35%
Broomfield County	1.93%	2.35%
Denver County	20.59%	17.44%
Douglas County	3.90%	0.00%
Jefferson County	4.42%	5.26%
Larimer County	-0.20%	-1.35%
Metro Area Mountains	5.78%	-3.38%
Weld County	-0.77%	1.40%
<b>All Front Range Markets</b>	<b>2.37%</b>	<b>4.49%</b>

**Year to Date Appreciation by County: ATTACHED DWELLINGS**

	<b>YTD Avg. Appreciation</b>	<b>YTD Median Appreciation</b>
Adams County	2.71%	2%
Arapahoe County	-1.46%	3.15%
Boulder County	23.87%	11%
Broomfield County	0%	2.86%
Denver County	11.71%	21%
Douglas County	0.53%	2.37%
Jefferson County	0%	1.69%
Larimer County	10.75%	3.04%
Weld County	3.35%	10.49%
<b>Front Range Markets</b>	<b>34.78%</b>	<b>3.11%</b>

**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	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500K</b>	60%	61%	59%	58%	55%	46%	51%	52%	53%	56%	56%	32%	30%	38%
<b>\$500-\$750K</b>	45%	46%	45%	44%	41%	36%	38%	39%	40%	44%	44%	46%	45%	55%
<b>\$750K - \$1MM</b>	40%	38%	41%	41%	35%	28%	31%	33%	35%	36%	35%	57%	44%	65%
<b>\$1MM - \$1.5MM</b>	31%	32%	32%	33%	29%	38%	27%	26%	27%	28%	28%	60%	63%	74%
<b>\$1.5MM+</b>	19%	23%	24%	19%	17%	23%	17%	16%	16%	15%	17%	77%	73%	85%
<b>OVERALL % U/C</b>	49%	51%	49%	49%	45%	44%	42%	43%	44%	47%	47%	62%	42%	51%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	5,300	5,422	6118	6,311	7,257	7,656	7,346	7,057	6,322	4,881	3,919	5,120	3,769	4,581

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	2680	3512	3906	4567	4572	4186	4298	3791	3900	3360	3571	2869	2818	3692

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	11.87	5.25	3.64	2.58	2.26	1.96	1.76	1.67	1.50	1.21	1.02	1.41	1.11	1.36

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	43,544	10,538	-
Average Sales Price	\$527,291	\$539,793	2.37%
Median Sales Price	\$445,000	\$465,000	4.49%
Average Days to Contract	46	36	-21.74%

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, Jef

Information provided by ReColorado

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(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	53%	56%	51%	51%	49%	50%	47%	45%	45%	50%	52%	37%	39%	51%
\$500-\$750K	39%	43%	42%	42%	38%	38%	34%	31%	30%	34%	38%	55%	52%	64%
\$750K - \$1MM	32%	29%	31%	27%	31%	29%	24%	29%	26%	31%	32%	62%	60%	74%
\$1MM - \$1.5MM	42%	46%	45%	35%	37%	27%	34%	27%	26%	30%	28%	68%	72%	84%
\$1.5MM+	38%	42%	38%	31%	28%	16%	21%	23%	21%	24%	30%	79%	72%	79%
OVERALL % U/C	49%	52%	48%	48%	46%	42%	43%	42%	42%	46%	48%	44%	44%	56%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	2,270	2,260	2403	2,329	2,780	2,871	2,907	2,795	2,786	2,204	1,797	2,052	1,817	2,226

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	1088	1394	1586	1752	1578	1536	1685	1448	1460	1203	1336	1158	1277	1471

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	12.52	5.46	3.54	2.40	2.25	1.93	4.2	1.75	1.77	1.48	1.24	1.49	1.38	1.69

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	16,759	14,949	-
Average Sales Price	\$363,915	\$490,492	34.78%
Median Sales Price	\$305,500	\$315,000	3.11%
Average Days to Contract	52	43	-17.31%

Appreciation:

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

Boulder County Overview - Single Family Homes (Detached)

Information provided by IRES Information Services

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(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	59%	60%	54%	55%	55%	48%	45%	45%	45%	45%	57%	29%	24%	24%
\$500-\$750K	46%	46%	50%	48%	44%	41%	41%	44%	37%	37%	43%	50%	38%	70%
\$750K - \$1MM	54%	43%	46%	42%	37%	31%	32%	37%	40%	40%	35%	47%	57%	49%
\$1MM - \$1.5MM	45%	34%	37%	28%	29%	29%	21%	27%	28%	28%	25%	62%	56%	37%
\$1.5MM+	21%	21%	15%	16%	17%	16%	12%	12%	16%	16%	14%	70%	78%	10%
OVERALL % U/C	46%	43%	43%	41%	38%	21%	39%	34%	35%	35%	38%	50%	49%	56%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	539	637	668	743	754	776	786	787	694	694	379	359	376	458



	31	56	63	93	56	66	54	53	57	56	55	45	27	80
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(Single Family Homes – Absorption Rate in Months) Based off 6-month sales average

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	30.58	13.31	9.00	4.74	3.91	3.02	3.17	3.12	2.69	2.23	1.41	2.63	3.40	3.39

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	953	188	-
Average Sales Price	\$1,178,857	\$1,223,549	3.79%
Median Sales Price	\$925,000	\$972,500	5.14%
Average Days to Contract	36	81	125.00%

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%

City of Boulder Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	37%	42%	44%	35%	67%	28%	23%	38%	39%	42%	42%	64%	32%	32%
\$500-\$750K	38%	48%	39%	41%	20%	30%	22%	22%	16%	25%	25%	47%	18%	18%
\$750K - \$1MM	32%	35%	43%	41%	36%	30%	25%	26%	22%	30%	30%	79%	11%	11%
\$1MM - \$1.5MM	61%	53%	21%	35%	33%	38%	55%	50%	36%	29%	29%	70%	16%	16%
\$1.5MM+	50%	46%	33%	35%	39%	41%	46%	39%	39%	45%	45%	41%	31%	31%
OVERALL % U/C	40%	43%	40%	37%	38%	31%	27%	33%	32%	35%	35%	59%	100%	23%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	122	121	136	149	86	161	155	150	141	112	84	110	113	126

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	25	50	41	60	32	66	57	41	48	42	35	46	40	72

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	29.28	9.68	7.03	5.08	2.48	3.53	3.04	3.03	2.78	2.35	1.74	2.45	2.69	2.67

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	552	158	-
Average Sales Price	\$522,620	\$696,739	33.32%
Median Sales Price	\$453,000	\$551,003	21.63%
Average Days to Contract	27	86	218.52%

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%

City of Lafayette Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$750K	48%	51%	62%	65%	60%	39%	40%	58%	39%	50%	44%	26%	30%	58%
\$750K +	28%	39%	27%	45%	23%	53%	37%	35%	29%	62%	0%	75%	59%	29%
OVERALL	42%	46%	51%	59%	46%	39%	39%	49%	35%	46%	44%	43%	45%	61%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	43	47	48	37	41	49	47	40	42	21	18	20	25	38

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	16.13	7.62	2.57	1.43	1.29	1.34	1.24	1.03	1.37	0.84	0.81	1.01	1.36	2.07

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	306	58	-
Average Sales Price	\$645,910	\$634,365	-1.79%
Median Sales Price	\$598,750	\$552,500	-7.72%

Average Days to Contract	29	61	110.34%
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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%

City of Lafayette Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL	69%	61%	62%	62%	66%	58%	51%	40%	65%	33%	58%	44%	50%	50%

(Attached Dwelling - Inventory)

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

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	10.50	4.80	1.34	1.23	0.82	0.71	0.96	1.43	1.13	1.00	0.60	1.00	0.88	0.92

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	159	27	-
Average Sales Price	\$405,184	\$386,378	-4.64%
Median Sales Price	\$400,900	\$377,500	-5.84%
Average Days to Contract	30	89	196.67%

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%

City of Longmont Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
UNDER \$500K	59%	61%	52%	53%	55%	39%	51%	44%	45%	47%	54%	30%	21%	96%
\$500-\$750K	47%	49%	41%	47%	45%	49%	46%	36%	32%	33%	28%	51%	38%	82%
\$750K - \$1MM	71%	28%	58%	49%	42%	31%	15%	36%	48%	25%	39%	39%	52%	24%
\$1MM +	0%	11%	21%	7%	25%	46%	22%	18%	20%	38%	50%	55%	50%	11%
OVERALL % U/C	54%	54%	47%	48%	49%	45%	47%	40%	40%	49%	44%	42%	34%	69%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	188	196	217	189	181	184	177	199	186	156	116	114	89	163

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	71	77	101	114	117	129	113	114	95	79	92	69	93	105

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	15.89	7.95	5.23	3.12	2.26	1.81	1.63	1.74	1.64	1.45	1.12	1.22	0.99	1.83

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1313	280	-
Average Sales Price	\$498,773	\$536,314	7.53%
Median Sales Price	\$441,000	\$474,500	7.60%
Average Days to Contract	35	72	105.71%

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%

City of Longmont Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
UNDER \$500K	43%	56%	45%	48%	38%	40%	53%	53%	47%	48%	50%	39%	80%	68%
\$500K +	50%	0%	60%	33%	0%	14%	27%	0%	0%	25%	0%	60%	19%	50%
OVERALL	44%	55%	46%	47%	36%	38%	51%	50%	45%	46%	49%	41%	23%	72%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	65	57	67	67	69	77	65	58	60	46	30	33	33	21

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	15	28	33	45	30	30	24	40	36	28	32	22	17	26

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	26.00	7.95	5.29	3.32	2.74	2.55	2.05	1.72	1.76	1.47	0.95	1.09	1.13	0.78

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	320	75	-
Average Sales Price	\$354,098	\$359,639	1.56%
Median Sales Price	\$331,625	\$365,000	10.06%
Average Days to Contract	29	71	144.83%

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%

City of Louisville Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
UNDER \$750K	64%	51%	64%	54%	38%	27%	43%	51%	60%	35%	60%	28%	39%	55%
\$750K+	63%	33%	48%	50%	45%	38%	25%	44%	81%	20%	25%	33%	55%	75%
OVERALL % U/C	65%	53%	60%	53%	40%	31%	36%	50%	65%	32%	53%	31%	46%	65%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	20	20	28	28	31	36	32	26	14	17	9	8	12	17

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	13	18	20	31	23	20	15	17	26	21	12	7	15	10

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	Jun 18'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	9.23	3.87	3.29	2.05	1.77	1.73	1.51	1.24	0.64	0.84	0.49	0.49	0.73	1.12

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	193	32	-
Average Sales Price	\$749,621	\$740,492	-1.22%
Median Sales Price	\$669,000	\$654,500	-2.17%
Average Days to Contract	27	57	111.11%

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%

City of Louisville Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
OVERALL % U/C	34%	41%	47%	51%	54%	66%	58%	59%	44%	64%	57%	31%	31%	38%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	20	20	19	21	18	12	14	12	19	12	12	12	8	21

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	3	4	4	6	10	12	10	6	8	3	4	4	5	17

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
	40.00	17.14	10.36	7.41	4.00	1.85	1.83	1.50	2.19	1.47	1.67	2.06	1.60	3.07

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	72	28	-
Average Sales Price	\$429,767	\$482,570	12.29%

Median Sales Price	\$387,500	\$491,395	26.81%
Average Days to Contract	52	101	94.23%

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%

Town of Superior Single-Family Homes (Detached)  
Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$750K	64%	75%	63%	46%	65%	48%	54%	70%	50%	50%	42%	9%	16%	40%
\$750k +	69%	41%	45%	58%	44%	54%	35%	53%	40%	40%	66%	50%	80%	50%
OVERALL	67%	58%	51%	54%	53%	50%	47%	62%	46%	46%	50%	28%	38%	91%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	20	20	19	21	16	19	24	15	14	14	9	5	6	11

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	40.00	17.14	5.18	4.85	2.29	1.84	2.09	1.13	0.92	0.74	0.52	0.32	0.40	0.79

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	95	26	-
Average Sales Price	\$675,265	\$659,675	-2.31%
Median Sales Price	\$640,000	\$632,000	-1.25%
Average Days to Contract	20	50	150.00%

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

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL	53%	57%	54%	40%	29%	22%	36%	15%	44%	44%	38%	63%	80%	29%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	20	20	19	9	17	21	16	19	19	15	13	12	12	14

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	13.33	8.57	5.70	2.16	3.29	3.32	2.82	3.80	3.45	2.81	2.36	2.48	3.00	4.67

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	89	5	-
Average Sales Price	\$458,909	\$475,600	3.64%
Median Sales Price	\$462,393	\$390,000	-15.66%
Average Days to Contract	20	66	230.00%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	12.50%	8.10%	7.66%	5.29%
Median	23.83%	12.02%	9.06%	5.68%

Denver (City and County) - Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WE!

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
Under \$500K	58%	58%	58%	57%	53%	47%	49%	51%	53%	58%	63%	29%	29%	41%
\$500K-\$750K	47%	46%	45%	49%	45%	43%	42%	42%	41%	48%	54%	42%	38%	54%
\$750K-\$1MM	48%	50%	50%	49%	41%	30%	41%	41%	35%	43%	50%	54%	51%	54%
\$1MM-\$1.5MM	41%	41%	34%	48%	34%	27%	34%	30%	27%	37%	33%	57%	57%	67%



\$1.5MM-\$2MM	27%	37%	48%	41%	33%	22%	24%	30%	20%	30%	29%	61%	54%	78%
\$2MM +	25%	19%	19%	11%	11%	16%	15%	14%	13%	15%	9%	80%	68%	76%
OVERALL % U/C	50%	50%	49%	50%	45%	40%	42%	43%	44%	49%	53%	42%	41%	53%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	731	721	822	806	1056	1102	1094	1054	923	665	457	525	524	635

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	474	607	664	768	739	686	671	594	631	537	573	451	455	604

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.25	4.00	2.83	1.92	1.95	1.68	1.59	1.53	1.35	1.03	0.74	0.91	0.97	1.17

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,666	1,715	-
Average Sales Price	\$498,083	\$600,652	20.59%
Median Sales Price	\$425,750	\$500,000	17.44%
Average Days to Contract	44	28	-36.36%

Appreciation:

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

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

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwellings - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	43%	50%	47%	44%	43%	39%	41%	41%	41%	46%	43%	46%	55%	60%
\$250K-\$500K	47%	50%	44%	46%	46%	46%	41%	37%	37%	76%	44%	43%	50%	58%
\$500K-\$750K	41%	42%	42%	43%	41%	37%	34%	34%	34%	36%	41%	50%	48%	63%
\$750K-\$1MM	36%	31%	31%	25%	30%	27%	18%	22%	22%	30%	30%	60%	59%	72%
\$1MM+	41%	44%	44%	35%	34%	35%	28%	33%	33%	19%	28%	67%	73%	83%
OVERALL	43%	46%	43%	42%	42%	39%	36%	36%	36%	40%	41%	51%	53%	63%

(Attached Dwellings - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	1,010	1,030	1,142	1,125	1,166	1,156	1,280	1,252	1,252	968	805	805	885	985

(Attached Dwellings - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	363	430	582	634	518	547	590	451	493	395	461	461	457	482

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	16.69	7.79	4.98	3.36	2.77	2.26	2.33	2.26	2.32	1.94	1.64	1.69	1.95	2.15

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,104	1,486	-
Average Sales Price	\$419,796	\$468,952	11.71%
Median Sales Price	\$345,000	\$417,500	21.01%
Average Days to Contract	64	45	-29.69%

Appreciation:

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

Adams County Overview Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	58%	61%	59%	58%	56%	52%	56%	55%	55%	59%	59%	31%	30%	36%
\$500K-\$750K	39%	41%	38%	36%	41%	37%	39%	40%	38%	43%	35%	48%	47%	59%
\$750K-\$1MM	30%	26%	30%	29%	30%	28%	27%	23%	17%	11%	11%	55%	51%	60%
\$1mm+	13%	14%	15%	17%	28%	22%	26%	17%	22%	19%	15%	82%	74%	61%
OVERALL % U/C	52%	55%	53%	52%	48%	48%	51%	51%	51%	55%	54%	36%	35%	42%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	731	721	822	864	874	980	877	815	751	581	454	424	451	562

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	417	473	622	637	679	606	675	636	612	519	563	371	425	581

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	10.52	4.86	3.26	2.41	1.85	1.71	1.43	1.27	1.17	0.94	0.75	0.75	0.87	1.10

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,756	1,613	-
Average Sales Price	\$405,754	\$425,788	4.94%
Median Sales Price	\$380,000	\$400,000	5.26%
Average Days to Contract	36	28	-22.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.09%	12.08%		
Median	10.73%	13.23%		

Adams County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	58%	56%	52%	56%	52%	50%	48%		50%	45%	48%	40%	33%	50%
\$250K-\$500K	65%	68%	61%	60%	59%	59%	58%		63%	70%	75%	19%	20%	30%
\$500K AND ABOVE	25%	20%	25%	50%	50%	25%	27%		0%	8%	0%	0%	60%	80%
OVERALL % U/C	63%	64%	59%	59%	58%	57%	56%		59%	64%	68%	22%	23%	43%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	163	161	182	211	215	236	237	247	208	170	129	103	109	159

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	106	130	151	149	175	136	179	142	142	123	136	103	125	148

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.23	4.09	2.82	2.36	1.81	1.67	1.55	1.59	1.35	1.14	0.90	0.75	0.85	1.23

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,728	441	-
Average Sales Price	\$282,733	\$290,409	2.71%
Median Sales Price	\$279,900	\$285,000	1.82%
Average Days to Contract	36	34	-5.56%

Appreciation:

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

Brighton Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	48%	57%	55%	53%	55%	55%	45%	47%	50%	48%	56%	37%	34%	44%
\$500K - \$750K	34%	40%	39%	35%	41%	32%	36%	31%	25%	36%	43%	66%	60%	62%
\$750K AND ABOVE	27%	15%	38%	40%	37%	26%	26%	35%	25%	26%	8%	66%	64%	65%
OVERALL % U/C	43%	49%	49%	55%	50%	45%	45%	42%	41%	43%	47%	47%	44%	51%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	177	154	148	167	152	168	170	158	145	133	98	106	103	135

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	70	86	104	91	104	97	99	98	79	66	73	60	71	87

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	15.17	5.92	3.42	2.85	2.00	1.83	1.76	1.60	1.53	1.47	1.15	1.34	1.38	1.86

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	984	256	-
Average Sales Price	\$440,015	\$463,034	5.23%

Median Sales Price		\$396,000	\$415,000	4.80%
Average Days to Contract		46	39	-15.22%

Appreciation:

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

Brighton Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 20'
OVERALL % U/C	72%	60%	53%	54%	59%	65%	43%	59%	59%	46%	50%	50%	33%	64%

(Attached Dwelling - Inventory)

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

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 20'
	5	11	8	12	10	9	10	3	4	6	2	2	6	9

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 20'
	9.60	2.63	2.00	1.67	1.17	0.76	0.80	0.81	0.88	1.00	1.59	2.00	1.57	1.86

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	94	20	-
Average Sales Price	\$275,051	\$275,300	0.09%
Median Sales Price	\$270,750	\$279,000	3.05%
Average Days to Contract	30	24	-20.00%

Appreciation:

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

Commerce City Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	57%	56%	60%	54%	53%	54%	52%	54%	54%	57%	54%	30%	43%	28%
\$500K AND ABOVE	18%	15%	25%	32%	28%	26%	20%	28%	38%	50%	48%	66%	57%	62%
OVERALL % U/C	53%	52%	56%	52%	51%	52%	49%	51%	52%	56%	53%	35%	44%	34%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	138	128	141	154	165	163	170	155	145	102	87	72	83	81

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	74	102	105	108	106	105	126	103	111	115	111	75	75	100

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	11.19	4.36	3.01	2.38	2.00	1.63	1.56	1.42	1.32	0.92	0.78	0.67	0.84	0.83

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,231	291	-
Average Sales Price	\$380,419	\$395,474	3.96%
Median Sales Price	\$382,000	\$400,000	4.71%
Average Days to Contract	36	34	-5.56%

Appreciation:

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

Commerce City Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

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

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
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	22	14	17	23	26	34	27	40	29	19	15	9	20	25
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(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	10.15	2.71	2.08	2.12	1.90	2.13	1.53	2.20	1.64	1.11	0.89	0.55	1.28	1.69

YTD Comparison:

Key Metrics	2019	41	% Change
Total Units Sold	189	55	-
Average Sales Price	\$284,196	\$291,588	2.60%
Median Sales Price	\$285,000	\$290,000	1.75%
Average Days to Contract	49	43	-12.24%

Appreciation:

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

Northglenn Single Family Homes (Detached)

PROPERTY OF LIVE WEST, NOT

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL % U/C	65%	61%	63%	65%	62%	62%	66%	52%	56%	80%	83%	25%	38%	27%

(Single Family Homes - Inventory)

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

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	2.80	2.57	1.75	1.32	0.99	0.86	0.57	0.74	0.85	0.31	0.16	0.31	0.32	0.40

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	436	103	-
Average Sales Price	\$356,504	\$369,278	3.58%
Median Sales Price	\$352,600	\$365,000	3.52%
Average Days to Contract	17	12	-29.41%

Appreciation:

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

Northglenn Condominium/Townhome (Attached)

PROPERTY OF LIVE WEST, NOT

Information provided by ReColorado

Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL % U/C	71%	57%	50%	50%	44%	72%	64%	59%	60%	88%	88%	7%	31%	29%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6	6	10	14	15	9	9	11	8	2	2	1	4	7

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	12	12	7	5	10	11	17	16	12	6	6	12	10	8

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	3.00	1.50	1.94	2.33	1.96	0.95	0.87	1.00	0.68	0.17	0.18	0.09	0.39	0.78

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	130	32	-
Average Sales Price	\$310,840	\$312,068	0.40%
Median Sales Price	\$315,000	\$315,000	0.00%
Average Days to Contract	27	17	-37.04%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.58%	15.48%		

Median	11.24%	14.73%		
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Thornton Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WE!

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	51%	65%	58%	63%	57%	51%	60%	63%	63%	64%	86%	24%	27%	31%
OVER \$500k	36%	43%	34%	35%	44%	41%	48%	44%	44%	47%	44%	44%	44%	61%
OVERALL % U/C	50%	58%	52%	54%	53%	48%	57%	53%	58%	59%	59%	31%	33%	41%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	175	179	218	246	251	274	216	214	167	133	105	93	105	135

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	141	142	174	210	204	178	197	191	173	132	162	96	110	143

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	7.45	3.80	2.86	2.21	1.73	1.57	1.17	1.11	0.87	0.74	0.61	0.59	0.73	0.99

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1992	420	-
Average Sales Price	\$422,637	\$445,208	5.34%
Median Sales Price	\$410,000	\$440,000	7.32%
Average Days to Contract	31	27	-12.90%

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

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'
OVERALL % U/C	72%	70%	66%	70%	67%	71%	65%	63%	71%	79%	15%	15%	21%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'
	58	54	68	68	78	71	86	87	74	52	39	39	54

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'
	38	50	58	59	71	53	66	65	45	47	43	43	51

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'
	9.16	3.68	2.79	1.99	1.70	1.29	1.45	1.40	1.24	0.90	0.73	0.76	1.10

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	629	157	-
Average Sales Price	\$286,821	\$291,055	1.48%
Median Sales Price	\$292,000	\$295,000	1.03%
Average Days to Contract	34	36	5.88%

Appreciation:

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

Arapahoe County Overview Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	65%	67%	61%	62%	60%	43%	54%	53%	55%	62%	61%	28%	27%	34%
\$500k - \$750k	43%	47%	44%	40%	38%	36%	34%	33%	39%	44%	48%	45%	42%	53%
\$750k-\$1MM	32%	31%	42%	45%	34%	38%	30%	34%	34%	42%	38%	55%	58%	64%
\$1mm+	20%	30%	35%	30%	26%	25%	26%	21%	23%	23%	23%	66%	68%	82%
OVERALL % U/C	52%	55%	52%	52%	49%	45%	44%	44%	47%	53%	53%	38%	38%	45%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	793	795	906	1046	1084	1134	1106	1091	954	688	560	509	528	618

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	483	621	705	810	851	743	723	644	631	603	637	456	506	642

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.85	4.32	3.00	2.40	1.87	1.62	1.49	1.46	1.30	0.98	0.84	0.83	0.91	1.07

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	7662	1865	-
Average Sales Price	\$506,527	\$511,328	0.95%
Median Sales Price	\$424,000	\$440,000	3.77%
Average Days to Contract	32	29	-9.38%

Appreciation:

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

Arapahoe County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250k	57%	65%	55%	52%	49%	45%	50%	43%	55%	55%	51%	29%	38%	50%
\$250K-\$500K	50%	53%	49%	53%	47%	48%	47%	48%	55%	50%	53%	28%	35%	51%
\$500K-\$750K	51%	49%	49%	36%	36%	43%	41%	39%	39%	31%	32%	45%	57%	57%
Above \$750K+	27%	15%	43%	33%	50%	38%	33%	50%	27%	18%	25%	61%	58%	92%
OVERALL % U/C	52%	56%	50%	51%	47%	46%	47%	31%	47%	50%	50%	38%	38%	52%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	429	409	464	464	520	558	523	548	518	393	331	509	279	374

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	282	336	363	371	348	340	377	358	348	264	311	456	269	319

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.13	3.97	2.84	2.06	1.84	1.64	1.47	1.52	1.45	1.16	0.99	1.44	0.83	1.14

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	317	969	-
Average Sales Price	\$297,247	\$292,903	-1.46%
Median Sales Price	\$261,760	\$270,000	3.15%
Average Days to Contract	45	33	-26.67%

Appreciation:

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

Aurora Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	67%	70%	62%	61%	61%	54%	57%	54%	55%	62%	59%	28%	27%	34%
\$500K - \$750k	37%	44%	41%	33%	33%	32%	29%	33%	36%	38%	39%	53%	48%	58%
\$750K-\$1MM	26%	26%	45%	48%	23%	33%	30%	31%	29%	38%	32%	61%	59%	74%
\$1mm+	0%	0%	0%	0%	11%	44%	25%	0%	16%	20%	20%	66%	86%	100%
OVERALL % U/C	56%	59%	55%	52%	51%	47%	48%	48%	49%	55%	53%	36%	35%	42%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	458	416	532	634	641	673	651	634	586	392	392	328	323	411

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	319	416	426	513	514	477	453	441	407	427	427	308	344	411

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.61	3.40	2.75	2.27	1.76	1.52	1.40	1.35	1.25	0.87	0.89	0.80	0.82	1.06

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	4912	1220	

<b>Average Sales Price</b>		\$416,655	\$426,207	2.29%
<b>Median Sales Price</b>		\$389,973	\$408,000	4.62%
<b>Average Days to Contract</b>		31	29	-6.45%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	9.55%	11.19%		
<b>Median</b>	9.96%	11.82%		

Aurora Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$250k</b>	54%	66%	56%	53%	53%	45%	51%	42%	49%	57%	51%	34%	36%	50%
<b>\$250K-\$500K</b>	45%	49%	47%	49%	48%	49%	45%	47%	47%	52%	49%	50%	34%	52%
<b>Above \$500k</b>	25%	0%	40%	67%	75%	43%	50%	20%	14%	14%	25%	0%	0%	50%
<b>OVERALL % U/C</b>	49%	56%	58%	51%	51%	47%	48%	38%	55%	54%	55%	37%	35%	51%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	295	271	301	311	320	365	348	361	341	241	202	175	175	258

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	202	213	245	244	231	231	255	241	227	181	212	184	173	225

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.76	3.92	2.74	2.06	1.69	1.60	1.47	1.50	1.43	1.06	0.90	0.81	0.86	1.29

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	2589	672	-
<b>Average Sales Price</b>	\$258,138	\$261,898	1.46%
<b>Median Sales Price</b>	\$250,000	\$253,000	1.20%
<b>Average Days to Contract</b>	34	30	-11.76%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	13.51%	14.58%		
<b>Median</b>	14.01%	16.67%		

Centennial Single-Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500k</b>	63%	70%	60%	64%	59%	48%	52%	59%	51%	60%	63%	20%	18%	35%
<b>\$500K - \$750k</b>	45%	48%	49%	51%	41%	42%	48%	37%	44%	54%	60%	33%	25%	52%
<b>\$750K-\$1MM</b>	35%	35%	29%	36%	31%	36%	32%	32%	24%	45%	44%	52%	50%	52%
<b>\$1mm+</b>	13%	33%	25%	30%	28%	18%	17%	4%	4%	16%	26%	33%	75%	83%
<b>OVERALL % U/C</b>	49%	55%	50%	53%	48%	43%	46%	45%	44%	53%	57%	33%	30%	45%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	142	159	166	185	203	213	195	195	169	113	77	69	65	88

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	87	108	138	156	183	147	134	132	127	115	115	74	95	132

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.79	4.89	2.99	2.27	1.81	1.56	1.35	1.31	1.15	0.81	0.60	0.59	0.59	0.80

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	1484	352	-
<b>Average Sales Price</b>	\$529,203	\$544,018	2.80%
<b>Median Sales Price</b>	\$485,000	\$505,650	4.26%
<b>Average Days to Contract</b>	30	29	-3.33%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	7.40%	7.24%		
<b>Median</b>	7.35%	7.55%		

Centennial Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	83%	85%	55%	80%	58%	47%	57%	43%	83%	83%	55%	29%	54%	75%
ABOVE \$250K	51%	55%	49%	59%	40%	47%	51%	51%	40%	40%	37%	19%	25%	49%
OVERALL % U/C	55%	58%	50%	62%	41%	46%	49%	49%	48%	48%	40%	21%	31%	53%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	45	41	48	35	52	55	47	45	30	30	32	14	19	26

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	30	52	39	33	48	36	42	36	23	23	28	13	35	26

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.00	3.00	2.38	1.36	1.54	1.39	1.13	1.15	0.83	0.87	1.02	0.51	0.72	1.05

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	422	100	-
Average Sales Price	\$337,197	\$330,507	-1.98%
Median Sales Price	\$336,750	\$349,500	3.79%
Average Days to Contract	49	31	-36.73%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.48%	7.64%		
Median	9.33%	6.99%		

Englewood Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	54%	56%	61%	66%	50%	52%	47%	49%	48%	62%	56%	29%	34%	50%
\$500K - \$750K	51%	42%	32%	41%	52%	31%	27%	32%	50%	45%	48%	39%	42%	34%
ABOVE \$750K	32%	52%	37%	38%	27%	37%	39%	39%	39%	21%	20%	50%	52%	61%
OVERALL % U/C	49%	50%	49%	53%	47%	44%	41%	44%	47%	53%	50%	35%	40%	48%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	95	95	87	91	105	117	119	110	86	56	48	39	44	54

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	47	66	86	80	81	74	80	69	67	65	56	45	57	52

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	12.13	5.04	2.62	1.96	1.75	1.62	1.53	1.40	1.14	0.77	0.70	0.61	0.74	0.95

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	800	185	-
Average Sales Price	\$550,622	\$533,190	-3.17%
Median Sales Price	\$430,000	\$440,000	2.33%
Average Days to Contract	29	28	-3.45%

Appreciation:

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

Englewood Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
Below - \$500K	55%	51%	36%	47%	36%	41%	45%	45%	39%	52%	56%	39%	44%	57%
Above \$500K	34%	41%	33%	13%	30%	42%	39%	36%	22%	27%	40%	73%	52%	57%
OVERALL % U/C	49%	47%	35%	37%	35%	41%	43%	43%	36%	46%	51%	46%	46%	56%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	62	104	66	67	79	74	69	64	65	51	48	33	33	43

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	27	29	35	40	24	34	34	39	39	26	56	24	26	21



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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	13.78	11.14	4.35	3.07	3.06	2.35	2.11	1.86	1.86	1.56	1.26	0.91	0.94	1.34

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	375	79	-
Average Sales Price	\$386,475	\$383,183	-0.85%
Median Sales Price	\$340,000	\$335,000	-1.47%
Average Days to Contract	45	37	-17.78%

Appreciation:

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

Greenwood Village Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER - \$1mm	45%	20%	48	48%	41%	35%	29%	38%	42%	45%	75%	43%	46%	40%
Above + \$1mm	33%	29%	41	30%	35%	28%	31%	20%	21%	23%	23%	66%	72%	79%
OVERALL % U/C	35%	27%	43	35%	36%	30%	30%	25%	27%	28%	35%	63%	68%	70%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	43	53	49	51	46	49	44	43	41	33	22	31	40	31

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6	12	15	27	16	16	13	14	10	11	11	10	2	15

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	43.00	17.67	8.91	5.10	3.63	3.20	2.67	2.55	2.56	2.48	1.76	2.70	4.14	3.15

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	152	31	-
Average Sales Price	\$1,403,744	\$1,099,497	-21.67%
Median Sales Price	\$1,200,000	\$1,150,000	-4.17%
Average Days to Contract	60	38	-36.67%

Appreciation:

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

Greenwood Village Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER - \$500k	55%	31%	33%	50%	50%	20%	33%	35%	33%	33%	36%	36%	80%	85%
Above + \$500k	50%	27%	42%	40%	10%	25%	18%	27%	33%	36%	30%	70%	88%	66%
OVERALL % U/C	52%	29%	37%	46%	33%	23%	26%	31%	33%	35%	55%	55%	84%	77%

(Attached Dwelling - Inventory)

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

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	18.00	9.00	5.71	2.71	2.40	3.20	3.18	3.24	2.44	1.70	1.36	1.22	1.85	1.25

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	92	19	-
Average Sales Price	\$521,329	\$555,447	6.54%
Median Sales Price	\$380,000	\$322,000	-15.26%
Average Days to Contract	42	62	47.62%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.53%	7.42%		

<b>Median</b>	8.47%	6.28%		
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Littleton Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER - \$500k</b>	71%	67%	66%	67%	56%	54%	53%	50%	60%	64%	70%	19%	25%	30%
<b>Above + \$500k</b>	43%	52%	45%	41%	37%	19%	33%	34%	39%	40%	38%	45%	53%	57%
<b>OVERALL % U/C</b>	55%	53%	54%	50%	43%	41%	41%	41%	48%	49%	49%	37%	44%	48%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	207	224	179	292	352	367	353	374	293	221	170	145	191	201

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	155	160	179	231	218	205	233	163	201	204	177	118	144	188

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.01	4.27	2.17	2.42	2.24	1.92	1.73	1.83	1.41	1.08	0.86	0.79	1.14	1.17

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	2,184	548	-
<b>Average Sales Price</b>	\$603,964	\$598,876	-0.84%
<b>Median Sales Price</b>	\$500,000	\$509,250	1.85%
<b>Average Days to Contract</b>	33	34	3.03%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	7.97%	8.04%		
<b>Median</b>	8.16%	7.95%		

Littleton Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER -\$250k</b>	56%	71%	40%	55%	53%	48%	45%	52%	59%	49%	49%	25%	20%	53%
<b>ABOVE +\$250k</b>	57%	66%	61%	60%	56%	58%	56%	49%	42%	60%	60%	36%	31%	52%
<b>OVERALL % U/C</b>	57%	66%	57%	59%	55%	55%	56%	49%	43%	60%	60%	36%	30%	52%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	85	83	99	96	96	98	93	115	116	64	64	58	48	86

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	56	70	99	97	96	91	87	83	79	69	69	74	74	89

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.11	3.95	2.64	1.79	1.38	1.16	1.03	1.25	1.31	0.76	0.80	0.75	0.64	1.14

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	1189	276	-
<b>Average Sales Price</b>	\$363,688	\$329,567	-9.38%
<b>Median Sales Price</b>	\$325,000	\$310,950	-4.32%
<b>Average Days to Contract</b>	44	29	-34.09%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	12.14%	8.68%		
<b>Median</b>	13.05%	9.22%		

Broomfield City and County Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500k</b>	69%	69%	75%	59%	52%	61%	56%	55%	56%	67%	65%	22%	26%	25%
<b>\$500k+</b>	46%	43%	34%	36%	38%	38%	53%	53%	44%	44%	46%	40%	43%	46%
<b>OVERALL % U/C</b>	54%	51%	47%	43%	43%	45%	54%	51%	49%	53%	53%	35%	36%	39%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	135	144	146	171	189	185	170	129	129	91	69	63	78	72

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	71	68	111	115	102	90	97	91	92	70	90	45	61	74

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	11.41	6.22	3.50	2.81	2.43	1.99	1.75	1.28	1.32	1.01	0.78	0.78	1.04	1.00

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1027	\$514	-
Average Sales Price	\$555,187	\$565,915	1.93%
Median Sales Price	\$510,000	\$522,000	2.35%
Average Days to Contract	40	36	-10.00%

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

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL % U/C	57%	65%	53%	51%	47%	40%	42%	41%	44%	42%	35%	37%	30%	54%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	18	16	17	26	26	24	26	23	19	18	17	13	13	21

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6	10	20	16	18	18	10	10	14	13	15	5	5	17

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	18.00	6.00	2.83	3.00	2.23	1.64	1.70	1.50	1.33	1.30	1.28	1.16	1.26	1.83

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	\$166	\$35	-
Average Sales Price	\$364,452	\$363,859	-0.16%
Median Sales Price	\$350,000	\$360,000	2.86%
Average Days to Contract	30	36	20.00%

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

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	67%	63%	66%	61%	53%	52%	52%	54%	55%	59%	57%	36%	27%	34%
\$500K - \$750k	51%	46%	47%	43%	40%	36%	39%	41%	41%	42%	38%	48%	46%	56%
\$750k-\$1MM	35%	36%	39%	37%	35%	28%	28%	28%	30%	33%	40%	59%	55%	67%
\$1mm+	21%	24%	26%	25%	23%	19%	20%	18%	17%	20%	21%	76%	74%	79%
OVERALL % U/C	50%	48%	49%	45%	41%	38%	39%	41%	41%	42%	41%	47%	47%	55%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	843	914	1050	1174	1,311	1,354	1,268	1191	1220	861	733	817	717	854

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	350	513	537	704	650	609	635	546	661	462	507	432	430	541

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	14.45	6.35	4.50	3.35	2.86	2.42	2.09	1.94	1.92	1.45	1.29	1.51	1.42	1.69

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	6,311	1,562	-

Average Sales Price		\$585,174	\$608,019	3.90%
Median Sales Price		\$510,000	\$530,000	3.92%
Average Days to Contract		43	43	0.00%

Appreciation:

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

Douglas County Overview Condominium/Townhome (Attached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250k	65%	71%	52%	39%	55%	42%	47%	36%	46%	46%	46%	31%	31%	55%
\$250K-\$500K	52%	53%	47%	48%	46%	42%	43%	41%	41%	43%	48%	43%	44%	55%
ABOVE +\$500K	30%	33%	28%	33%	22%	23%	56%	24%	38%	38%	33%	65%	65%	85%
OVERALL % U/C	51%	51%	45%	46%	44%	39%	41%	38%	41%	42%	46%	44%	46%	57%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	155	174	167	182	189	212	211	221	173	173	147	135	153	189

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	57	103	108	127	107	101	109	110	87	87	79	73	97	110

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	16.32	6.53	3.74	2.76	2.26	2.11	1.93	2.00	1.62	1.73	1.54	1.49	1.72	2.13

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1131	322	-
Average Sales Price	\$357,675	\$359,575	0.53%
Median Sales Price	\$337,000	\$345,000	2.37%
Average Days to Contract	45	39	-13.33%

Appreciation:

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

Castle Rock Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	57%	53%	60%	57%	48%	43%	46%	51%	50%	59%	57%	38%	35%	37%
\$500K - \$750k	54%	49%	45%	36%	36%	34%	33%	36%	36%	38%	30%	51%	45%	57%
\$750k-\$1MM	42%	34%	41%	30%	40%	29%	26%	18%	18%	31%	39%	64%	59%	68%
\$1mm+	20%	22%	20%	24%	25%	20%	21%	21%	18%	18%	14%	76%	73%	74%
OVERALL % U/C	50%	49%	47%	42%	45%	35%	36%	17%	37%	42%	37%	50%	48%	53%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	269	278	315	347	393	420	415	387	360	274	243	247	212	238

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	100	156	176	191	176	153	160	148	163	125	165	126	128	160

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	16.14	6.52	4.38	3.34	2.95	2.65	2.46	2.31	2.18	1.78	1.60	1.67	1.49	1.65

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,772	454	-
Average Sales Price	\$556,734	\$578,757	3.96%
Median Sales Price	\$470,000	\$495,000	5.32%
Average Days to Contract	48	53	10.42%

Appreciation:

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

Castle Rock Condominium/Townhome (Attached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>OVERALL % U/C</b>	33%	49%	42%	41%	45%	48%	44%	39%	47%	47%	45%	52%	54%	59%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	37	40	33	44	48	41	43	59	36	36	35	36	48	54

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	17.08	6.00	2.79	2.75	2.42	1.65	1.50	2.12	1.38	1.41	1.37	1.52	2.40	2.70

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	296	66	-
<b>Average Sales Price</b>	\$339,530	\$347,786	2.43%
<b>Median Sales Price</b>	\$325,000	\$335,250	3.15%
<b>Average Days to Contract</b>	40	21	-47.50%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	11.50%	11.78%		
<b>Median</b>	10.09%	10.63%		

Highlands Ranch Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500k</b>	86%	76%	78%	71%	57%	53%	61%	60%	74%	74%	77%	22%	16%	26%
<b>\$500K - \$750k</b>	56%	60%	58%	54%	46%	39%	47%	50%	53%	53%	49%	34%	36%	49%
<b>ABOVE \$750k+</b>	43%	50%	49%	43%	35%	35%	26%	27%	26%	26%	41%	56%	52%	65%
<b>Overall U/C</b>	66%	62%	64%	57%	48%	45%	47%	50%	56%	56%	56%	35%	33%	46%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	96	105	118	156	184	196	172	157	93	93	74	77	78	110

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	70	133	127	172	158	149	141	121	107	107	106	73	98	139

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.23	3.10	2.15	1.86	1.67	1.45	1.17	1.09	0.66	0.71	0.61	0.71	0.76	1.05

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	1449	356	-
<b>Average Sales Price</b>	\$579,019	\$595,578	2.86%
<b>Median Sales Price</b>	\$505,000	\$515,000	1.98%
<b>Average Days to Contract</b>	25	26	4.00%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	6.77%	6.23%		
<b>Median</b>	6.76%	6.10%		

Highlands Ranch Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>OVERALL % U/C</b>	57%	62%	46%	48%	43%	44%	47%	46%	48%	53%	66%	38%	47%	60%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	25	23	39	47	46	48	43	44	39	26	17	19	27	38

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	18	30	26	25	32	28	33	26	24	29	21	24	28	20

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.33	2.88	3.16	2.85	2.11	1.81	1.48	1.55	1.39	0.91	0.63	0.73	1.07	1.56

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	307	82	-
Average Sales Price	\$394,518	\$387,609	-1.75%
Median Sales Price	\$367,500	\$361,500	-1.63%
Average Days to Contract	35	37	5.71%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.02%	6.01%		
Median	7.26%	6.58%		

19%

Parker Single Family Homes (Detached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	70%	59%	66%	60%	58%	61%	56%	58%	57%	55%	51%	30%	25%	30%
\$500k - \$750k	52%	48%	49%	47%	42%	41%	44%	45%	43%	45%	45%	40%	42%	55%
\$750k-\$1MM	41%	47%	36%	44%	41%	29%	34%	38%	35%	38%	38%	74%	65%	70%
\$1mm+	11%	20%	19%	21%	16%	19%	19%	14%	18%	18%	27%	76%	73%	81%
OVERALL % U/C	52%	48%	49%	48%	45%	45%	45%	46%	43%	43%	43%	46%	44%	54%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	237	283	334	355	391	380	348	296	285	230	200	182	200	239

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	115	144	162	215	231	210	228	188	185	132	144	108	119	151

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	12.37	6.56	4.76	3.35	2.71	2.12	1.75	1.44	1.36	1.18	1.10	1.11	1.37	1.71

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2044	455	-
Average Sales Price	\$558,048	\$584,992	4.83%
Median Sales Price	\$507,500	\$525,000	3.45%
Average Days to Contract	41	40	-2.44%

Appreciation:

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

Parker Condominium/Townhome (Attached)  
Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER -\$250k	71%	65%	46%	37%	37%	29%	42%	42%	35%	36%	27%	27%	22%	44%
ABOVE +\$250k	54%	52%	50%	50%	47%	35%	40%	33%	43%	41%	40%	38%	38%	47%
OVERALL % U/C	56%	53%	50%	37%	45%	34%	40%	35%	42%	40%	42%	37%	37%	46%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	73	81	68	59	62	84	90	85	73	75	68	52	55	61

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	19	32	36	64	38	27	25	44	34	24	24	16	40	52

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	23.05	9.53	4.69	2.34	1.97	2.33	2.43	2.18	1.89	2.34	2.29	1.87	1.81	1.93

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	384	125	-
Average Sales Price	\$316,388	\$326,196	3.10%
Median Sales Price	\$301,093	\$308,500	2.46%
Average Days to Contract	56	41	-26.79%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	10.34%	9.97%		

Median	9.73%	9.55%		
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Front Range Mountains Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	54%	54%	49%	52%	34%	36%	27%	40%	31%	38%	50%	51%	51%	51%
\$500K - \$750K	35%	38%	48%	34%	37%	36%	33%	28%	22%	38%	42%	32%	32%	32%
\$750K - \$1MM	50%	44%	39%	23%	28%	27%	23%	24%	24%	22%	24%	26%	26%	26%
\$1MM - 1.5MM	39%	29%	29%	28%	19%	20%	15%	23%	25%	20%	21%	43%	43%	43%
\$1.5MM+	5%	12%	8%	6%	12%	15%	6%	3%	13%	3%	9%	5%	5%	5%
OVERALL % U/C	37%	33%	36%	31%	27%	29%	23%	27%	27%	27%	31%	31%	31%	31%

(Single Family Homes - Inventory)

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

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
					1.78	4.11	2.78	4.69	3.65	2.88	2.32	3.40	4.43	4.86

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%

Jefferson County Overview Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	67%	65%	63%	65%	58%	55%	52%	55%	60%	61%	68%	23%	24%	36%
\$500K - \$750K	48%	52%	50%	49%	46%	43%	36%	42%	42%	48%	48%	39%	42%	52%
\$750K - \$1MM	40%	39%	38%	37%	32%	28%	26%	30%	29%	36%	27%	61%	54%	70%
\$1mm+	26%	27%	24%	26%	21%	21%	23%	23%	19%	19%	22%	64%	71%	84%
OVERALL % U/C	53%	53%	51%	51%	46%	44%	41%	44%	46%	48%	50%	39%	38%	52%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	718	740	822	924	1070	1,120	1123	1025	858	637	486	425	425	657

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	445	544	626	759	733	724	756	611	698	555	494	385	385	559

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.68	4.49	3.05	2.34	2.07	1.75	1.63	1.46	1.20	0.94	0.76	0.73	0.82	1.28

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	7,153	1,642	-
Average Sales Price	\$539,724	\$563,567	4.42%
Median Sales Price	\$475,000	\$500,000	5.26%
Average Days to Contract	31	32	3.23%

Appreciation:

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

Jefferson County Overview Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	59%	65%	59%	60%	59%	58%	51%	48%	59%	56%	67%	18%	22%	46%
\$250K - \$500K	63%	61%	61%	65%	54%	53%	51%	48%	26%	53%	60%	32%	27%	45%
ABOVE + \$500K	33%	44%	41%	41%	36%	37%	44%	42%	36%	42%	34%	56%	66%	68%

<b>OVERALL % U/C</b>	58%	59%	57%	51%	52%	52%	51%	47%	41%	50%	58%	32%	30%	49%
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(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	243	241	233	267	303	310	314	322	266	228	150	145	142	219

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	175	211	249	279	251	252	282	236	223	191	203	183	198	234

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.33	3.75	2.20	1.75	1.28	1.31	1.24	1.25	1.05	0.95	0.65	0.66	0.69	1.07

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	2,635	713	-
Average Sales Price	\$321,532	\$321,033	-0.16%
Median Sales Price	\$295,000	\$300,000	1.69%
Average Days to Contract	29	25	-13.79%

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

**PROPERTY OF LIVE WEST, NOT**

(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'	Nov 19'	Dec 19'	Jan 20'	Feb 20'
UNDER \$500K	60%	62%	68%	62%	51%	65%	59%	52%	54%	62%	65%	62%	32%	18%
\$500k-\$750k	27%	45%	47%	52%	47%	48%	46%	49%	35%	35%	41%	43%	44%	35%
\$750k+	15%	36%	40%	30%	36%	24%	18%	27%	18%	23%	23%	26%	73%	63%
<b>OVERALL % U/C</b>	21%	52%	55%	54%	51%	52%	48%	48%	43%	46%	46%	45%	41%	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'	Nov 19'	Dec 19'	Jan 20'	Feb 20'
	235	205	199	207	225	235	271	268	262	215	172	144	129	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'	Nov 19'	Dec 19'	Jan 20'	Feb 20'
	142	71	120	154	176	214	202	203	212	176	141	146	97	117

(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'	Nov 19'	Dec 19'	Jan 20'	Feb 20'
	9.93	5.77	3.59	2.55	2.04	1.61	1.74	1.50	1.35	1.09	0.90	0.80	0.79	0.86

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1988	474	-
Average Sales Price	\$497,566	\$516,745	3.85%
Median Sales Price	\$457,750	\$495,000	8.14%
Average Days to Contract	32	29	-9.38%

Appreciation:

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

City of Arvada Condominium/Townhome (Attached)

Information provided by ReColorado

**PROPERTY OF LIVE WEST, NOT**

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	60%	73%	61%	58%	69%	69%	68%	36%	60%	42%	42%	16%	31%	36%
\$250K+	57%	62%	54%	56%	51%	49%	50%	51%	48%	39%	39%	31%	36%	55%
<b>OVERALL % U/C</b>	57%	63%	54%	55%	53%	51%	53%	47%	50%	40%	40%	29%	54%	52%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	51	46	63	57	56	56	57	57	53	38	38	29	32	41

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Jan 20'	Mar 20'
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	9.00	3.21	2.98	1.79	1.34	1.11	1.08	1.07	0.98	0.75	0.78	0.66	0.73	0.98
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YTD Comparison:

Key Metrics	2019	YTD 2019	% Change
Total Units Sold	525	141	-
Average Sales Price	\$350,879	\$334,630	-4.63%
Median Sales Price	\$320,000	\$340,000	6.25%
Average Days to Contract	36	26	-27.78%

Appreciation:

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

Town Of Evergreen, Single Family Homes (Detached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$750K			81%	41%	34%	36%	39%	43%	50%	47%	36%	43%	41%	54%
\$750K+			37%	37%	23%	18%	20%	26%	26%	28%	31%	64%	60%	84%
OVERALL % U/C			41%	38%	29%	27%	30%	34%	35%	36%	33%	55%	53%	72%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	84	94	60	114	155	160	150	128	85	64	64	64	70	96

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6.00	3.15	1.31	2.10	2.49	2.32	2.44	2.42	1.95	1.53	1.58	1.68	2.03	2.81

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	545	98	-
Average Sales Price	\$745,730	\$842,162	12.93%
Median Sales Price	\$660,800	\$720,750	9.07%
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%		

Town Of Evergreen, Condominium/Townhome (Attached)

Information provided by ReColorado

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL % U/C			44%	47%	37%	31%	43%	43%	37%	25%	29%	61%	77%	79%

(Attached Dwelling - Inventory)

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

doesn't incl

(Single Family Homes - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	18.00	9.00	8.25	6.29	4.26	3.24	3.60	2.46	1.73	1.38	1.58	1.58	1.85	2.81

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	73	9	-
Average Sales Price	\$445,935	\$492,720	10.49%
Median Sales Price	\$418,500	\$505,676	20.83%
Average Days to Contract	52	17	-67.31%

Appreciation:

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

City of Golden, Single Family Homes (Detached)

Information provided by ReColorado

**PROPERTY OF LIVE WEST, NOT**

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	47%	49%	68%	48%	35%	42%	52%	48%	62%	60%	57%	50%	53%	37%
\$500K-\$750K	45%	57%	50%	57%	49%	45%	40%	62%	46%	61%	31%	30%	50%	48%
\$750K+	43%	42%	28%	33%	36%	31%	22%	31%	26%	24%	31%	52%	66%	77%
OVERALL % U/C	55%	48%	43%	42%	39%	37%	36%	45%	39%	41%	33%	46%	58%	62%

(Single Family Homes - Inventory)

doesn't incl

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	74	79	89	106	129	135	134	112	88	70	64	41	73	77

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	41	35	58	60	55	53	67	52	70	50	40	29	35	27

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	10.83	6.24	3.99	3.28	3.11	2.68	2.45	1.95	1.48	1.21	1.16	0.80	1.59	1.84

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	602	105	-
Average Sales Price	\$697,014	\$787,254	12.95%
Median Sales Price	\$646,900	\$715,000	10.53%
Average Days to Contract	36	44	22.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.62%	6.61%		
Median	7.69%	6.80%		

**PROPERTY OF LIVE WEST, NOT**

City of Golden Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	46%	53%	55%	33%	41%	46%	41%	39%	37%	72%	71%	55%	50%	39%
\$500K+	33%	38%	40%	35%	38%	40%	47%	29%	26%	40%	55%	61%	64%	71%
OVERALL % U/C	39%	45%	46%	35%	39%	43%	44%	33%	31%	54%	63%	59%	57%	54%

(Attached Dwelling - Inventory)

doesn't incl doesn't incl doesn't incl

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

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	4	7	16	12	18	16	22	18	14	6	12	7	9	12

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	34.50	12.55	5.56	5.54	3.89	2.71	2.11	1.65	1.62	0.77	0.41	1.22	1.45	1.90

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	155	30	-
Average Sales Price	\$468,555	\$541,988	15.67%
Median Sales Price	\$432,000	\$529,950	22.67%
Average Days to Contract	48	49	2.08%

Appreciation:

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

**PROPERTY OF LIVE WEST, NOT**

Lakewood Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	62%	70%	61%	61%	60%	62%	49%	54%	31%	49%	49%	26%	18%	40%
\$500K - \$750K	50%	48%	49%	50%	50%	39%	38%	33%	43%	48%	48%	49%	42%	59%
ABOVE +\$750K	17%	25%	32%	33%	37%	27%	29%	15%	25%	45%	45%	68%	47%	74%
OVERALL % U/C	52%	56%	51%	53%	52%	49%	41%	41%	48%	48%	48%	19%	35%	53%

(Single Family Homes - Inventory)

doesn't incl

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	141	136	142	167	187	187	214	189	155	114	114	123	85	132

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	98	110	136	160	146	174	157	119	129	120	93	165	79	114

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	8.63	3.92	2.48	1.99	1.73	1.36	1.45	1.27	1.05	0.81	0.86	0.94	0.72	1.13

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1485	331	-
Average Sales Price	\$509,840	\$505,377	-0.88%
Median Sales Price	\$455,000	\$464,000	1.98%
Average Days to Contract	28	29	3.57%

Appreciation:

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

PROPERTY OF LIVE WEST, NOT

Lakewood Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250K	58%	65%	63%	63%	62%	56%	50%	49%	57%	62%	76%	23%	18%	49%
\$250K-\$500K	69%	55%	64%	60%	47%	55%	49%	45%	51%	53%	62%	26%	23%	44%
ABOVE + \$500K	50%	63%	38%	48%	42%	40%	50%	56%	41%	53%	50%	70%	64%	57%
OVERALL % U/C	64%	59%	60%	59%	51%	54%	50%	48%	52%	55%	64%	28%	23%	47%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	86	88	63	86	115	121	120	133	105	83	48	48	45	85

doesn't incl

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	77	83	102	111	94	86	134	80	96	88	88	83	79	97

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6.70	3.30	1.44	1.38	1.48	1.31	1.18	1.31	1.05	0.86	0.50	0.51	0.53	0.96

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	\$1,069	\$691	-
Average Sales Price	\$295,817	\$296,805	0.33%
Median Sales Price	\$275,000	\$281,050	2.20%
Average Days to Contract	28	24	-14.29%

Appreciation:

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

PROPERTY OF LIVE WEST, NOT

Westminster Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	81%	72%	69%	69%	67%	54%	55%	53%	61%	70%	81%	19%	18%	34%
\$500K - \$750K	44%	44%	44%	45%	44%	42%	41%	48%	39%	43%	55%	30%	42%	50%
ABOVE + \$750K	23%	36%	29%	25%	30%	24%	38%	16%	50%	27%	18%	59%	31%	48%
OVERALL % U/C	63%	59%	58%	57%	57%	48%	49%	49%	24%	60%	67%	28%	35%	39%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	95	100	126	131	129	179	161	150	127	81	46	43	85	72

doesn't incl

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	63	93	102	138	136	49	134	121	118	113	98	79	79	110

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.05	3.85	2.93	1.98	1.45	1.85	1.48	1.32	1.09	0.72	0.44	0.39	0.84	0.72

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	1,296	288	-
Average Sales Price	\$447,484	\$458,723	2.51%
Median Sales Price	\$407,500	\$421,750	3.50%
Average Days to Contract	26	19	-26.92%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	9.11%	8.73%		
<b>Median</b>	10.39%	10.00%		

PROPERTY OF LIVE WEST, NOT

Westminster Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$250K</b>	70%	65%	60%	48%	45%	48%	46%	50%	59%	38%	38%	39%	18%	50%
<b>ABOVE +\$250K</b>	73%	63%	57%	54%	57%	43%	54%	50%	54%	73%	73%	28%	26%	35%
<b>OVERALL % U/C</b>	71%	63%	57%	50%	52%	48%	51%	49%	55%	59%	59%	33%	23%	39%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	37	40	51	58	58	74	62	64	48	35	35	26	45	31

doesn't incl doesn't incl

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	32	48	54	46	50	49	53	50	50	43	43	29	79	49

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	6.94	3.00	2.28	1.93	1.51	1.59	1.24	1.27	0.97	0.71	0.73	0.58	0.92	0.63

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	531	135	-
<b>Average Sales Price</b>	\$279,306	\$272,821	-2.32%
<b>Median Sales Price</b>	\$275,000	\$269,900	-1.85%
<b>Average Days to Contract</b>	25	27	8.00%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	12.11%	10.79%		
<b>Median</b>	13.77%	11.18%		

PROPERTY OF LIVE WEST, NOT

Wheatridge Single Family Homes (Detached)

Information provided by ReColorado

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER - \$500K</b>	55%	42%	59%	68%	70%	44%	52%	71%	56%	61%	61%	26%	19%	36%
<b>ABOVE + \$500K</b>	48%	33%	44%	45%	35%	35%	48%	43%	35%	47%	47%	31%	40%	54%
<b>OVERALL % U/C</b>	52%	38%	51%	54%	48%	37%	51%	56%	55%	54%	54%	28%	32%	46%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	33	35	46	44	44	52	41	31	32	16	16	14	14	22

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	21	27	21	35	46	28	36	35	34	32	32	16	29	26

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.43	4.38	4.00	2.54	1.76	1.75	1.27	0.93	0.90	0.45	0.49	0.45	0.47	0.78

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	353	82	
<b>Average Sales Price</b>	\$501,285	\$529,519	5.63%
<b>Median Sales Price</b>	\$470,000	\$500,000	6.38%
<b>Average Days to Contract</b>	32	22	-31.25%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	10.11%	11.68%		
<b>Median</b>	10.51%	11.20%		

PROPERTY OF LIVE WEST, NOT

Wheatridge Condominium/Townhome (Attached)

Information provided by ReColorado

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>OVERALL % U/C</b>	25%	41%	63%	42%	54%	47%	51%	38%	48%	51%	50%	26%	40%	43%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9	11	9	11	16	16	18	20	17	16	12	5	6	10

doesn't incl doesn't incl

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	14	2	9	10	4	12	7	13	7	15	14	10	8	3

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	3.86	4.13	2.16	1.89	2.46	1.88	2.45	2.18	1.92	1.66	1.06	0.45	0.54	1.05

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	108	25	-
Average Sales Price	\$293,233	\$293,004	-0.08%
Median Sales Price	\$262,250	\$275,000	4.86%
Average Days to Contract	30	43	43.33%

Appreciation:

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

PROPERTY OF LIVE WEST, NOT

Larimer County Overview Single Family Homes (Detached)

Information provided by IRES Information Services

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	54%	55%	53%	47%	45%	45%	41%	40%	43%	43%	44%	45%	39%	81%
\$500k - \$750k	38%	42%	45%	49%	41%	38%	35%	36%	39%	43%	38%	52%	56%	47%
\$750k-\$1MM	33%	36%	35%	36%	33%	31%	25%	31%	27%	24%	23%	72%	65%	25%
\$1mm+	18%	12%	18%	16%	14%	17%	16%	13%	11%	12%	13%	82%	86%	12%
OVERALL % U/C	46%	47%	48%	45%	41%	40%	37%	36%	38%	39%	38%	52%	48%	58%

(Single Family Homes - Inventory)

doesn't incl doesn't incl

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	795	769	837	996	1132	1122	1153	1110	998	872	700	673	662	776

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	289	415	452	548	514	516	536	409	440	398	389	262	282	442

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	16.51	6.55	4.34	3.51	3.06	2.46	2.32	2.24	2.02	1.86	1.56	1.66	1.82	2.10

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	5250	282	-
Average Sales Price	\$466,413	\$465,484	-0.20%
Median Sales Price	\$418,000	\$412,359	-1.35%
Average Days to Contract	40	43	7.50%

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%

PROPERTY OF LIVE WEST, NOT

Larimer County Overview Single Family Homes (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$250k	61%	55%	49%	48%	41%	47%	34%	31%	21%	34%	34%	56%	42%	80%
\$250k-\$500k	54%	57%	61%	50%	45%	44%	43%	36%	41%	36%	36%	50%	48%	38%
\$500k-\$750k	12%	41%	30%	35%	31%	36%	41%	43%	39%	49%	49%	74%	86%	16%
Above \$750k	17%	43%	36%	36%	41%	40%	44%	44%	57%	47%	47%	62%	72%	0%
OVERALL % U/C	49%	55%	54%	47%	42%	43%	41%	36%	38%	40%	36%	54%	52%	36%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	242	218	190	266	317	335	335	345	323	297	297	258	249	291

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	73	116	139	166	119	132	127	105	98	105	105	84	120	126

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	19.89	6.92	3.48	3.23	3.10	2.70	2.52	2.63	2.59	2.60	2.65	2.48	2.42	2.74

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change

<b>Total Units Sold</b>		1363	120	-
<b>Average Sales Price</b>		\$310,689	\$344,082	10.75%
<b>Median Sales Price</b>		\$296,000	\$305,000	3.04%
<b>Average Days to Contract</b>		41	75	82.93%

Appreciation:

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

PROPERTY OF LIVE WEST, NOT

Town of Berthoud (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 30'
<b>UNDER \$500K</b>					57%	60%	53%	53%	53%	35%	67%	67%	56%	59%
<b>\$500K+</b>					33%	29%	20%	20%	27%	24%	59%	59%	65%	26%
<b>OVERALL % U/C</b>					48%	46%	37%	37%	41%	30%	61%	61%	59%	46%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 30'
					83	80	91	91	82	101	98	98	98	112

doesn't incl doesn't incl

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 30'
					52	39	46	23	25	36	18	18	18	34

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 19'	Feb 20'	Mar 30'
<b>#DIV/0!</b>	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.60	1.76	2.14	3.96	3.28	2.81	5.44	5.44	5.44	3.29

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	435	18	-
<b>Average Sales Price</b>	\$473,089	\$458,079	-3.17%
<b>Median Sales Price</b>	\$420,000	\$422,450	0.58%
<b>Average Days to Contract</b>	67	57	-14.93%

Appreciation:

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

PROPERTY OF LIVE WEST, NOT

Town Of Berthoud Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
<b>OVERALL % U/C</b>					37%	57%	50%	44%	30%	38%	49%	37%	46%	25%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
					17.00	12	13	14	14	21	19	16	16	28

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
					3	4	1	2	4	4	4	5	15	5

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
					5.67	3.00	13.00	7.00	3.50	5.25	4.75	3.20	1.07	5.60

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
<b>Total Units Sold</b>	22	15	-
<b>Average Sales Price</b>	\$336,995	\$326,589	-3.09%
<b>Median Sales Price</b>	\$327,829	\$294,650	-10.12%
<b>Average Days to Contract</b>	43	63	46.51%

Appreciation:

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

39%

Town Of Estes Park, Single Family Homes (Detached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 30'
<b>UNDER \$500K</b>			42%	35%	33%	42%	48%	47%	36%	55%	42%	71%	64%	30%
<b>\$500K+</b>			26%	20%	28%	36%	30%	36%	46%	35%	23%	71%	70%	21%

<b>OVERALL % U/C</b>	31%	25%	29%	35%	36%	36%	40%	43%	31%	72%	70%	24%
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(Attached Dwelling - Inventory)

doesn't incl

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	51	46	47	82	72	68	63	61	52	43	42	39	38	38

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	7	6	13	35	14	18	22	19	24	19	10	21	7	11

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	43.71	21.23	10.85	8.07	5.76	4.39	3.50	3.02	2.36	2.22	2.25	2.03	2.28	2.48

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	193	7	-
Average Sales Price	\$46,469,054	\$525,571	-98.87%
Median Sales Price	\$544,000	\$457,000	-15.99%
Average Days to Contract	47	48	2.13%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	8.94%	7.95%	4.92%	8.02%
Median	10.47%	8.33%	6.43%	6.51%

PROPERTY OF LIVE WEST, NOT

Town Of Estes Park, Condominium/Townhome (Attached)

Information provided by IRES Information Services

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>OVERALL % U/C</b>			35%	25%	28%	32%	25%	27%	23%	31%	28%	64%	71%	40%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	23	25	20	36	41	43	45	46	41	37	34	34	36	30

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	7	6	13	17	7	7	14	14	12	9	8	7	9	16

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	19.71	11.54	4.62	5.02	4.92	4.53	4.22	3.83	3.46	3.52	3.19	3.19	3.66	2.95

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	119	9	-
Average Sales Price	\$312,119	\$354,111	13.45%
Median Sales Price	\$315,000	\$345,000	9.52%
Average Days to Contract	45	48	6.67%

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%

City of Loveland, Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500K</b>				49%	48%	44%	43%	40%	44%	47%	53%	35%	31%	92%
<b>\$500K-\$750K</b>				48%	36%	36%	32%	27%	44%	53%	47%	55%	62%	29%
<b>\$750K-1MM</b>				50%	30%	32%	22%	35%	27%	18%	20%	65%	80%	44%
<b>\$1MM+</b>				16%	13%	27%	14%	14%	9%	18%	19%	78%	80%	7%
<b>OVERALL % U/C</b>				47%	41%	41%	38%	36%	42%	45%	50%	46%	47%	70%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				211	263	258	276	272	212	181	130	128	144	178

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				126	133	135	142	109	129	107	105	79	68	140

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				1.67	2.03	1.96	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2087	68	-
Average Sales Price	\$436,341	\$400,463	-8.22%
Median Sales Price	\$389,900	\$388,000	-0.49%
Average Days to Contract	36	39	8.33%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	7.56%	7.58%	4.59%	7.04%
Median	8.36%	9.02%	5.12%	7.24%

City of Loveland, Attached

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL % U/C				38%	38%	34%	38%	33%	39%	36%	28%	49%	47%	32%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				211	89	81	77	84	74	61	61	48	48	63

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				45	21	37	23	26	24	26	26	15	15	21

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				4.68	2.70	2.36	5.68	3.43	2.96	2.44	2.35	2.34	3.20	3.50

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	755	19	-
Average Sales Price	#####	\$322,958	-99.86%
Median Sales Price	\$299,900	\$297,000	-0.97%
Average Days to Contract	36	80	122.22%

Appreciation:

	5 year	10 year	15 Year	20 year
Average	11.37%	#DIV/0!	#DIV/0!	#DIV/0!
Median	12.97%	#DIV/0!	#DIV/0!	#DIV/0!

Fort Collins Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500k	55%	54%		46%	46%	50%	43%	38%	44%	44%	47%	35%	27%	120%
\$500k - \$750k	43%	46%		52%	49%	46%	44%	49%	46%	46%	47%	41%	50%	60%
\$750k-\$1MM	34%	37%		32%	39%	27%	30%	36%	9%	9%	29%	67%	60%	37%
\$1mm+	25%	13%		17%	16%	14%	11%	10%	8%	8%	8%	73%	86%	19%
OVERALL % U/C	48%	48%		45%	44%	45%	40%	38%	41%	41%	16%	43%	90%	76%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				513	360	364	365	350	320	320	204	166	163	168

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				249	227	198	207	154	163	163	158	94	128	167

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
				2.06	1.59	1.62	3.06	2.27	1.96	1.96	1.29	1.77	1.27	1.01

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	2953	128	-
Average Sales Price	\$453,952	\$493,615	8.74%
Median Sales Price	\$409,300	\$438,750	7.20%
Average Days to Contract	34	38	11.76%

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%

Fort Collins Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

Dwelling - % Under Contract)





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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	13.00	5.41	3.44	2.69	2.69	2.24	2.25	4.36	4.33	4.79	4.29	4.57	3.85	4.53

YTD Comparison:

Key Metrics	2018	YTD 2019	% Change
Total Units Sold	544	49	-
Average Sales Price	\$257,926	\$266,556	3.35%
Median Sales Price	\$248,900	\$275,000	10.49%
Average Days to Contract	27	63	133.33%

Appreciation:

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

Town of Erie Single Family Homes (Detached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER \$500K	66%	68%		59%	60%	44%	45%	51%	55%	50%	56%	38%	27%	60%
\$500-\$750K	42%	32%		39%	40%	44%	37%	39%	30%	42%	41%	44%	56%	82%
\$750K - \$1MM	36%	33%		35%	36%	22%	47%	26%	23%	37%	23%	66%	60%	11%
\$1MM +	0%	0%		33%	31%	10%	20%	40%	25%	17%	14%	77%	90%	0%
OVERALL	45%	36%		41%	43%	40%	38%	42%	35%	42%	40%	49%	54%	73%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	88	107	113	114	109	106	93	86	99	72	64	51	54	62

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	23	46	38	58	46	58	52	31	37	41	47	31	23	44

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	22.96	9.30	6.34	4.15	3.10	2.36	1.87	6.22	8.74	5.54	4.36	3.92	6.00	5.55

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	522	23	-
Average Sales Price	\$586,684	\$507,449	-13.51%
Median Sales Price	\$536,220	\$515,000	-3.96%
Average Days to Contract	47	38	-19.15%

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%

Town of Erie Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
OVERALL	48%	33%		45%	46%	22%	30%	18%	25%	25%	46%	22%	50%	50%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	13	17	14	12	14	14	14	18	12	7	7	2	3	3

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	19.50	6.80	4.00	2.57	2.27	1.75	1.75	10.80	8.00	7.00	7.00	2.00	2.00	2.25

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	72	6	-
Average Sales Price	\$353,024	\$310,500	-12.05%
Median Sales Price	\$332,500	\$298,000	-10.38%
Average Days to Contract	50	31	-38.00%

Appreciation:

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

Frederick / Firestone / Dacono Single Family Homes (Detached)  
Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500k</b>	58%	59%		44%	54%	50%	52%	49%	35%	53%	48%	34%	42%	86%
<b>Over \$500k</b>	44%	43%		43%	41%	40%	33%	31%	17%	34%	21%	76%	61%	44%
<b>OVERALL % U/C</b>	55%	56%		44%	53%	47%	49%	47%	50%	50%	50%	41%	46%	81%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	187	199		131	60	138	124	123	135	100	90	73	64	75

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	37	53		60	24	65	63	64	56	59	61	51	50	41

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	30.32	13.27	0.00	5.24	2.07	3.46	2.81	5.81	6.75	5.22	4.50	3.91	3.80	4.95

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	736	50	-
<b>Average Sales Price</b>	\$408,020	\$403,040	-1.22%
<b>Median Sales Price</b>	\$399,970	\$405,000	1.26%
<b>Average Days to Contract</b>	36	45	25.00%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Median</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Frederick / Firestone / Dacono Condominium/Townhome (Attached)  
Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>OVERALL % U/C</b>	0%	40%		50%	22%	18%	20%	57%	0%	0%	0%	75%	100%	100%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	3	10		6	7	9	4	3	8	6	5	6	1	1

(Attached Dwelling - # Sold)

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

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	9.00	20.00	0.00	4.00	3.82	3.86	1.60	2.00	4.80	4.50	5.00	7.20	1.20	1.50

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
<b>Total Units Sold</b>	30	3	-
<b>Average Sales Price</b>	\$295,777	\$295,000	-0.26%
<b>Median Sales Price</b>	\$286,500	\$310,000	8.20%
<b>Average Days to Contract</b>	28	20	-28.57%

Appreciation:

	5 year	10 year	15 Year	20 year
<b>Average</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!
<b>Median</b>	#VALUE!	#VALUE!	#VALUE!	#VALUE!

Greeley Overview Single Family Homes (Detached)  
Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Single Family Homes - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
<b>UNDER \$500k</b>	68%	67%		67%	63%	60%	59%	53%	55%	52%	54%	31%	28%	100%
<b>\$500k - \$750k</b>	35%	65%		40%	35%	48%	50%	32%	20%	45%	33%	50%	64%	70%
<b>ABOVE \$750k</b>	13%	0%		22%	10%	13%	13%	52%	8%	15%	8%	63%	40%	27%
<b>OVERALL % U/C</b>	64%	65%		64%	60%	57%	57%	50%	51%	50%	51%	39%	31%	91%

(Single Family Homes - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	148	154	132	117	141	150	136	113	133	117	107	80	67	126

(Single Family Homes - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	119	141	149	177	138	157	46	113	130	104	98	80	94	114

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	7.46	3.55	1.94	1.20	1.17	1.02	1.01	1.49	1.79	1.79	1.44	1.17	1.07	1.96

YTD Comparison:

Key Metrics	2019	YTD 202	% Change
Total Units Sold	1578	94	-
Average Sales Price	\$330,132	\$342,779	3.83%
Median Sales Price	\$320,000	\$325,000	1.56%
Average Days to Contract	25	39	56.00%

Appreciation:

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

Greeley Overview Condominium/Townhome (Attached)

Information provided by IRES Information Services

PROPERTY OF LIVE WEST, NOT

(Attached Dwelling - % Under Contract)

Price Range	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
UNDER - \$250K	73%	60%		48%	53%	52%	51%	45%	42%	49%	60%	13%	46%	46%
ABOVE +\$250K	67%	50%		50%	64%	55%	44%	57%	48%	50%	43%	48%	30%	87%
OVERALL % U/C	71%	56%		48%	57%	52%	46%	48%	42%	49%	54%	31%	36%	51%

(Attached Dwelling - Inventory)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	17	17	17	14	30	32	35	37	32	27	19	13	16	22

(Attached Dwelling - # Sold)

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	23	31	16	30	19	26	25	20	21	19	19	14	25	15

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

	Feb 19'	Mar 19'	Apr 19'	May 19'	June 19'	July 19'	Aug 19'	Sep 19'	Oct 19'	Nov 19'	Dec 19'	Jan 20'	Feb 20'	Mar 20'
	4.43	1.89	1.46	0.84	1.51	1.32	1.43	4.93	4.68	4.05	3.00	2.36	2.46	3.30

YTD Comparison:

Key Metrics	2019	YTD 2020	% Change
Total Units Sold	278	25	-
Average Sales Price	\$247,976	\$243,387	-1.85%
Median Sales Price	\$247,000	\$238,000	-3.64%
Average Days to Contract	29	38	31.03%

Appreciation:

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