

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF NOVEMBER 30, 2011**

Snapshot - YTD				%	%
	YTD 2011	YTD 2010	YTD 2009	Change 11 vs '10	Change 11 vs '09
Residential (Single Family plus Condo)					
Active	12,634	19,881	18,061	-36.45%	-30.05%
Under Contract	44,541	46,621	53,146	-4.46%	-16.19%
Sold	36,231	35,794	39,111	1.22%	-7.36%
Avg DOM	108	90	99	20.00%	9.09%
Avg Sold Price	\$255,623	\$257,324	\$241,395	-0.66%	5.89%
Single Family					
Active	10,213	15,232	13,575	-32.95%	-24.77%
Under Contract	35,735	37,068	42,175	-3.60%	-15.27%
Sold	28,906	28,355	30,786	1.94%	-6.11%
Avg DOM	105	89	98	17.98%	7.14%
Median Sold Price	\$229,900	\$230,250	\$219,000	-0.15%	4.98%
Avg Sold Price	\$280,230	\$282,717	\$263,522	-0.88%	6.34%
Condo					
Active	2,421	4,649	4,486	-47.92%	-46.03%
Under Contract	8,806	9,553	10,971	-7.82%	-19.73%
Sold	7,325	7,439	8,325	-1.53%	-12.01%
Avg DOM	117	95	102	23.16%	14.71%
Median Sold Price	\$125,000	\$133,000	\$136,000	-6.02%	-8.09%
Avg Sold Price	\$158,520	\$160,533	\$159,570	-1.25%	-0.66%

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

Avg DOM = Average Days on Market

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

Source: **Metrolist, Inc.**

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF NOVEMBER 30, 2011**

Snapshot	Prior			Prior	
	Nov, '11	Month	Year Ago	Month	Year Ago
Residential (Single Family plus Condo)					
Active	12,634	14,156	19,881	-10.75%	-36.45%
Under Contract	3,365	3,844	3,101	-12.46%	8.51%
Sold	3,068	3,183	2,666	-3.61%	15.08%
Avg DOM	100	102	111	-1.96%	-9.91%
Avg Sold Price	\$252,009	\$245,546	\$258,597	2.63%	-2.55%
Absorption Rate	4.36	4.88	6.31	-10.66%	-30.90%
Single Family					
Active	10,213	11,504	15,232	-11.22%	-32.95%
Under Contract	2,736	3,068	2,482	-10.82%	10.23%
Sold	2,468	2,482	2,142	-0.56%	15.22%
Avg DOM	99	102	108	-2.94%	-8.33%
Median Sold Price	\$230,300	\$226,021	\$233,990	1.89%	-1.58%
Avg Sold Price	\$275,951	\$269,503	\$281,466	2.39%	-1.96%
Absorption Rate	4.41	4.96	6.12	-11.09%	-27.94%
Condo					
Active	2,421	2,652	2,920	-8.71%	-17.09%
Under Contract	629	776	619	-18.94%	1.62%
Sold	600	701	524	-14.41%	14.50%
Avg DOM	105	102	125	2.94%	-16.00%
Median Sold Price	\$125,000	\$125,000	\$125,000	0.00%	0.00%
Avg Sold Price	\$153,526	\$160,723	\$165,113	-4.48%	-7.02%
Absorption Rate	4.18	4.55	7.04	-8.13%	-40.63%

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

Avg DOM = Average Days on Market

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF NOVEMBER 30, 2011**

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,365	3,068
Last Month	3,844	3,183
Percentage Change	- 12.5%	- 3.6%
This Month, Last Year	3,101	2,666
Percentage Change, Compared To This Year	+ 8.5%	+ 15.1%
Year to Date, This Year	44,541	36,231
Year to Date, Last Year	46,621	35,794
Percentage Change	- 4.5%	+ 1.2%

This report summarizes the sales of residential real estate units during the reported-on period. Please note:

- 1) The reported units have been adjusted for the calendar month (as defined by MLS cut-off dates each month) in order to put such periods on a comparable basis.
- 2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller.
- 3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.

UNSOLD HOMES ON THE MARKET:

This Month	12,634
This Month, Last Year	19,881
Percentage Change	- 36.5%
This Month	12,634
Last Month	14,156
Percentage Change	- 10.8%

WEEKLY SALES RATE:

This Month	5.15%
This Month, Last Year	3.60%

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Residential</u>	<u>Condos</u>	<u>Single Family</u>
This Month	\$252,009	\$153,526	\$275,951
Last Month	\$245,546	\$160,723	\$269,503
This Month, Last Year	\$258,597	\$165,113	\$281,466
Year to Date Average, This Year	\$255,623	\$158,520	\$280,230
Year to Date Average, Last Year	\$257,324	\$160,533	\$282,717

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
This Month	\$125,000	\$230,300
Last Month	\$125,000	\$226,021
This Month, Last Year	\$125,000	\$233,990
Year to Date Median, This Year	\$125,000	\$229,900
Year to Date Median, Last Year	\$133,000	\$230,250

**Greater Metropolitan Denver Real Estate Statistics
Rolling Three Month Information**

SINGLE FAMILY

Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
SEP	12,613	2,610	\$280,289	\$229,804	23,956	\$281,782	\$229,970
OCT	11,504	2,482	\$269,503	\$226,021	26,438	\$280,629	\$229,820
NOV	10,213	2,468	\$275,951	\$230,300	28,906	\$280,230	\$229,900

CONDOMINIUMS AND TOWNHOUSES

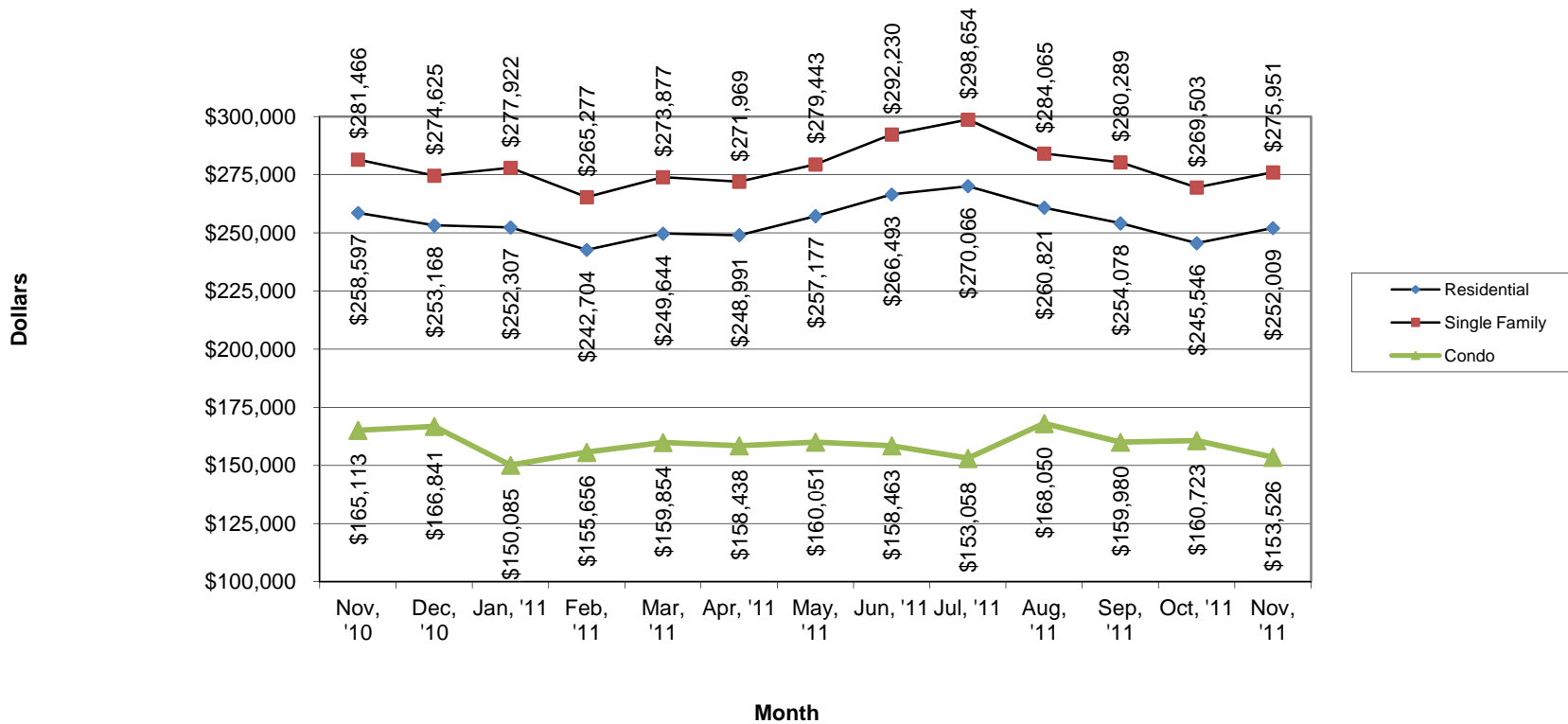
Month	# Active	# Sold	Average Sold Price	Median Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
SEP	2,920	727	\$159,980	\$128,950	6,024	\$158,761	\$124,900
OCT	2,652	701	\$160,723	\$125,000	6,725	\$158,965	\$125,000
NOV	2,421	600	\$153,526	\$125,000	7,325	\$158,520	\$125,000

Source: Metrolist, Inc.

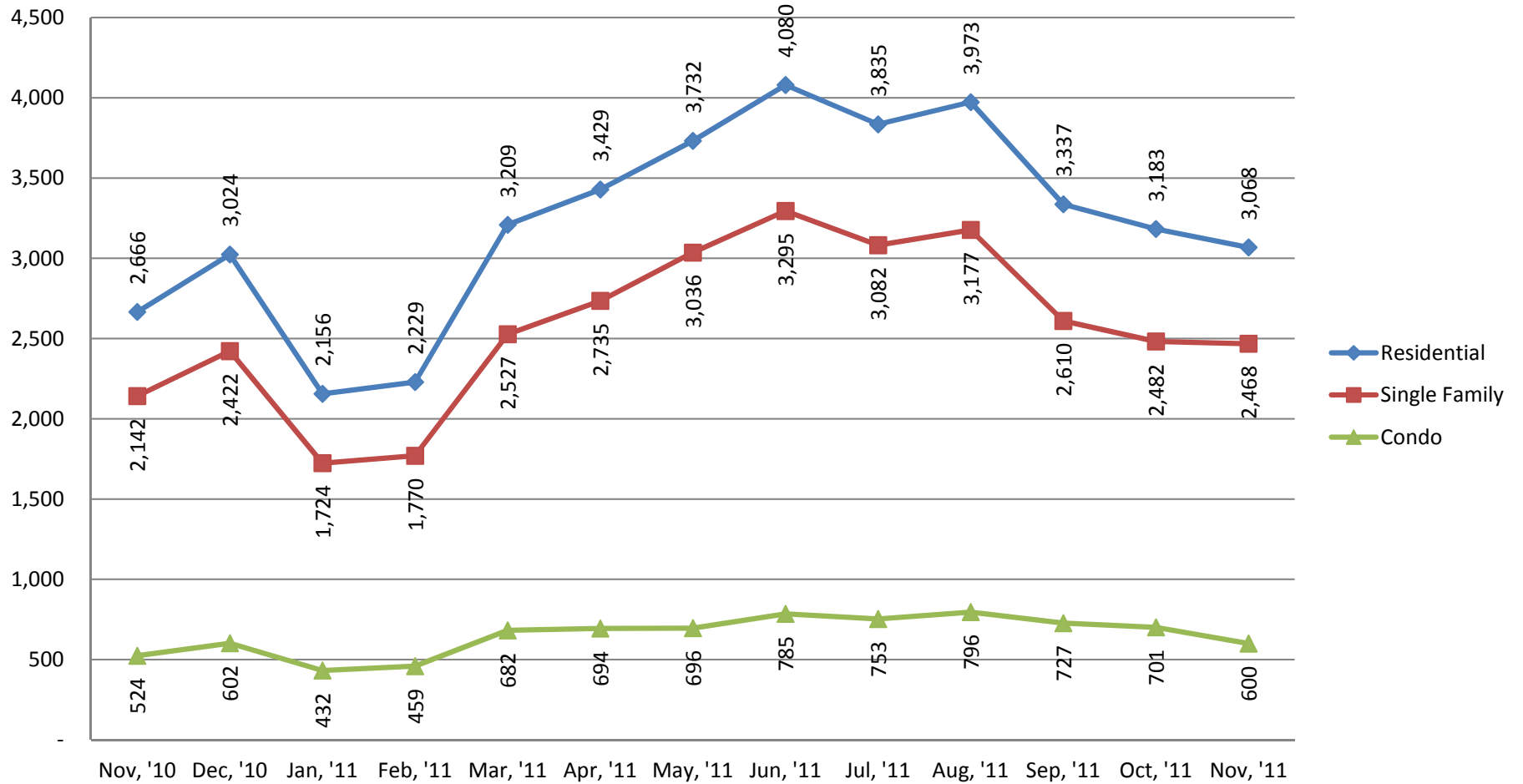
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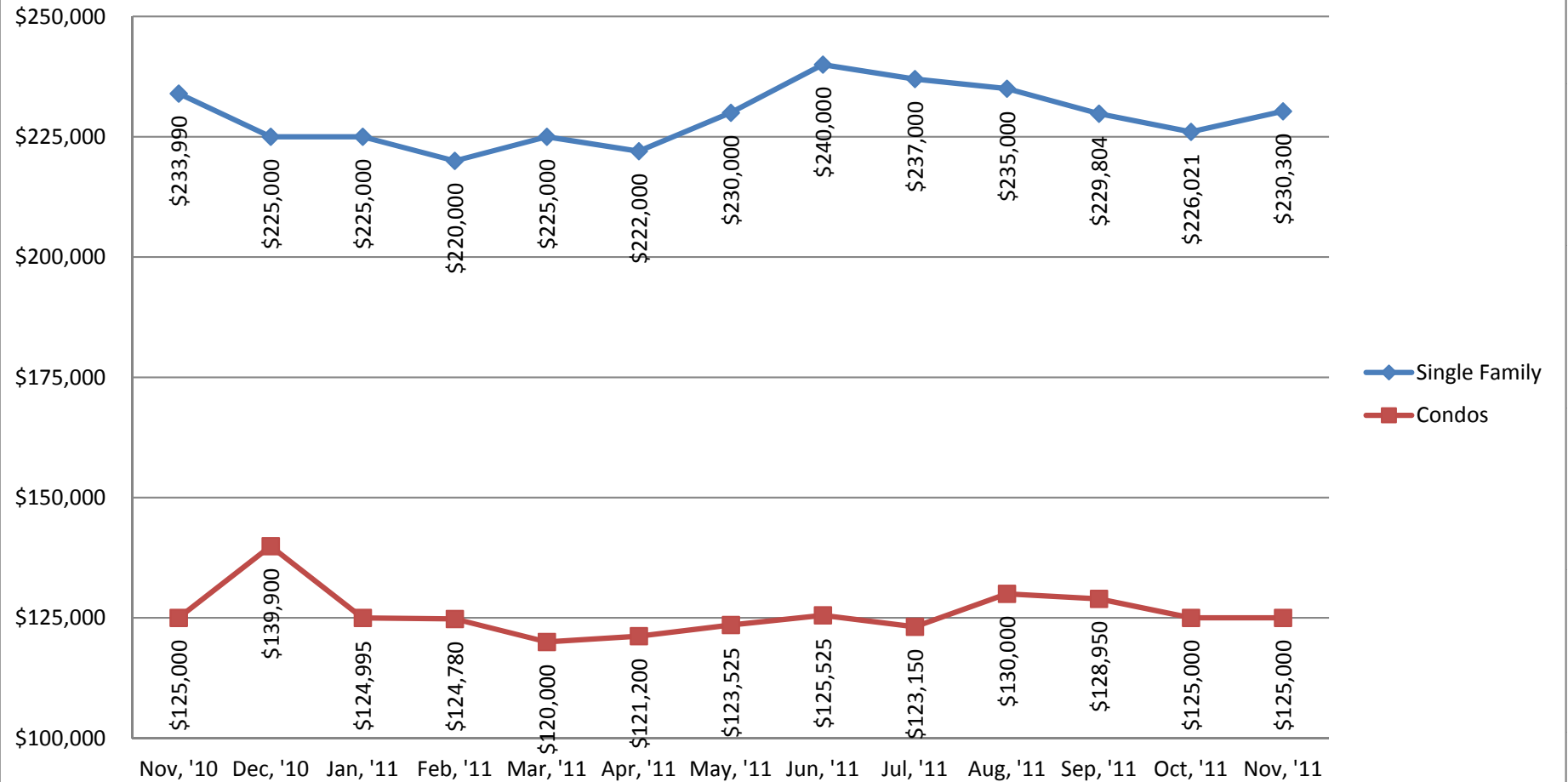
Greater Metropolitan Denver Real Estate Statistics Monthly Average Sales Price



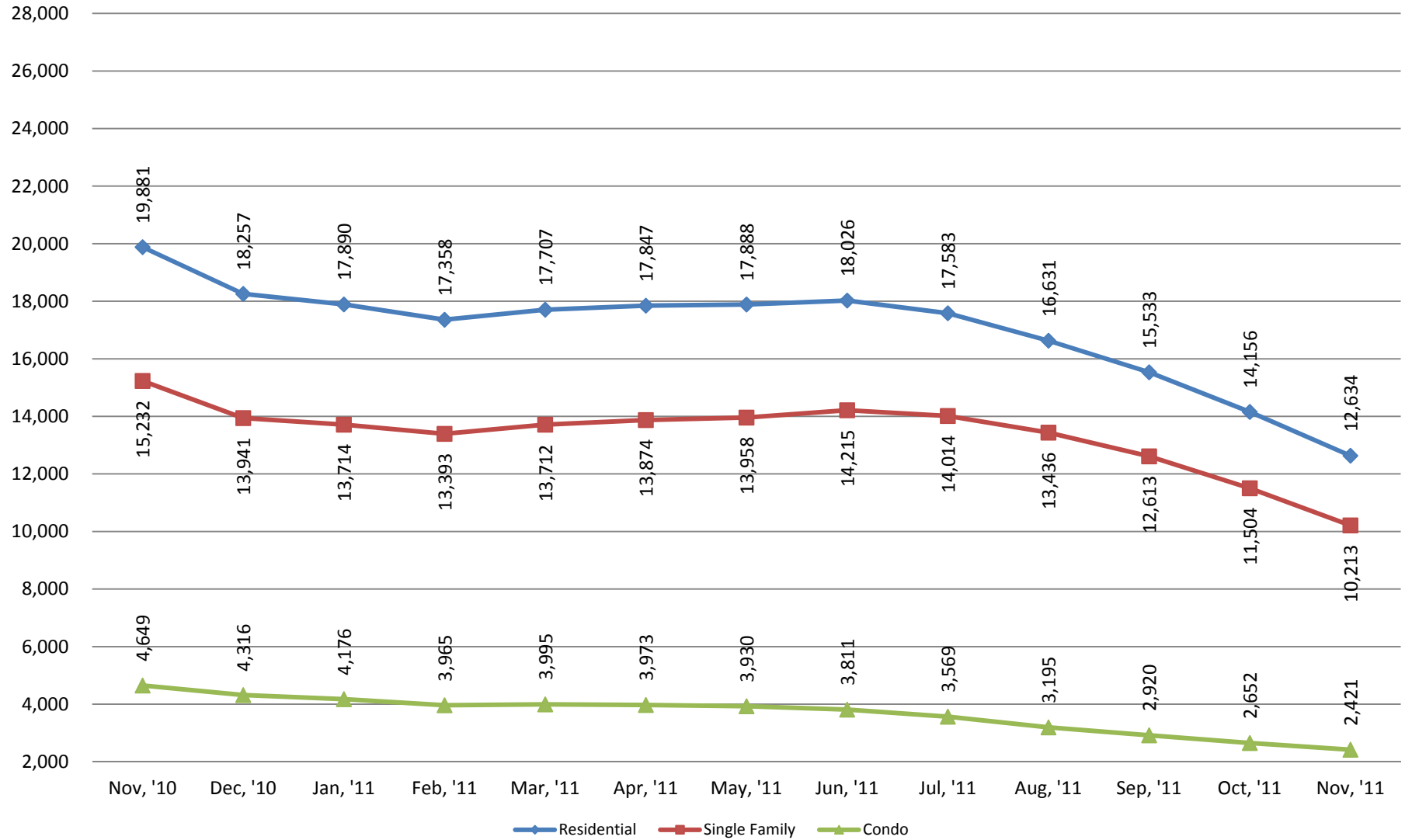
Greater Metropolitan Denver Real Estate Statistics Monthly Closed Units



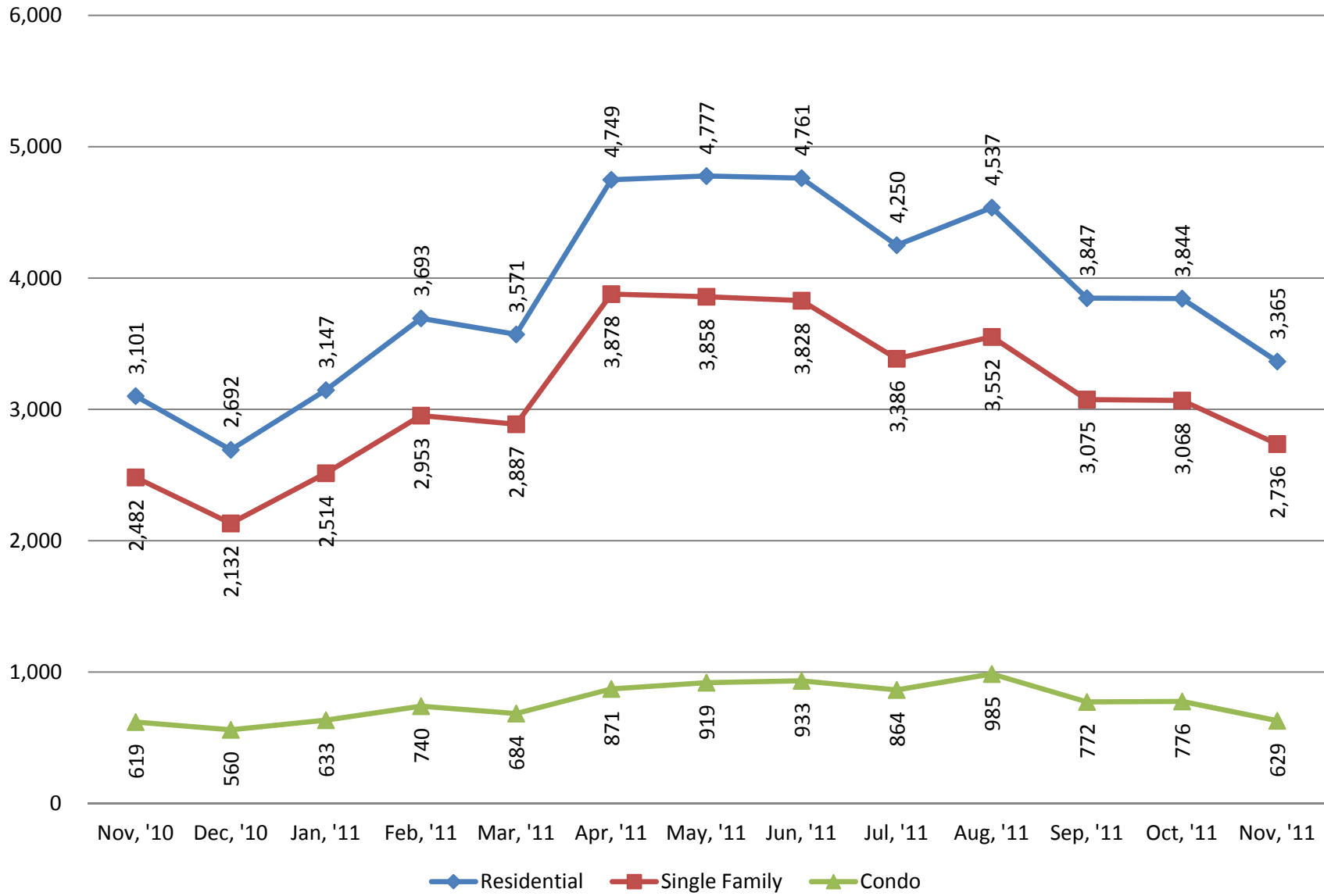
Greater Metropolitan Denver Real Estate Statistics Monthly Median Sales Price



Greater Metropolitan Denver Real Estate Statistics Month End Inventory of Unsold Homes



Greater Metropolitan Denver Real Estate Statistics Monthly Under Contract Units



Greater Metropolitan Denver Real Estate Statistics Under Contract and Closed Units

