



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

	Based On Properties <u>Under Contract</u>	Based On Properties <u>Closed</u>
This Month	2,832	3,156
Last Month	3,365	3,068
Percentage Change	- 15.8%	+ 2.9%
This Month, Last Year	2,692	3,024
Percentage Change, Compared To This Year	+ 5.2%	+ 4.4%
Year to Date, This Year	47,373	39,387
Year to Date, Last Year	49,313	38,818
Percentage Change	- 3.9%	+ 1.5%

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

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

UNSOLD HOMES ON THE MARKET:

This Month	10,993
This Month, Last Year	18,257
Percentage Change	- 39.8%
This Month	10,993
Last Month	12,634
Percentage Change	- 13.0%

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.

WEEKLY SALES RATE:

This Month	5.95%
This Month, Last Year	3.41%

AVERAGE PRICE OF PROPERTIES CLOSED:

	<u>Residential</u>	<u>Condos</u>	<u>Single Family</u>
This Month	\$253,986	\$166,420	\$275,610
Last Month	\$252,009	\$153,526	\$275,951
This Month, Last Year	\$253,168	\$166,841	\$274,625
Year to Date Average, This Year	\$255,492	\$159,141	\$279,858
Year to Date Average, Last Year	\$257,000	\$161,005	\$282,080

MEDIAN PRICE OF PROPERTIES CLOSED:

	<u>Condos</u>	<u>Single Family</u>
This Month	\$120,700	\$230,000
Last Month	\$125,000	\$230,300
This Month, Last Year	\$139,900	\$225,000
Year to Date Median, This Year	\$124,900	\$230,000
Year to Date Median, Last Year	\$136,000	\$235,000



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

Snapshot	Dec, '11	Prior Month	Year Ago

Residential (Single Family + Condo)

Active	10,993	-12.99%	-39.79%
Under Contract	2,832	-15.84%	5.20%
Sold	3,156	2.87%	4.37%
Avg DOM	107	7.00%	-6.96%
Avg Sold Price	\$253,986	0.78%	0.32%

Single Family

Active	8,854	-13.31%	-36.49%
Under Contract	2,253	-17.65%	5.68%
Sold	2,531	2.55%	4.50%
Avg DOM	107	8.08%	-3.60%
Median Sold Price	\$230,000	-0.13%	2.22%
Avg Sold Price	\$275,610	-0.12%	0.36%

Condo

Active	2,139	-11.65%	-50.44%
Under Contract	579	-7.95%	3.39%
Sold	625	4.17%	3.82%
Avg DOM	106	0.95%	-19.70%
Median Sold Price	\$120,700	-3.44%	-13.72%
Avg Sold Price	\$166,420	8.40%	-0.25%

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

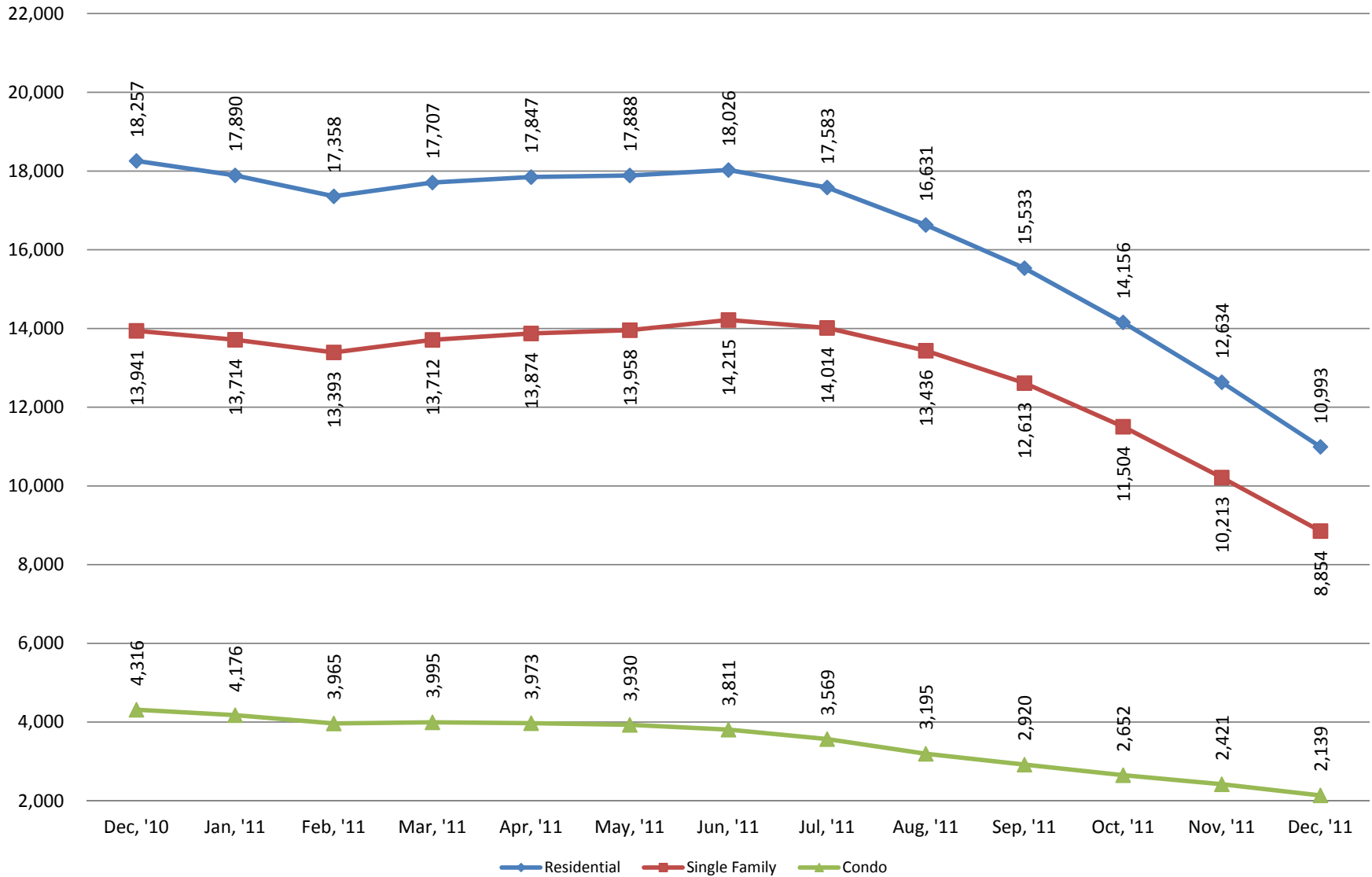
Avg DOM = Average Days on Market

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

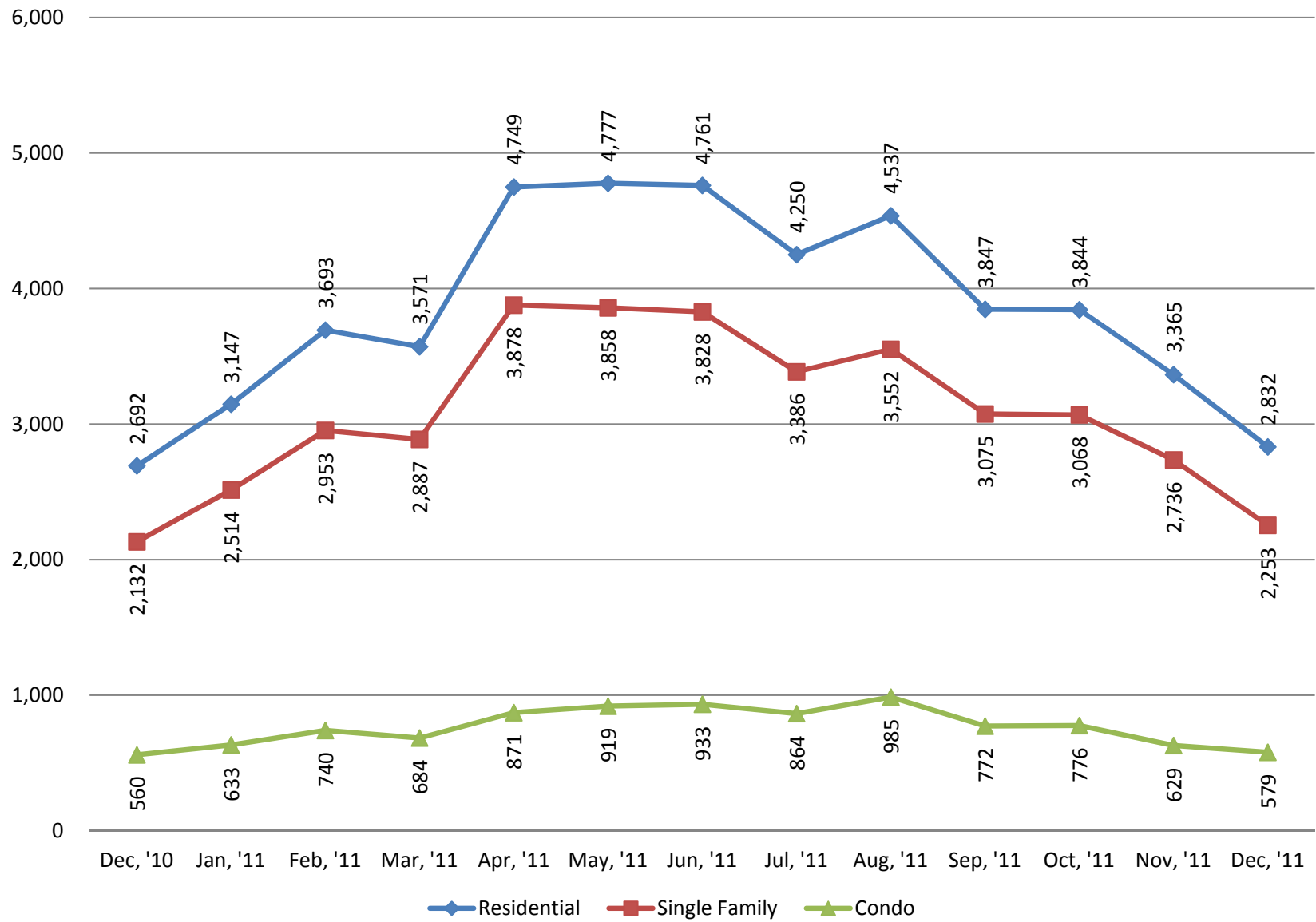
Source: Metrolist, Inc.

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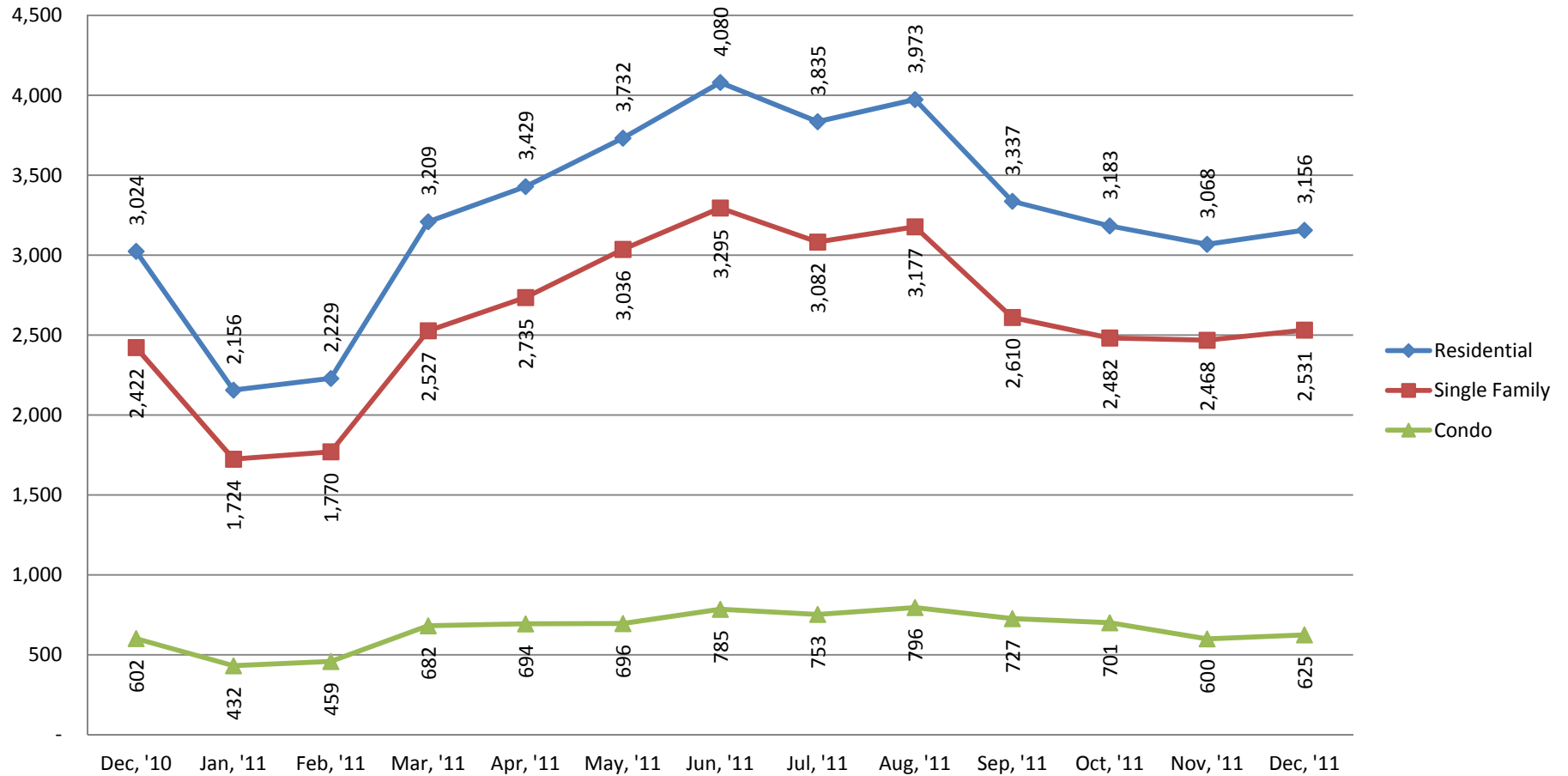
Greater Metropolitan Denver Real Estate Statistics Month End Inventory of Unsold Homes



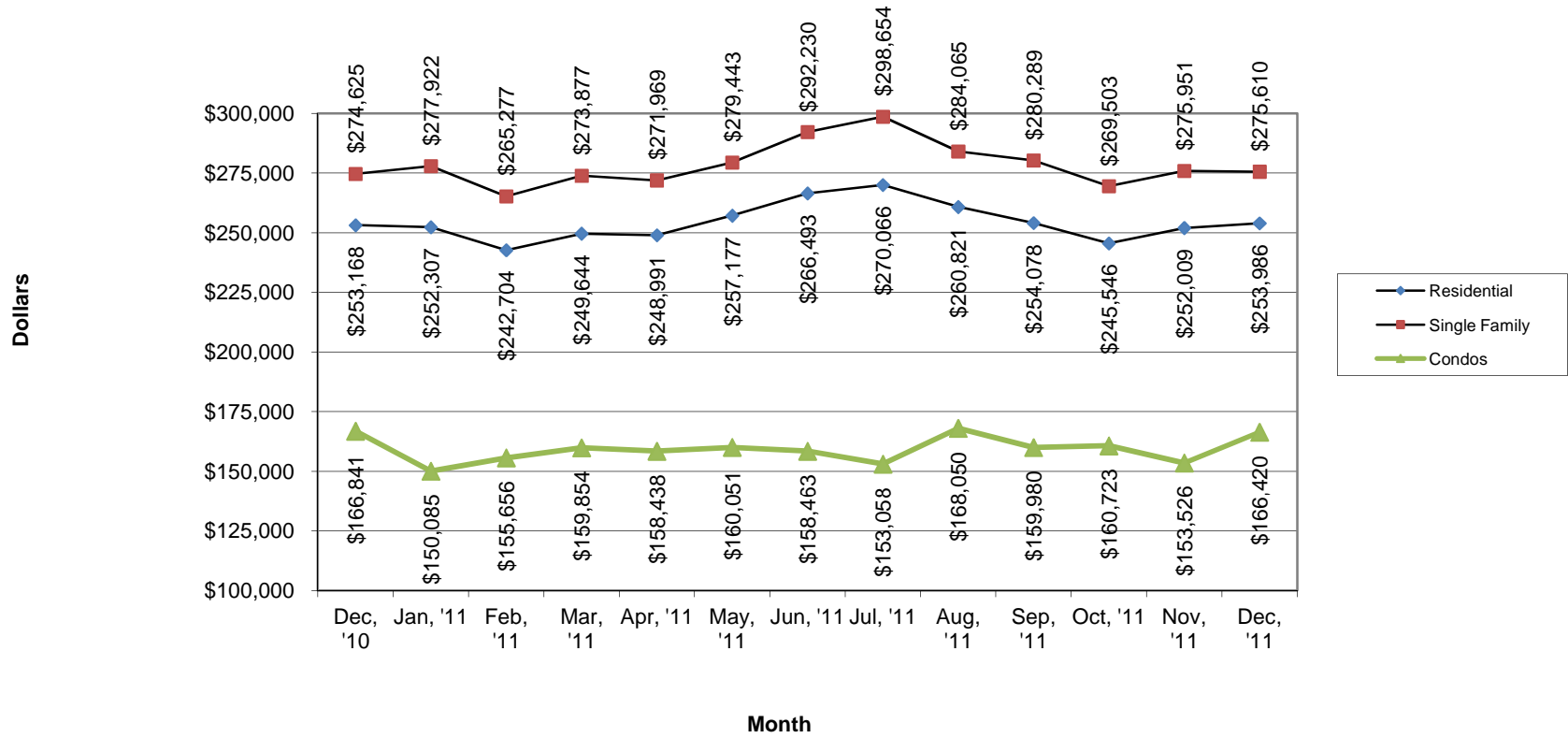
Greater Metropolitan Denver Real Estate Statistics Monthly Under Contract Units



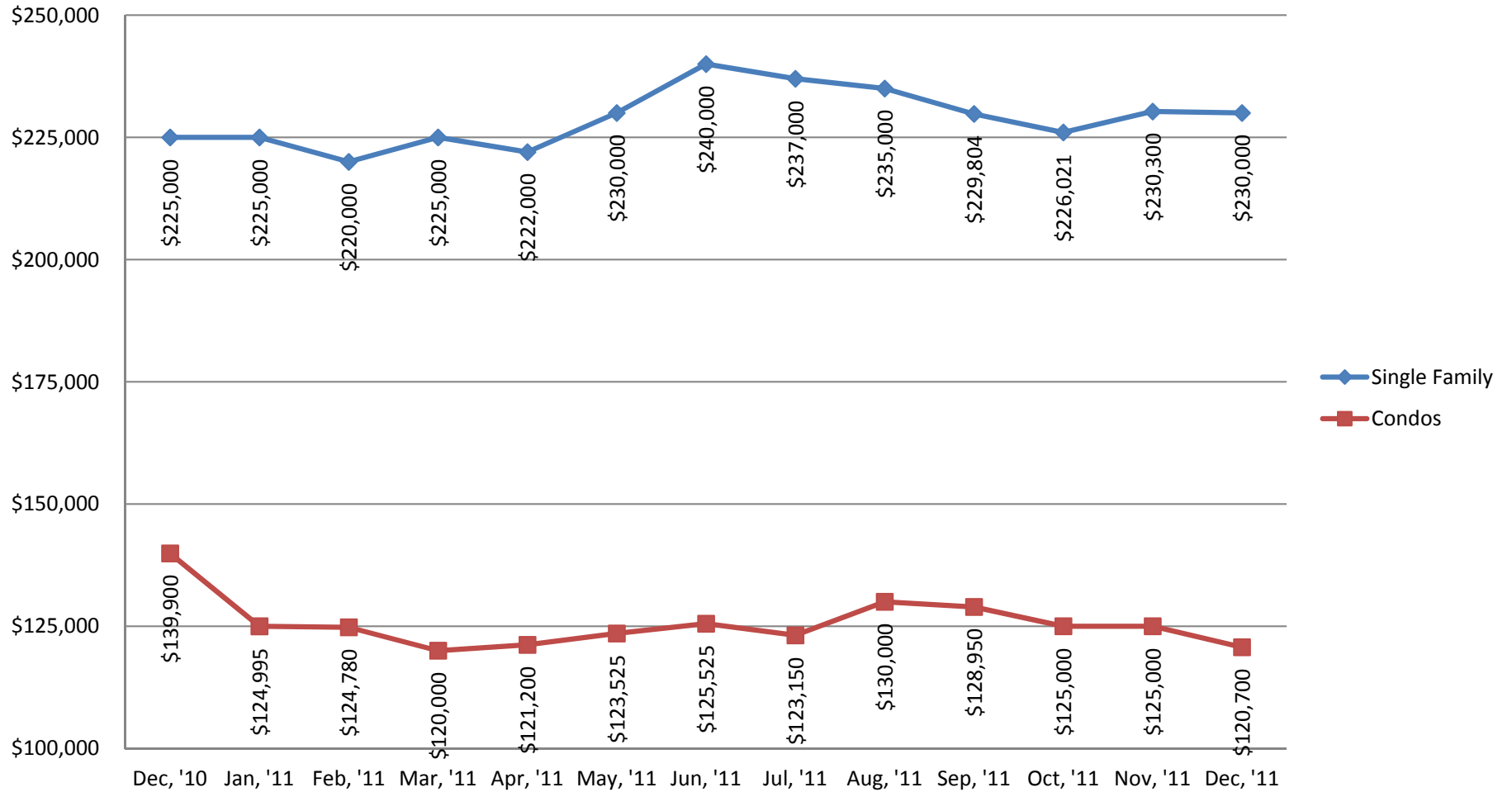
Greater Metropolitan Denver Real Estate Statistics Monthly Closed Units



Greater Metropolitan Denver Real Estate Statistics Monthly Average Sales Price



Greater Metropolitan Denver Real Estate Statistics Monthly Median Sales Price





RE/MAX Professionals

COLORADO'S MOST PRESTIGIOUS REAL ESTATE COMPANY

METROPOLITAN DENVER REAL ESTATE STATISTICS AS OF DECEMBER 31, 2011

Snapshot - YTD	YTD 2011	YTD 2010	% Change
Residential (Single Family + Condo)			
Active	10,993	18,257	-39.79%
Under Contract	47,373	49,313	-3.93%
Sold	39,387	38,818	1.47%
Avg DOM	108	92	17.39%
Avg Sold Price	\$255,492	\$257,000	-0.59%
Single Family			
Active	8,854	13,941	-36.49%
Under Contract	37,988	39,200	-3.09%
Sold	31,437	30,777	2.14%
Avg DOM	105	90	16.67%
Median Sold Price	\$230,000	\$235,000	-2.13%
Avg Sold Price	\$279,858	\$282,080	-0.79%
Condo			
Active	2,139	4,316	-50.44%
Under Contract	9,385	10,113	-7.20%
Sold	7,950	8,041	-1.13%
Avg DOM	116	98	18.37%
Median Sold Price	\$124,900	\$136,000	-8.16%
Avg Sold Price	\$159,141	\$161,005	-1.16%

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 DECEMBER 31, 2011**

Snapshot - YTD	YTD 2011	YTD 2010	YTD 2009	%	%
				Change 11 vs '10	Change 11 vs '09
Residential (Single Family + Condo)					
Active	10,993	18,257	16,456	-39.79%	-33.20%
Under Contract	47,373	49,313	56,174	-3.93%	-15.67%
Sold	39,387	38,818	42,070	1.47%	-6.38%
Avg DOM	108	92	98	17.39%	10.20%
Avg Sold Price	\$255,492	\$257,000	\$242,413	-0.59%	5.40%
Single Family					
Active	8,854	13,941	12,263	-36.49%	-27.80%
Under Contract	37,988	39,200	44,546	-3.09%	-14.72%
Sold	31,437	30,777	33,114	2.14%	-5.06%
Avg DOM	105	90	97	16.67%	8.25%
Median Sold Price	\$230,000	\$235,000	\$219,000	-2.13%	5.02%
Avg Sold Price	\$279,858	\$282,080	\$264,803	-0.79%	5.69%
Condo					
Active	2,139	4,316	4,193	-50.44%	-48.99%
Under Contract	9,385	10,113	11,628	-7.20%	-19.29%
Sold	7,950	8,041	8,956	-1.13%	-11.23%
Avg DOM	116	98	101	18.37%	14.85%
Median Sold Price	\$124,900	\$136,000	\$135,000	-8.16%	-7.48%
Avg Sold Price	\$159,141	\$161,005	\$159,628	-1.16%	-0.31%

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

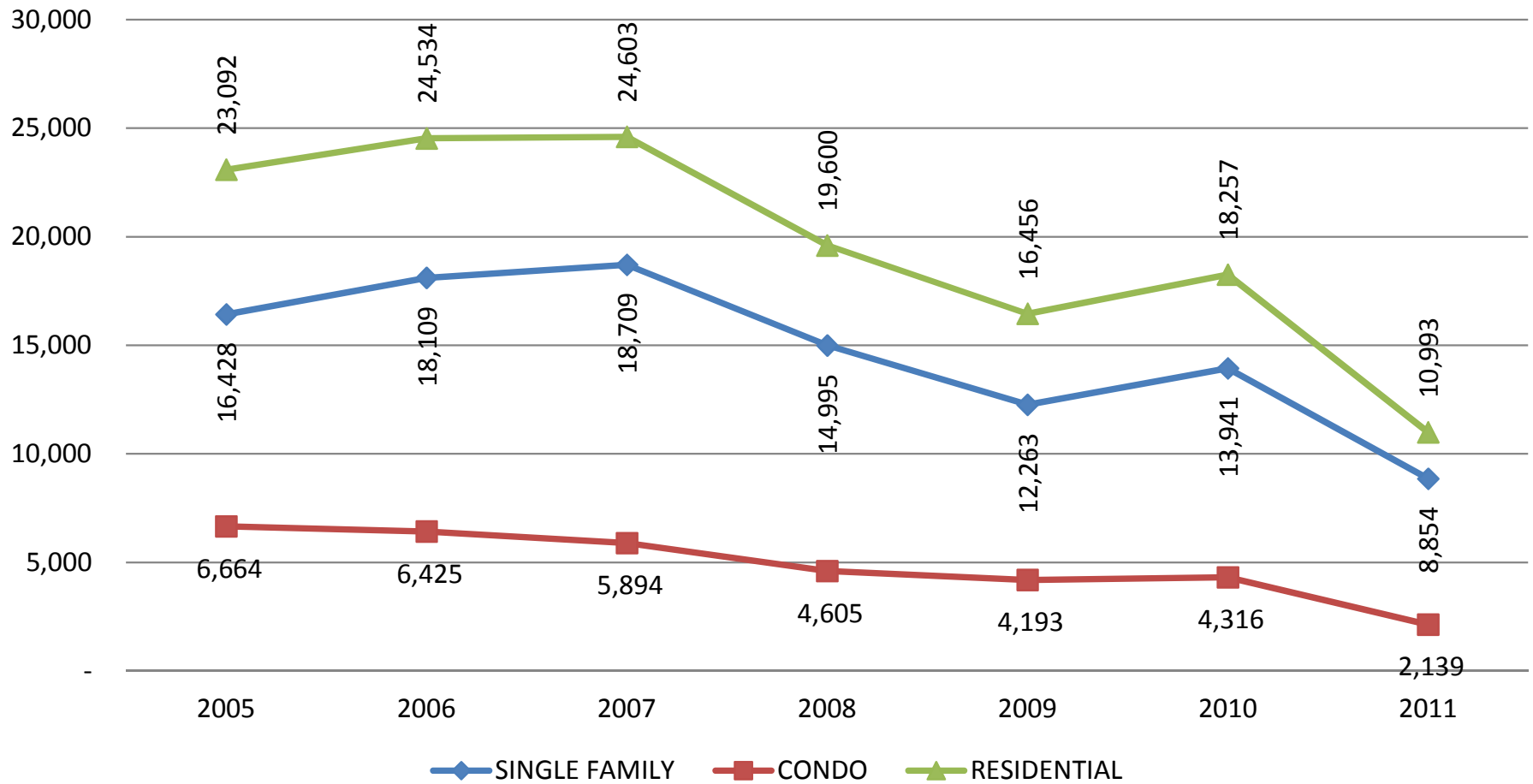
Avg DOM = Average Days on Market

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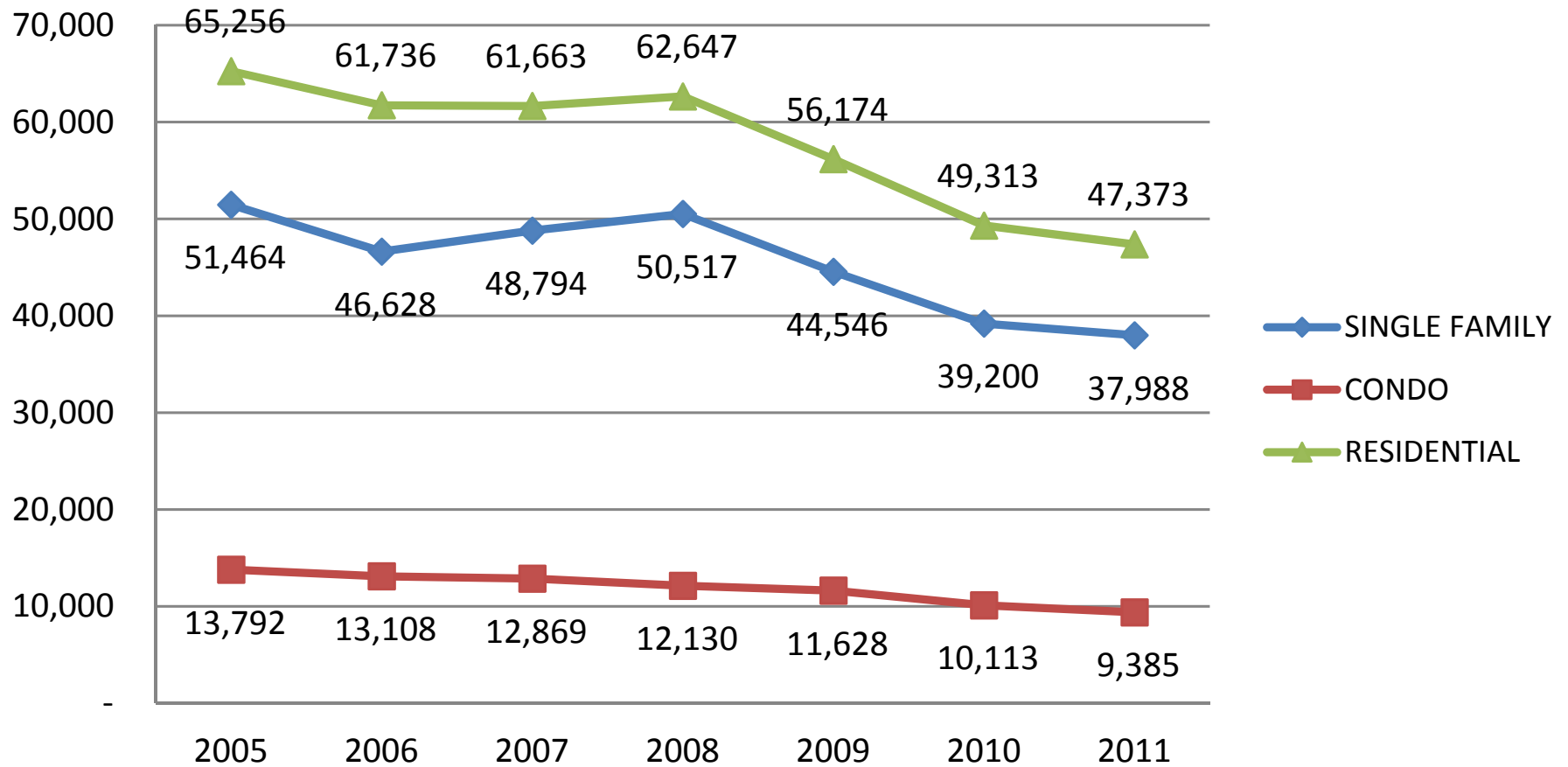
Source: **Metrolist, Inc.**

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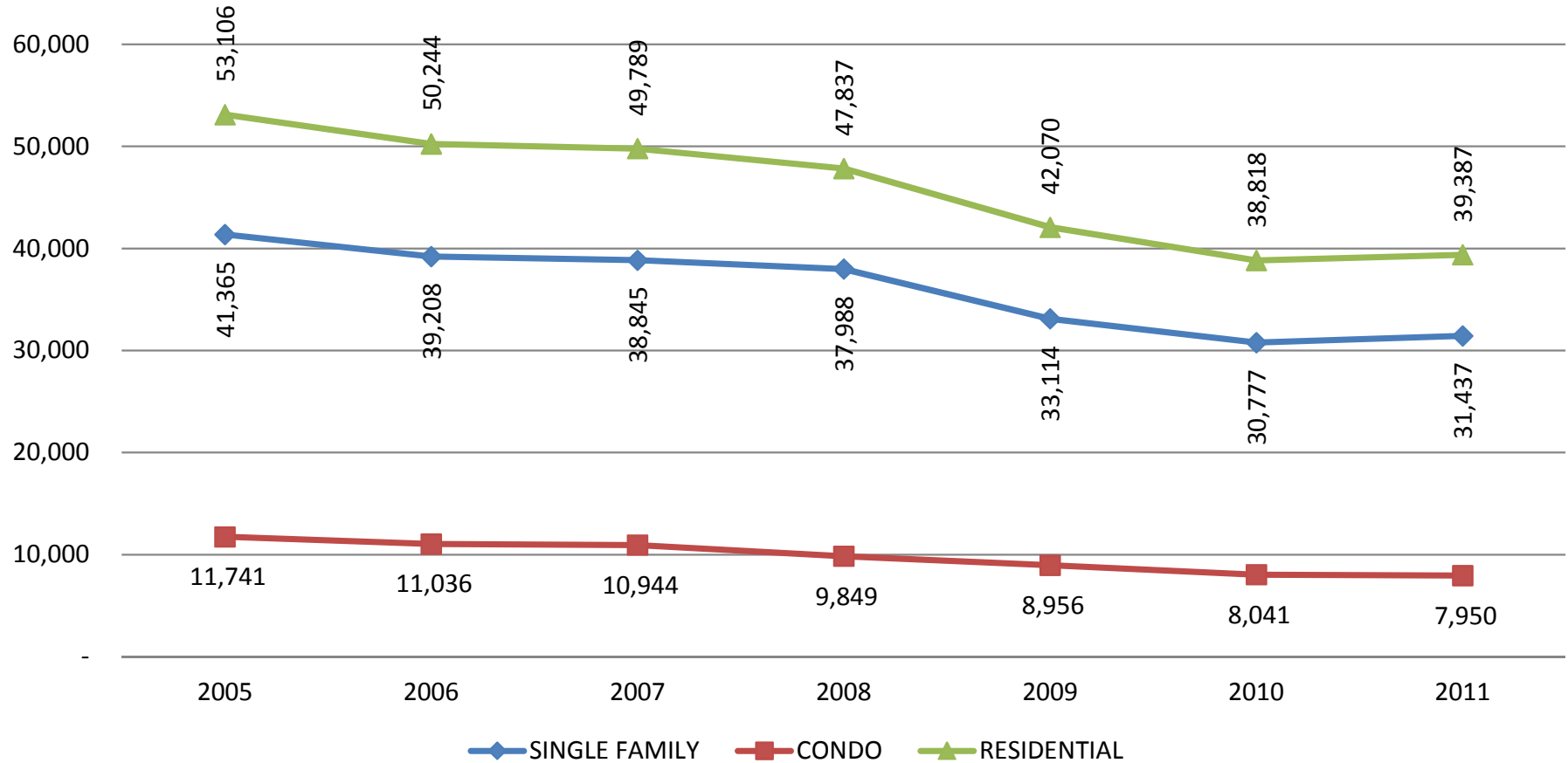
Greater Metropolitan Denver Year End Active Listings



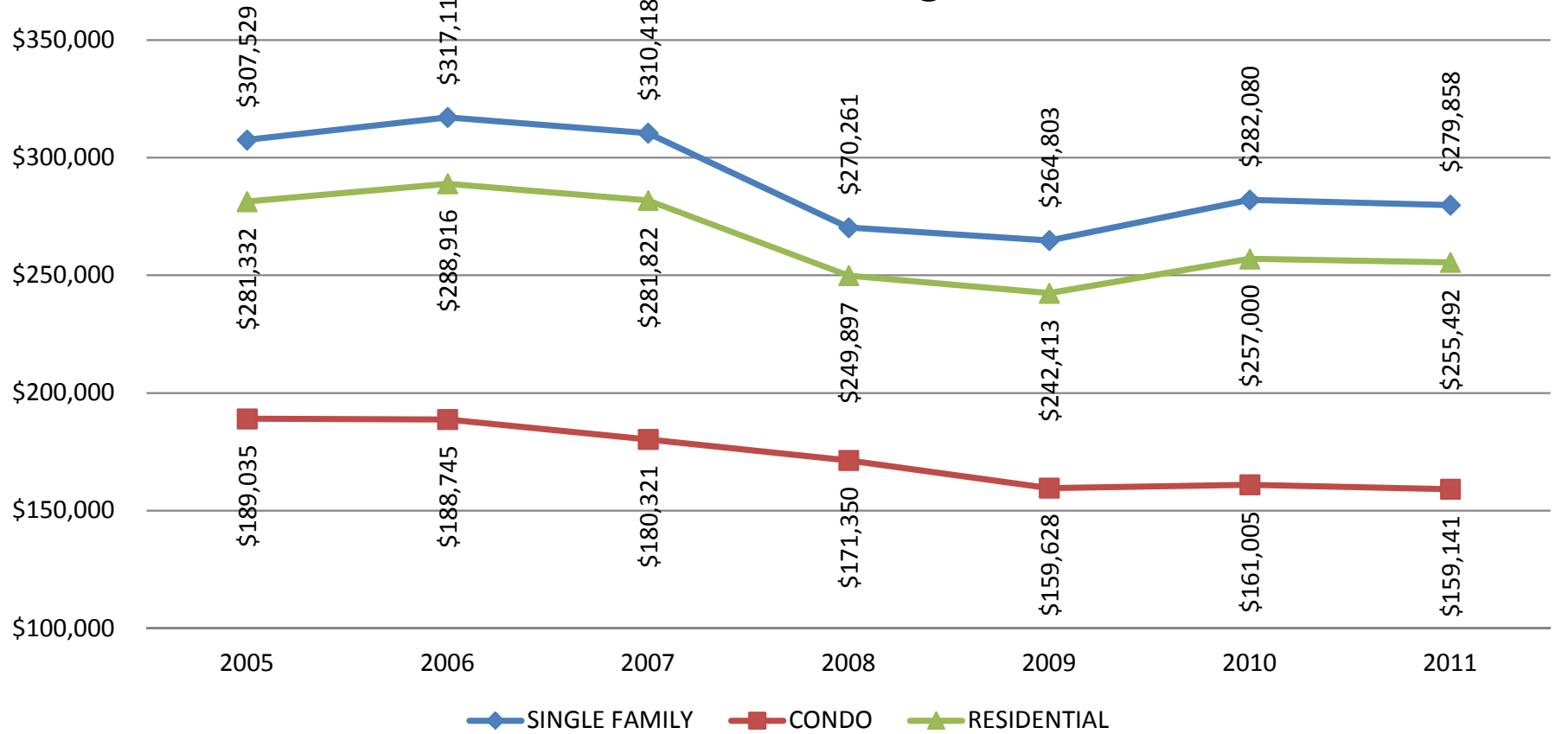
Greater Metropolitan Denver December YTD Undercontract Units



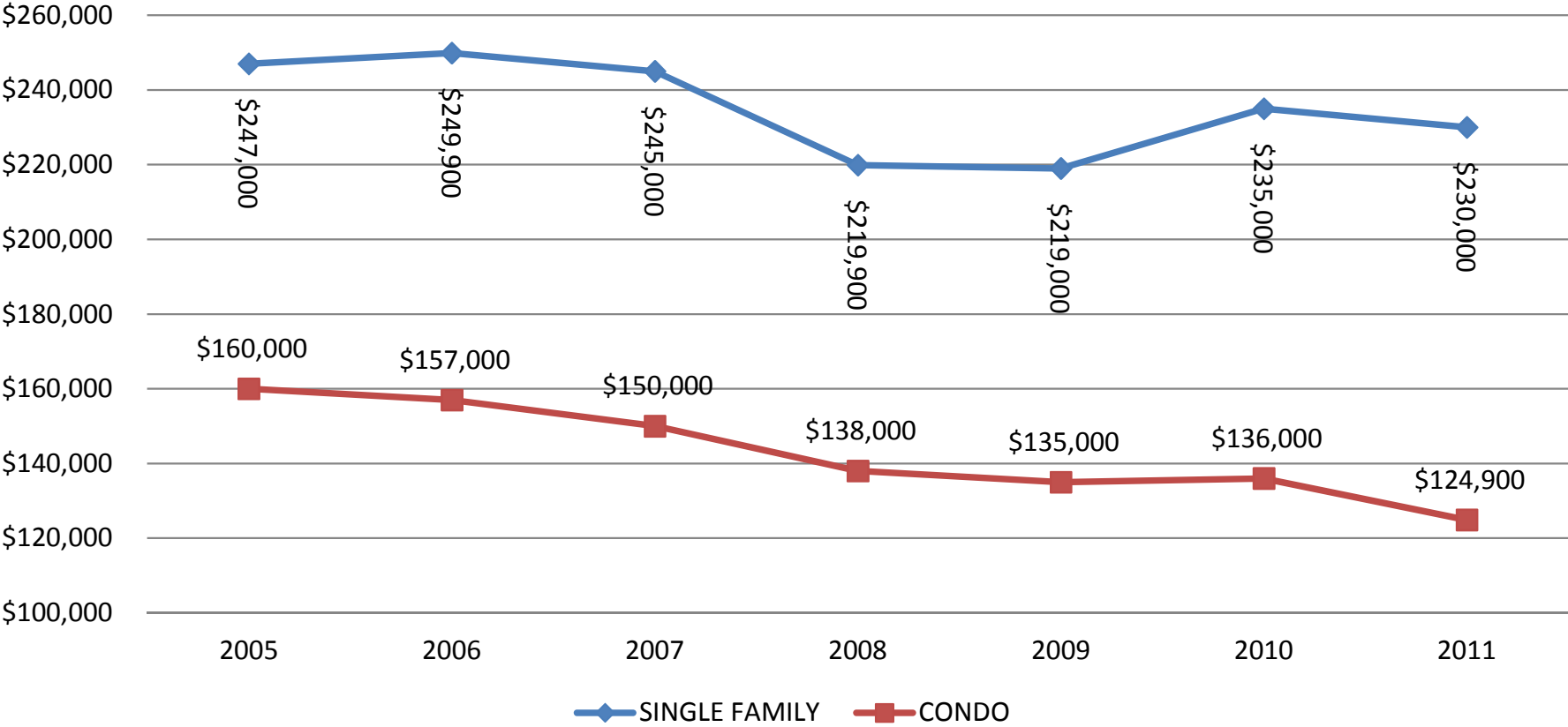
Greater Metropolitan Denver December YTD Closed Units



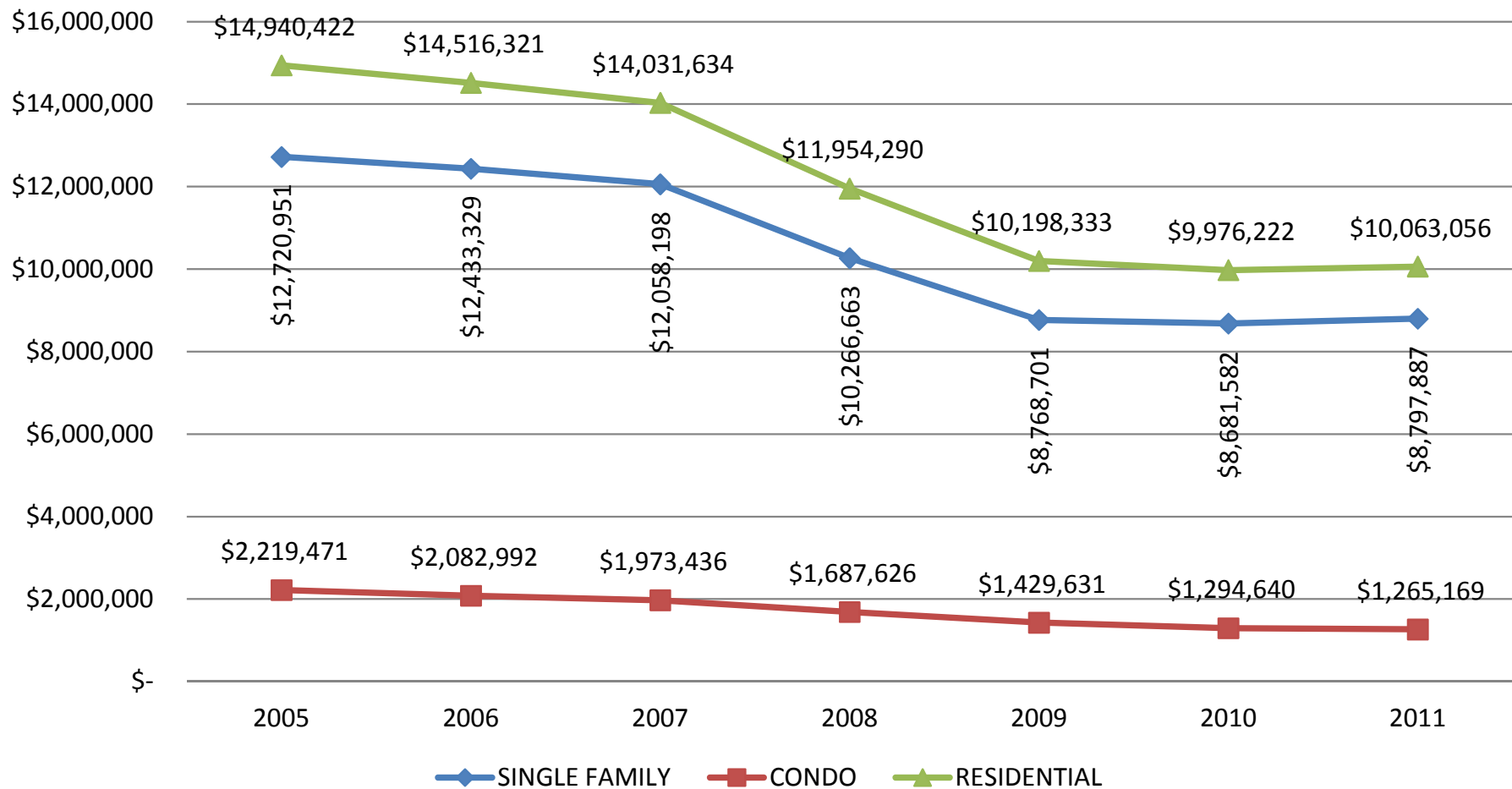
Greater Metropolitan Denver December YTD Average Price



Greater Metropolitan Denver December YTD Median Sold Price



Greater Metropolitan Denver December YTD Closed \$ Volume - \$000's





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

Snapshot - YTD	YTD 2011	YTD 2010	YTD 2009	YTD 2008	YTD 2007	YTD 2006	YTD 2005	% Change 11 vs '10	% Change 11 vs '09	% Change 11 vs '08	% Change 11 vs '07	% Change 11 vs '06	% Change 11 vs '05
Residential (Single Family + Condo)													
Active	10,993	18,257	16,456	19,600	24,603	24,534	23,092	-39.79%	-33.20%	-43.91%	-55.32%	-55.19%	-52.39%
Under Contract	47,373	49,313	56,174	62,647	61,663	61,736	65,256	-3.93%	-15.67%	-24.38%	-23.17%	-23.27%	-27.40%
Sold	39,387	38,818	42,070	47,837	49,789	50,244	53,106	1.47%	-6.38%	-17.66%	-20.89%	-21.61%	-25.83%
Avg DOM	108	92	98	102	105	102	90	17.39%	10.20%	5.88%	2.86%	5.88%	20.00%
Avg Sold Price	\$255,492	\$257,000	\$242,413	\$249,897	\$281,822	\$288,916	\$281,332	-0.59%	5.40%	2.24%	-9.34%	-11.57%	-9.18%
Single Family													
Active	8,854	13,941	12,263	14,995	18,709	18,109	16,428	-36.49%	-27.80%	-40.95%	-52.68%	-51.11%	-46.10%
Under Contract	37,988	39,200	44,546	50,517	48,794	48,628	51,464	-3.09%	-14.72%	-24.80%	-22.15%	-21.88%	-26.19%
Sold	31,437	30,777	33,114	37,988	38,845	39,208	41,365	2.14%	-5.06%	-17.24%	-19.07%	-19.82%	-24.00%
Avg DOM	105	90	97	100	102	97	84	16.67%	8.25%	5.00%	2.94%	8.25%	25.00%
Median Sold Price	\$230,000	\$235,000	\$219,000	\$219,900	\$245,000	\$249,900	\$247,000	-2.13%	5.02%	4.59%	-6.12%	-7.96%	-6.88%
Avg Sold Price	\$279,858	\$282,080	\$264,803	\$270,261	\$310,418	\$317,112	\$307,529	-0.79%	5.69%	3.55%	-9.84%	-11.75%	-9.00%
Condo													
Active	2,139	4,316	4,193	4,605	5,894	6,425	6,664	-50.44%	-48.99%	-53.55%	-63.71%	-66.71%	-67.90%
Under Contract	9,385	10,113	11,628	12,130	12,869	13,108	13,792	-7.20%	-19.29%	-22.63%	-27.07%	-28.40%	-31.95%
Sold	7,950	8,041	8,956	9,849	10,944	11,036	11,741	-1.13%	-11.23%	-19.28%	-27.36%	-27.96%	-32.29%
Avg DOM	116	98	101	108	114	122	111	18.37%	14.85%	7.41%	1.75%	-4.92%	4.50%
Median Sold Price	\$124,900	\$136,000	\$135,000	\$138,000	\$150,000	\$157,000	\$160,000	-8.16%	-7.48%	-9.49%	-16.73%	-20.45%	-21.94%
Avg Sold Price	\$159,141	\$161,005	\$159,628	\$171,350	\$180,321	\$188,745	\$189,035	-1.16%	-0.31%	-7.13%	-11.75%	-15.68%	-15.81%

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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**GREATER METROPOLITAN DENVER HOME MARKET
STATISTICAL NARRATIVE
HOMES SOLD BY COUNTY AND PRICE RANGE
DECEMBER, 2011 YEAR TO DATE**

Attached are the eleven (11) county December 2011 YTD, December 2010 YTD, and December 2009 YTD worksheets.

The eleven (11) county worksheets include the counties of Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.

The counties with the largest number of closed transactions are #1 Denver, #2 Arapahoe, #3 Jefferson, #4 Adams, #5 Douglas, and #6 Boulder.

38,260 Residential homes closed in 2011 versus 38,025 Residential homes closed in 2010 and 42,558 Residential homes closed in 2009.

2011 saw a minimal increase in closed homes over 2010.

30,084 Single Family homes closed in 2011 versus 29,824 Single Family homes in 2010 and versus 33,215 Single Family homes closed in 2009.

8,176 Condo homes closed in 2011 versus 8,201 Condo homes in 2010 and versus 9,343 Condo homes closed in 2009.

In YTD 2011, YTD 2010, and YTD 2009, the largest # of closed transactions was in the price range of \$100,000 to \$199,999 for Single Family, Condo, and Residential.

On average, Single Family closings represent 78% of all closed transactions and Condo closings represent the remaining 22%.

On a December 2011 YTD basis:

The price range of \$0 to \$99,999 equals 13% of closed transactions,

The price range of \$100,000 to \$199,999 equals 32% of closed transactions,

The price range of \$200,000 to \$299,999 equals 26% of closed transactions, and

The price range of \$0 to \$299,999 equals 71% of closed transactions.

Source: Metrolist, Inc.

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

Residential = Single Family plus Condo.

YTD = Year To Date

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Greater Metropolitan Denver Real Estate Statistics
Number of Properties Sold by Price Range (\$000s) - Eleven (11) County
DECEMBER, 2011 YEAR TO DATE

County	SINGLE FAMILY							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	747	2,271	946	363	71	11	4	4,413
Arapahoe	405	2,229	1,541	974	235	89	111	5,584
Boulder	53	420	635	969	416	139	123	2,755
Broomfield	2	117	206	231	71	2	2	631
Clear Creek	26	39	42	28	7	3	1	146
Denver	792	1,914	1,415	1,567	519	161	128	6,496
Douglas	11	490	1,562	1,536	420	122	84	4,225
Elbert	25	75	89	145	21	5	2	362
Gilpin	17	37	19	18	2	-	1	94
Jefferson	104	1,528	1,822	1,215	291	71	45	5,076
Park	53	125	86	35	2	1	-	302
TOTAL	2,235	9,245	8,363	7,081	2,055	604	501	30,084

County	CONDO							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	406	333	35	4	-	-	-	778
Arapahoe	995	769	209	44	8	1	1	2,027
Boulder	50	395	314	143	32	5	11	950
Broomfield	3	58	46	7	-	-	-	114
Clear Creek	8	1	2	-	-	-	-	11
Denver	720	719	439	311	103	37	26	2,355
Douglas	88	284	135	45	13	-	-	565
Elbert	2	-	-	-	-	-	-	2
Gilpin	1	2	1	1	-	-	-	5
Jefferson	496	617	196	50	8	1	-	1,368
Park	1	-	-	-	-	-	-	1
TOTAL	2,770	3,178	1,377	605	164	44	38	8,176

County	RESIDENTIAL							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	1,153	2,604	981	367	71	11	4	5,191
Arapahoe	1,400	2,998	1,750	1,018	243	90	112	7,611
Boulder	103	815	949	1,112	448	144	134	3,705
Broomfield	5	175	252	238	71	2	2	745
Clear Creek	34	40	44	28	7	3	1	157
Denver	1,512	2,633	1,854	1,878	622	198	154	8,851
Douglas	99	774	1,697	1,581	433	122	84	4,790
Elbert	27	75	89	145	21	5	2	364
Gilpin	18	39	20	19	2	-	1	99
Jefferson	600	2,145	2,018	1,265	299	72	45	6,444
Park	54	125	86	35	2	1	-	303
TOTAL	5,005	12,423	9,740	7,686	2,219	648	539	38,260

NOTE: Residential equals Single Family plus Condo.
This representation may or may not reflect all real estate activity in the market.
SOURCE: METROLIST, INC.

Greater Metropolitan Denver Real Estate Statistics
Number of Properties Sold by Price Range (\$000s) - Eleven (11) County
DECEMBER, 2010 YEAR TO DATE

County	SINGLE FAMILY							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	638	2,473	1,070	420	61	11	5	4,678
Arapahoe	294	1,947	1,727	987	247	71	122	5,395
Boulder	40	431	650	1,087	491	137	124	2,960
Broomfield	1	124	215	240	63	9	6	658
Clear Creek	17	36	32	23	8	3	2	121
Denver	663	2,025	1,433	1,433	426	147	115	6,242
Douglas	7	345	1,491	1,528	436	126	85	4,018
Elbert	21	68	94	106	30	1	-	320
Gilpin	16	29	21	11	2	-	1	80
Jefferson	94	1,351	1,871	1,303	335	73	37	5,064
Park	45	123	84	32	1	1	2	288
TOTAL	1,836	8,952	8,688	7,170	2,100	579	499	29,824

County	CONDO							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	337	383	55	2	3	-	-	780
Arapahoe	906	873	225	53	5	-	2	2,064
Boulder	57	473	320	176	47	6	9	1,088
Broomfield	-	66	42	5	-	-	-	113
Clear Creek	7	1	1	-	-	-	-	9
Denver	603	749	415	309	97	25	19	2,217
Douglas	74	285	160	47	3	-	-	569
Elbert	6	2	-	-	-	-	-	8
Gilpin	-	-	-	-	-	-	-	-
Jefferson	380	723	199	42	4	-	-	1,348
Park	3	1	1	-	-	-	-	5
TOTAL	2,373	3,556	1,418	634	159	31	30	8,201

County	RESIDENTIAL							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	975	2,856	1,125	422	64	11	5	5,458
Arapahoe	1,200	2,820	1,952	1,040	252	71	124	7,459
Boulder	97	904	970	1,263	538	143	133	4,048
Broomfield	1	190	257	245	63	9	6	771
Clear Creek	24	37	33	23	8	3	2	130
Denver	1,266	2,774	1,848	1,742	523	172	134	8,459
Douglas	81	630	1,651	1,575	439	126	85	4,587
Elbert	27	70	94	106	30	1	-	328
Gilpin	16	29	21	11	2	-	1	80
Jefferson	474	2,074	2,070	1,345	339	73	37	6,412
Park	48	124	85	32	1	1	2	293
TOTAL	4,209	12,508	10,106	7,804	2,259	610	529	38,025

NOTE: Residential equals Single Family plus Condo.
This representation may or may not reflect all real estate activity in the market.
SOURCE: METROLIST, INC.

Greater Metropolitan Denver Real Estate Statistics
Number of Properties Sold by Price Range (\$000s) - Eleven (11) County
DECEMBER, 2009 YEAR TO DATE

County	SINGLE FAMILY							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	1,055	2,873	1,245	505	89	17	11	5,795
Arapahoe	472	2,255	1,874	977	233	63	95	5,969
Boulder	51	479	705	1,096	403	130	111	2,975
Broomfield	-	146	312	306	77	5	8	854
Clear Creek	18	37	32	40	8	1	-	136
Denver	1,213	2,581	1,580	1,395	443	156	114	7,482
Douglas	9	338	1,574	1,525	396	130	67	4,039
Elbert	22	70	95	111	13	3	-	314
Gilpin	11	28	19	26	1	-	-	85
Jefferson	99	1,487	2,107	1,185	297	69	33	5,277
Park	47	132	74	34	2	-	-	289
TOTAL	2,997	10,426	9,617	7,200	1,962	574	439	33,215

County	CONDO							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	398	503	50	4	-	-	-	955
Arapahoe	938	1,028	245	42	5	3	-	2,261
Boulder	54	582	378	163	53	6	15	1,251
Broomfield	4	82	57	7	-	-	-	150
Clear Creek	11	3	3	-	-	-	-	17
Denver	688	899	512	308	81	23	17	2,528
Douglas	73	351	186	50	6	-	-	666
Elbert	1	-	-	-	-	-	-	1
Gilpin	-	2	-	-	-	-	-	2
Jefferson	348	887	229	43	3	-	-	1,510
Park	-	2	-	-	-	-	-	2
TOTAL	2,515	4,339	1,660	617	148	32	32	9,343

County	RESIDENTIAL							TOTAL
	\$0-\$100	\$100-\$200	\$200-\$300	\$300-\$500	\$500-\$750	\$750-\$1,000	\$1,000 +	
Adams	1,453	3,376	1,295	509	89	17	11	6,750
Arapahoe	1,410	3,283	2,119	1,019	238	66	95	8,230
Boulder	105	1,061	1,083	1,259	456	136	126	4,226
Broomfield	4	228	369	313	77	5	8	1,004
Clear Creek	29	40	35	40	8	1	-	153
Denver	1,901	3,480	2,092	1,703	524	179	131	10,010
Douglas	82	689	1,760	1,575	402	130	67	4,705
Elbert	23	70	95	111	13	3	-	315
Gilpin	11	30	19	26	1	-	-	87
Jefferson	447	2,374	2,336	1,228	300	69	33	6,787
Park	47	134	74	34	2	-	-	291
TOTAL	5,512	14,765	11,277	7,817	2,110	606	471	42,558

NOTE: Residential equals Single Family plus Condo.
This representation may or may not reflect all real estate activity in the market.
SOURCE: METROLIST, INC.