



BOULDER

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

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CENTRAL BOULDER

2nd to 28th; Alpine to Arapahoe

January through July	2010	2011	% Change
Median Price	\$529,600	\$525,500	-0.8%
Average Price.....	\$605,086	\$644,486	6.5%
Average Days on Market.....	180	209	16.1%
Highest Price.....	\$2,550,000	\$4,150,000	62.7%
Lowest Price	\$149,000	\$106,000	-28.9%
Properties Sold.....	94	90	-4.3%
% Sold Price to List Price	94%	95%	1%

EAST BOULDER

63rd to 28th; South Boulder Road to Highway 36

January through July	2010	2011	% Change
Median Price	\$299,000	\$326,990	9.4%
Average Price.....	\$353,933	\$358,240	1.2%
Average Days on Market.....	162	150	-7.4%
Highest Price.....	\$3,040,000	\$1,600,000	-47.4%
Lowest Price	\$97,900	\$95,000	-3.0%
Properties Sold.....	238	182	-23.5%
% Sold Price to List Price	97%	96%	-1%

GUNBARREL

Gunbarrel IRES Sub-Area

January through July	2010	2011	% Change
Median Price	\$208,500	\$334,000	60.2%
Average Price.....	\$267,425	\$394,382	47.5%
Average Days on Market.....	104	140	34.6%
Highest Price.....	\$705,000	\$2,575,000	265.2%
Lowest Price	\$78,000	\$80,000	2.6%
Properties Sold.....	46	42	-8.7%
% Sold Price to List Price	97%	96%	-1%

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MAPLETON HILL

3rd to Broadway; Spruce to North

January through July	2010	2011	% Change
Median Price	\$700,000	\$642,500	-8.2%
Average Price.....	\$899,739	\$800,454	-11.0%
Average Days on Market.....	111	142	27.9%
Highest Price.....	\$4,200,000	\$4,150,000	-1.2%
Lowest Price	\$62,500	\$142,000	127.2%
Properties Sold.....	66	56	-15.2%
% Sold Price to List Price	94%	95%	1%

NEWLANDS

3rd to Broadway; Balsam to Kalmia

January through July	2010	2011	% Change
Median Price	\$1,162,500	\$729,765	-37.2%
Average Price.....	\$1,241,990	\$806,292	-35.1%
Average Days on Market.....	135	150	11.1%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price	\$154,500	\$142,000	-8.1%
Properties Sold.....	30	26	-13.3%
% Sold Price to List Price	93%	96%	3%

NIWOT

Properties in the Niwot IRES Sub-Area

January through July	2010	2011	% Change
Median Price	\$423,500	\$553,000	30.6%
Average Price.....	\$491,501	\$682,896	38.9%
Average Days on Market.....	150	142	-5.3%
Highest Price.....	\$1,950,000	\$2,109,000	8.2%
Lowest Price	\$57,500	\$77,000	33.9%
Properties Sold.....	56	46	-17.9%
% Sold Price to List Price	94%	96%	2%

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NORTHEAST BOULDER

Broadway to 28th; Alpine to Highway 36

January through July	2010	2011	% Change
Median Price	\$440,250	\$464,775	5.6%
Average Price.....	\$512,695	\$637,048	24.3%
Average Days on Market.....	104	147	41.3%
Highest Price.....	\$2,700,000	\$3,125,000	15.7%
Lowest Price	\$128,000	\$157,500	23.0%
Properties Sold.....	70	74	5.7%
% Sold Price to List Price	97%	95%	-2%

NORTHWEST BOULDER

Mountains to Broadway; Alpine to Junction of Broadway and Highway 36

January through July	2010	2011	% Change
Median Price	\$692,500	\$707,500	2.2%
Average Price.....	\$896,132	\$784,628	-12.4%
Average Days on Market.....	129	135	4.7%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price	\$125,000	\$142,000	13.6%
Properties Sold.....	74	77	4.1%
% Sold Price to List Price	94%	95%	1%

SOUTH BOULDER

9th to 28th; Baseline to Arapahoe. Highway 93 to East Foothills; Marshall to Baseline

January through July	2010	2011	% Change
Median Price	\$389,000	\$388,500	-0.1%
Average Price.....	\$430,420	\$428,333	-0.5%
Average Days on Market.....	\$101	104	3.0%
Highest Price.....	\$2,200,000	\$2,400,000	9.1%
Lowest Price	\$123,000	\$105,196	-14.5%
Properties Sold.....	113	104	-8.0%
% Sold Price to List Price	97%	96%	-1%

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SOUTHEAST BOULDER

Highway 93 to Foothills; Marshall to Baseline

January through July	2010	2011	% Change
Median Price	\$360,000	\$360,000	0.0%
Average Price.....	\$354,855	\$359,576	1.3%
Average Days on Market.....	79	107	35.4%
Highest Price.....	\$805,000	\$970,000	20.5%
Lowest Price	\$124,500	\$112,000	-10.0%
Properties Sold.....	121	91	-24.8%
% Sold Price to List Price	98%	97%	-1%

SOUTHWEST BOULDER

Mountains to 9th; Chautauqua to Arapahoe. Chautauqua to Hwy 93; Lehigh to Baseline

January through July	2010	2011	% Change
Median Price	\$652,500	\$655,000	0.4%
Average Price.....	\$805,560	\$827,755	2.8%
Average Days on Market.....	118	168	42.4%
Highest Price.....	\$2,300,000	\$4,313,200	87.5%
Lowest Price	\$33,000	\$242,500	634.8%
Properties Sold.....	49	42	-14.3%
% Sold Price to List Price	94%	91%	-3%

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GLOSSARY OF TERMS

Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) don't hold undue influence.

Average Price

Determined by totaling the sales prices of all houses sold in an area and dividing that number by the number of homes.

Average Days on Market:

The number of days a listing is active before it is entered into "pending" status. Pending status is when an offer has been accepted by the seller but the transaction is not yet closed. Average days on market is derived by adding all the days on market of each listing and dividing by the number of listings.

Properties Sold:

The number of property transactions that closed and transferred ownership.

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