



BOULDER

MICROMARKETREPORT

QUARTER 3 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

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CENTRAL BOULDER

2nd to 28th; Alpine to Arapahoe

January through September	2010	2011	% Change
Median Price	\$533,500	\$490,000	-8.2%
Average Price.....	\$619,121	\$617,532	-0.3%
Average Days on Market.....	172	185	7.6%
Highest Price.....	\$2,550,000	\$4,150,000	62.7%
Lowest Price	\$129,900	\$106,000	-18.4%
Properties Sold.....	116	130	12.1%
% Sold Price to List Price	94%	94%	0%

EAST BOULDER

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

January through September	2010	2011	% Change
Median Price	\$294,200	\$325,000	10.5%
Average Price.....	\$347,688	\$353,789	1.8%
Average Days on Market.....	156	147	-5.8%
Highest Price.....	\$3,040,000	\$1,850,000	-39.1%
Lowest Price	\$70,000	\$19,000	-72.9%
Properties Sold.....	294	234	-20.4%
% Sold Price to List Price	96%	96%	0%

GUNBARREL

Gunbarrel IRES Sub-Area

January through September	2010	2011	% Change
Median Price	\$250,900	\$330,000	31.5%
Average Price.....	\$281,217	\$367,503	30.7%
Average Days on Market.....	107	151	41.1%
Highest Price.....	\$705,000	\$2,575,000	265.2%
Lowest Price	\$78,000	\$80,000	2.6%
Properties Sold.....	55	51	-7.3%
% Sold Price to List Price	97%	96%	-1%

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MAPLETON HILL

3rd to Broadway; Spruce to North

January through September	2010	2011	% Change
Median Price	\$705,000	\$665,000	-5.7%
Average Price.....	\$912,424	\$796,967	-12.7%
Average Days on Market.....	110	146	32.7%
Highest Price.....	\$4,200,000	\$4,150,000	-1.2%
Lowest Price	\$62,500	\$125,000	100.0%
Properties Sold.....	85	81	-4.7%
% Sold Price to List Price	93%	95%	2%

NEWLANDS

3rd to Broadway; Balsam to Kalmia

January through September	2010	2011	% Change
Median Price	\$1,150,000	\$773,765	-32.7%
Average Price.....	\$1,217,987	\$869,752	-28.6%
Average Days on Market.....	134	141	5.2%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price	\$154,500	\$142,000	-8.1%
Properties Sold.....	41	34	-17.1%
% Sold Price to List Price	92%	96%	4%

NIWOT

Properties in the Niwot IRES Sub-Area

January through September	2010	2011	% Change
Median Price	\$470,000	\$497,000	5.7%
Average Price.....	\$566,256	\$676,266	19.4%
Average Days on Market.....	145	129	-11.0%
Highest Price.....	\$2,495,000	\$2,109,000	-15.5%
Lowest Price	\$57,500	\$77,000	33.9%
Properties Sold.....	71	57	-19.7%
% Sold Price to List Price	95%	96%	1%

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NORTHEAST BOULDER

Broadway to 28th; Alpine to Highway 36

January through September	2010	2011	% Change
Median Price	\$442,500	\$430,000	-2.8%
Average Price.....	\$496,346	\$575,856	16.0%
Average Days on Market.....	103	139	35.0%
Highest Price.....	\$2,700,000	\$3,125,000	15.7%
Lowest Price	\$116,499	\$111,240	-4.5%
Properties Sold.....	91	103	13.2%
% Sold Price to List Price	97%	95%	-2%

NORTHWEST BOULDER

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

January through September	2010	2011	% Change
Median Price	\$685,000	\$695,000	1.5%
Average Price.....	\$858,524	\$765,415	-10.8%
Average Days on Market.....	118	130	10.2%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price	\$125,000	\$134,900	7.9%
Properties Sold.....	103	101	-1.9%
% 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 September	2010	2011	% Change
Median Price	\$387,000	\$374,500	-3.2%
Average Price.....	\$424,989	\$420,145	-1.1%
Average Days on Market.....	98	123	25.5%
Highest Price.....	\$2,200,000	\$2,400,000	9.1%
Lowest Price	\$106,000	\$105,196	-0.8%
Properties Sold.....	140	136	-2.9%
% Sold Price to List Price	97%	96%	-1%

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SOUTHEAST BOULDER

Highway 93 to Foothills; Marshall to Baseline

January through September	2010	2011	% Change
Median Price	\$359,000	\$358,000	-0.3%
Average Price.....	\$350,764	\$350,766	0.0%
Average Days on Market.....	78	100	28.2%
Highest Price	\$998,000	\$970,000	-2.8%
Lowest Price	\$119,500	\$112,000	-6.3%
Properties Sold.....	153	121	-20.9%
% Sold Price to List Price	97%	97%	0%

SOUTHWEST BOULDER

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

January through September	2010	2011	% Change
Median Price	\$594,450	\$650,000	9.3%
Average Price.....	\$763,516	\$790,703	3.6%
Average Days on Market.....	123	157	27.6%
Highest Price	\$2,300,000	\$4,313,200	87.5%
Lowest Price	\$33,000	\$242,500	634.8%
Properties Sold.....	58	53	-8.6%
% 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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