



DENVER METRO

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

DENVER (CITY)

City of Denver

January through July	2010	2011	% Change
Median Price	\$202,905	\$220,000	8.4%
Average Price.....	\$265,164	\$282,137	6.4%
Average Price per Square Foot.....	\$181	\$181	0.0%
Average Days on Market.....	73	103	41.1%
Highest Price.....	\$4,500,000	\$3,000,000	-33.3%
Lowest Price	\$33,000	\$52,000	57.6%
Properties Sold.....	4256	4303	1.1%
% Sold Price to Original List Price.....	93.16%	91.83%	-1.4%

HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through July	2010	2011	% Change
Median Price	\$310,000	\$305,400	-1.5%
Average Price.....	\$346,688	\$336,497	-2.9%
Average Price per Square Foot.....	\$156	\$131	253.2%
Average Days on Market.....	78	80	2.6%
Highest Price.....	\$1,638,000	\$1,313,000	-19.8%
Lowest Price	\$158,000	\$56,900	-64.0%
Properties Sold.....	741	822	10.9%
% Sold Price to Original List Price.....	95.66%	94.56%	-1.1

BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through July	2010	2011	% Change
Median Price	\$543,000	\$567,500	4.5%
Average Price.....	\$682,495	\$771,453	13.0%
Average Price per Square Foot.....	\$313	\$300	-4.2%
Average Days on Market.....	126	132	4.8%
Highest Price.....	\$2,325,000	\$2,640,000	13.5%
Lowest Price	\$275,000	\$277,000	0.7%
Properties Sold.....	47	38	-19.1%
% Sold Price to Original List Price.....	89.23%	85.57%	-4.1%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

CASTLE PINES NORTH

Country Club Parkway to Coyote Ridge Park; Daniels Park to Yorkshire

January through July	2010	2011	% Change
Median Price	\$400,000	\$397,500	-99275.0%
Average Price.....	\$469,350	\$435,119	-7.3%
Average Price per Square Foot.....	\$168	\$161	-4.2%
Average Days on Market.....	104	115	10.6%
Highest Price.....	\$1,435,000	\$985,000	-31.4%
Lowest Price	\$200,000	\$214,025	7.0%
Properties Sold.....	95	80	-15.8%
% Sold Price to Original List Price.....	91.34%	92.69%	1.5%

CASTLE PINES VILLAGE

US Highway 85 and Copper Blush to Northwood; Daniels Park to Gate 5,
Country Club to I-25

January through July	2010	2011	% Change
Median Price	\$787,187	\$740,000	-6.0%
Average Price.....	\$1,050,363	\$863,926	-17.7%
Average Price per Square Foot.....	\$290	\$236	-18.6%
Average Days on Market.....	245	335	36.7%
Highest Price.....	\$3,630,000	\$2,215,000	-39.0%
Lowest Price	\$480,000	\$316,000	-34.2%
Properties Sold.....	54	41	-24.1%
% Sold Price to Original List Price.....	77.77%	81.08%	4.3%

CHERRY CREEK (CONDO)

Alameda to Sixth; Josephine to Colorado

January through July	2010	2011	% Change
Median Price	\$357,500	\$380,000	6.3%
Average Price.....	\$439,449	\$474,568	8.0%
Average Price per Square Foot.....	\$250	\$250	0.0%
Average Days on Market.....	210	183	-12.9%
Highest Price.....	\$1,750,000	\$1,225,000	-30.0%
Lowest Price	\$104,900	\$135,000	28.7%
Properties Sold.....	81	65	-19.8%
% Sold Price to Original List Price.....	82.67%	88.06%	6.5%

DENVER METRO

Fuller | Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

CHERRY CREEK

Alameda to Sixth; Josephine to Colorado

January through July	2010	2011	% Change
Median Price	\$584,500	\$662,500	13.3%
Average Price.....	\$821,472	\$803,508	-2.2%
Average Price per Square Foot.....	\$282	\$301	6.7%
Average Days on Market.....	129	166	28.7%
Highest Price	\$2,675,000	\$1,955,000	-26.9%
Lowest Price	\$235,000	\$235,000	0.0%
Properties Sold.....	32	37	15.6%
% Sold Price to Original List Price.....	85.58%	83.86%	-2.0%

CHERRY HILLS VILLAGE

Clarkson to Monaco; Belleview to Hampden

January through July	2010	2011	% Change
Median Price	\$1,131,600	\$1,089,000	-3.8%
Average Price.....	\$1,497,044	\$1,364,382	-8.9%
Average Price per Square Foot.....	\$316	\$287	-9.2%
Average Days on Market.....	212	159	-25.0%
Highest Price	\$4,950,000	\$8,200,000	65.7%
Lowest Price	\$370,000	\$354,685	-4.1%
Properties Sold.....	48	69	43.8%
% Sold Price to Original List Price.....	72.72%	82.86%	13.9%

CITY PARK

Downing to York; 18th to Martin Luther King

January through July	2010	2011	% Change
Median Price	\$240,000	\$284,500	18.5%
Average Price.....	\$246,782	\$282,085	14.3%
Average Price per Square Foot.....	\$190	\$177	-6.8%
Average Days on Market.....	63	70	11.1%
Highest Price	\$475,000	\$571,000	20.2%
Lowest Price	\$111,000	\$60,000	-45.9%
Properties Sold.....	81	60	-25.9%
% Sold Price to Original List Price.....	99.71%	93.24%	-6.5%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

CITY PARK SOUTH

York to Colorado; Colfax to 17th

January through July	2010	2011	% Change
Median Price	\$359,000	\$340,000	-5.3%
Average Price.....	\$361,008	\$348,958	-3.3%
Average Price per Square Foot.....	\$256	\$250	-2.3%
Average Days on Market.....	35	98	180.0%
Highest Price	\$695,000	\$411,750	-40.8%
Lowest Price	\$167,750	\$299,000	78.2%
Properties Sold.....	17	6	-64.7%
% Sold Price to Original List Price.....	96.06%	95.52%	-0.6%

CONGRESS PARK

York to Colorado; Sixth to Colfax

January through July	2010	2011	% Change
Median Price	\$382,500	\$392,000	2.5%
Average Price.....	\$454,251	\$418,362	-7.9%
Average Price per Square Foot.....	\$272	\$275	1.1%
Average Days on Market.....	51	103	102.0%
Highest Price	\$2,325,000	\$1,085,000	-53.3%
Lowest Price	\$201,000	\$175,000	-12.9%
Properties Sold.....	59	63	6.8%
% Sold Price to Original List Price.....	95.68%	90.93%	-5.0%

COUNTRY CLUB

First to Fourth; Downing to University. Fourth to Sixth; Race to University

January through July	2010	2011	% Change
Median Price	\$1,713,000	\$1,775,000	3.6%
Average Price.....	\$2,115,000	\$1,682,154	-20.5%
Average Price per Square Foot.....	\$450	\$441	-2.0%
Average Days on Market.....	103	146	41.7%
Highest Price	\$3,950,000	\$3,000,000	-24.1%
Lowest Price	\$312,000	\$550,000	76.3%
Properties Sold.....	7	13	85.7%
% Sold Price to Original List Price.....	85.47%	87.48%	2.4%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

CRESTMoor

Holly to Monaco; First to Sixth

January through July	2010	2011	% Change
Median Price	\$675,000	\$880,000	30.4%
Average Price.....	\$729,474	\$952,000	30.5%
Average Price per Square Foot.....	\$275	\$278	1.1%
Average Days on Market.....	75	72	-4.0%
Highest Price	\$1,330,000	\$1,750,000	31.6%
Lowest Price	\$449,900	\$291,100	-35.3%
Properties Sold.....	11	13	18.2%
% Sold Price to Original List Price.....	87.91%	92.62%	5.4%

DOWNTOWN (CONDO)

Downtown Denver MLS Area

January through July	2010	2011	% Change
Median Price	\$294,500	\$316,220	7.4%
Average Price.....	\$387,705	\$385,511	-0.6%
Average Price per Square Foot.....	\$287	\$281	-2.1%
Average Days on Market.....	162	186	14.8%
Highest Price	\$1,800,000	\$1,900,000	5.6%
Lowest Price	\$42,500	\$41,500	-2.4%
Properties Sold.....	150	157	4.7%
% Sold Price to Original List Price.....	85.73%	88.66%	3.4%

GREENWOOD VILLAGE EAST

Caley to Bellevue; I-25 to Dayton and Havana. Bellevue to I-225;
Yosemite to Dayton

January through July	2010	2011	% Change
Median Price	\$480,000	\$560,000	16.7%
Average Price.....	\$556,562	\$572,256	2.8%
Average Price per Square Foot.....	\$188	\$218	16.0%
Average Days on Market.....	131	108	-17.6%
Highest Price	\$1,350,000	\$1,200,000	-11.1%
Lowest Price	\$127,700	\$102,500	-19.7%
Properties Sold.....	28	33	17.9%
% Sold Price to Original List Price.....	89.01%	92.41%	3.8%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011
COLORADOMICROREPORTS.COM

GREENWOOD VILLAGE WEST

Orchard to Belleview; Clarkson to I-25

January through July	2010	2011	% Change
Median Price	\$988,750	\$1,020,000	3.2%
Average Price.....	\$1,075,162	\$1,188,109	10.5%
Average Price per Square Foot.....	\$276	\$285	3.3%
Average Days on Market.....	241	168	-30.3%
Highest Price.....	\$1,970,000	\$3,650,000	85.3%
Lowest Price	\$425,000	\$600,000	41.2%
Properties Sold.....	44	44	0.0%
% Sold Price to Original List Price.....	76.00%	83.62%	10.0%

HALE MAYFAIR

Colorado to Holly; Sixth to Colfax

January through July	2010	2011	% Change
Median Price	\$315,000	\$319,500	1.4%
Average Price.....	\$329,474	\$345,954	5.0%
Average Price per Square Foot.....	\$268	\$248	-7.5%
Average Days on Market.....	74	106	43.2%
Highest Price.....	\$640,220	\$1,448,000	126.2%
Lowest Price	\$109,000	\$118,000	8.3%
Properties Sold.....	49	58	18.4%
% Sold Price to Original List Price.....	91.89%	89.72%	-2.4%

HIGHLANDS

Sheridan to Tejon; 26th to I-70

January through July	2010	2011	% Change
Median Price	\$281,000	\$300,000	6.8%
Average Price.....	\$302,156	\$312,498	3.4%
Average Price per Square Foot.....	\$252	\$246	-2.4%
Average Days on Market.....	63	82	30.2%
Highest Price.....	\$757,902	\$725,000	-4.3%
Lowest Price	\$69,000	\$39,000	-43.5%
Properties Sold.....	378	403	6.6%
% Sold Price to Original List Price.....	95.47%	94.16%	-1.4%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

HILLTOP

Alameda to Sixth; Colorado to Holly

January through July	2010	2011	% Change
Median Price	\$750,000	\$752,215	0.3%
Average Price.....	\$864,371	\$789,899	-8.6%
Average Price per Square Foot.....	\$291	\$274	-5.8%
Average Days on Market.....	185	191	3.2%
Highest Price.....	\$2,000,000	\$1,642,500	-17.9%
Lowest Price	\$287,500	\$272,000	-5.4%
Properties Sold.....	41	50	22.0%
% Sold Price to Original List Price.....	82.84%	88.75%	7.1%

LONE TREE

Properties with Lone Tree City Address

January through July	2010	2011	% Change
Median Price	\$412,500	\$399,500	-3.2%
Average Price.....	\$511,017	\$487,699	-4.6%
Average Price per Square Foot.....	\$162	\$168	3.7%
Average Days on Market.....	79	95	20.3%
Highest Price.....	\$2,350,000	\$1,570,000	-33.2%
Lowest Price	\$160,000	\$225,000	40.6%
Properties Sold.....	31	44	41.9%
% Sold Price to Original List Price.....	91.65%	93.96%	2.5%

LOWRY

Quebec to Unita; Alameda to 11th

January through July	2010	2011	% Change
Median Price	\$515,000	\$500,000	-2.9%
Average Price.....	\$561,524	\$554,665	-1.2%
Average Price per Square Foot.....	\$218	\$219	0.5%
Average Days on Market.....	135	95	-29.6%
Highest Price.....	\$1,495,000	\$1,300,000	-13.0%
Lowest Price	\$253,000	\$142,000	-43.9%
Properties Sold.....	48	35	-27.1%
% Sold Price to Original List Price.....	91.95%	95.06%	3.4%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

MONTCLAIR

Holly to Quebec; Sixth to Colfax

January through July	2010	2011	% Change
Median Price	\$292,000	\$295,000	1.0%
Average Price.....	\$314,587	\$318,174	1.1%
Average Price per Square Foot.....	\$236	\$234	-0.8%
Average Days on Market.....	97	116	19.6%
Highest Price.....	\$743,000	\$670,000	-9.8%
Lowest Price	\$94,900	\$115,000	21.2%
Properties Sold.....	63	73	15.9%
% Sold Price to Original List Price.....	93.20%	89.66%	-3.8%

OBSERVATORY PARK

University to Colorado; Evans to Yale

January through July	2010	2011	% Change
Median Price	\$775,000	\$631,000	-18.6%
Average Price.....	\$715,065	\$660,455	-7.6%
Average Price per Square Foot.....	\$259	\$242	-6.6%
Average Days on Market.....	166	135	-18.7%
Highest Price.....	\$1,350,000	\$1,498,000	11.0%
Lowest Price	\$191,000	\$245,000	28.3%
Properties Sold.....	47	43	-8.5%
% Sold Price to Original List Price.....	86.92%	87.37%	0.5%

PARK HILL

Colfax to 26th; Colorado to Quebec

January through July	2010	2011	% Change
Median Price	\$392,500	\$375,000	-4.5%
Average Price.....	\$453,481	\$422,177	-6.9%
Average Price per Square Foot.....	\$276	\$269	-2.5%
Average Days on Market.....	67	86	28.4%
Highest Price.....	\$1,400,000	\$1,375,000	-1.8%
Lowest Price	\$111,500	\$110,000	-1.3%
Properties Sold.....	112	134	19.6%
% Sold Price to Original List Price.....	92.71%	93.39%	0.7%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

PLATT PARK

Broadway to Downing; Louisiana to Evans

January through July	2010	2011	% Change
Median Price	\$345,000	\$360,000	4.3%
Average Price.....	\$384,582	\$390,018	1.4%
Average Price per Square Foot.....	\$280	\$276	-1.4%
Average Days on Market.....	77	69	-10.4%
Highest Price	\$810,000	\$805,000	-0.6%
Lowest Price	\$135,000	\$138,000	2.2%
Properties Sold.....	77	67	-13.0%
% Sold Price to Original List Price.....	90.99%	94.57%	3.9%

PRADERA AND TIMBERS

Pradera and Timbers Sub-divisions in Parker

January through July	2010	2011	% Change
Median Price	\$667,000	\$607,900	-8.9%
Average Price.....	\$699,539	\$676,143	-3.3%
Average Price per Square Foot.....	\$188	\$189	0.5%
Average Days on Market.....	147	199	35.4%
Highest Price	\$1,800,000	\$1,600,000	-11.1%
Lowest Price	\$354,000	\$230,000	-35.0%
Properties Sold.....	49	58	18.4%
% Sold Price to Original List Price.....	85.31%	87.88%	3.0%

SOUTHERN HILLS

University to Colorado; Yale to Hampden

January through June	2010	2011	% Change
Median Price	\$463,000	\$548,700	18.5%
Average Price.....	\$454,020	\$512,229	12.8%
Average Price per Square Foot.....	\$249	\$229	-8.0%
Average Days on Market.....	81	93	14.8%
Highest Price	\$925,000	\$825,000	-10.8%
Lowest Price	\$151,100	\$130,000	-14.0%
Properties Sold.....	26	32	23.1%
% Sold Price to Original List Price.....	91.99%	97.55%	6.0%

DENVER METRO

Fuller | Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

STAPLETON

Quebec to Havana; 23rd to 40th

January through June	2010	2011	% Change
Median Price	\$395,000	\$441,187	11.7%
Average Price.....	\$409,502	\$456,056	11.4%
Average Price per Square Foot.....	\$196	\$199	1.5%
Average Days on Market.....	115	116	0.9%
Highest Price	\$951,000	\$990,000	4.1%
Lowest Price	\$59,000	\$87,500	48.3%
Properties Sold.....	121	122	0.8%
% Sold Price to Original List Price.....	95.88%	95.24%	-0.7%

WASHINGTON PARK EAST

Louisiana to Ellsworth; Downing to University

January through July	2010	2011	% Change
Median Price	\$520,000	\$537,800	3.4%
Average Price.....	\$612,305	\$639,069	4.4%
Average Price per Square Foot.....	\$360	\$374	3.9%
Average Days on Market.....	90	97	7.8%
Highest Price	\$2,123,293	\$1,760,000	-17.1%
Lowest Price	\$268,000	\$260,000	-3.0%
Properties Sold.....	87	80	-8.0%
% Sold Price to Original List Price.....	98.13%	93.94%	-4.3%

WASHINGTON PARK WEST

Louisiana to Ellsworth; Broadway to Downing

January through July	2010	2011	% Change
Median Price	\$368,750	\$372,500	1.0%
Average Price.....	\$395,611	\$390,279	-1.3%
Average Price per Square Foot.....	\$284	\$274	-3.5%
Average Days on Market.....	87	105	20.7%
Highest Price	\$1,007,500	\$744,000	-26.2%
Lowest Price	\$120,000	\$135,000	12.5%
Properties Sold.....	112	109	-2.7%
% Sold Price to Original List Price.....	93.22%	93.02%	-0.2%

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

JANUARY-JULY 2011

COLORADOMICROREPORTS.COM

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 Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

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.

DENVER METRO

Fuller

Sotheby's
INTERNATIONAL REALTY