

MICROMARKET REPORT

FIRST HALF 2011 JANUARY-JUNE

COLORADOMICROREPORTS.COM

BEAR MOUNTAIN

January through June	2010	2011	% Change
Median Price	\$577,000	\$440,000	-23.7%
Average Price.....	\$577,000	\$343,600	-40.5%
Average Price per Square Foot.....	\$96	\$186	93.8%
Average Days on Market.....	140	204	45.7%
Highest Price.....	\$639,900	\$510,000	-20.3%
Lowest Price	\$639,900	\$149,500	-76.6%
Properties Sold.....	1	6	500.0%
% Sold Price to Original List Price.....	65.49%	77.54%	18.4%

CONIFER MEADOWS

January through June	2010	2011	% Change
Median Price	\$315,000	\$322,500	2.4%
Average Price.....	\$322,657	\$325,976	1.0%
Average Price per Square Foot.....	\$164	\$91	-44.8%
Average Days on Market.....	156	107	-31.4%
Highest Price.....	\$430,000	\$430,000	0.0%
Lowest Price	\$260,000	\$205,000	-21.2%
Properties Sold.....	7	17	142.9%
% Sold Price to Original List Price.....	87.65%	90.61%	3.4%

CONIFER MOUNTAIN

January through June	2010	2011	% Change
Median Price	\$285,500	\$322,500	13.0%
Average Price.....	\$363,058	\$360,416	-0.7%
Average Price per Square Foot.....	\$189	\$178	-5.8%
Average Days on Market.....	191	182	-4.7%
Highest Price.....	\$650,000	\$650,000	0.0%
Lowest Price	\$166,100	\$161,500	-2.8%
Properties Sold.....	6	21	250.0%
% Sold Price to Original List Price.....	88.19%	85.91%	-2.6%

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EVERGREEN HIGHLANDS

January through June	2010	2011	% Change
Median Price.....	\$362,500	\$335,000	-7.6%
Average Price.....	\$378,350	\$323,166	-14.6%
Average Price per Square Foot.....	\$165	\$132	-20.0%
Average Days on Market.....	165	208	26.1%
Highest Price.....	\$625,000	\$430,000	-31.2%
Lowest Price.....	\$224,000	\$224,000	0.0%
Properties Sold.....	20	6	-70.0%
% Sold Price to Original List Price.....	89.38%	85.69%	-4.1%

EVERGREEN MEADOWS

January through June	2010	2011	% Change
Median Price.....	\$385,000	\$368,000	-4.4%
Average Price.....	\$431,000	\$332,600	-22.8%
Average Price per Square Foot.....	\$184	\$133	-27.7%
Average Days on Market.....	157	228	45.2%
Highest Price.....	\$610,000	\$518,000	-15.1%
Lowest Price.....	\$370,000	\$194,500	-47.4%
Properties Sold.....	5	4	-20.0%
% Sold Price to Original List Price.....	94.94%	87.83%	-7.5%

EVERGREEN MEADOWS WEST

January through June	2010	2011	% Change
Median Price.....	\$330,000	\$288,000	-12.7%
Average Price.....	\$347,783	\$309,812	-10.9%
Average Price per Square Foot.....	\$163	\$156	-4.3%
Average Days on Market.....	153	168	9.8%
Highest Price.....	\$735,000	\$735,000	0.0%
Lowest Price.....	\$175,000	\$118,000	-32.6%
Properties Sold.....	13	39	200.0%
% Sold Price to Original List Price.....	90.75%	86.36%	-4.8%

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HANGEN RANCH

January through June	2010	2011	% Change
Median Price	\$570,000	\$570,000	0.0%
Average Price.....	\$570,000	\$562,500	-1.3%
Average Price per Square Foot.....	\$582	\$378	-35.1%
Average Days on Market.....	249	235	-5.6%
Highest Price.....	\$570,000	\$570,000	0.0%
Lowest Price	\$570,000	\$555,000	-2.6%
Properties Sold.....	1	2	100.0%
% Sold Price to Original List Price.....	76.10%	81.58%	7.2%

HIWAN COUNTRY CLUB

January through June	2010	2011	% Change
Median Price	\$535,000	\$421,000	-21.3%
Average Price.....	\$552,366	\$557,773	1.0%
Average Price per Square Foot.....	\$209	\$179	-14.4%
Average Days on Market.....	121	134	10.7%
Highest Price.....	\$1,500,000	\$1,500,000	0.0%
Lowest Price	\$251,000	\$315,000	25.5%
Properties Sold.....	15	13	-13.3%
% Sold Price to Original List Price.....	89.88%	87.10%	-3.1%

HIWAN HILLS

January through June	2010	2011	% Change
Median Price	\$374,220	\$365,000	-2.5%
Average Price.....	\$422,511	\$354,022	-16.2%
Average Price per Square Foot.....	\$183	\$176	-3.8%
Average Days on Market.....	67	65	-3.0%
Highest Price.....	\$1,182,000	\$500,000	-57.7%
Lowest Price	\$162,000	\$130,000	-19.8%
Properties Sold.....	20	11	-45.0%
% Sold Price to Original List Price.....	105.69%	91.59%	-13.3%

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RANCHO MIRAGE

January through June	2010	2011	% Change
Median Price.....	\$377,500	\$475,000	25.8%
Average Price.....	\$384,625	\$431,545	12.2%
Average Price per Square Foot.....	\$186	\$194	4.3%
Average Days on Market.....	201	161	-19.9%
Highest Price.....	\$562,000	\$562,000	0.0%
Lowest Price.....	\$279,000	\$219,000	-21.5%
Properties Sold.....	4	11	175.0%
% Sold Price to Original List Price.....	87.57%	86.68%	-1.0%

RIDGE AT HIWAN

January through June	2010	2011	% Change
Median Price.....	\$780,000	\$683,475	-12.4%
Average Price.....	\$725,250	\$683,039	-5.8%
Average Price per Square Foot.....	\$241	\$217	-10.0%
Average Days on Market.....	105	149	41.9%
Highest Price.....	\$795,000	\$815,000	2.5%
Lowest Price.....	\$560,000	\$422,800	-24.5%
Properties Sold.....	4	7	75.0%
% Sold Price to Original List Price.....	88.12%	91.79%	4.2%

SODA CREEK

January through June	2010	2011	% Change
Median Price.....	\$880,000	\$955,000	8.5%
Average Price.....	\$947,333	\$961,250	1.5%
Average Price per Square Foot.....	\$186	\$223	19.9%
Average Days on Market.....	110	376	241.8%
Highest Price.....	\$2,200,000	\$1,395,000	-36.6%
Lowest Price.....	\$372,500	\$575,000	54.4%
Properties Sold.....	6	4	-33.3%
% Sold Price to Original List Price.....	85.24%	85.09%	-0.2%

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TANOA

January through June	2010	2011	% Change
Median Price	\$595,000	\$1,001,000	68.2%
Average Price.....	\$543,750	\$920,500	69.3%
Average Price per Square Foot.....	\$195	\$269	37.9%
Average Days on Market.....	139	376	170.5%
Highest Price.....	\$595,000	\$1,001,000	68.2%
Lowest Price	\$492,500	\$840,000	70.6%
Properties Sold.....	2	2	0.0%
% Sold Price to Original List Price.....	92.32%	84.84%	-8.1%

UPPER BEAR CREEK

January through June	2010	2011	% Change
Median Price	\$880,000	\$955,000	8.5%
Average Price.....	\$947,333	\$961,250	1.5%
Average Price per Square Foot.....	\$186	\$223	19.9%
Average Days on Market.....	110	376	241.8%
Highest Price.....	\$2,200,000	\$1,395,000	-36.6%
Lowest Price	\$372,500	\$575,000	54.4%
Properties Sold.....	6	4	-33.3%
% Sold Price to Original List Price.....	85.24%	85.09%	-0.2%

VALLEY ESTATES

January through June	2010	2011	% Change
Median Price	\$310,000	\$310,000	0.0%
Average Price.....	\$286,437	\$301,114	5.1%
Average Price per Square Foot.....	\$150	\$142	-5.3%
Average Days on Market.....	105	108	2.9%
Highest Price.....	\$325,000	\$420,000	29.2%
Lowest Price	\$223,750	\$195,000	-12.8%
Properties Sold.....	4	12	200.0%
% Sold Price to Original List Price.....	87.81%	90.96%	3.6%

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