



GREATER EVERGREEN

MICROMARKETREPORT

JANUARY - JULY 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

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BEAR MOUNTAIN - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$577,000	\$330,000	-42.8%
Average Price.....	\$577,000	\$330,000	-42.8%
Average Price per Square Foot.....	\$96	\$133	38.5%
Average Days on Market.....	140	553	295.0%
Highest Price	\$639,900	\$330,000	-48.4%
Lowest Price	\$639,900	\$330,000	-48.4%
Properties Sold.....	1	1	0.0%
% Sold Price to Original List Price.....	65.49%	73.50%	12.2%

BROOK FOREST - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$325,000	\$202,500	-37.7%
Average Price.....	\$335,084	\$201,920	-39.7%
Average Price per Square Foot.....	\$171	\$114	-33.3%
Average Days on Market.....	123	125	1.6%
Highest Price	\$727,500	\$357,500	-50.9%
Lowest Price	\$73,000	\$84,525	15.8%
Properties Sold.....	11	6	-45.5%
% Sold Price to Original List Price.....	92.53%	87.12%	-5.8%

CONIFER MOUNTAIN - CONIFER

January through July	2010	2011	% Change
Median Price	\$285,500	\$345,000	20.8%
Average Price.....	\$363,058	\$303,800	-16.3%
Average Price per Square Foot.....	\$189	\$153	-19.0%
Average Days on Market.....	191	213	11.5%
Highest Price	\$650,000	\$461,300	-29.0%
Lowest Price	\$166,100	\$161,500	-2.8%
Properties Sold.....	6	6	0.0%
% Sold Price to Original List Price.....	88.19%	85.22%	-3.4%

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EVERGREEN HIGHLANDS - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$425,000	\$335,000	-21.2%
Average Price.....	\$420,944	\$323,166	-23.2%
Average Price per Square Foot.....	\$193	\$132	-31.6%
Average Days on Market.....	117	208	77.8%
Highest Price	\$625,000	\$430,000	-31.2%
Lowest Price	\$252,000	\$224,000	-11.1%
Properties Sold.....	9	6	-33.3%
% Sold Price to Original List Price.....	90.02%	85.69%	-4.8%

EVERGREEN MEADOWS - EVERGREEN

January through July	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 - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$330,000	\$355,000	7.6%
Average Price.....	\$329,824	\$361,500	9.6%
Average Price per Square Foot.....	\$159	\$191	20.1%
Average Days on Market.....	162	192	18.5%
Highest Price	\$735,000	\$530,000	-27.9%
Lowest Price	\$146,000	\$118,000	-19.2%
Properties Sold.....	16	7	-56.3%
% Sold Price to Original List Price.....	91.42%	81.52%	-10.8%

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GENESEE - GOLDEN

January through July	2010	2011	% Change
Median Price	\$425,000	\$534,000	25.6%
Average Price.....	\$520,413	\$568,797	9.3%
Average Price per Square Foot.....	\$219	\$133	-39.3%
Average Days on Market.....	185	228	23.2%
Highest Price.....	\$2,000,000	\$518,000	-74.1%
Lowest Price	\$298,000	\$194,500	-34.7%
Properties Sold.....	26	20	-23.1%
% Sold Price to Original List Price.....	87.31%	93.37%	6.9%

HANGEN RANCH - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$570,000	\$-	N/A
Average Price.....	\$570,000	\$-	N/A
Average Price per Square Foot.....	\$582	\$-	N/A
Average Days on Market.....	249	\$-	N/A
Highest Price.....	\$570,000	\$-	N/A
Lowest Price	\$570,000	\$-	N/A
Properties Sold.....	1	\$-	N/A
% Sold Price to Original List Price.....	76.10%	0.00%	N/A

HIWAN COUNTRY CLUB - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$550,000	\$500,000	-9.1%
Average Price.....	\$560,617	\$556,261	-0.8%
Average Price per Square Foot.....	\$203	\$184	-9.4%
Average Days on Market.....	140	138	-1.4%
Highest Price.....	\$1,500,000	\$1,500,000	0.0%
Lowest Price	\$251,000	\$300,000	19.5%
Properties Sold.....	17	17	0.0%
% Sold Price to Original List Price.....	90.28%	86.05%	-4.7%

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HIWAN HILLS - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$374,220	\$365,000	-2.5%
Average Price.....	\$423,272	\$354,022	-16.4%
Average Price per Square Foot.....	\$182	\$176	-3.3%
Average Days on Market.....	68	65	-4.4%
Highest Price.....	\$1,182,000	\$500,000	-57.7%
Lowest Price	\$162,000	\$130,000	-19.8%
Properties Sold.....	21	11	-47.6%
% Sold Price to Original List Price.....	105.01%	91.59%	-12.8%

LOOKOUT MOUNTAIN - GOLDEN

January through July	2010	2011	% Change
Median Price	\$445,000	\$460,000	3.4%
Average Price.....	\$430,800	\$444,866	3.3%
Average Price per Square Foot.....	\$204	\$214	4.9%
Average Days on Market.....	121	208	71.9%
Highest Price.....	\$523,000	\$950,000	81.6%
Lowest Price	\$350,000	\$23,500	-93.3%
Properties Sold.....	10	15	50.0%
% Sold Price to Original List Price.....	90.10%	92.28%	2.4%

MT. VERNON COUNTRY CLUB - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$450,000	\$635,000	41.1%
Average Price.....	\$424,950	\$565,680	33.1%
Average Price per Square Foot.....	\$137	\$227	65.7%
Average Days on Market.....	171	5	-97.1%
Highest Price.....	\$450,000	\$635,000	41.1%
Lowest Price	\$399,900	\$496,360	24.1%
Properties Sold.....	2	2	0.0%
% Sold Price to Original List Price.....	80.57%	96.29%	19.5%

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RIDGE AT HIWAN - EVERGREEN

January through July	2010	2011	% Change
Median Price.....	\$683,475	\$785,000	14.9%
Average Price.....	\$683,039	\$716,827	4.9%
Average Price per Square Foot.....	\$217	\$216	-0.5%
Average Days on Market.....	149	169	13.4%
Highest Price.....	\$815,000	\$845,000	3.7%
Lowest Price.....	\$422,800	\$422,800	0.0%
Properties Sold.....	7	10	42.9%
% Sold Price to Original List Price.....	91.79%	92.04%	0.3%

RIVA CHASE - GOLDEN

January through July	2010	2011	% Change
Median Price.....	\$610,000	\$568,000	-6.9%
Average Price.....	\$677,142	\$588,566	-13.1%
Average Price per Square Foot.....	\$194	\$196	1.0%
Average Days on Market.....	186	239	28.5%
Highest Price.....	\$1,252,000	\$824,400	-34.2%
Lowest Price.....	\$298,000	\$430,000	44.3%
Properties Sold.....	7	6	-14.3%
% Sold Price to Original List Price.....	84.89%	90.64%	6.8%

SHADOW MOUNTAIN - CONIFER

January through July	2010	2011	% Change
Median Price.....	\$280,000	\$256,900	-8.3%
Average Price.....	\$283,580	\$247,480	-12.7%
Average Price per Square Foot.....	\$140	\$129	-7.9%
Average Days on Market.....	206	136	-34.0%
Highest Price.....	\$415,900	\$355,000	-14.6%
Lowest Price.....	\$175,000	\$118,000	-32.6%
Properties Sold.....	5	5	0.0%
% Sold Price to Original List Price.....	91.38%	75.88%	-17.0%

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SODA CREEK (INCLUDING PROMATORY) - EVERGREEN

January through July	2010	2011	% Change
Median Price.....	\$675,000	\$810,000	20.0%
Average Price.....	\$903,142	\$808,687	-10.5%
Average Price per Square Foot.....	\$228	\$193	-15.4%
Average Days on Market.....	135	194	43.7%
Highest Price.....	\$2,200,000	\$1,395,000	-36.6%
Lowest Price.....	\$372,500	\$430,000	15.4%
Properties Sold.....	7	8	14.3%
% Sold Price to Original List Price.....	84.94%	84.83%	-0.1%

SPRING RANCH - GOLDEN

January through July	2010	2011	% Change
Median Price.....	\$-	\$-	N/A
Average Price.....	\$-	\$-	N/A
Average Price per Square Foot.....	\$-	\$-	N/A
Average Days on Market.....	0	0	N/A
Highest Price.....	\$-	\$-	N/A
Lowest Price.....	\$-	\$-	N/A
Properties Sold.....	0	0	N/A
% Sold Price to Original List Price.....	0.00%	0.00%	N/A

TANOAH - EVERGREEN

January through July	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.....	90%	84.84%	-6.1%

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UPPER BEAR CREEK - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$250,000	\$575,000	130.0%
Average Price.....	\$182,750	\$544,800	198.1%
Average Price per Square Foot.....	\$118	\$189	60.2%
Average Days on Market.....	110	426	287.3%
Highest Price.....	\$250,000	\$750,000	200.0%
Lowest Price	\$115,500	\$239,000	106.9%
Properties Sold.....	2	5	150.0%
% Sold Price to Original List Price.....	74.15%	83.10%	12.1%

VALLEY ESTATES - EVERGREEN

January through July	2010	2011	% Change
Median Price	\$287,000	\$295,000	2.8%
Average Price.....	\$278,175	\$315,000	13.2%
Average Price per Square Foot.....	\$143	\$142	-0.7%
Average Days on Market.....	86	156	81.4%
Highest Price.....	\$325,000	\$420,000	29.2%
Lowest Price	\$223,750	\$195,000	-12.8%
Properties Sold.....	5	5	0.0%
% Sold Price to Original List Price.....	90.32%	89.36%	-1.1%

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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 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.

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