

# MICROMARKETREPORT

MAY 2011 YEAR TO DATE

COLORADOMICROREPORTS.COM

## CENTRAL BOULDER

2nd to 28th; Alpine to Arapahoe

January through May	2010	2011	% Change
Median Price .....	\$489,000	\$536,950	9.8%
Average Price.....	\$606,206	\$766,741	26.5%
Average Days on Market.....	206	229	11.2%
Highest Price.....	\$2,550,000	\$4,150,000	62.7%
Lowest Price .....	\$149,000	\$169,000	13.4%
Properties Sold.....	\$65	52	-20.0%

## EAST BOULDER

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

January through May	2010	2011	% Change
Median Price .....	\$295,900	\$314,000	6.1%
Average Price.....	\$360,487	\$342,453	-5.0%
Average Days on Market.....	181	151	-16.6%
Highest Price.....	\$3,040,000	\$1,450,000	-52.3%
Lowest Price .....	\$104,500	\$95,000	-9.1%
Properties Sold.....	162	116	-28.4%

## MAPLETON HILL

3rd to Broadway; Spruce to North

January through May	2010	2011	% Change
Median Price .....	\$737,500	\$575,000	-22.0%
Average Price.....	\$1,040,546	\$795,052	-23.6%
Average Days on Market.....	122	144	18.0%
Highest Price.....	\$4,200,000	\$4,150,000	-1.2%
Lowest Price .....	\$65,900	\$206,000	212.6%
Properties Sold.....	39	27	-30.8%

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## NEWLANDS

3rd to Broadway; Balsom to Kalmia

January through May	2010	2011	% Change
Median Price .....	\$1,030,000	\$540,000	-47.6%
Average Price.....	\$1,246,125	\$669,104	-46.3%
Average Days on Market.....	133	155	16.5%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price .....	\$154,500	\$206,000	33.3%
Properties Sold.....	24	15	-37.5%

## NIWOT

Properties in the Niwot IRES Sub-Area

January through May	2010	2011	% Change
Median Price .....	\$391,500	\$435,000	11.1%
Average Price.....	\$457,141	\$626,301	37.0%
Average Days on Market.....	173	125	-27.7%
Highest Price.....	\$1,950,000	\$2,109,000	8.2%
Lowest Price .....	\$57,500	\$77,000	33.9%
Properties Sold.....	34	33	-2.9%

## NORTHEAST BOULDER

Broadway to 28th; Alpine to Highway 36

January through May	2010	2011	% Change
Median Price .....	\$414,500	\$464,775	12.1%
Average Price.....	\$496,525	\$675,030	36.0%
Average Days on Market.....	115	148	28.7%
Highest Price.....	\$2,700,000	\$3,125,000	15.7%
Lowest Price .....	\$128,000	\$157,500	23.0%
Properties Sold.....	46	46	0.0%

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## NORTHWEST BOULDER

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

January through May	2010	2011	% Change
Median Price .....	\$690,000	\$660,018	-4.3%
Average Price.....	\$976,028	\$751,840	-23.0%
Average Days on Market.....	136	146	7.4%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price .....	\$125,000	\$170,000	36.0%
Properties Sold.....	47	41	-12.8%

## SOUTH BOULDER

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

January through May	2010	2011	% Change
Median Price .....	\$372,000	\$373,640	0.4%
Average Price.....	\$429,927	\$400,297	-6.9%
Average Days on Market.....	93	103	10.8%
Highest Price.....	\$2,200,000	\$970,000	-55.9%
Lowest Price .....	\$123,000	\$105,196	-14.5%
Properties Sold.....	79	69	-12.7%

## SOUTHEAST BOULDER

Highway 93 to Foothills; Marshall to Baseline

January through May	2010	2011	% Change
Median Price .....	\$358,250	\$354,850	-0.9%
Average Price.....	\$354,059	\$361,071	2.0%
Average Days on Market.....	80	111	38.8%
Highest Price.....	\$805,000	\$970,000	20.5%
Lowest Price .....	\$132,000	\$112,000	-15.2%
Properties Sold.....	89	58	-34.8%

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## SOUTHWEST BOULDER

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

January through May	2010	2011	% Change
Median Price .....	\$630,000 .....	\$665,000 .....	5.6%
Average Price.....	\$779,147 .....	\$833,433 .....	7.0%
Average Days on Market.....	123 .....	141 .....	14.6%
Highest Price.....	\$2,300,000 .....	\$2,500,000 .....	8.7%
Lowest Price .....	\$245,000 .....	\$373,000 .....	52.2%
Properties Sold.....	31 .....	24.....	-22.6%

## 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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