



DENVER METRO

MICROMARKETREPORT

QUARTER 3 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

QUARTER 3 2011 JANUARY-SEPTEMBER

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DENVER (CITY)

City of Denver

January through September	2010	2011	% Change
Median Price	\$205,400	\$220,000	7.1%
Average Price.....	\$272,677	\$282,110	3.5%
Average Price per Square Foot.....	\$181	\$181	0.0%
Average Days on Market.....	78	100	28.2%
Highest Price.....	\$5,700,000	\$3,815,000	-33.1%
Lowest Price	\$24,000	\$18,500	-22.9%
Properties Sold.....	5979	5747	-3.9%
% Sold Price to Original List Price.....	92.48%	92.25%	-0.2%

HIGHLANDS RANCH

Daniels Park to County Line; Santa Fe to Quebec

January through September	2010	2011	% Change
Median Price	\$310,000	\$338,184	9.1%
Average Price.....	\$347,679	\$307,500	-11.6%
Average Price per Square Foot.....	\$156	\$128	-17.9%
Average Days on Market.....	79	82	3.8%
Highest Price.....	\$1,638,000	\$1,313,000	-19.8%
Lowest Price	\$150,000	\$56,900	-62.1%
Properties Sold.....	946	1046	10.6%
% Sold Price to Original List Price.....	94.45%	94.39%	-0.1%

BONNIE BRAE / BELCARO

Mississippi to Cherry Creek Drive South; University to Colorado

January through September	2010	2011	% Change
Median Price	\$575,000	\$609,500	6.0%
Average Price.....	\$805,048	\$836,927	4.0%
Average Price per Square Foot.....	\$326	\$307	-5.8%
Average Days on Market.....	114	128	12.3%
Highest Price.....	\$5,700,000	\$3,815,000	-33.1%
Lowest Price	\$275,000	\$277,000	0.7%
Properties Sold.....	58	52	-10.3%
% Sold Price to Original List Price.....	90.67%	86.60%	-4.5%

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CASTLE PINES NORTH

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

January through September	2010	2011	% Change
Median Price	\$400,000	\$400,000	0.0%
Average Price.....	\$463,774	\$439,027	-5.3%
Average Price per Square Foot.....	\$168	\$162	-3.6%
Average Days on Market.....	114	112	-1.8%
Highest Price.....	\$1,435,000	\$985,000	-31.4%
Lowest Price	\$200,000	\$198,000	-1.0%
Properties Sold.....	113	115	1.8%
% Sold Price to Original List Price.....	91.54%	92.45%	1.0%

CASTLE PINES VILLAGE

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

January through September	2010	2011	% Change
Median Price	\$760,000	\$740,000	-2.6%
Average Price.....	\$1,046,435	\$879,417	-16.0%
Average Price per Square Foot.....	\$289	\$246	-14.9%
Average Days on Market.....	250	288	15.2%
Highest Price.....	\$3,630,000	\$3,150,000	-13.2%
Lowest Price	\$465,000	\$250,000	-46.2%
Properties Sold.....	67	55	-17.9%
% Sold Price to Original List Price.....	79.46%	82.10%	3.3%

CHERRY CREEK (CONDO)

Alameda to Sixth; Josephine to Colorado

January through September	2010	2011	% Change
Median Price	\$358,250	\$378,950	5.8%
Average Price.....	\$454,726	\$473,509	4.1%
Average Price per Square Foot.....	\$252	\$248	-1.6%
Average Days on Market.....	227	184	-18.9%
Highest Price.....	\$1,750,000	\$1,350,000	-22.9%
Lowest Price	\$104,900	\$130,000	23.9%
Properties Sold.....	104	86	-17.3%
% Sold Price to Original List Price.....	80.14%	88.70%	10.7%

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CHERRY CREEK

Alameda to Sixth; Josephine to Colorado

January through September	2010	2011	% Change
Median Price	\$629,900	\$655,000	4.0%
Average Price.....	\$870,947	\$780,356	-10.4%
Average Price per Square Foot.....	\$295	\$296	0.3%
Average Days on Market.....	175	166	-5.1%
Highest Price.....	\$3,290,000	\$1,955,000	-40.6%
Lowest Price	\$200,000	\$235,000	17.5%
Properties Sold.....	51	50	-2.0%
% Sold Price to Original List Price.....	83.54%	84.57%	1.2%

CHERRY HILLS VILLAGE

Clarkson to Monaco; Belleview to Hampden

January through September	2010	2011	% Change
Median Price	\$1,027,000	\$1,075,000	4.7%
Average Price.....	\$1,497,184	\$1,310,819	-12.4%
Average Price per Square Foot.....	\$314	\$279	-11.1%
Average Days on Market.....	207	178	-14.0%
Highest Price.....	\$7,000,000	\$8,200,000	17.1%
Lowest Price	\$370,000	\$354,685	-4.1%
Properties Sold.....	66	91	37.9%
% Sold Price to Original List Price.....	70.01%	81.90%	17.0%

CITY PARK

Downing to York; 18th to Martin Luther King

January through September	2010	2011	% Change
Median Price	\$247,000	\$282,500	14.4%
Average Price.....	\$254,554	\$277,153	8.9%
Average Price per Square Foot.....	\$190	\$181	-4.7%
Average Days on Market.....	74	76	2.7%
Highest Price.....	\$605,000	\$571,000	-5.6%
Lowest Price	\$98,000	\$60,000	-38.8%
Properties Sold.....	96	77	-19.8%
% Sold Price to Original List Price.....	98.38%	93.52%	-4.9%

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CITY PARK SOUTH

York to Colorado; Colfax to 17th

January through September	2010	2011	% Change
Median Price	\$378,000	\$327,000	-13.5%
Average Price.....	\$366,786	\$330,625	-9.9%
Average Price per Square Foot.....	\$258	\$241	-6.6%
Average Days on Market.....	39	77	97.4%
Highest Price	\$695,000	\$411,750	-40.8%
Lowest Price	\$167,750	\$267,000	59.2%
Properties Sold.....	18	10	-44.4%
% Sold Price to Original List Price.....	95.98%	96.37%	0.4%

CONGRESS PARK

York to Colorado; Sixth to Colfax

January through September	2010	2011	% Change
Median Price	\$385,387	\$392,000	1.7%
Average Price.....	\$439,629	\$409,612	-6.8%
Average Price per Square Foot.....	\$276	\$269	-2.5%
Average Days on Market.....	56	95	69.6%
Highest Price	\$2,325,000	\$1,085,000	-53.3%
Lowest Price	\$200,000	\$170,000	-15.0%
Properties Sold.....	76	91	19.7%
% Sold Price to Original List Price.....	95.11%	91.67%	-3.6%

COUNTRY CLUB

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

January through September	2010	2011	% Change
Median Price	\$855,000	\$762,500	-10.8%
Average Price.....	\$1,167,656	\$1,012,206	-13.3%
Average Price per Square Foot.....	\$369	\$362	-1.9%
Average Days on Market.....	109	123	12.8%
Highest Price	\$3,950,000	\$3,000,000	-24.1%
Lowest Price	\$299,000	\$255,000	-14.7%
Properties Sold.....	27	36	33.3%
% Sold Price to Original List Price.....	87.78%	88.51%	0.8%

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CRESTMoor

Holly to Monaco; First to Sixth

January through September	2010	2011	% Change
Median Price	\$675,000	\$770,000	14.1%
Average Price.....	\$738,037	\$933,000	26.4%
Average Price per Square Foot.....	\$275	\$276	0.4%
Average Days on Market.....	98	68	-30.6%
Highest Price.....	\$1,750,000	\$1,750,000	0.0%
Lowest Price	\$374,000	\$291,100	-22.2%
Properties Sold.....	16	14	-12.5%
% Sold Price to Original List Price.....	86.47%	92.92%	7.5%

DOWNTOWN (CONDO)

Downtown Denver MLS Area

January through September	2010	2011	% Change
Median Price	\$299,000	\$325,000	8.7%
Average Price.....	\$376,570	\$426,822	13.3%
Average Price per Square Foot.....	\$280	\$281	0.4%
Average Days on Market.....	174	190	9.2%
Highest Price.....	\$2,496,798	\$2,300,000	-7.9%
Lowest Price	\$42,500	\$41,500	-2.4%
Properties Sold.....	195	201	3.1%
% Sold Price to Original List Price.....	85.62%	87.67%	2.4%

GREENWOOD VILLAGE EAST

Caley to Belleview; I-25 to Dayton and Havana. Belleview to I-225;

Yosemite to Dayton

January through September	2010	2011	% Change
Median Price	\$517,500	\$560,000	8.2%
Average Price.....	\$595,752	\$572,266	-3.9%
Average Price per Square Foot.....	\$196	\$210	7.1%
Average Days on Market.....	127	101	-20.5%
Highest Price.....	\$1,350,000	\$1,200,000	-11.1%
Lowest Price	\$127,700	\$102,500	-19.7%
Properties Sold.....	46	43	-6.5%
% Sold Price to Original List Price.....	88.72%	92.62%	4.4%

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GREENWOOD VILLAGE WEST

Orchard to Belleview; Clarkson to I-25

January through September	2010	2011	% Change
Median Price	\$1,250,000	\$952,500	-23.8%
Average Price.....	\$1,457,736	\$1,166,847	-20.0%
Average Price per Square Foot.....	\$276	\$277	0.4%
Average Days on Market.....	244	163	-33.2%
Highest Price.....	\$2,439,000	\$3,650,000	49.7%
Lowest Price	\$425,000	\$284,001	-33.2%
Properties Sold.....	54	60	11.1%
% Sold Price to Original List Price.....	75.81%	83.79%	10.5%

HALE MAYFAIR

Colorado to Holly; Sixth to Colfax

January through September	2010	2011	% Change
Median Price	\$315,000	\$319,500	1.4%
Average Price.....	\$337,999	\$354,230	4.8%
Average Price per Square Foot.....	\$268	\$247	-7.8%
Average Days on Market.....	81	114	40.7%
Highest Price.....	\$795,000	\$1,448,000	82.1%
Lowest Price	\$109,000	\$118,000	8.3%
Properties Sold.....	61	71	16.4%
% Sold Price to Original List Price.....	90.84%	90.41%	-0.5%

HIGHLANDS

Sheridan to Tejon; 26th to I-70

January through September	2010	2011	% Change
Median Price	\$280,000	\$306,020	9.3%
Average Price.....	\$302,830	\$313,100	3.4%
Average Price per Square Foot.....	\$249	\$241	-3.1%
Average Days on Market.....	68	83	22.3%
Highest Price.....	\$790,000	\$752,000	-4.8%
Lowest Price	\$69,000	\$39,000	-43.5%
Properties Sold.....	470	542	15.3%
% Sold Price to Original List Price.....	94.71%	93.97%	-33.9%

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HILLTOP

Alameda to Sixth; Colorado to Holly

January through September	2010	2011	% Change
Median Price	\$750,000	\$727,500	-3.0%
Average Price.....	\$885,625	\$828,496	-6.5%
Average Price per Square Foot.....	\$296	\$277	-6.4%
Average Days on Market.....	194	172	-11.3%
Highest Price	\$2,000,000	\$2,050,000	2.5%
Lowest Price	\$276,000	\$272,000	-1.4%
Properties Sold.....	55	71	29.1%
% Sold Price to Original List Price.....	84.43%	89.44%	5.9%

LONE TREE

Properties with Lone Tree City Address

January through September	2010	2011	% Change
Median Price	\$412,500	\$399,500	-3.2%
Average Price.....	\$532,044	\$478,670	-10.0%
Average Price per Square Foot.....	\$168	\$165	-1.8%
Average Days on Market.....	76	107	40.8%
Highest Price	\$2,350,000	\$1,570,000	-33.2%
Lowest Price	\$160,000	\$225,000	40.6%
Properties Sold.....	35	55	57.1%
% Sold Price to Original List Price.....	91.45%	93.58%	2.3%

LOWRY

Quebec to Unita; Alameda to 11th

January through September	2010	2011	% Change
Median Price	\$520,000	\$490,000	-5.8%
Average Price.....	\$565,371	\$533,498	-5.6%
Average Price per Square Foot.....	\$215	\$214	-0.5%
Average Days on Market.....	138	117	-15.2%
Highest Price	\$1,525,000	\$1,300,000	-14.8%
Lowest Price	\$148,397	\$142,000	-4.3%
Properties Sold.....	60	45	-25.0%
% Sold Price to Original List Price.....	88.99%	94.70%	6.4%

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MONTCLAIR

Holly to Quebec; Sixth to Colfax

January through September	2010	2011	% Change
Median Price	\$300,000	\$287,500	-4.2%
Average Price.....	\$328,696	\$313,643	-4.6%
Average Price per Square Foot.....	\$237	\$232	-2.1%
Average Days on Market.....	93	114	22.6%
Highest Price.....	\$750,000	\$670,000	-10.7%
Lowest Price	\$94,900	\$115,000	21.2%
Properties Sold.....	85	92	8.2%
% Sold Price to Original List Price.....	92.92%	90.14%	-3.0%

OBSERVATORY PARK

University to Colorado; Evans to Yale

January through September	2010	2011	% Change
Median Price	\$770,000	\$661,500	-14.1%
Average Price.....	\$693,951	\$665,551	-4.1%
Average Price per Square Foot.....	\$260	\$244	-6.2%
Average Days on Market.....	143	123	-14.0%
Highest Price.....	\$1,385,000	\$1,498,000	8.2%
Lowest Price	\$191,000	\$245,000	28.3%
Properties Sold.....	59	58	-1.7%
% Sold Price to Original List Price.....	87.48%	88.52%	1.2%

PARK HILL

Colfax to 26th; Colorado to Quebec

January through September	2010	2011	% Change
Median Price	\$392,500	\$393,250	0.2%
Average Price.....	\$453,481	\$444,566	-2.0%
Average Price per Square Foot.....	\$276	\$279	1.1%
Average Days on Market.....	67	83	23.9%
Highest Price.....	\$1,400,000	\$1,375,000	-1.8%
Lowest Price	\$111,500	\$165,000	48.0%
Properties Sold.....	112	150	33.9%
% Sold Price to Original List Price.....	92.71%	93.84%	1.2%

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PLATT PARK

Broadway to Downing; Louisiana to Evans

January through September	2010	2011	% Change
Median Price	\$362,000	\$352,000	-2.8%
Average Price.....	\$391,604	\$383,047	-2.2%
Average Price per Square Foot.....	\$274	\$275	0.4%
Average Days on Market.....	81	68	-16.0%
Highest Price.....	\$810,000	\$805,000	-0.6%
Lowest Price	\$135,000	\$138,000	2.2%
Properties Sold.....	90	89	-1.1%
% Sold Price to Original List Price.....	91.13%	94.50%	3.7%

PRADERA AND TIMBERS

Pradera and Timbers Sub-divisions in Parker

January through September	2010	2011	% Change
Median Price	\$650,000	\$600,000	-7.7%
Average Price.....	\$675,860	\$673,039	-0.4%
Average Price per Square Foot.....	\$185	\$186	0.5%
Average Days on Market.....	164	196	19.5%
Highest Price.....	\$1,800,000	\$1,600,000	-11.1%
Lowest Price	\$348,500	\$230,000	-34.0%
Properties Sold.....	61	67	9.8%
% Sold Price to Original List Price.....	85.81%	87.66%	2.2%

SOUTHERN HILLS

University to Colorado; Yale to Hampden

January through June	2010	2011	% Change
Median Price	\$460,000	\$506,000	10.0%
Average Price.....	\$460,671	\$474,976	3.1%
Average Price per Square Foot.....	\$239	\$230	-3.8%
Average Days on Market.....	71	79	11.3%
Highest Price.....	\$925,000	\$825,000	-10.8%
Lowest Price	\$151,100	\$130,000	-14.0%
Properties Sold.....	36	49	36.1%
% Sold Price to Original List Price.....	93.25%	94.68%	1.5%

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STAPLETON

Quebec to Havana; 23rd to 40th

January through June	2010	2011	% Change
Median Price	\$406,700	\$434,593	6.9%
Average Price.....	\$413,145	\$451,051	9.2%
Average Price per Square Foot.....	\$196	\$198	1.0%
Average Days on Market.....	118	98	-16.9%
Highest Price.....	\$951,000	\$1,127,803	18.6%
Lowest Price	\$59,000	\$42,500	-28.0%
Properties Sold.....	149	178	19.5%
% Sold Price to Original List Price.....	95.67%	96.57%	0.9%

WASHINGTON PARK EAST

Louisiana to Ellsworth; Downing to University

January through September	2010	2011	% Change
Median Price	\$518,200	\$540,000	4.2%
Average Price.....	\$597,564	\$630,413	5.5%
Average Price per Square Foot.....	\$355	\$372	4.8%
Average Days on Market.....	89	91	2.2%
Highest Price.....	\$2,123,293	\$1,760,000	-17.1%
Lowest Price	\$250,000	\$260,000	4.0%
Properties Sold.....	89	105	18.0%
% Sold Price to Original List Price.....	91.90%	94.06%	2.4%

WASHINGTON PARK WEST

Louisiana to Ellsworth; Broadway to Downing

January through September	2010	2011	% Change
Median Price	\$368,750	\$371,300	0.7%
Average Price.....	\$391,411	\$385,158	-1.6%
Average Price per Square Foot.....	\$280	\$274	-2.1%
Average Days on Market.....	85	95	11.8%
Highest Price.....	\$1,007,500	\$744,000	-26.2%
Lowest Price	\$120,000	\$135,000	12.5%
Properties Sold.....	148	152	2.7%
% Sold Price to Original List Price.....	93.08%	93.31%	0.2%

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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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