



GREATER EVERGREEN AREA
(INCLUDING CONIFER AND GENESEE)

MICROMARKETREPORT

QUARTER 3 2011

COLORADOMICROREPORTS.COM

Fuller

Sotheby's
INTERNATIONAL REALTY

MICROMARKETREPORT

QUARTER 3 2011 JANUARY - SEPTEMBER

COLORADOMICROREPORTS.COM

BEAR MOUNTAIN - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$476,750	\$518,065	8.7%
Average Price.....	\$470,375	\$541,772	15.2%
Average Price per Square Foot.....	\$150	\$199	32.7%
Average Days on Market.....	168	129	-23.2%
Highest Price.....	\$639,900	\$789,000	23.3%
Lowest Price	\$303,000	\$330,000	8.9%
Properties Sold.....	4	6	50.0%
% Sold Price to Original List Price.....	81.64%	91.93%	12.6%

BROOK FOREST - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$325,000	\$234,900	-27.7%
Average Price.....	\$310,739	\$252,752	-18.7%
Average Price per Square Foot.....	\$159	\$148	-6.9%
Average Days on Market.....	114	116	1.8%
Highest Price.....	\$727,500	\$398,195	-45.3%
Lowest Price	\$42,500	\$84,525	98.9%
Properties Sold.....	16	10	-37.5%
% Sold Price to Original List Price.....	89.45%	89.22%	-0.3%

CONIFER MOUNTAIN - CONIFER

January through September	2010	2011	% Change
Median Price	\$310,000	\$245,000	-21.0%
Average Price.....	\$364,261	\$282,850	-22.3%
Average Price per Square Foot.....	\$189	\$158	-16.4%
Average Days on Market.....	164	200	22.0%
Highest Price.....	\$650,000	\$461,300	-29.0%
Lowest Price	\$166,100	\$161,500	-2.8%
Properties Sold.....	9	8	-11.1%
% Sold Price to Original List Price.....	88.72%	82.50%	-7.0%

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EVERGREEN HIGHLANDS - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$425,000	\$335,000	-21.2%
Average Price.....	\$420,944	\$319,500	-24.1%
Average Price per Square Foot.....	\$193	\$151	-21.8%
Average Days on Market.....	117	199	70.1%
Highest Price	\$625,000	\$430,000	-31.2%
Lowest Price	\$252,000	\$224,000	-11.1%
Properties Sold.....	9	8	-11.1%
% Sold Price to Original List Price.....	90.02%	86.71%	-3.7%

EVERGREEN MEADOWS - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$405,000	\$420,000	3.7%
Average Price.....	\$493,125	\$407,675	-17.3%
Average Price per Square Foot.....	\$191	\$151	-20.9%
Average Days on Market.....	255	141	-44.7%
Highest Price	\$750,000	\$669,000	-10.8%
Lowest Price	\$355,000	\$194,500	-45.2%
Properties Sold.....	8	8	0.0%
% Sold Price to Original List Price.....	85.39%	92.42%	8.2%

EVERGREEN MEADOWS WEST - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$330,000	\$352,500	6.8%
Average Price.....	\$345,062	\$348,250	0.9%
Average Price per Square Foot.....	\$160	\$179	11.9%
Average Days on Market.....	160	149	-6.9%
Highest Price	\$735,000	\$530,000	-27.9%
Lowest Price	\$146,000	\$153,000	4.8%
Properties Sold.....	19	10	-47.4%
% Sold Price to Original List Price.....	90.40%	83.77%	-7.3%

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GENESEE - GOLDEN

January through September	2010	2011	% Change
Median Price	\$435,000	\$529,500	21.7%
Average Price.....	\$548,316	\$626,325	14.2%
Average Price per Square Foot.....	\$225	\$240	6.7%
Average Days on Market.....	172	166	-3.5%
Highest Price.....	\$2,000,000	\$2,000,000	0.0%
Lowest Price	\$298,000	\$194,500	-34.7%
Properties Sold.....	34	27	-20.6%
% Sold Price to Original List Price.....	88.77%	89.63%	1.0%

HANGEN RANCH - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$570,000	\$400,000	-29.8%
Average Price.....	\$570,000	\$352,666	-38.1%
Average Price per Square Foot.....	\$582	\$190	-67.4%
Average Days on Market.....	249	160	-35.7%
Highest Price.....	\$570,000	\$492,000	-13.7%
Lowest Price	\$570,000	\$166,000	-70.9%
Properties Sold.....	1	3	200.0%
% Sold Price to Original List Price.....	76.10%	84.95%	11.6%

HIWAN COUNTRY CLUB - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$550,000	\$475,000	-13.6%
Average Price.....	\$569,275	\$537,594	-5.6%
Average Price per Square Foot.....	\$203	\$194	-4.4%
Average Days on Market.....	144	144	0.0%
Highest Price.....	\$1,500,000	\$1,500,000	0.0%
Lowest Price	\$251,000	\$197,500	-21.3%
Properties Sold.....	20	26	30.0%
% Sold Price to Original List Price.....	90.14%	86.81%	-3.7%

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HIWAN HILLS - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$374,220	\$365,000	-2.5%
Average Price.....	\$423,272	\$359,950	-15.0%
Average Price per Square Foot.....	\$182	\$174	-4.4%
Average Days on Market.....	68	74	8.8%
Highest Price.....	\$1,182,000	\$500,000	-57.7%
Lowest Price	\$162	\$151,500	93418.5%
Properties Sold.....	21	15	-28.6%
% Sold Price to Original List Price.....	105.01%	89.46%	-14.8%

LOOKOUT MOUNTAIN - GOLDEN

January through September	2010	2011	% Change
Median Price	\$445,000	\$460,000	3.4%
Average Price.....	\$414,850	\$444,353	7.1%
Average Price per Square Foot.....	\$197	\$215	9.1%
Average Days on Market.....	151	200	32.5%
Highest Price.....	\$523,000	\$950,000	81.6%
Lowest Price	\$110,051	\$23,500	-78.6%
Properties Sold.....	13	17	30.8%
% Sold Price to Original List Price.....	87.89%	91.96%	4.6%

MT. VERNON COUNTRY CLUB - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$450,000	\$496,360	10.3%
Average Price.....	\$424,950	\$495,315	16.6%
Average Price per Square Foot.....	\$137	\$182	32.8%
Average Days on Market.....	171	88	-48.5%
Highest Price.....	\$450,000	\$635,000	41.1%
Lowest Price	\$399,900	\$399,900	0.0%
Properties Sold.....	2	4	100.0%
% Sold Price to Original List Price.....	80.57%	88.85%	10.3%

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RIDGE AT HIWAN - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$683,475	\$712,000	4.2%
Average Price.....	\$683,039	\$734,098	7.5%
Average Price per Square Foot.....	\$217	\$219	0.9%
Average Days on Market.....	149	175	17.4%
Highest Price.....	\$815,000	\$1,220,000	49.7%
Lowest Price	\$422,800	\$422,800	0.0%
Properties Sold.....	7	13	85.7%
% Sold Price to Original List Price.....	91.79%	91.66%	-0.1%

RIVA CHASE - GOLDEN

January through September	2010	2011	% Change
Median Price	\$610,000	\$568,000	-6.9%
Average Price.....	\$677,444	\$602,300	-11.1%
Average Price per Square Foot.....	\$204	\$222	8.8%
Average Days on Market.....	185	221	19.5%
Highest Price.....	\$1,252,000	\$832,000	-33.5%
Lowest Price	\$298,000	\$430,000	44.3%
Properties Sold.....	9	8	-11.1%
% Sold Price to Original List Price.....	86.94%	91.26%	5.0%

SHADOW MOUNTAIN - CONIFER

January through September	2010	2011	% Change
Median Price	\$315,000	\$256,900	-18.4%
Average Price.....	\$315,362	\$240,566	-23.7%
Average Price per Square Foot.....	\$155	\$125	-19.4%
Average Days on Market.....	147	128	-12.9%
Highest Price.....	\$495,000	\$355,000	-28.3%
Lowest Price	\$175,000	\$118,000	-32.6%
Properties Sold.....	8	6	-25.0%
% Sold Price to Original List Price.....	92.22%	76.13%	-17.4%

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SODA CREEK - EVERGREEN

January through September	2010	2011	% Change
Median Price.....	\$802,500	\$810,000	0.9%
Average Price.....	\$916,125	\$808,687	-11.7%
Average Price per Square Foot.....	\$231	\$193	-16.5%
Average Days on Market.....	101	194	92.1%
Highest Price.....	\$2,200,000	\$1,395,000	-36.6%
Lowest Price.....	\$372,500	\$430,000	15.4%
Properties Sold.....	8	8	0.0%
% Sold Price to Original List Price.....	85.09%	84.83%	-0.3%

SPRING RANCH - GOLDEN

January through September	2010	2011	% Change
Median Price.....	\$837,000	\$900,000	7.5%
Average Price.....	\$837,000	\$900,000	7.5%
Average Price per Square Foot.....	\$152	\$247	62.5%
Average Days on Market.....	223	531	138.1%
Highest Price.....	\$837,000	\$900,000	7.5%
Lowest Price.....	\$837,000	\$900,000	7.5%
Properties Sold.....	1	1	0.0%
% Sold Price to Original List Price.....	83.71%	54.55%	-34.8%

TANOA - EVERGREEN

January through September	2010	2011	% Change
Median Price.....	\$595,000	\$1,001,000	68.2%
Average Price.....	\$647,500	\$920,500	42.2%
Average Price per Square Foot.....	\$233	\$269	15.5%
Average Days on Market.....	126	376	198.4%
Highest Price.....	\$855,000	\$1,001,000	17.1%
Lowest Price.....	\$492,500	\$840,000	70.6%
Properties Sold.....	3	3	0.0%
% Sold Price to Original List Price.....	92.32%	84.84%	-8.1%

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UPPER BEAR CREEK - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$416,600	\$575,000	38.0%
Average Price.....	\$368,760	\$534,500	44.9%
Average Price per Square Foot.....	\$170	\$194	14.1%
Average Days on Market.....	119	319	168.1%
Highest Price.....	\$600,000	\$870,000	45.0%
Lowest Price	\$115,500	\$147,500	27.7%
Properties Sold.....	5	7	40.0%
% Sold Price to Original List Price.....	76.10%	85.86%	12.8%

VALLEY ESTATES - EVERGREEN

January through September	2010	2011	% Change
Median Price	\$287,000	\$320,000	11.5%
Average Price.....	\$278,175	\$317,142	14.0%
Average Price per Square Foot.....	\$143	\$157	9.8%
Average Days on Market.....	86	112	30.2%
Highest Price.....	\$325,000	\$420,000	29.2%
Lowest Price	\$223,750	\$195,000	-12.8%
Properties Sold.....	5	7	40.0%
% Sold Price to Original List Price.....	90.32%	91.46%	1.3%

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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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