

# MICROMARKET REPORT

FIRST HALF 2011 JANUARY-JUNE

COLORADOMICROREPORTS.COM

## CENTRAL BOULDER

2nd to 28th; Alpine to Arapahoe

January through June	2010	2011	% Change
Median Price.....	\$527,000	\$533,000	1.1%
Average Price.....	\$595,064	\$687,458	15.5%
Average Days on Market.....	178	214	20.2%
Highest Price.....	\$2,550,000	\$4,150,000	62.7%
Lowest Price.....	\$149,000	\$108,000	-27.5%
Properties Sold.....	65	74	13.8%
% Sold Price to List Price.....	95%	95%	0.0%

## EAST BOULDER

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

January through June	2010	2011	% Change
Median Price.....	\$296,200	\$325,000	9.7%
Average Price.....	\$354,804	\$349,623	-1.5%
Average Days on Market.....	166	162	-2.4%
Highest Price.....	\$3,040,000	\$1,450,000	-52.3%
Lowest Price.....	\$97,900	\$95,000	-3.0%
Properties Sold.....	215	151	-29.8%
% Sold Price to List Price.....	97%	96%	-1.0%

## GUNBARREL

Gunbarrel IRES Sub-Area

January through June	2010	2011	% Change
Median Price.....	\$184,000	\$330,000	79.3%
Average Price.....	\$239,893	\$345,058	43.8%
Average Days on Market.....	104	139	33.7%
Highest Price.....	\$441,000	\$660,000	49.7%
Lowest Price.....	\$78,000	\$80,000	2.6%
Properties Sold.....	36	35	-2.8%
% Sold Price to List Price.....	97%	96%	-1%

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## MAPLETON HILL

3rd to Broadway; Spruce to North

January through June	2010	2011	% Change
Median Price.....	\$705,000	\$630,000	-10.6%
Average Price.....	\$938,810	\$794,409	-15.4%
Average Days on Market.....	126	145	15.1%
Highest Price.....	\$4,200,000	\$4,150,000	-1.2%
Lowest Price.....	\$165,000	\$142,000	-13.9%
Properties Sold.....	53	45	-15.1%
% Sold Price to List Price.....	94%	96%	2%

## NEWLANDS

3rd to Broadway; Balsam to Kalmia

January through June	2010	2011	% Change
Median Price.....	\$1,030,000	\$707,000	-31.4%
Average Price.....	\$1,190,538	\$803,937	-32.5%
Average Days on Market.....	141	145	2.8%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price.....	\$154,500	\$142,000	-8.1%
Properties Sold.....	26	23	-11.5%
% Sold Price to List Price.....	93%	96%	3.2%

## NIWOT

Properties in the Niwot IRES Sub-Area

January through June	2010	2011	% Change
Median Price.....	\$405,000	\$435,000	7.4%
Average Price.....	\$475,491	\$660,211	38.8%
Average Days on Market.....	140	122	-12.9%
Highest Price.....	\$1,950,000	\$2,109,000	8.2%
Lowest Price.....	\$57,500	\$77,000	33.9%
Properties Sold.....	45	39	-13.3%
% Sold Price to List Price.....	94%	96%	2%

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## NORTHEAST BOULDER

Broadway to 28th; Alpine to Highway 36

January through June	2010	2011	% Change
Median Price .....	\$425,000	\$480,000	12.9%
Average Price.....	\$509,847	\$675,752	32.5%
Average Days on Market.....	108	150	38.9%
Highest Price.....	\$2,700,000	\$3,125,000	15.7%
Lowest Price .....	\$128,000	\$157,500	23.0%
Properties Sold.....	60	61	1.7%
% Sold Price to List Price .....	97%	94%	-3.1%

## NORTHWEST BOULDER

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

January through June	2010	2011	% Change
Median Price .....	\$690,000	\$707,000	2.5%
Average Price.....	\$922,469	\$769,607	-16.6%
Average Days on Market.....	130	136	4.6%
Highest Price.....	\$4,200,000	\$2,500,000	-40.5%
Lowest Price .....	\$125,000	\$142,000	13.6%
Properties Sold.....	63	65	3.2%
% Sold Price to List Price .....	94%	95%	1.1%

## SOUTH BOULDER

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

January through June	2010	2011	% Change
Median Price .....	\$390,750	\$394,750	1.0%
Average Price.....	\$439,568	\$410,480	-6.6%
Average Days on Market.....	103	113	9.7%
Highest Price.....	\$220,000	\$970,000	340.9%
Lowest Price .....	\$123,000	\$105,196	-14.5%
Properties Sold.....	104	88	-15.4%
% Sold Price to List Price .....	97%	97%	0%

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## SOUTHEAST BOULDER

Highway 93 to Foothills; Marshall to Baseline

January through June	2010	2011	% Change
Median Price .....	\$362,500	\$359,900	-0.7%
Average Price.....	\$357,089	\$360,572	1.0%
Average Days on Market.....	81	105	29.6%
Highest Price.....	\$805,000	\$970,000	20.5%
Lowest Price .....	\$132,000	\$112,000	-15.2%
Properties Sold.....	112	77	-31.3%
% Sold Price to List Price .....	98%	97%	-1%

## SOUTHWEST BOULDER

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

January through June	2010	2011	% Change
Median Price .....	\$663,750	\$665,000	0.2%
Average Price.....	\$811,939	\$833,433	2.6%
Average Days on Market.....	113	141	24.8%
Highest Price.....	\$2,300,000	\$2,500,000	8.7%
Lowest Price .....	\$245,000	\$373,000	52.2%
Properties Sold.....	42	24	-42.9%
% Sold Price to List Price .....	94%	97%	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 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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