

MARKET ACTION REPORT

August 2013

Zip Code: 80521, 80524, 80525, 80526, 80528



David Timm
 Broker Associate
 970 631 3226
 www.dtimm.com
 david@davidtimmhomes.com



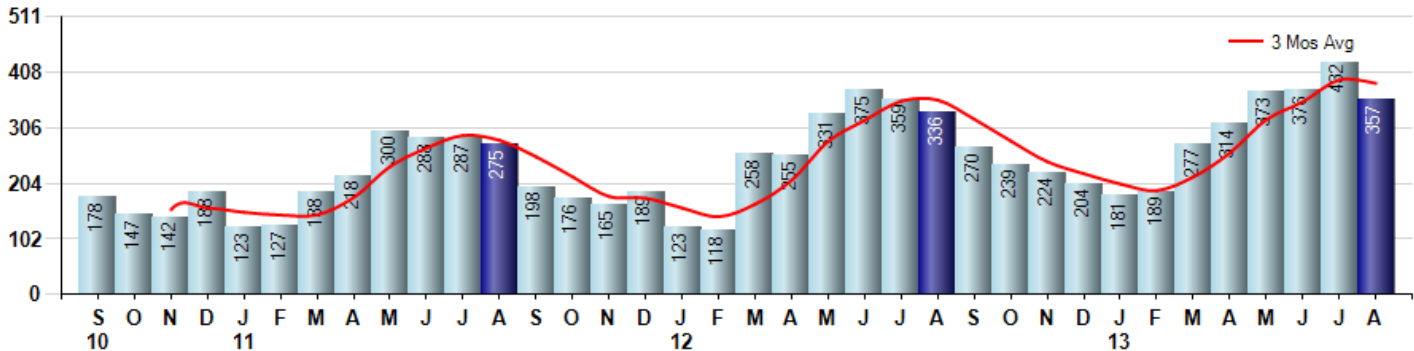
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$300,000	-7%		4%				
Average List Price of all Current Listings	\$306,996	-6%		3%				
August Median Sales Price	\$257,000	1%	2%	12%	11%	\$246,415	8%	7%
August Average Sales Price	\$281,977	-3%	-1%	7%	7%	\$278,418	7%	6%
Total Properties Currently for Sale (Inventory)	837	25%		7%				
August Number of Properties Sold	357	-17%		6%			16%	
August Average Days on Market (Solds)	26	13%	0%	-38%	-54%	34	-40%	-39%
Asking Price per Square Foot (based on New Listings)	\$129	-2%	-2%	5%	5%	\$130	7%	6%
August Sold Price per Square Foot	\$127	-2%	-1%	8%	9%	\$125	7%	7%
August Month's Supply of Inventory	2.3	51%	29%	1%	-23%	1.9	-41%	-38%
August Sale Price vs List Price Ratio	99.3%	0%	1%	1.3%	98.8%	0.8%	0.8%	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

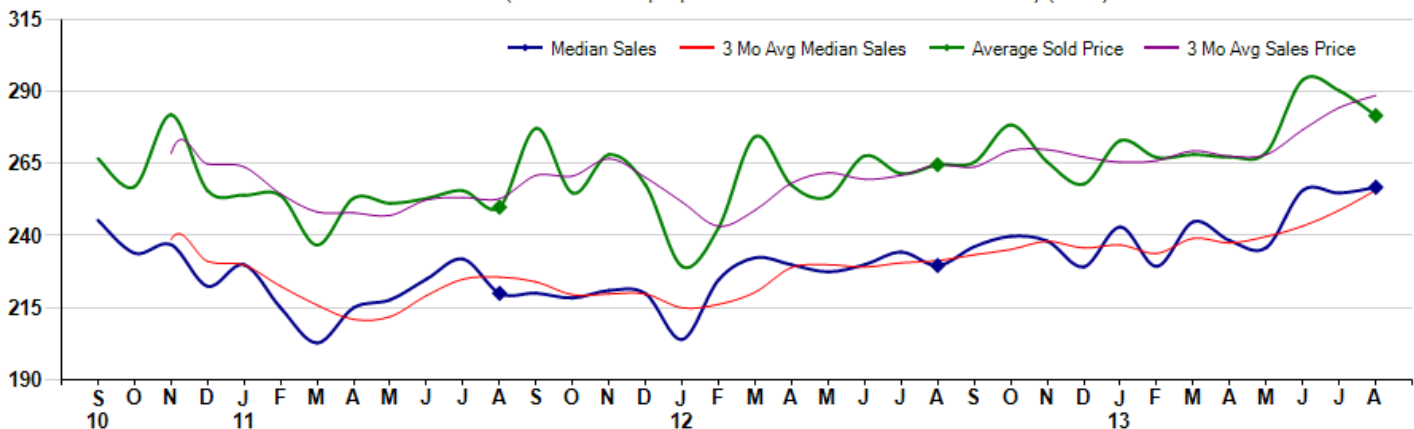
August Property sales were 357, up 6.3% from 336 in August of 2012 and -17.4% lower than the 432 sales last month. August 2013 sales were at their highest level compared to August of 2012 and 2011. August YTD sales of 2,499 are running 16.0% ahead of last year's year-to-date sales of 2,155.



Prices

The Median Sales Price in August was \$257,000, up 11.9% from \$229,700 in August of 2012 and up 0.8% from \$255,000 last month. The Average Sales Price in August was \$281,977, up 6.5% from \$264,864 in August of 2012 and down -3.0% from \$290,686 last month. August 2013 ASP was at highest level compared to August of 2012 and 2011.

Median means Middle (the same # of properties sold above and below Median) (000's)



© 2013 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 9/1/2010 through 8/31/2013. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



Zip Code: 80521, 80524, 80525, 80526, 80528



David Timm
 Broker Associate
 970 631 3226
 www.dtimm.com
 david@davidtimmhomes.com



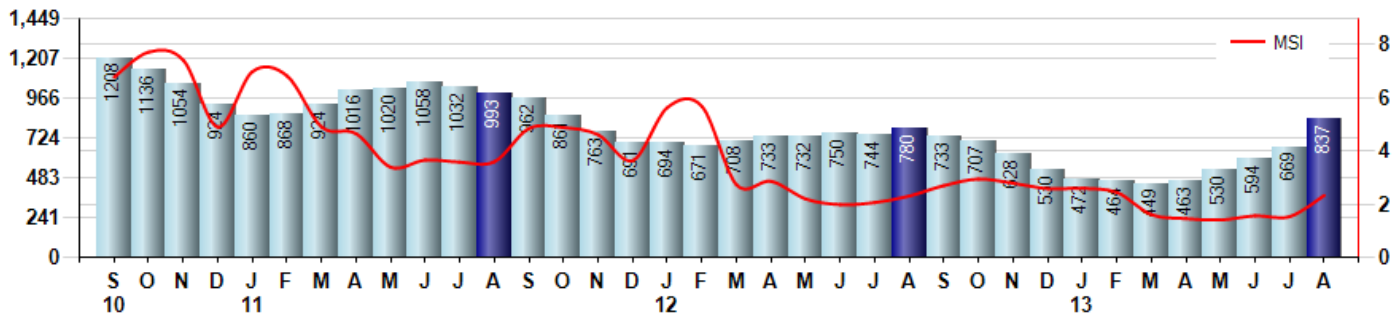
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 837, up 25.1% from 669 last month and up 7.3% from 780 in August of last year. August 2013 Inventory was at a mid range compared to August of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2013 MSI of 2.3 months was at a mid range compared with August of 2012 and 2011.

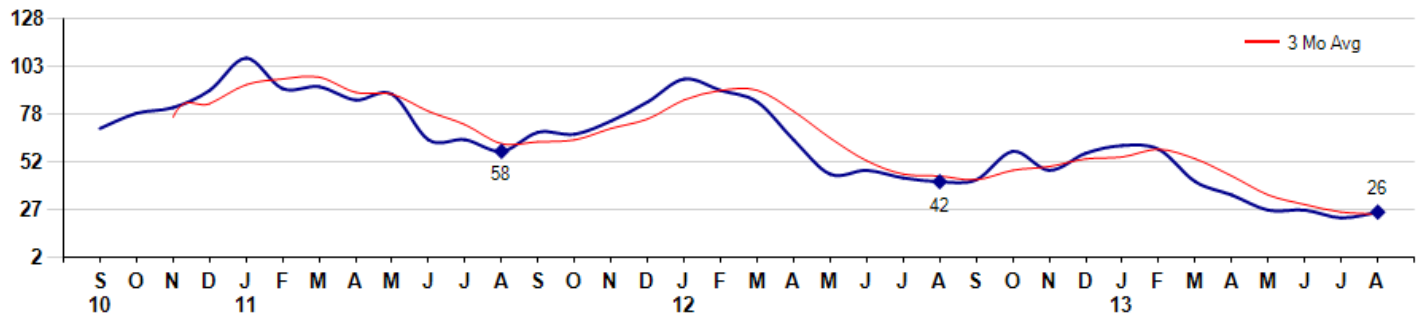
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for August was 26, up 13.0% from 23 days last month and down -38.1% from 42 days in August of last year. The August 2013 DOM was at its lowest level compared with August of 2012 and 2011.

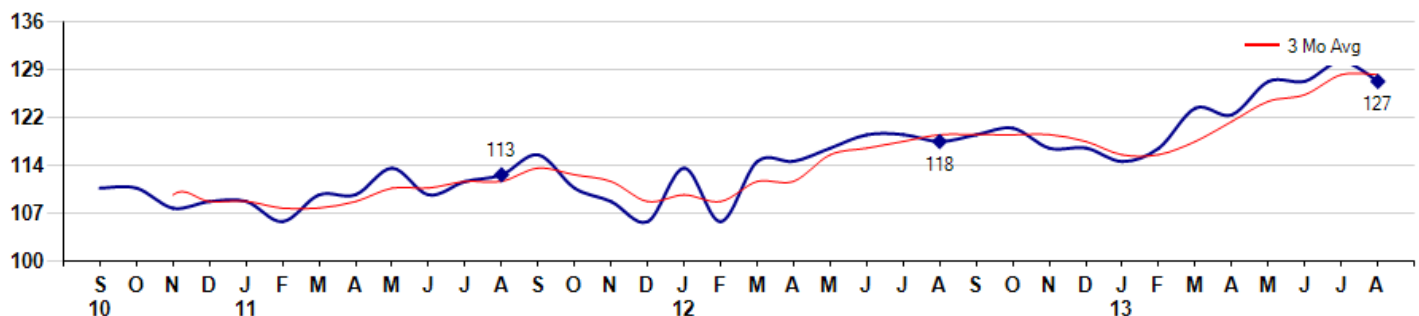
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2013 Selling Price per Square Foot of \$127 was down -2.3% from \$130 last month and up 7.6% from \$118 in August of last year.

Average Selling Price per Square Foot for properties that sold during the month



Zip Code: 80521, 80524, 80525, 80526, 80528



David Timm
 Broker Associate
 970 631 3226
 www.dtimm.com
 david@davidtimmhomes.com

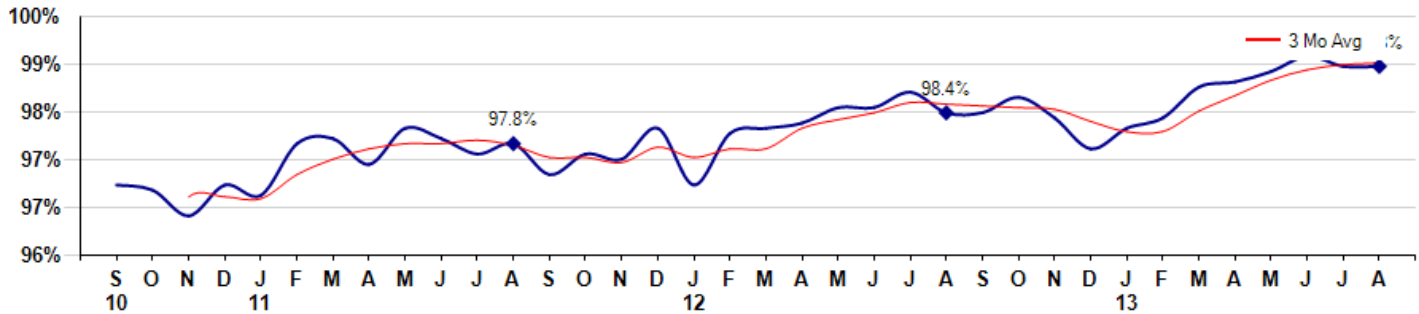


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Selling Price vs Listing Price

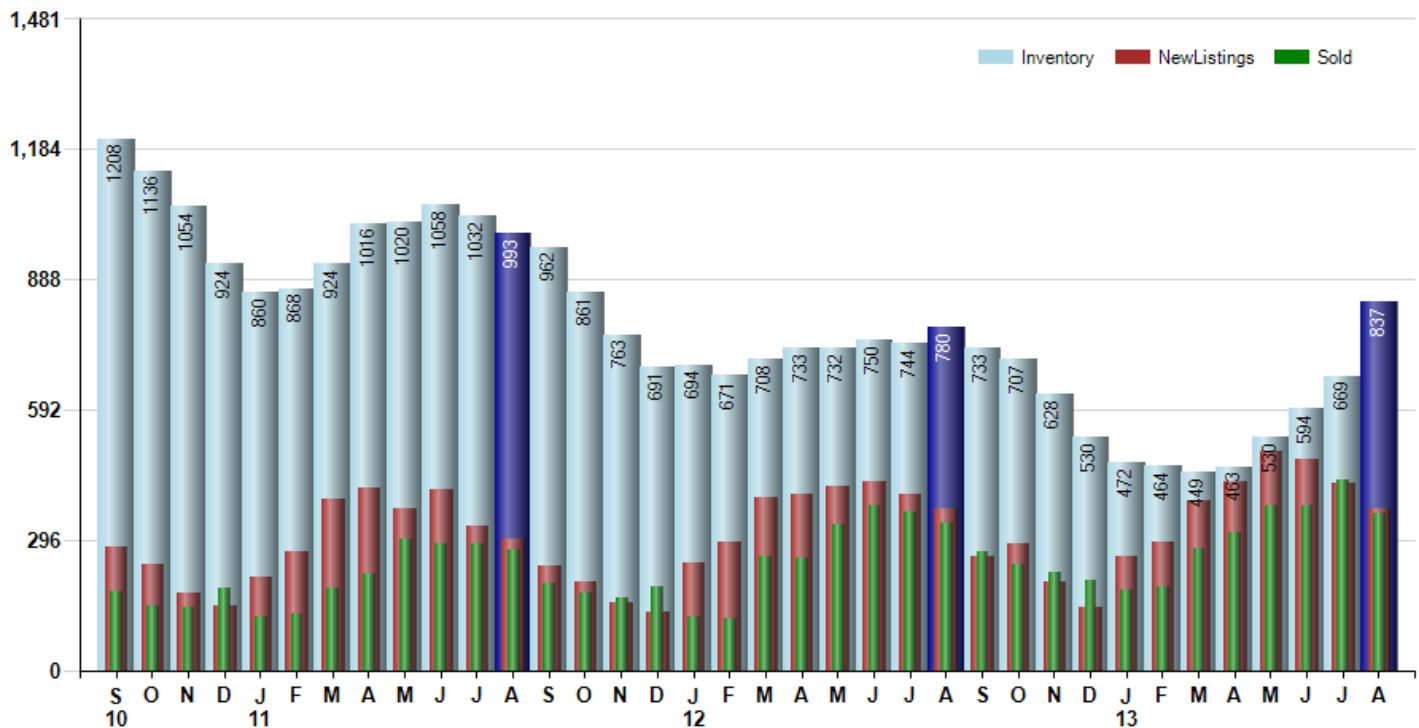
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2013 Selling Price vs List Price of 99.3% was equal to 99.3% last month and up from 98.4% in August of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in August 2013 was 369, down -13.4% from 426 last month and up 0.8% from 366 in August of last year.



© 2013 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 9/1/2010 through 8/31/2013. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

August 2013

Zip Code: 80521, 80524, 80525, 80526, 80528



David Timm
 Broker Associate
 970 631 3226
 www.dtimm.com
 david@davidtimhomes.com



Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Homes Sold	178	147	142	188	123	127	188	218	300	288	287	275	198	176	165	189	123	118	258	255	331	375	359	336	270	239	224	204	181	189	277	314	373	376	432	357
3 Mo. Roll Avg			156	159	151	146	146	178	235	269	292	283	253	216	180	177	159	143	166	210	281	320	355	357	322	282	244	222	203	191	216	260	321	354	394	388

	(000's) S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Median Sale Price	246	234	237	223	230	215	203	215	218	225	232	220	220	218	221	220	204	225	232	230	228	230	234	230	236	240	238	229	243	229	245	238	236	256	255	257
3 Mo. Roll Avg			239	231	230	223	216	211	212	219	225	226	224	219	220	220	215	216	220	229	230	229	231	231	233	235	238	236	237	234	239	238	240	243	249	256

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Inventory	1,208	1,136	1,054	924	860	868	924	1,016	1,020	1,058	1,032	993	962	861	763	691	694	671	708	733	732	750	744	780	733	707	628	530	472	464	449	463	530	594	669	837
MSI	7	8	7	5	7	7	5	5	3	4	4	4	5	5	5	4	6	6	3	3	2	2	2	2	3	3	3	3	3	2	2	1	1	2	2	2

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Days On Market	70	78	81	90	107	91	92	85	88	64	64	58	68	67	74	84	96	90	84	64	46	48	44	42	43	58	48	57	61	59	42	35	27	27	23	26
3 Mo. Roll Avg			76	83	93	96	97	89	88	79	72	62	63	64	70	75	85	90	90	79	65	53	46	45	43	48	50	54	55	59	54	45	35	30	26	25

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Price per Sq Ft	111	111	108	109	109	106	110	110	114	110	112	113	116	111	109	106	114	106	115	115	117	119	119	118	119	120	117	117	115	117	123	122	127	127	130	127
3 Mo. Roll Avg			110	109	109	108	108	109	111	111	112	112	114	113	112	109	110	109	112	112	116	117	118	119	119	119	119	118	116	118	121	124	125	128	128	128

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Sale to List Price	0.970	0.969	0.964	0.970	0.968	0.978	0.979	0.974	0.981	0.979	0.976	0.978	0.972	0.976	0.975	0.981	0.970	0.980	0.981	0.982	0.985	0.985	0.988	0.984	0.984	0.987	0.983	0.977	0.981	0.983	0.989	0.990	0.992	0.995	0.993	0.993
3 Mo. Roll Avg			0.968	0.968	0.967	0.972	0.975	0.977	0.978	0.978	0.979	0.978	0.975	0.975	0.974	0.977	0.975	0.977	0.977	0.981	0.983	0.984	0.986	0.986	0.985	0.985	0.985	0.982	0.980	0.980	0.984	0.987	0.990	0.992	0.993	0.994

	S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
New Listings	282	240	175	148	210	271	388	415	368	409	327	300	236	202	155	131	245	293	394	401	418	428	401	366	258	289	200	144	257	291	385	430	496	478	426	369
Inventory	1,208	1,136	1,054	924	860	868	924	1,016	1,020	1,058	1,032	993	962	861	763	691	694	671	708	733	732	750	744	780	733	707	628	530	472	464	449	463	530	594	669	837
Sales	178	147	142	188	123	127	188	218	300	288	287	275	198	176	165	189	123	118	258	255	331	375	359	336	270	239	224	204	181	189	277	314	373	376	432	357

	(000's) S 10	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A
Avg Sale Price	267	257	282	256	254	254	237	253	251	253	256	250	278	255	268	258	229	243	275	258	254	268	262	265	266	279	266	258	273	267	268	268	269	294	291	282
3 Mo. Roll Avg			269	265	264	255	248	248	247	253	253	253	261	261	267	260	252	243	249	258	262	260	261	265	264	270	270	268	266	270	268	268	277	285	289	289

© 2013 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 9/1/2010 through 8/31/2013. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

