

Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest

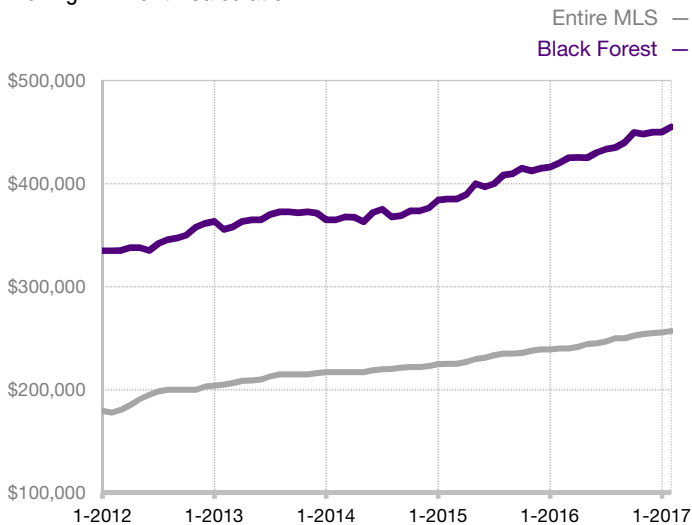
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	24	16	- 33.3%	46	31	- 32.6%
Sold Listings	15	8	- 46.7%	22	19	- 13.6%
Median Sales Price*	\$405,000	\$489,950	+ 21.0%	\$420,000	\$475,000	+ 13.1%
Average Sales Price*	\$463,350	\$496,800	+ 7.2%	\$506,962	\$502,279	- 0.9%
Percent of List Price Received*	98.8%	98.5%	- 0.3%	98.8%	98.4%	- 0.4%
Days on Market Until Sale	73	108	+ 47.9%	83	93	+ 12.0%
Inventory of Homes for Sale	72	42	- 41.7%	--	--	--
Months Supply of Inventory	4.1	2.0	- 51.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

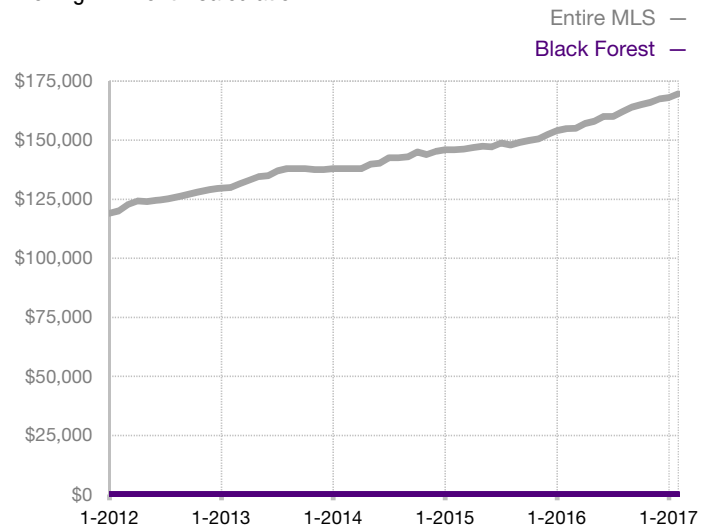
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Briargate

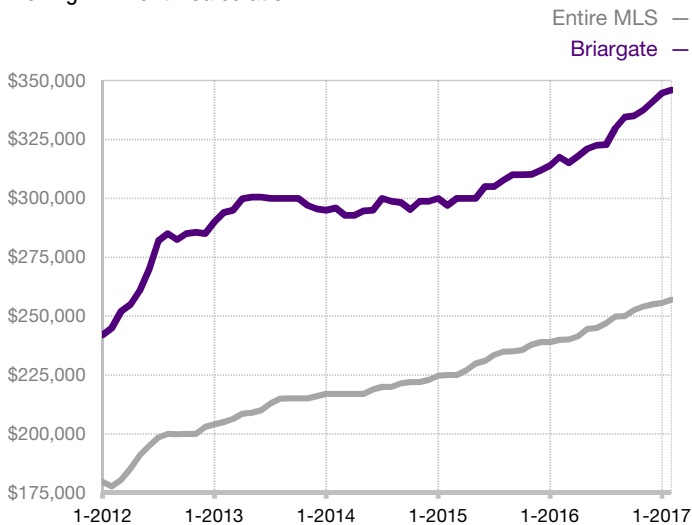
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	102	87	- 14.7%	181	151	- 16.6%
Sold Listings	70	53	- 24.3%	120	112	- 6.7%
Median Sales Price*	\$317,250	\$388,225	+ 22.4%	\$328,250	\$389,063	+ 18.5%
Average Sales Price*	\$352,294	\$383,892	+ 9.0%	\$354,493	\$385,064	+ 8.6%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	99.6%	99.7%	+ 0.1%
Days on Market Until Sale	99	34	- 65.7%	88	48	- 45.5%
Inventory of Homes for Sale	149	137	- 8.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

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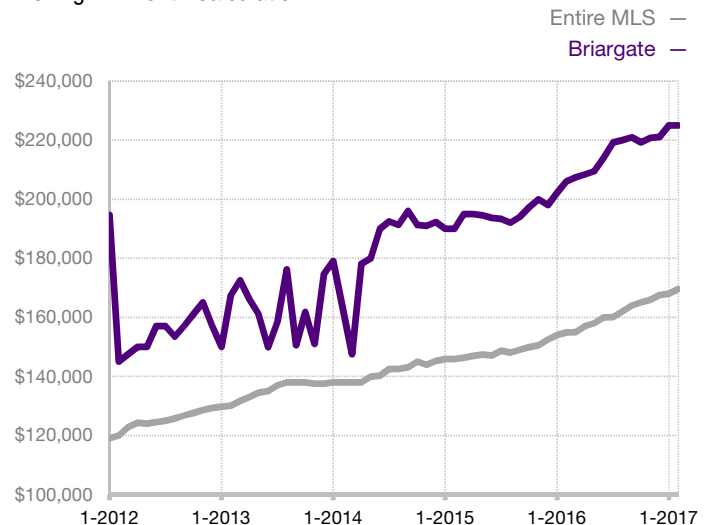
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	15	9	- 40.0%	31	23	- 25.8%
Sold Listings	12	7	- 41.7%	27	18	- 33.3%
Median Sales Price*	\$217,500	\$172,000	- 20.9%	\$226,494	\$232,760	+ 2.8%
Average Sales Price*	\$215,100	\$201,929	- 6.1%	\$220,172	\$223,953	+ 1.7%
Percent of List Price Received*	101.5%	100.7%	- 0.8%	100.8%	101.1%	+ 0.3%
Days on Market Until Sale	29	7	- 75.9%	35	14	- 60.0%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Calhan/Ramah

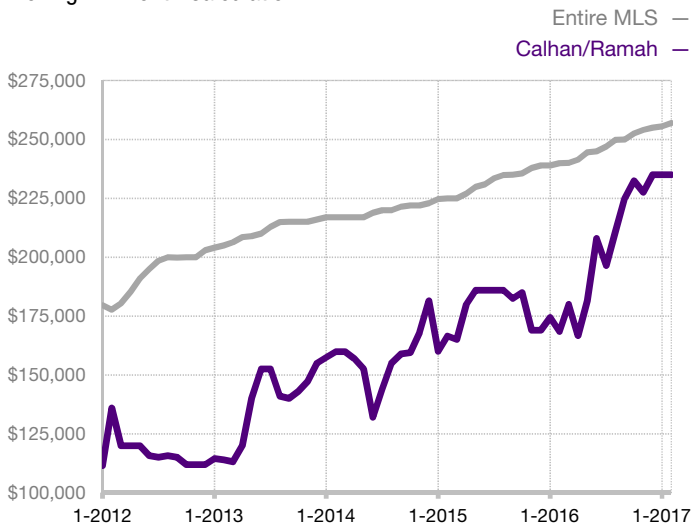
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	8	9	+ 12.5%
Sold Listings	2	2	0.0%	3	8	+ 166.7%
Median Sales Price*	\$197,250	\$197,610	+ 0.2%	\$160,000	\$222,860	+ 39.3%
Average Sales Price*	\$197,250	\$197,610	+ 0.2%	\$184,833	\$268,940	+ 45.5%
Percent of List Price Received*	95.3%	103.3%	+ 8.4%	96.8%	100.3%	+ 3.6%
Days on Market Until Sale	61	23	- 62.3%	42	26	- 38.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--

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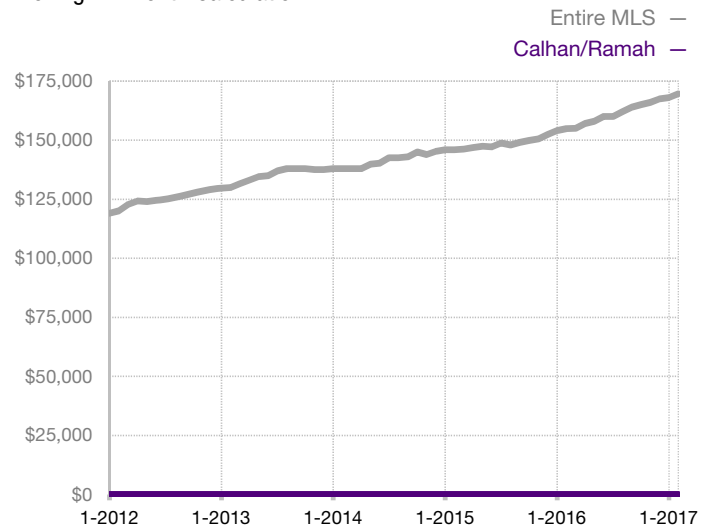
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Central

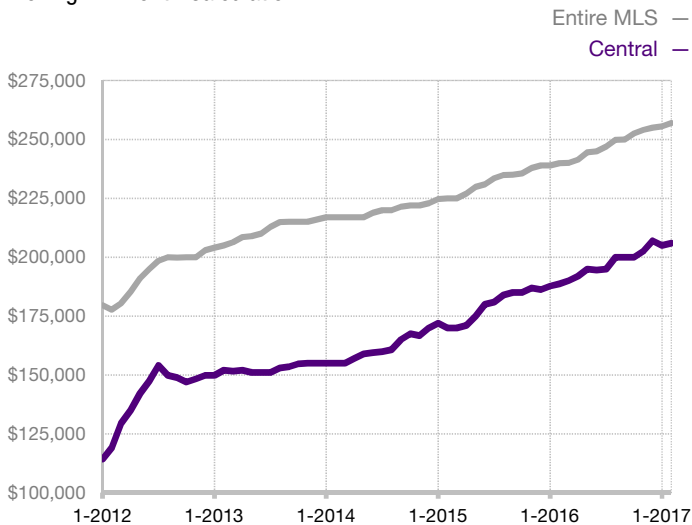
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	65	69	+ 6.2%	130	116	- 10.8%
Sold Listings	61	55	- 9.8%	113	105	- 7.1%
Median Sales Price*	\$179,900	\$180,000	+ 0.1%	\$192,000	\$193,500	+ 0.8%
Average Sales Price*	\$213,393	\$224,387	+ 5.2%	\$220,368	\$219,056	- 0.6%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	55	39	- 29.1%	55	33	- 40.0%
Inventory of Homes for Sale	113	61	- 46.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

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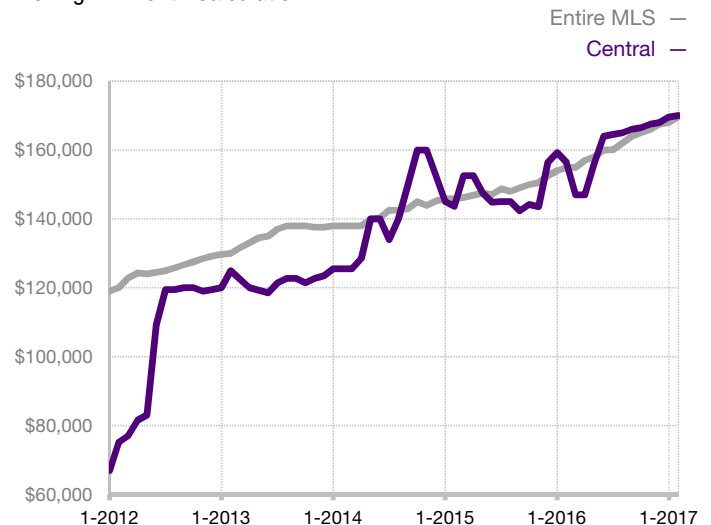
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	6	12	+ 100.0%	16	23	+ 43.8%
Sold Listings	8	5	- 37.5%	17	15	- 11.8%
Median Sales Price*	\$126,000	\$140,000	+ 11.1%	\$132,000	\$165,000	+ 25.0%
Average Sales Price*	\$134,688	\$133,500	- 0.9%	\$148,060	\$174,906	+ 18.1%
Percent of List Price Received*	96.1%	100.0%	+ 4.1%	97.7%	99.9%	+ 2.3%
Days on Market Until Sale	53	21	- 60.4%	67	20	- 70.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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Cripple Creek & Victor

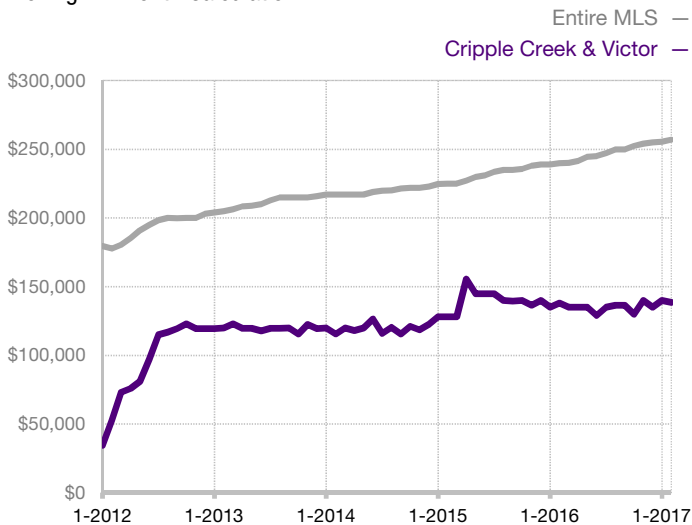
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	2	9	+ 350.0%	8	15	+ 87.5%
Sold Listings	1	5	+ 400.0%	5	11	+ 120.0%
Median Sales Price*	\$215,000	\$118,000	- 45.1%	\$70,000	\$124,000	+ 77.1%
Average Sales Price*	\$215,000	\$109,580	- 49.0%	\$101,600	\$153,627	+ 51.2%
Percent of List Price Received*	93.5%	95.8%	+ 2.5%	92.7%	99.7%	+ 7.6%
Days on Market Until Sale	228	105	- 53.9%	123	79	- 35.8%
Inventory of Homes for Sale	39	25	- 35.9%	--	--	--
Months Supply of Inventory	8.8	3.4	- 61.4%	--	--	--

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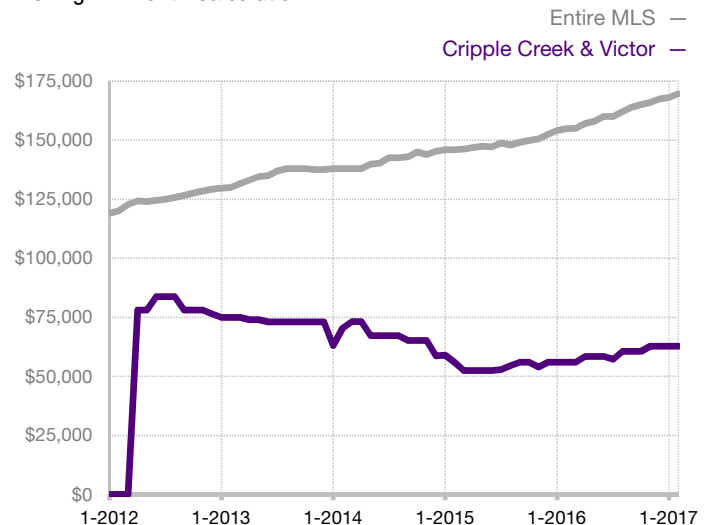
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	3.0	6.0	+ 100.0%	--	--	--

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Median Sales Price – Single Family
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Divide

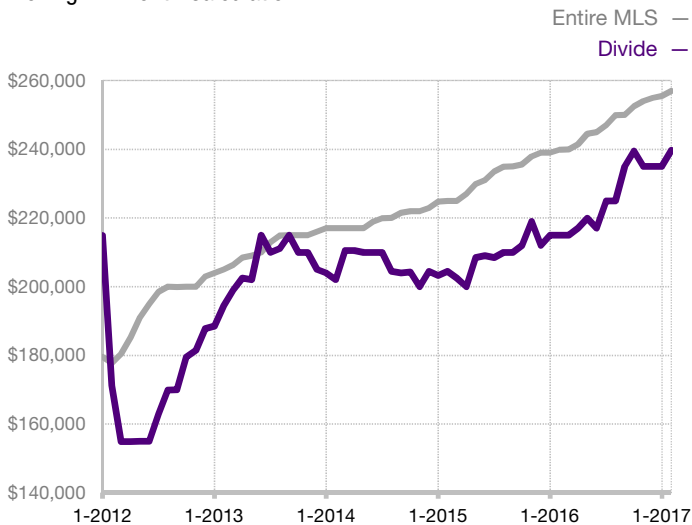
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	14	14	0.0%	26	22	- 15.4%
Sold Listings	6	5	- 16.7%	16	9	- 43.8%
Median Sales Price*	\$219,375	\$258,000	+ 17.6%	\$219,375	\$264,900	+ 20.8%
Average Sales Price*	\$217,958	\$310,780	+ 42.6%	\$229,566	\$376,767	+ 64.1%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	95.9%	98.0%	+ 2.2%
Days on Market Until Sale	92	62	- 32.6%	89	83	- 6.7%
Inventory of Homes for Sale	41	27	- 34.1%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

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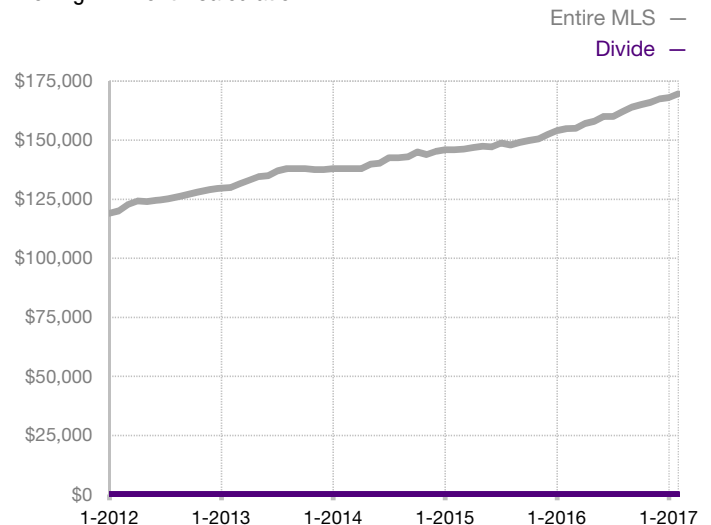
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Drennan/Truckton/Edison

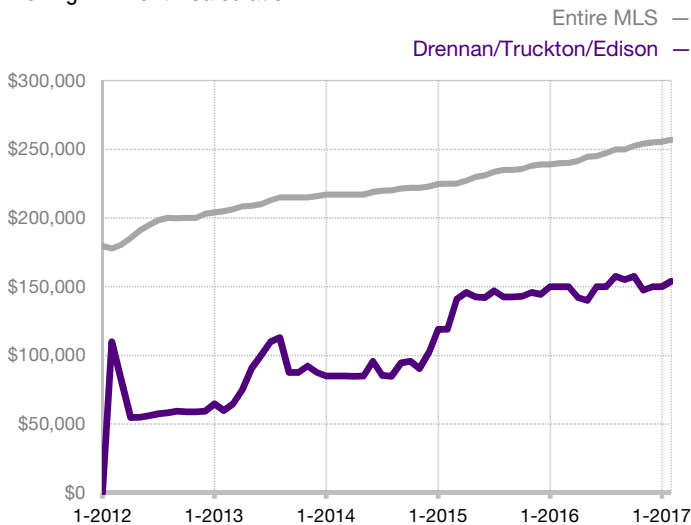
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	3	3	0.0%
Sold Listings	0	3	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$190,000	--	\$195,000	\$174,000	- 10.8%
Average Sales Price*	\$0	\$206,000	--	\$200,500	\$166,000	- 17.2%
Percent of List Price Received*	0.0%	94.8%	--	98.5%	99.5%	+ 1.0%
Days on Market Until Sale	0	82	--	37	45	+ 21.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

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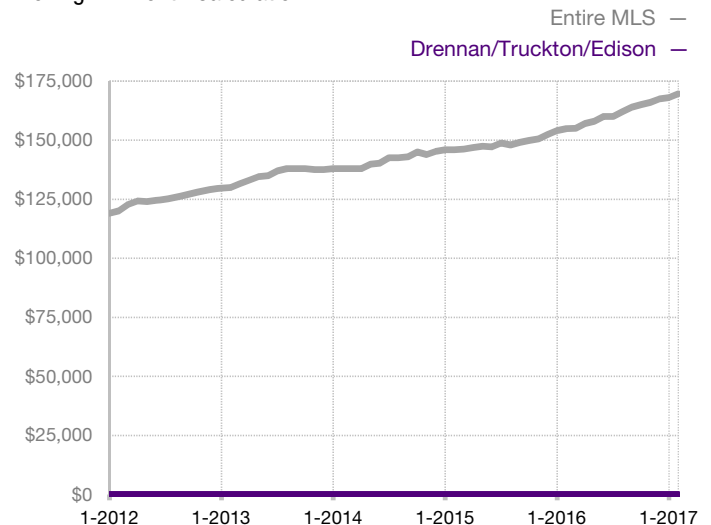
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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East

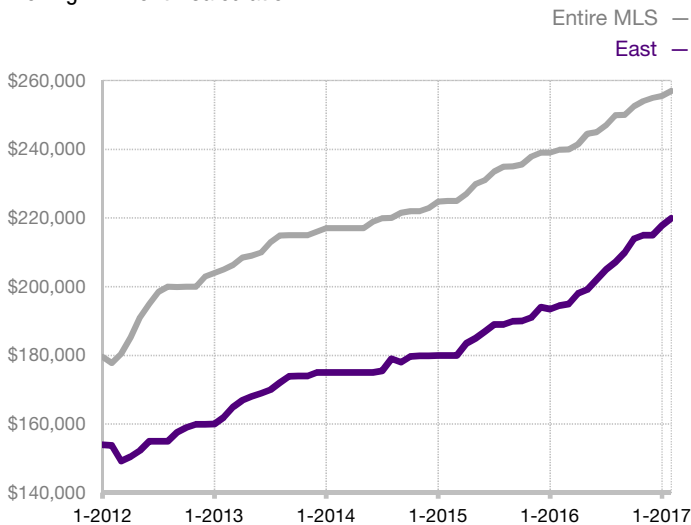
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	65	70	+ 7.7%	120	121	+ 0.8%
Sold Listings	50	51	+ 2.0%	109	126	+ 15.6%
Median Sales Price*	\$192,000	\$230,000	+ 19.8%	\$189,900	\$229,950	+ 21.1%
Average Sales Price*	\$208,567	\$247,750	+ 18.8%	\$201,629	\$241,489	+ 19.8%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	98.9%	99.7%	+ 0.8%
Days on Market Until Sale	47	30	- 36.2%	43	38	- 11.6%
Inventory of Homes for Sale	88	48	- 45.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

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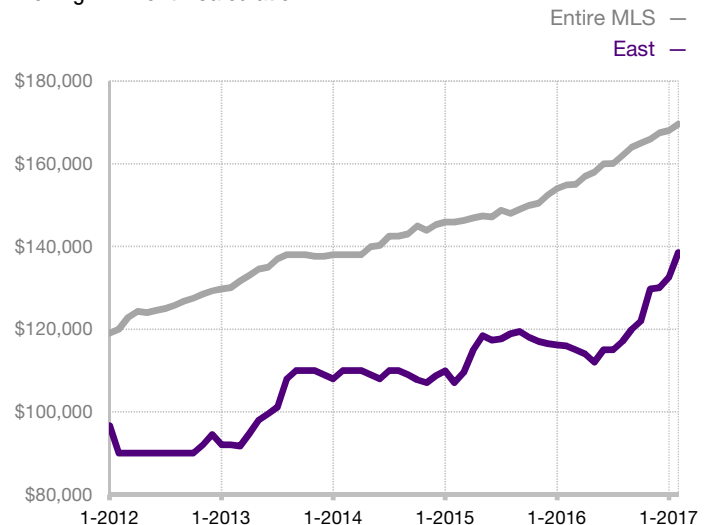
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	15	20	+ 33.3%	28	37	+ 32.1%
Sold Listings	14	17	+ 21.4%	25	33	+ 32.0%
Median Sales Price*	\$101,950	\$145,000	+ 42.2%	\$101,000	\$147,500	+ 46.0%
Average Sales Price*	\$100,862	\$164,191	+ 62.8%	\$101,737	\$156,372	+ 53.7%
Percent of List Price Received*	97.9%	100.5%	+ 2.7%	98.0%	99.9%	+ 1.9%
Days on Market Until Sale	43	14	- 67.4%	38	21	- 44.7%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Ellicott/Yoder/Rush

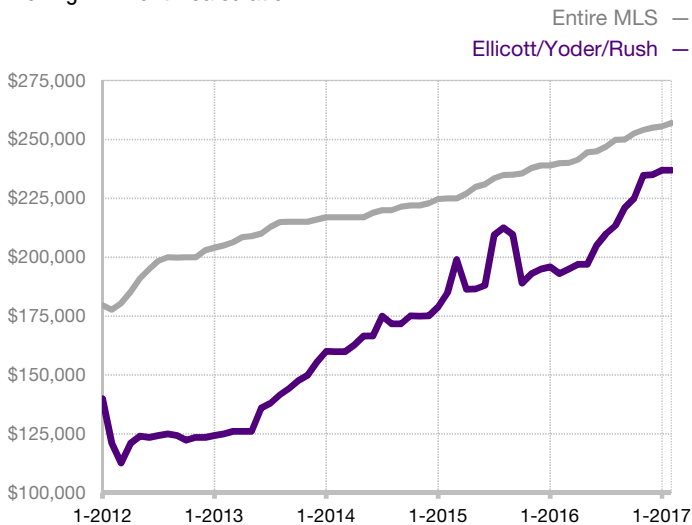
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	7	6	- 14.3%	16	12	- 25.0%
Sold Listings	3	7	+ 133.3%	7	14	+ 100.0%
Median Sales Price*	\$190,000	\$199,500	+ 5.0%	\$194,900	\$254,950	+ 30.8%
Average Sales Price*	\$171,667	\$275,161	+ 60.3%	\$183,914	\$281,314	+ 53.0%
Percent of List Price Received*	98.2%	103.8%	+ 5.7%	100.2%	101.4%	+ 1.2%
Days on Market Until Sale	27	8	- 70.4%	18	27	+ 50.0%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

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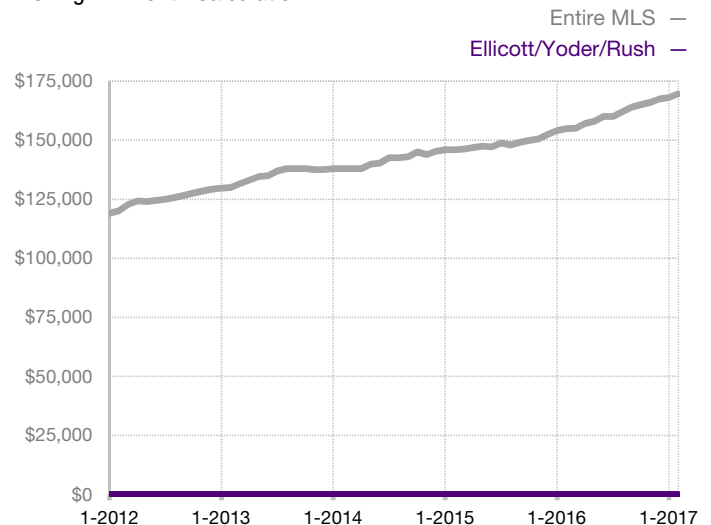
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
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Median Sales Price – Townhouse-Condo
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El Paso County

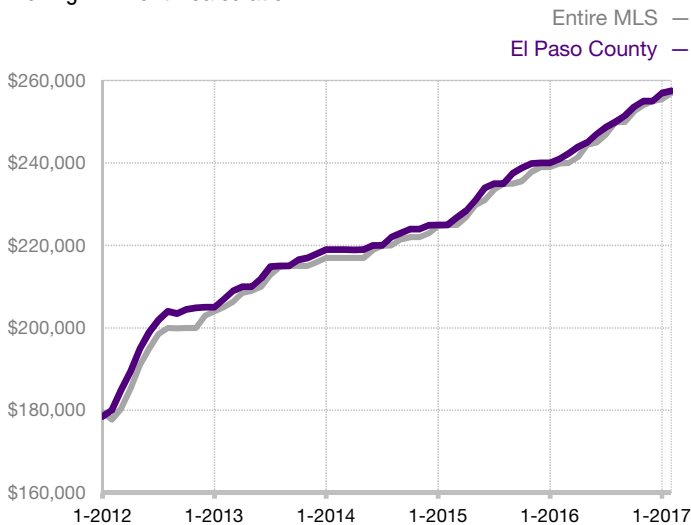
Single Family-Patio Homes Key Metrics	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
New Listings	1,167	1,115	- 4.5%	2,176	1,983	- 8.9%
Sold Listings	802	722	- 10.0%	1,570	1,564	- 0.4%
Median Sales Price*	\$243,836	\$255,000	+ 4.6%	\$240,000	\$260,000	+ 8.3%
Average Sales Price*	\$274,807	\$298,889	+ 8.8%	\$269,890	\$299,072	+ 10.8%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	98.9%	99.5%	+ 0.6%
Days on Market Until Sale	59	39	- 33.9%	59	41	- 30.5%
Inventory of Homes for Sale	1,827	1,270	- 30.5%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

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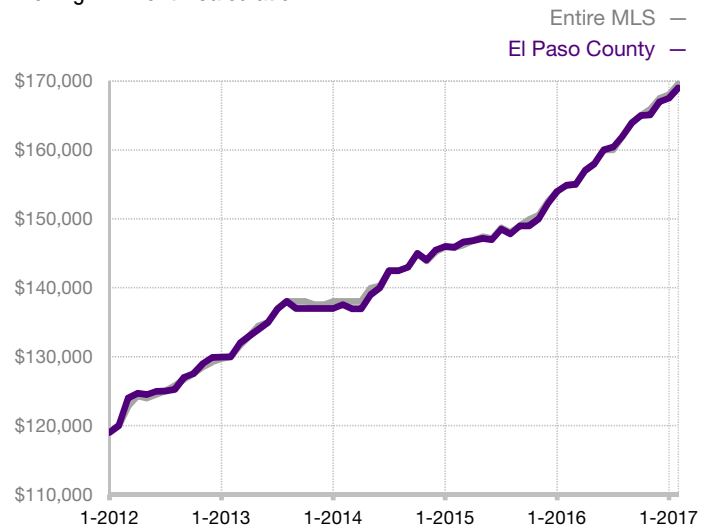
Townhouse-Condo Key Metrics	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
New Listings	145	172	+ 18.6%	288	351	+ 21.9%
Sold Listings	128	124	- 3.1%	232	253	+ 9.1%
Median Sales Price*	\$154,450	\$180,000	+ 16.5%	\$159,965	\$178,000	+ 11.3%
Average Sales Price*	\$169,996	\$182,060	+ 7.1%	\$170,140	\$190,484	+ 12.0%
Percent of List Price Received*	98.5%	99.8%	+ 1.3%	98.9%	99.6%	+ 0.7%
Days on Market Until Sale	40	24	- 40.0%	40	25	- 37.5%
Inventory of Homes for Sale	176	141	- 19.9%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Falcon

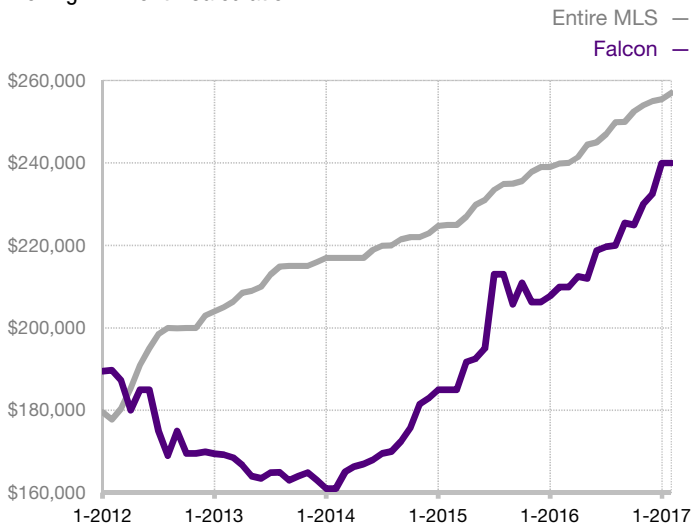
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	12	7	- 41.7%	21	15	- 28.6%
Sold Listings	8	6	- 25.0%	19	15	- 21.1%
Median Sales Price*	\$244,950	\$256,450	+ 4.7%	\$224,900	\$234,900	+ 4.4%
Average Sales Price*	\$264,041	\$260,633	- 1.3%	\$248,317	\$266,947	+ 7.5%
Percent of List Price Received*	97.2%	99.2%	+ 2.1%	97.2%	99.6%	+ 2.5%
Days on Market Until Sale	55	67	+ 21.8%	48	45	- 6.3%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

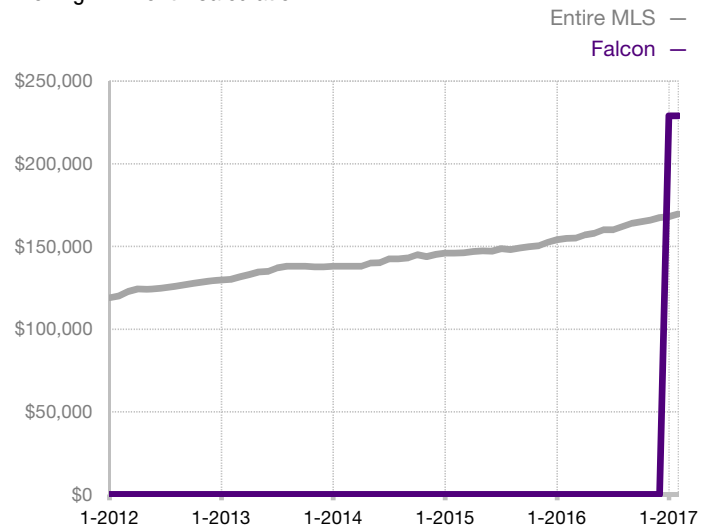
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	1	--	0	2	--
Median Sales Price*	\$0	\$229,000	--	\$0	\$229,000	--
Average Sales Price*	\$0	\$229,000	--	\$0	\$229,000	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	66	--	0	52	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Falcon North

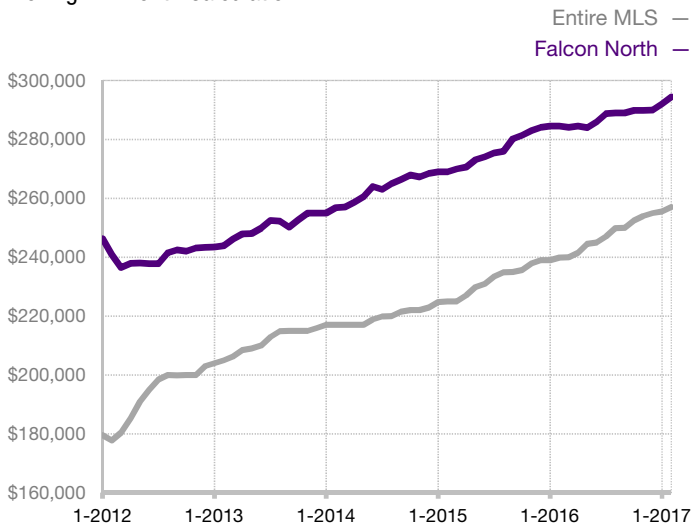
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	85	78	- 8.2%	144	130	- 9.7%
Sold Listings	51	51	0.0%	85	108	+ 27.1%
Median Sales Price*	\$280,000	\$308,199	+ 10.1%	\$280,000	\$308,600	+ 10.2%
Average Sales Price*	\$300,302	\$317,757	+ 5.8%	\$293,929	\$317,861	+ 8.1%
Percent of List Price Received*	98.6%	100.1%	+ 1.5%	98.7%	99.7%	+ 1.0%
Days on Market Until Sale	58	49	- 15.5%	65	52	- 20.0%
Inventory of Homes for Sale	107	105	- 1.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

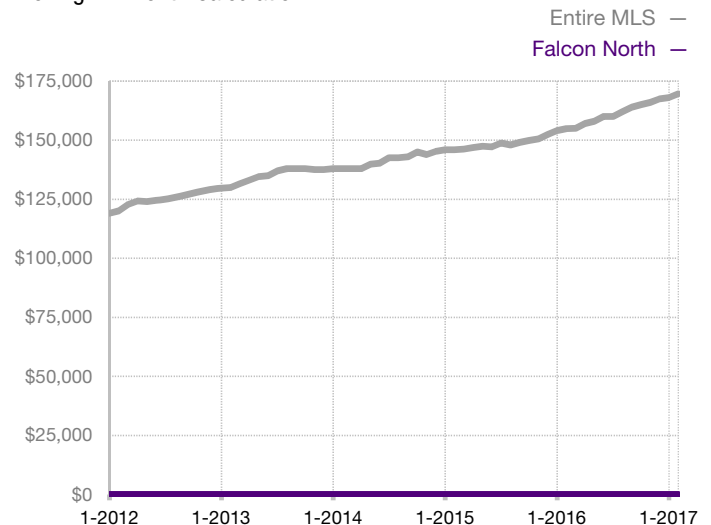
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Florissant

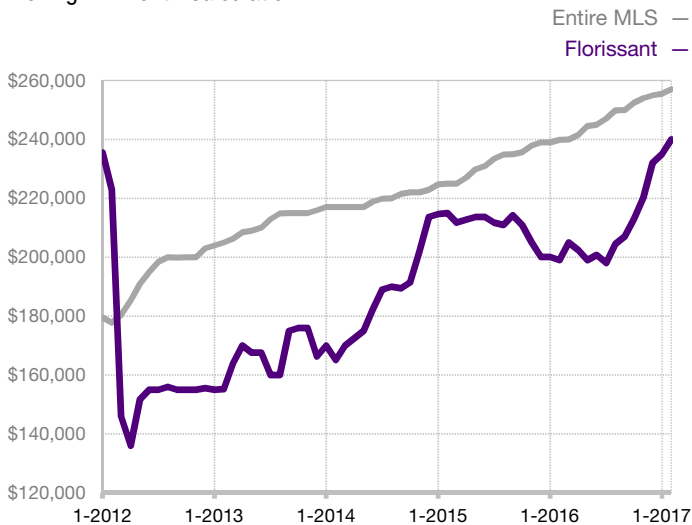
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	11	15	+ 36.4%	19	27	+ 42.1%
Sold Listings	9	9	0.0%	11	16	+ 45.5%
Median Sales Price*	\$198,000	\$260,000	+ 31.3%	\$198,000	\$318,500	+ 60.9%
Average Sales Price*	\$191,561	\$358,278	+ 87.0%	\$199,936	\$354,900	+ 77.5%
Percent of List Price Received*	102.1%	98.1%	- 3.9%	101.6%	98.1%	- 3.4%
Days on Market Until Sale	77	59	- 23.4%	83	59	- 28.9%
Inventory of Homes for Sale	39	41	+ 5.1%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

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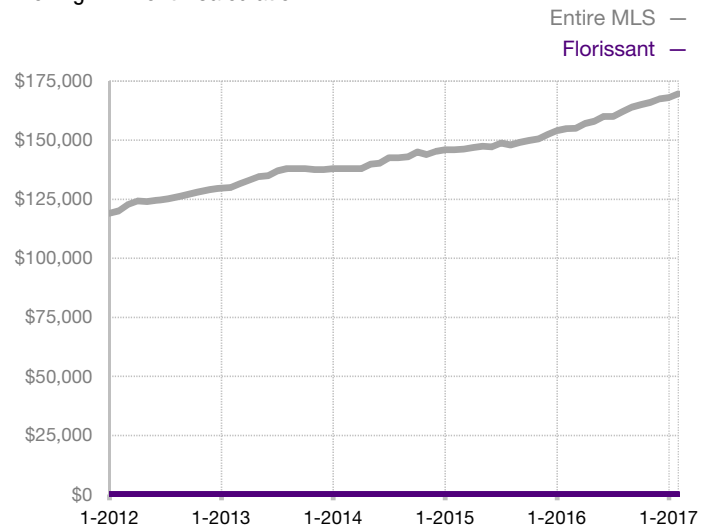
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Florissant South

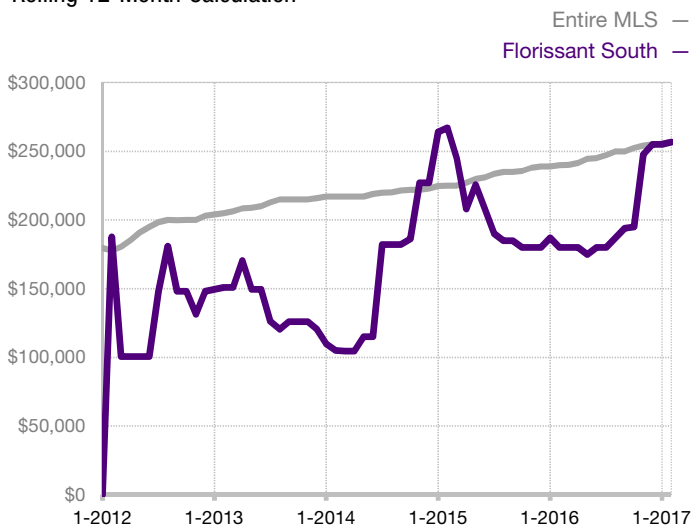
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$180,000	\$0	- 100.0%	\$210,000	\$610,000	+ 190.5%
Average Sales Price*	\$180,000	\$0	- 100.0%	\$210,000	\$610,000	+ 190.5%
Percent of List Price Received*	90.6%	0.0%	- 100.0%	93.3%	95.5%	+ 2.4%
Days on Market Until Sale	10	0	- 100.0%	18	0	- 100.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	5.4	2.1	- 61.1%	--	--	--

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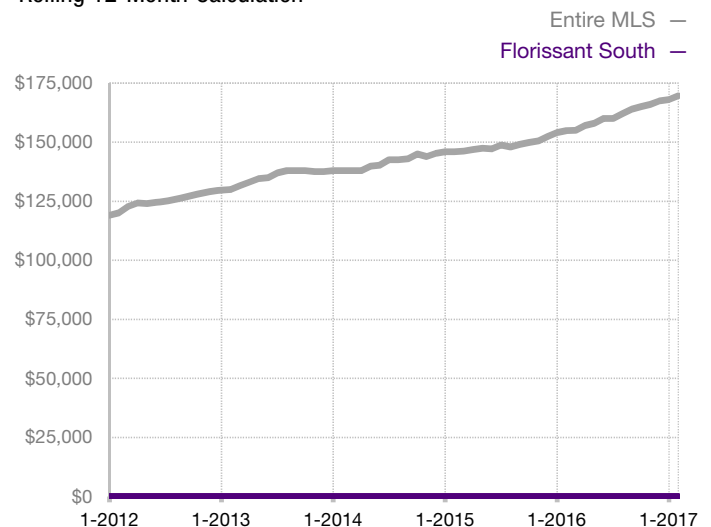
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Fountain Valley

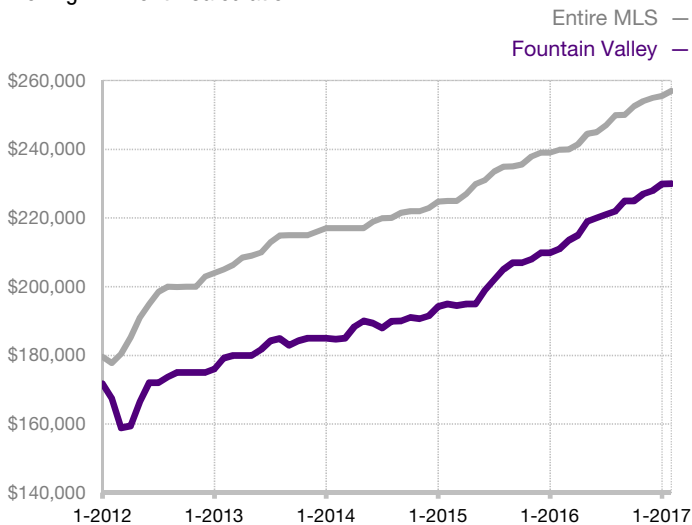
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	219	181	- 17.4%	417	338	- 18.9%
Sold Listings	151	132	- 12.6%	282	281	- 0.4%
Median Sales Price*	\$222,000	\$230,000	+ 3.6%	\$220,000	\$235,000	+ 6.8%
Average Sales Price*	\$216,966	\$234,775	+ 8.2%	\$216,270	\$235,819	+ 9.0%
Percent of List Price Received*	99.7%	100.7%	+ 1.0%	99.8%	100.3%	+ 0.5%
Days on Market Until Sale	50	27	- 46.0%	56	32	- 42.9%
Inventory of Homes for Sale	255	149	- 41.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

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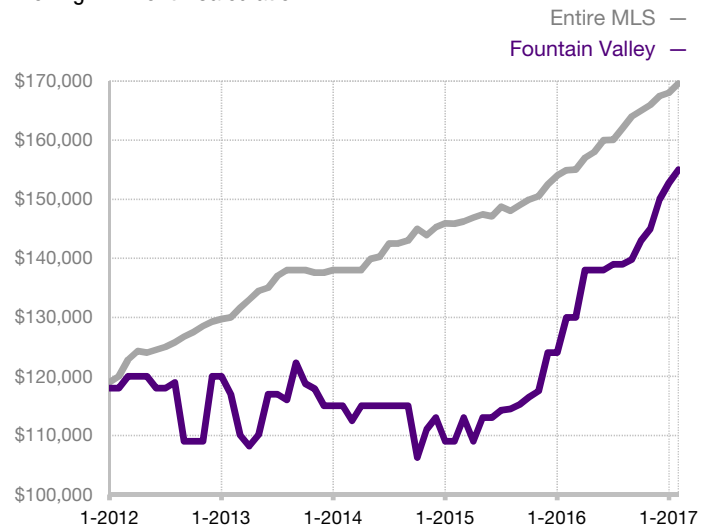
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	6	15	+ 150.0%	13	21	+ 61.5%
Sold Listings	6	6	0.0%	10	11	+ 10.0%
Median Sales Price*	\$158,500	\$189,900	+ 19.8%	\$141,250	\$189,900	+ 34.4%
Average Sales Price*	\$167,917	\$187,433	+ 11.6%	\$147,940	\$179,483	+ 21.3%
Percent of List Price Received*	97.1%	101.6%	+ 4.6%	97.9%	103.0%	+ 5.2%
Days on Market Until Sale	45	105	+ 133.3%	47	61	+ 29.8%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Manitou Springs

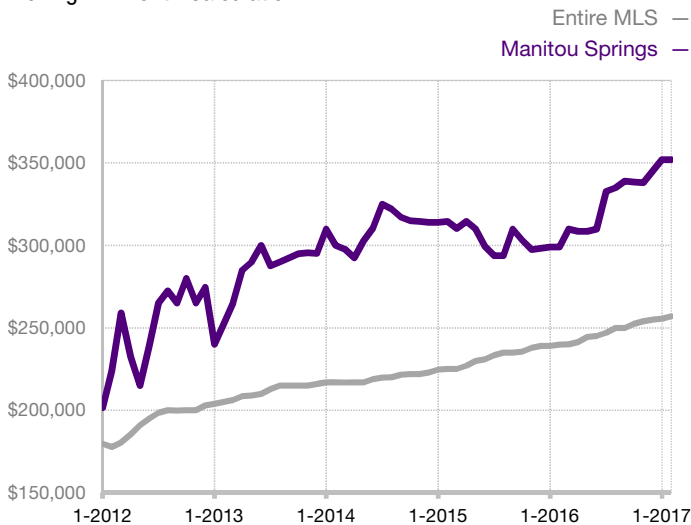
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	9	14	+ 55.6%	17	19	+ 11.8%
Sold Listings	4	4	0.0%	8	8	0.0%
Median Sales Price*	\$267,500	\$185,990	- 30.5%	\$282,500	\$347,300	+ 22.9%
Average Sales Price*	\$266,000	\$249,270	- 6.3%	\$272,738	\$445,335	+ 63.3%
Percent of List Price Received*	95.4%	95.5%	+ 0.1%	95.6%	97.5%	+ 2.0%
Days on Market Until Sale	138	81	- 41.3%	103	82	- 20.4%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

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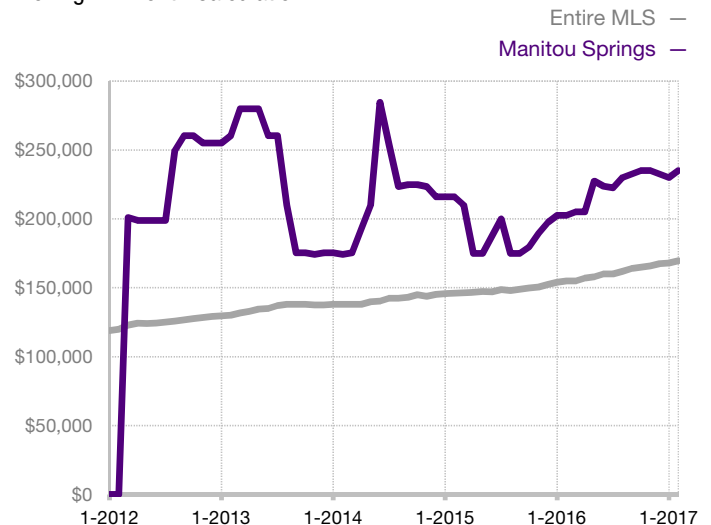
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	10	5	- 50.0%
Sold Listings	2	1	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$190,250	\$270,000	+ 41.9%	\$213,750	\$214,000	+ 0.1%
Average Sales Price*	\$190,250	\$270,000	+ 41.9%	\$265,125	\$214,000	- 19.3%
Percent of List Price Received*	96.5%	100.4%	+ 4.0%	97.1%	99.0%	+ 2.0%
Days on Market Until Sale	26	28	+ 7.7%	33	45	+ 36.4%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Marksheffel

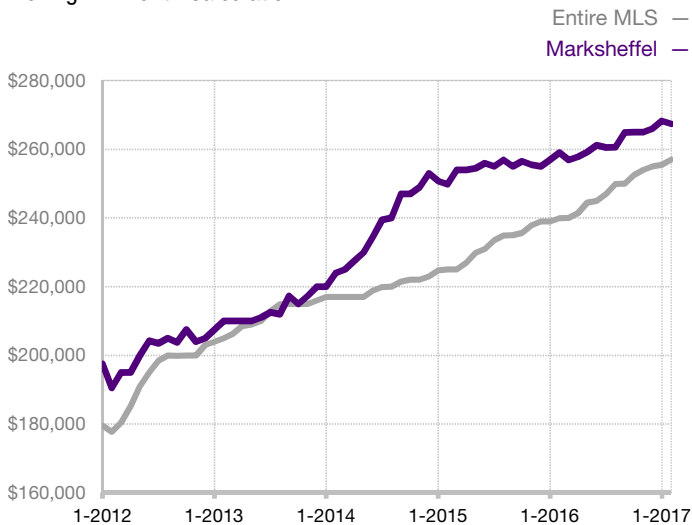
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	29	34	+ 17.2%	60	56	- 6.7%
Sold Listings	21	13	- 38.1%	43	35	- 18.6%
Median Sales Price*	\$270,000	\$261,407	- 3.2%	\$266,000	\$280,000	+ 5.3%
Average Sales Price*	\$289,616	\$289,510	- 0.0%	\$279,329	\$307,932	+ 10.2%
Percent of List Price Received*	98.5%	100.5%	+ 2.0%	99.0%	99.9%	+ 0.9%
Days on Market Until Sale	73	42	- 42.5%	79	35	- 55.7%
Inventory of Homes for Sale	58	47	- 19.0%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

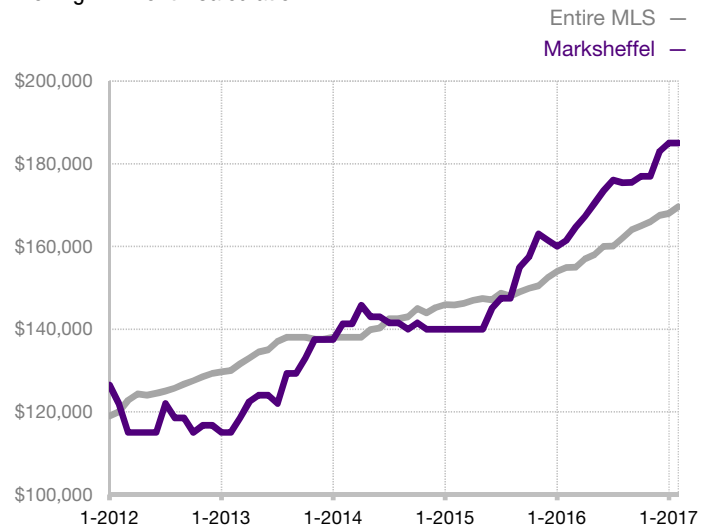
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	3	7	+ 133.3%
Sold Listings	1	2	+ 100.0%	4	6	+ 50.0%
Median Sales Price*	\$173,500	\$189,000	+ 8.9%	\$162,195	\$186,809	+ 15.2%
Average Sales Price*	\$173,500	\$189,000	+ 8.9%	\$161,722	\$190,420	+ 17.7%
Percent of List Price Received*	96.9%	101.1%	+ 4.3%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	38	9	- 76.3%	13	20	+ 53.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Northeast

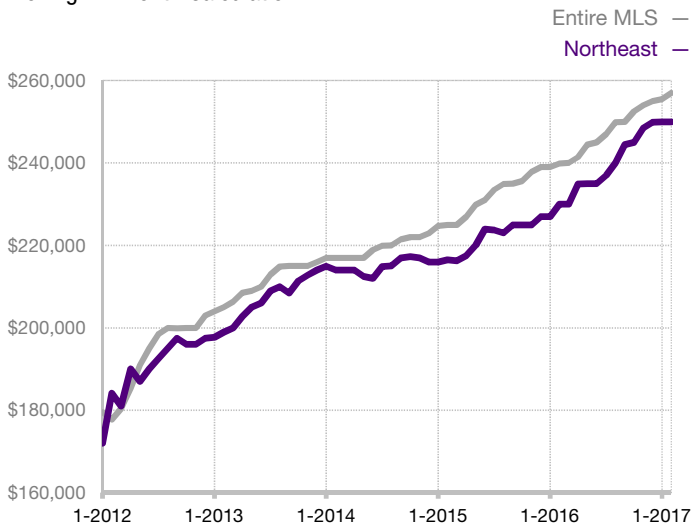
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	88	82	- 6.8%	152	158	+ 3.9%
Sold Listings	58	60	+ 3.4%	127	127	0.0%
Median Sales Price*	\$247,400	\$259,500	+ 4.9%	\$235,000	\$255,000	+ 8.5%
Average Sales Price*	\$264,030	\$303,127	+ 14.8%	\$249,652	\$285,553	+ 14.4%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	98.8%	99.4%	+ 0.6%
Days on Market Until Sale	44	28	- 36.4%	43	29	- 32.6%
Inventory of Homes for Sale	84	46	- 45.2%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

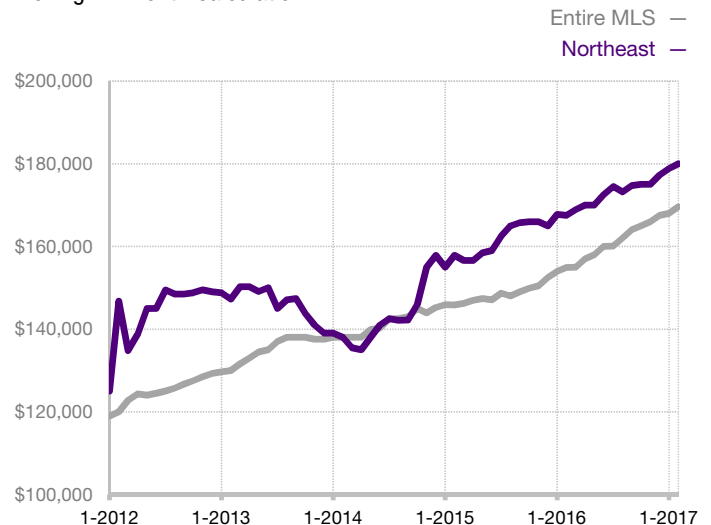
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	14	21	+ 50.0%	35	42	+ 20.0%
Sold Listings	26	17	- 34.6%	43	40	- 7.0%
Median Sales Price*	\$162,500	\$180,000	+ 10.8%	\$170,000	\$184,000	+ 8.2%
Average Sales Price*	\$161,079	\$178,435	+ 10.8%	\$166,874	\$187,039	+ 12.1%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	98.2%	99.6%	+ 1.4%
Days on Market Until Sale	30	20	- 33.3%	29	24	- 17.2%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Northgate

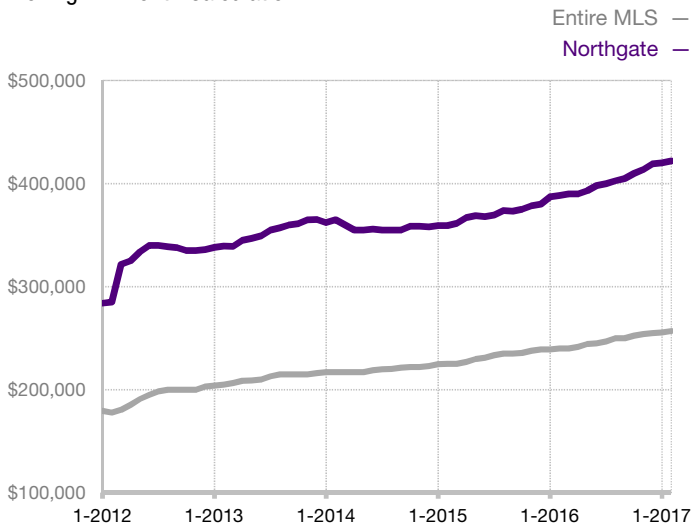
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	51	51	0.0%	94	87	- 7.4%
Sold Listings	27	25	- 7.4%	52	55	+ 5.8%
Median Sales Price*	\$360,000	\$440,000	+ 22.2%	\$412,475	\$440,000	+ 6.7%
Average Sales Price*	\$407,354	\$477,146	+ 17.1%	\$426,429	\$469,812	+ 10.2%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.3%	99.3%	0.0%
Days on Market Until Sale	117	55	- 53.0%	80	60	- 25.0%
Inventory of Homes for Sale	107	86	- 19.6%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

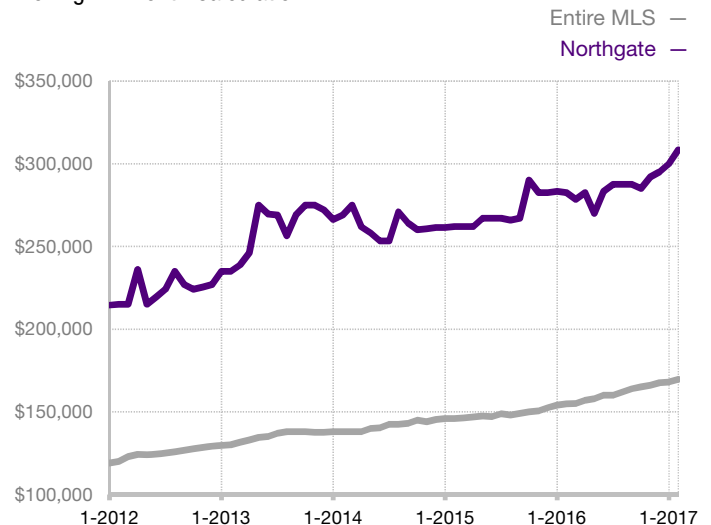
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	6	1	- 83.3%	10	5	- 50.0%
Sold Listings	1	5	+ 400.0%	2	9	+ 350.0%
Median Sales Price*	\$285,000	\$347,859	+ 22.1%	\$284,500	\$347,859	+ 22.3%
Average Sales Price*	\$285,000	\$365,333	+ 28.2%	\$284,500	\$379,974	+ 33.6%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.0%	101.7%	+ 2.7%
Days on Market Until Sale	8	20	+ 150.0%	20	39	+ 95.0%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	4.2	0.2	- 95.2%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Northwest

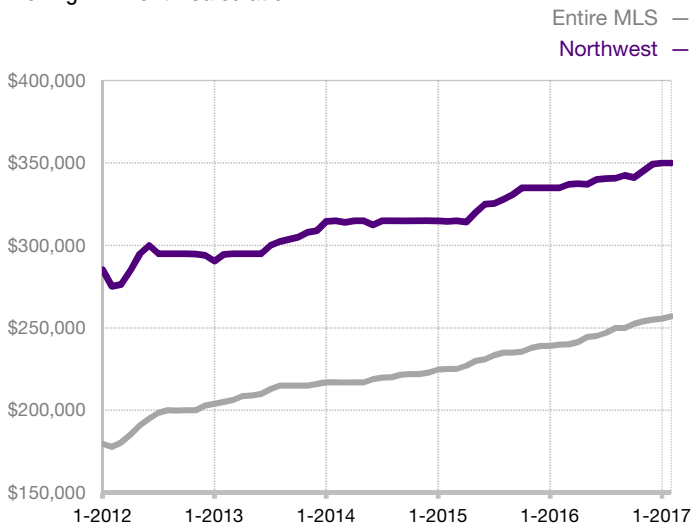
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	40	32	- 20.0%	75	55	- 26.7%
Sold Listings	32	16	- 50.0%	63	47	- 25.4%
Median Sales Price*	\$319,500	\$395,000	+ 23.6%	\$310,000	\$362,900	+ 17.1%
Average Sales Price*	\$378,984	\$410,463	+ 8.3%	\$358,984	\$398,356	+ 11.0%
Percent of List Price Received*	97.9%	97.9%	0.0%	98.1%	98.4%	+ 0.3%
Days on Market Until Sale	74	53	- 28.4%	70	57	- 18.6%
Inventory of Homes for Sale	72	42	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

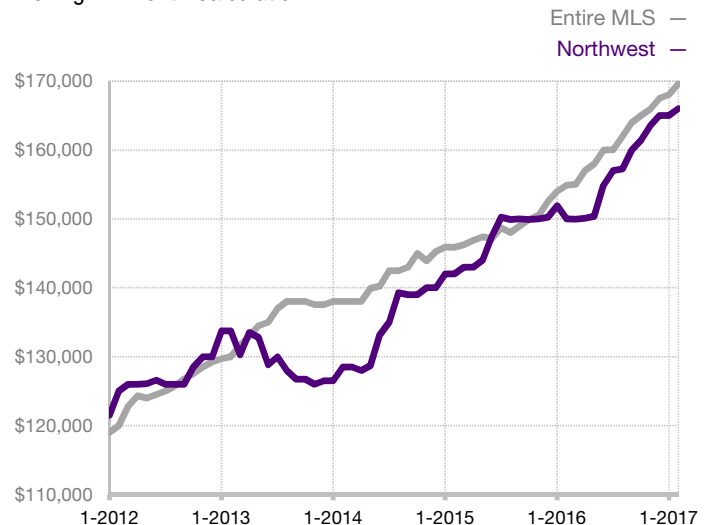
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	10	8	- 20.0%	17	19	+ 11.8%
Sold Listings	7	6	- 14.3%	12	9	- 25.0%
Median Sales Price*	\$142,000	\$188,450	+ 32.7%	\$147,600	\$187,900	+ 27.3%
Average Sales Price*	\$132,600	\$220,317	+ 66.2%	\$153,133	\$199,517	+ 30.3%
Percent of List Price Received*	97.2%	98.1%	+ 0.9%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale	65	33	- 49.2%	63	31	- 50.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Old Colorado City

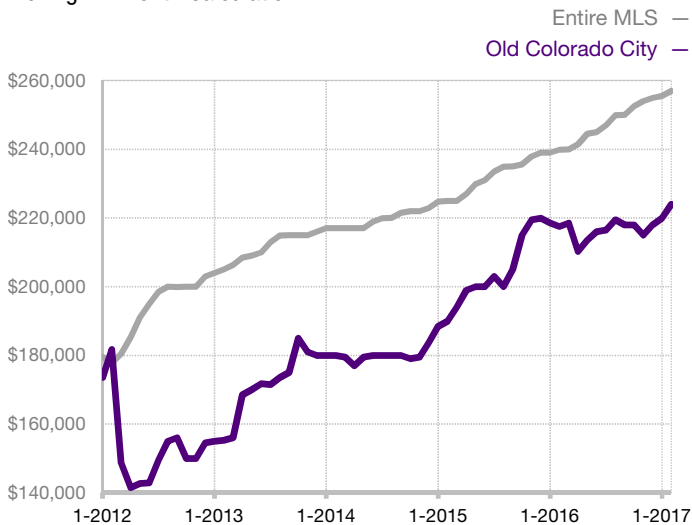
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	24	17	- 29.2%	50	37	- 26.0%
Sold Listings	17	16	- 5.9%	37	31	- 16.2%
Median Sales Price*	\$191,000	\$236,500	+ 23.8%	\$205,000	\$235,000	+ 14.6%
Average Sales Price*	\$214,459	\$285,623	+ 33.2%	\$241,269	\$264,129	+ 9.5%
Percent of List Price Received*	100.5%	98.5%	- 2.0%	99.3%	97.9%	- 1.4%
Days on Market Until Sale	49	45	- 8.2%	63	41	- 34.9%
Inventory of Homes for Sale	51	31	- 39.2%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

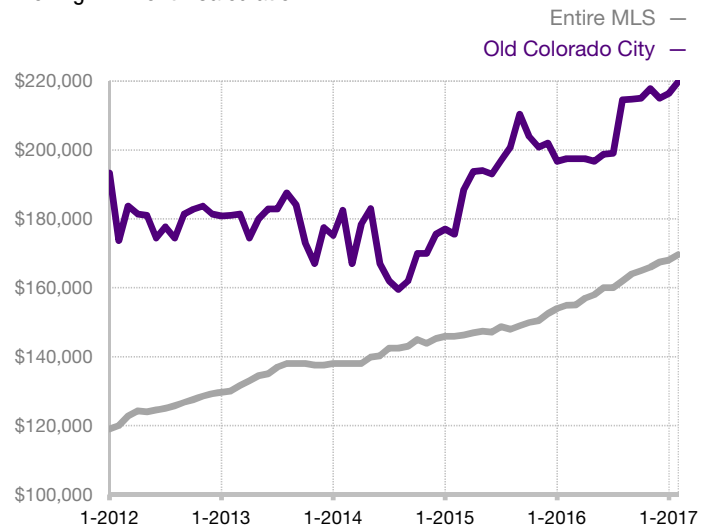
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	9	8	- 11.1%	15	17	+ 13.3%
Sold Listings	9	7	- 22.2%	13	8	- 38.5%
Median Sales Price*	\$197,500	\$250,106	+ 26.6%	\$197,500	\$245,713	+ 24.4%
Average Sales Price*	\$208,013	\$238,990	+ 14.9%	\$206,180	\$239,282	+ 16.1%
Percent of List Price Received*	102.7%	103.3%	+ 0.6%	103.0%	103.4%	+ 0.4%
Days on Market Until Sale	46	8	- 82.6%	67	7	- 89.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Peyton

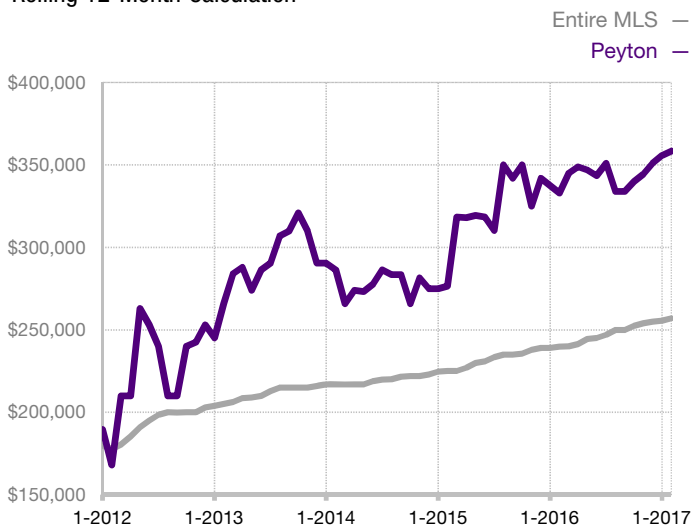
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	4	6	+ 50.0%	8	11	+ 37.5%
Sold Listings	4	5	+ 25.0%	10	9	- 10.0%
Median Sales Price*	\$296,450	\$345,000	+ 16.4%	\$296,500	\$345,000	+ 16.4%
Average Sales Price*	\$292,450	\$335,200	+ 14.6%	\$318,060	\$317,433	- 0.2%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.0%	99.3%	+ 0.3%
Days on Market Until Sale	33	46	+ 39.4%	61	37	- 39.3%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--

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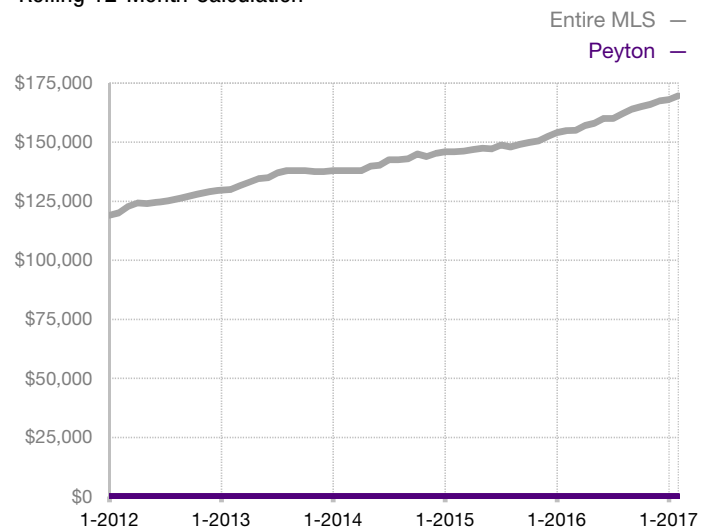
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Powers

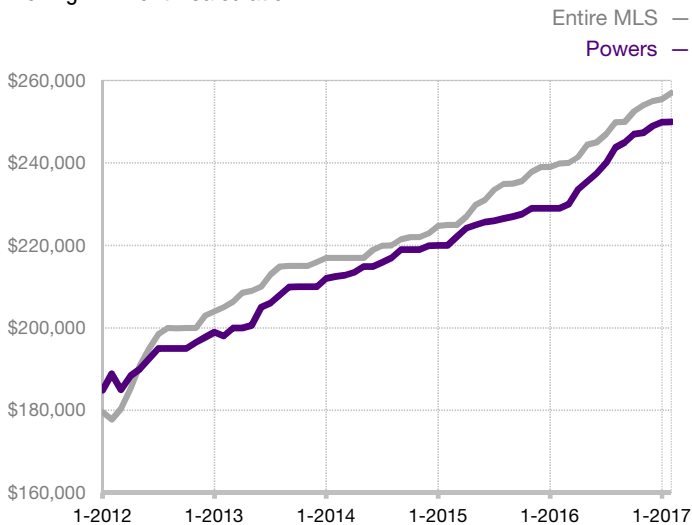
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	133	138	+ 3.8%	229	244	+ 6.6%
Sold Listings	85	75	- 11.8%	176	153	- 13.1%
Median Sales Price*	\$233,000	\$254,900	+ 9.4%	\$230,500	\$257,950	+ 11.9%
Average Sales Price*	\$241,718	\$266,366	+ 10.2%	\$241,511	\$265,243	+ 9.8%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	99.0%	100.2%	+ 1.2%
Days on Market Until Sale	43	27	- 37.2%	47	24	- 48.9%
Inventory of Homes for Sale	116	77	- 33.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

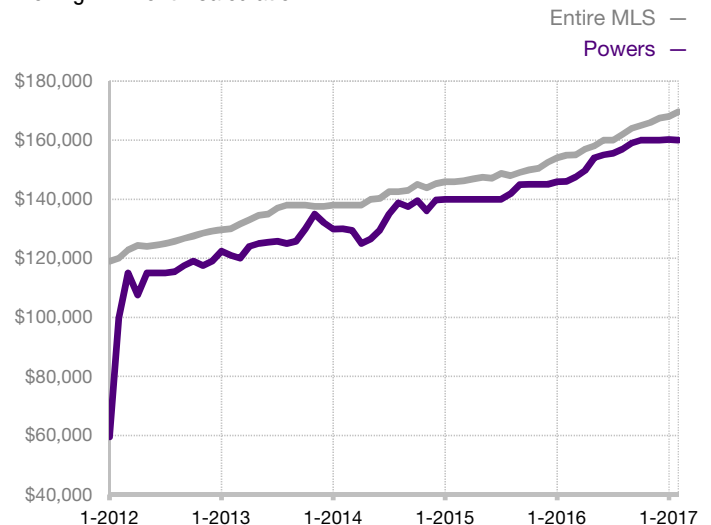
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	21	18	- 14.3%	32	45	+ 40.6%
Sold Listings	6	16	+ 166.7%	16	26	+ 62.5%
Median Sales Price*	\$151,950	\$148,500	- 2.3%	\$151,950	\$161,500	+ 6.3%
Average Sales Price*	\$150,233	\$154,400	+ 2.8%	\$146,016	\$171,362	+ 17.4%
Percent of List Price Received*	98.2%	99.9%	+ 1.7%	98.4%	99.5%	+ 1.1%
Days on Market Until Sale	38	27	- 28.9%	30	35	+ 16.7%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Pueblo County

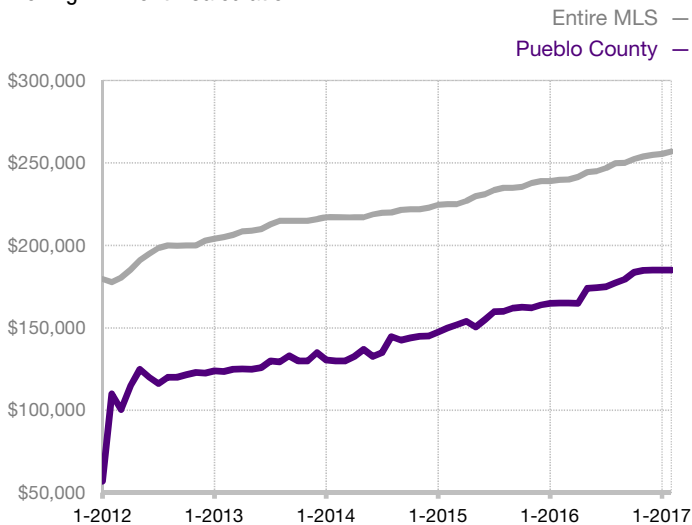
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	30	21	- 30.0%	60	39	- 35.0%
Sold Listings	16	22	+ 37.5%	31	31	0.0%
Median Sales Price*	\$166,863	\$184,620	+ 10.6%	\$175,000	\$175,000	0.0%
Average Sales Price*	\$159,442	\$184,481	+ 15.7%	\$176,324	\$177,459	+ 0.6%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	99.3%	99.9%	+ 0.6%
Days on Market Until Sale	44	41	- 6.8%	52	39	- 25.0%
Inventory of Homes for Sale	71	59	- 16.9%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

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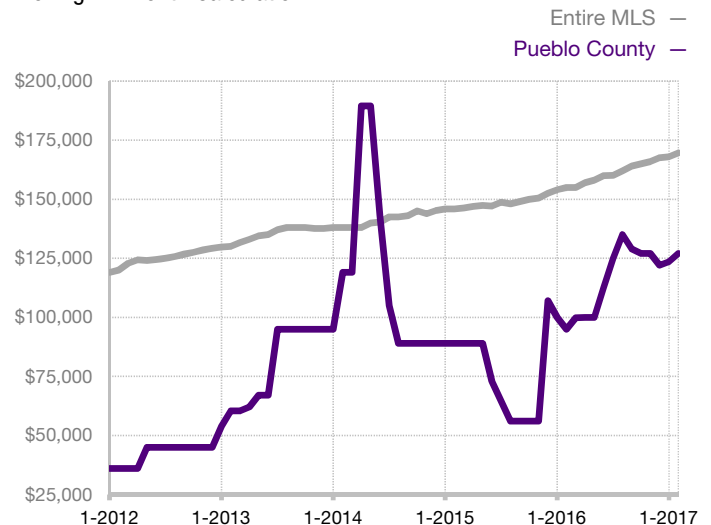
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$90,000	\$140,000	+ 55.6%	\$95,000	\$140,000	+ 47.4%
Average Sales Price*	\$90,000	\$140,000	+ 55.6%	\$95,000	\$140,000	+ 47.4%
Percent of List Price Received*	97.8%	96.6%	- 1.2%	101.5%	96.6%	- 4.8%
Days on Market Until Sale	18	28	+ 55.6%	13	28	+ 115.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Rock Creek

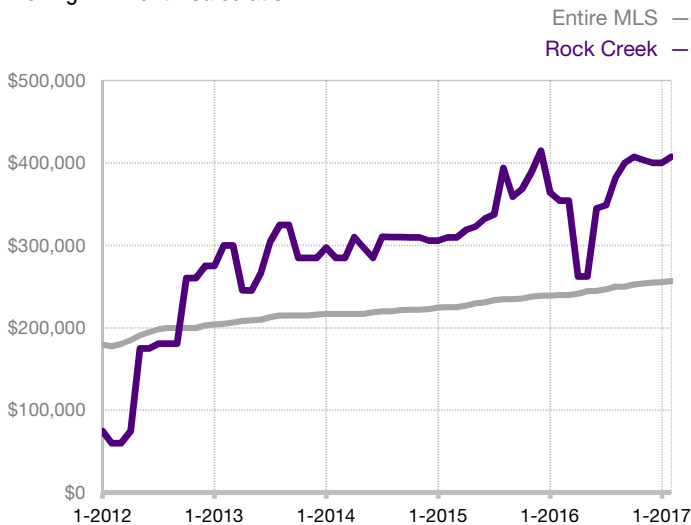
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	2	2	0.0%
Sold Listings	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$252,500	\$550,000	+ 117.8%	\$225,700	\$472,500	+ 109.3%
Average Sales Price*	\$252,500	\$550,000	+ 117.8%	\$225,700	\$472,500	+ 109.3%
Percent of List Price Received*	101.0%	95.7%	- 5.2%	100.2%	97.8%	- 2.4%
Days on Market Until Sale	38	712	+ 1773.7%	22	403	+ 1731.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	5.6	2.0	- 64.3%	--	--	--

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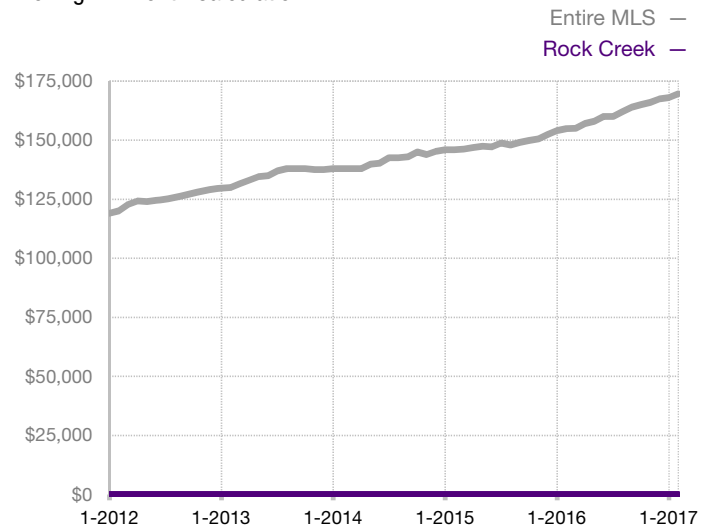
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Southeast

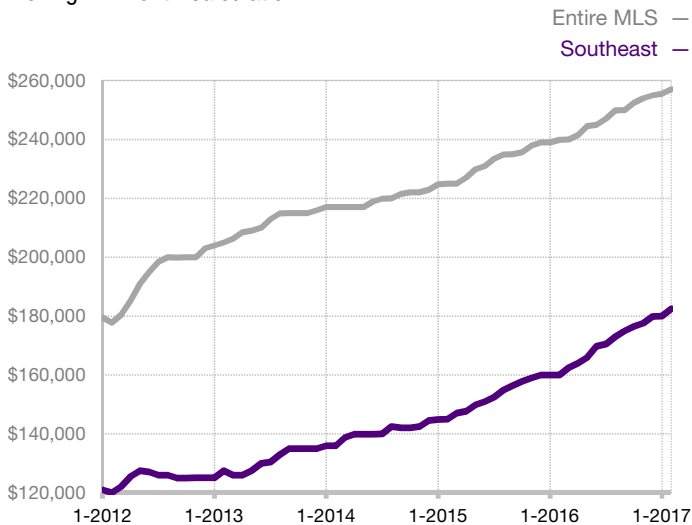
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	63	68	+ 7.9%	130	122	- 6.2%
Sold Listings	46	54	+ 17.4%	92	117	+ 27.2%
Median Sales Price*	\$162,000	\$191,000	+ 17.9%	\$160,000	\$189,500	+ 18.4%
Average Sales Price*	\$163,383	\$183,768	+ 12.5%	\$163,617	\$185,485	+ 13.4%
Percent of List Price Received*	99.8%	100.6%	+ 0.8%	99.4%	100.3%	+ 0.9%
Days on Market Until Sale	22	10	- 54.5%	32	14	- 56.3%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

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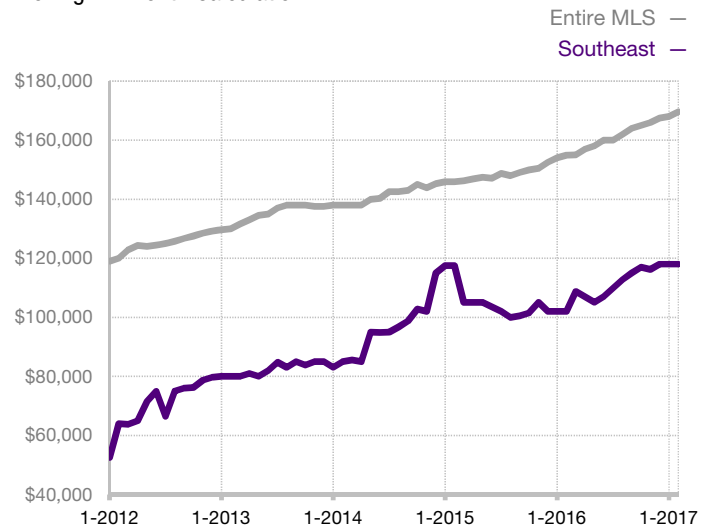
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	18	18	0.0%	29	40	+ 37.9%
Sold Listings	16	14	- 12.5%	24	39	+ 62.5%
Median Sales Price*	\$112,021	\$115,000	+ 2.7%	\$113,521	\$110,000	- 3.1%
Average Sales Price*	\$106,983	\$125,139	+ 17.0%	\$109,902	\$122,105	+ 11.1%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	35	29	- 17.1%	41	21	- 48.8%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Southwest

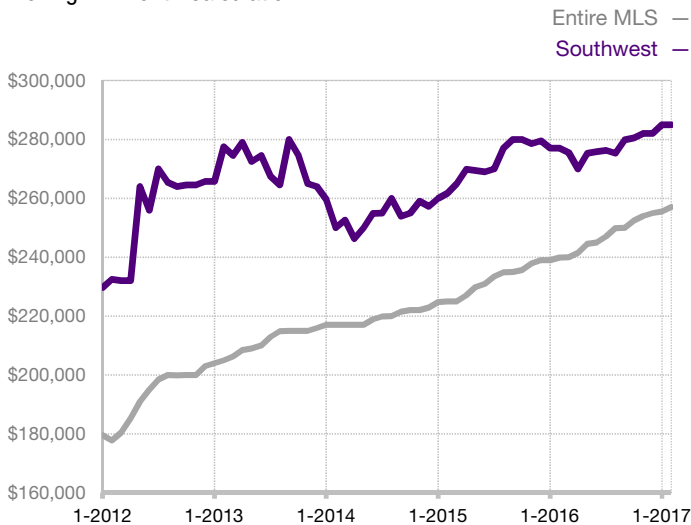
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	64	61	- 4.7%	117	119	+ 1.7%
Sold Listings	49	39	- 20.4%	95	77	- 18.9%
Median Sales Price*	\$267,000	\$246,000	- 7.9%	\$253,000	\$275,000	+ 8.7%
Average Sales Price*	\$334,423	\$390,301	+ 16.7%	\$323,645	\$399,627	+ 23.5%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	98.0%	98.0%	0.0%
Days on Market Until Sale	65	65	0.0%	68	61	- 10.3%
Inventory of Homes for Sale	203	153	- 24.6%	--	--	--
Months Supply of Inventory	3.9	2.7	- 30.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

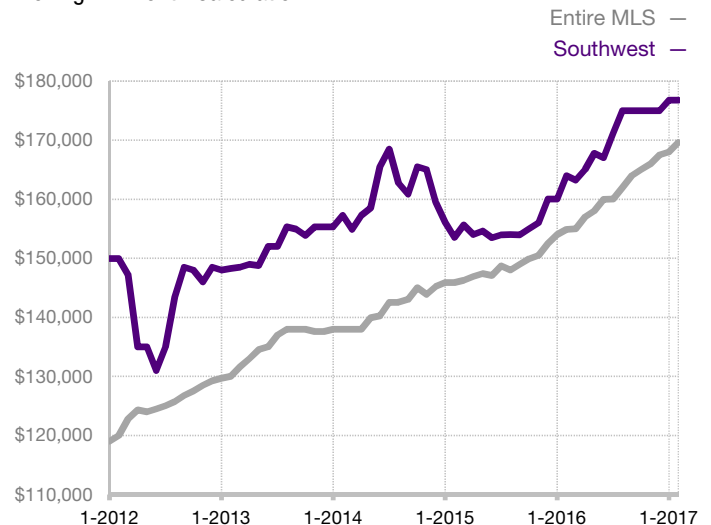
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	13	25	+ 92.3%	28	36	+ 28.6%
Sold Listings	15	11	- 26.7%	24	21	- 12.5%
Median Sales Price*	\$187,500	\$185,000	- 1.3%	\$170,000	\$185,000	+ 8.8%
Average Sales Price*	\$257,953	\$171,471	- 33.5%	\$225,904	\$266,885	+ 18.1%
Percent of List Price Received*	98.4%	99.6%	+ 1.2%	98.7%	97.9%	- 0.8%
Days on Market Until Sale	59	16	- 72.9%	44	18	- 59.1%
Inventory of Homes for Sale	23	33	+ 43.5%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

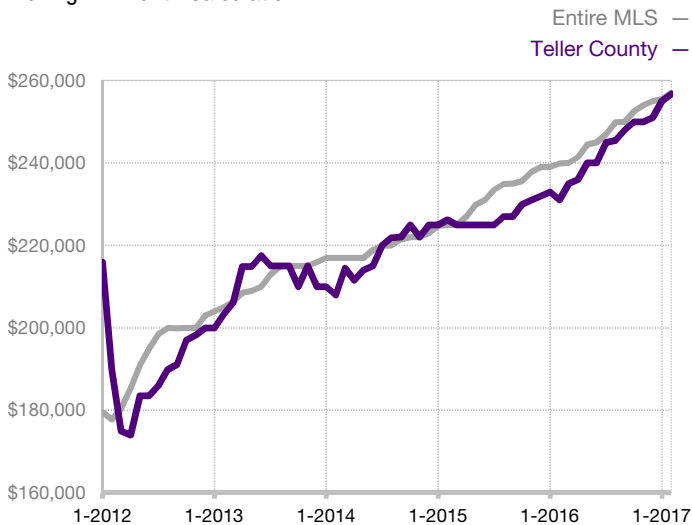
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	53	56	+ 5.7%	96	99	+ 3.1%
Sold Listings	35	34	- 2.9%	70	77	+ 10.0%
Median Sales Price*	\$229,900	\$262,450	+ 14.2%	\$239,500	\$281,000	+ 17.3%
Average Sales Price*	\$237,527	\$362,059	+ 52.4%	\$245,166	\$341,514	+ 39.3%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	78	66	- 15.4%	80	59	- 26.3%
Inventory of Homes for Sale	187	139	- 25.7%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

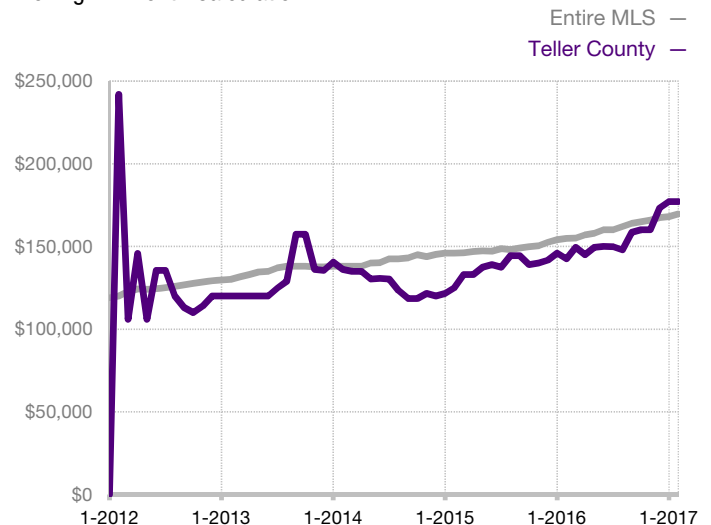
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Sold Listings	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$158,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$158,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	97.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	10	0	- 100.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

A Research Tool Provided by the Colorado Association of REALTORS®



Tri-Lakes

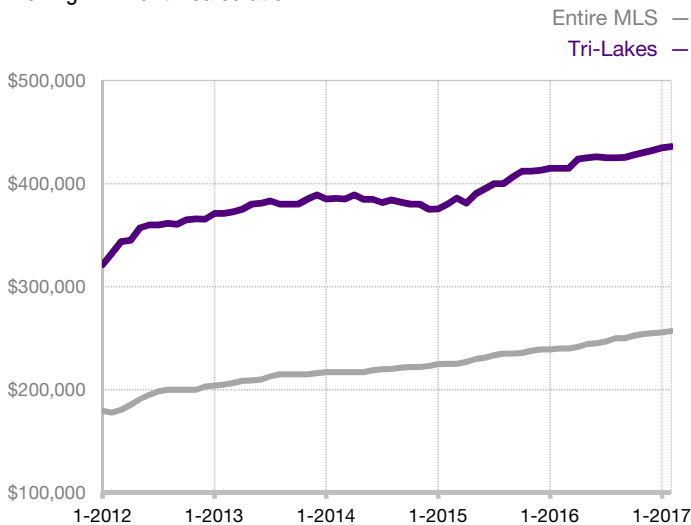
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	62	70	+ 12.9%	110	101	- 8.2%
Sold Listings	29	32	+ 10.3%	63	74	+ 17.5%
Median Sales Price*	\$450,000	\$485,000	+ 7.8%	\$427,000	\$456,250	+ 6.9%
Average Sales Price*	\$465,780	\$505,359	+ 8.5%	\$447,959	\$489,584	+ 9.3%
Percent of List Price Received*	97.8%	98.4%	+ 0.6%	98.4%	98.3%	- 0.1%
Days on Market Until Sale	68	81	+ 19.1%	70	76	+ 8.6%
Inventory of Homes for Sale	155	117	- 24.5%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

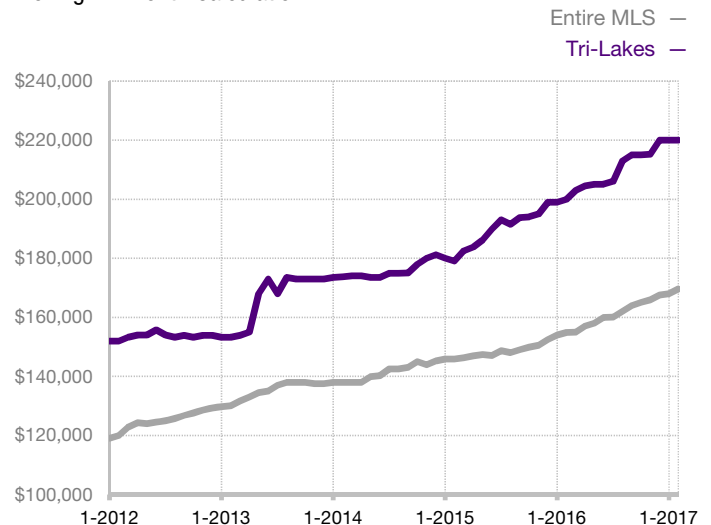
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	10	8	- 20.0%
Sold Listings	2	5	+ 150.0%	4	7	+ 75.0%
Median Sales Price*	\$215,250	\$203,000	- 5.7%	\$215,250	\$203,000	- 5.7%
Average Sales Price*	\$215,250	\$209,980	- 2.4%	\$223,750	\$229,585	+ 2.6%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	98.8%	99.5%	+ 0.7%
Days on Market Until Sale	16	18	+ 12.5%	35	26	- 25.7%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Ute Pass

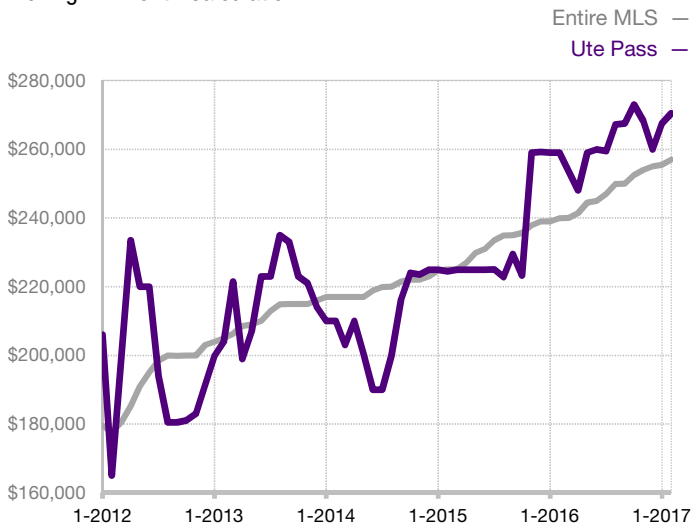
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	6	8	+ 33.3%
Sold Listings	4	3	- 25.0%	8	9	+ 12.5%
Median Sales Price*	\$209,500	\$585,000	+ 179.2%	\$209,500	\$352,000	+ 68.0%
Average Sales Price*	\$250,345	\$486,833	+ 94.5%	\$234,160	\$423,000	+ 80.6%
Percent of List Price Received*	99.3%	97.1%	- 2.2%	98.2%	96.4%	- 1.8%
Days on Market Until Sale	54	122	+ 125.9%	61	93	+ 52.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

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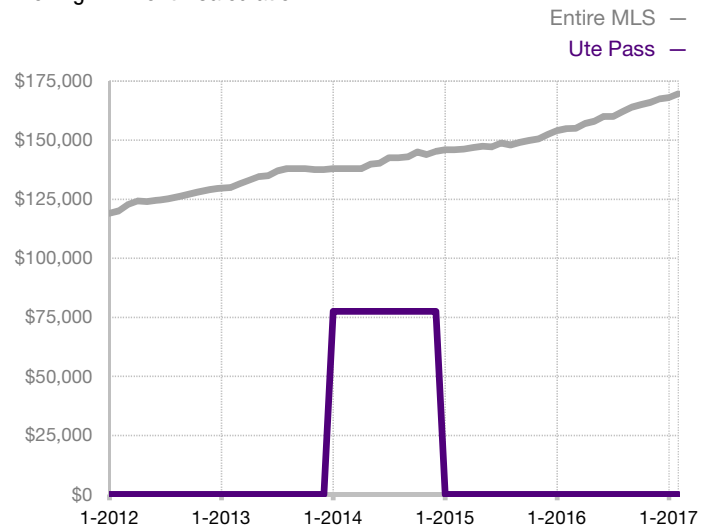
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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West

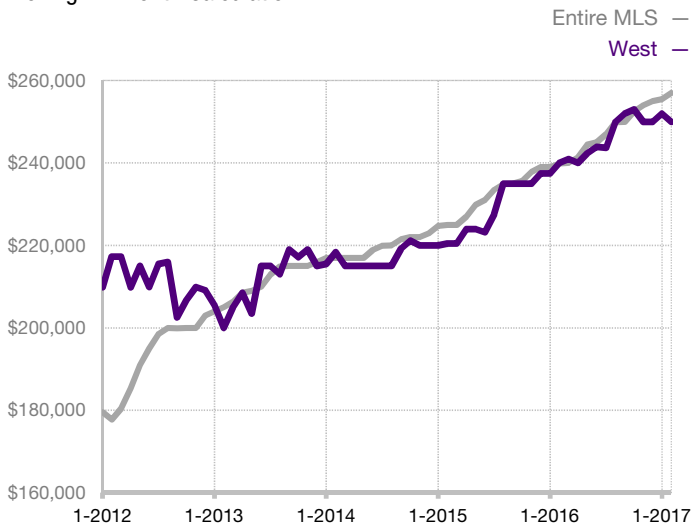
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	14	18	+ 28.6%	40	38	- 5.0%
Sold Listings	14	11	- 21.4%	31	26	- 16.1%
Median Sales Price*	\$262,450	\$250,000	- 4.7%	\$237,000	\$241,750	+ 2.0%
Average Sales Price*	\$330,657	\$346,045	+ 4.7%	\$270,154	\$373,671	+ 38.3%
Percent of List Price Received*	96.3%	100.0%	+ 3.8%	97.1%	98.0%	+ 0.9%
Days on Market Until Sale	110	25	- 77.3%	81	100	+ 23.5%
Inventory of Homes for Sale	42	33	- 21.4%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

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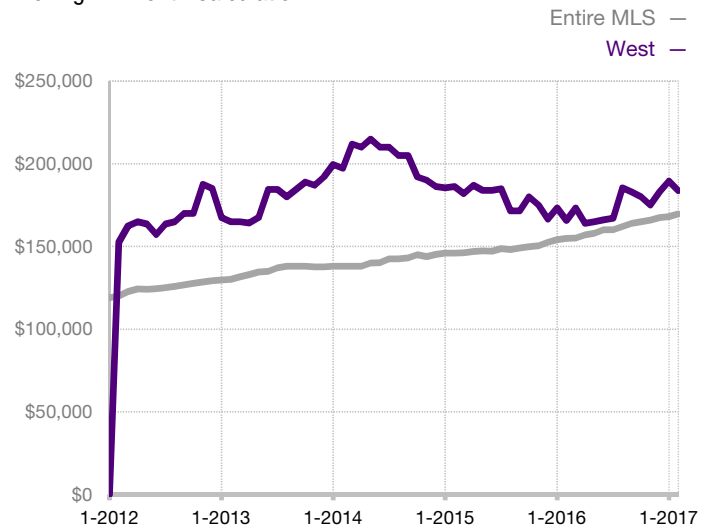
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	3	8	+ 166.7%	11	23	+ 109.1%
Sold Listings	3	4	+ 33.3%	7	7	0.0%
Median Sales Price*	\$164,900	\$173,625	+ 5.3%	\$164,900	\$183,750	+ 11.4%
Average Sales Price*	\$313,633	\$172,063	- 45.1%	\$246,771	\$190,593	- 22.8%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	98.8%	99.5%	+ 0.7%
Days on Market Until Sale	16	22	+ 37.5%	19	16	- 15.8%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Local Market Update for February 2017

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Woodland Park

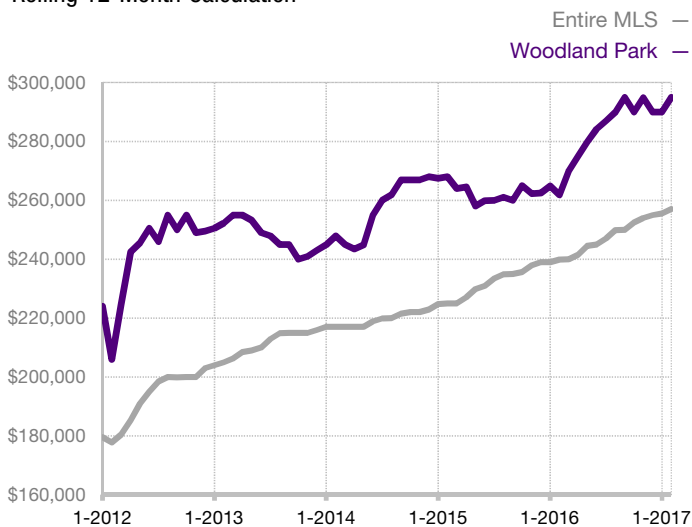
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	24	15	- 37.5%	39	31	- 20.5%
Sold Listings	17	15	- 11.8%	33	39	+ 18.2%
Median Sales Price*	\$245,000	\$367,000	+ 49.8%	\$255,000	\$295,000	+ 15.7%
Average Sales Price*	\$270,979	\$465,580	+ 71.8%	\$277,797	\$358,394	+ 29.0%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	98.9%	97.8%	- 1.1%
Days on Market Until Sale	70	59	- 15.7%	61	51	- 16.4%
Inventory of Homes for Sale	53	38	- 28.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

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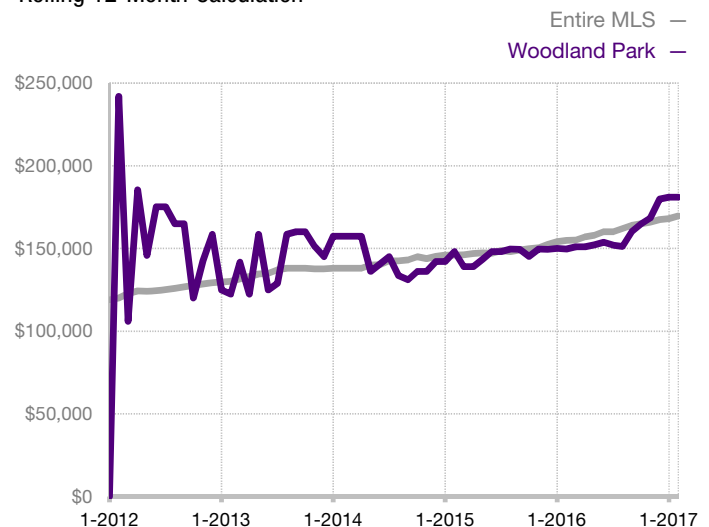
Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Sold Listings	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$158,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$158,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	97.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	10	0	- 100.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Woodland Park North

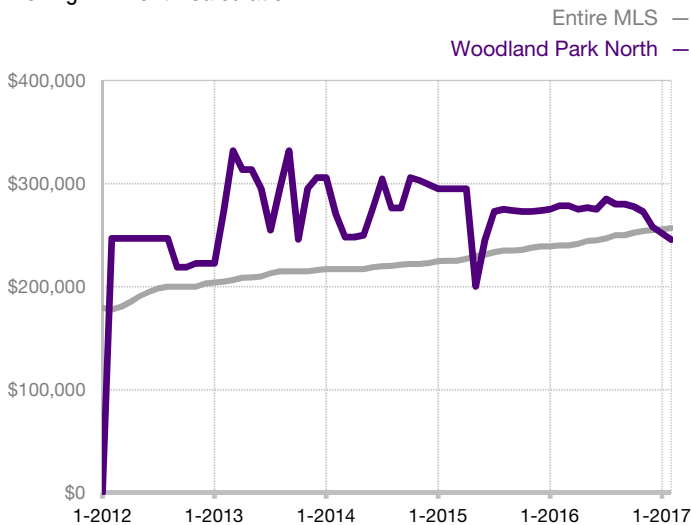
Single Family-Patio Homes	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$434,000	\$950,000	+ 118.9%
Average Sales Price*	\$280,000	\$0	- 100.0%	\$398,000	\$950,000	+ 138.7%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	96.5%	90.5%	- 6.2%
Days on Market Until Sale	50	0	- 100.0%	194	7	- 96.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--

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Townhouse-Condo	February			Year to Date		
	2016	2017	Percent Change from Previous Year	Thru 02-2016	Thru 02-2017	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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