

7 COUNTY METROPOLITAN DENVER MARKET UPDATE NOVEMBER, 2015

Market Metrics:

By the numbers, the inventory of available homes for sale is 6,607 homes at October month end, 5,215 homes came onto the market, 4,604 homes went under contract, and 4,470 homes closed at a median sold price of \$309,800 and an average sold price of \$359,709 resulting in a closed dollar volume of \$1.608 Billion.

Monthly Market Recap:

Single Family:

Active Inventory is 5,243
Sold Homes is 3,144
Average Price is \$400,465
Median Price is \$345,000
Average Days on Market is 31

Condo:

Active Inventory is 1,364
Sold Homes is 1,326
Average Price is \$263,074
Median Price is \$213,500
Average Days on Market is 28

Year To Date Market Recap:

Single Family:

Sold Homes is 32,130
Average Sold Price is \$404,861
Median Sold Price is \$346,000
Average Days on Market is 29

Condo:

Sold Homes is 13,414
Average Sold Price is \$254,514
Median Sold Price is \$210,000
Average Days on Market is 26

Source: REcolorado.com – November 5, 2015

The above representation for Single Family and Condo includes real estate activity in the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

Market Facts:

Three (3) signs of a good market are: you feel it, you see it, and you hear it. The 7 County Metro Denver home market continues to be strong, buyer demand continues, new homes continue to come onto the market, and the media is constantly telling stories about the home market. Fourth quarter seasonal slowing is here; but, both Sellers and Buyers are in the market. Now is a good time to buy a home. 2015 will be another record setting year.

Real estate is local. While the above is a representation of the Denver market as a whole, please contact a REALTOR® to better understand your specific real estate market.

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF OCTOBER 31, 2015**

Snapshot - 7 COUNTY

	Oct, '15	Prior Month	Year Ago	Prior Month	Year Ago
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Residential (Single Family + Condo)

Active	6,607	6,897	6,777	-4.20%	-2.51%
Number of New Listings	5,215	5,602	4,475	-6.91%	16.54%
Days on Market	30	28	35	7.14%	-14.29%
Sold	4,470	4,960	4,636	-9.88%	-3.58%
Average Sold Price	\$359,709	\$354,281	\$323,743	1.53%	11.11%
Median Sold Price	\$309,800	\$306,000	\$273,070	1.24%	13.45%

Single Family

Active	5,243	5,491	5,427	-4.52%	-3.39%
Number of New Listings	3,691	4,032	3,173	-8.46%	16.33%
Days on Market	31	28	36	10.71%	-13.89%
Sold	3,144	3,463	3,260	-9.21%	-3.56%
Average Sold Price	\$400,465	\$398,513	\$361,458	0.49%	10.79%
Median Sold Price	\$345,000	\$340,000	\$305,000	1.47%	13.11%

Condo

Active	1,364	1,406	1,350	-2.99%	1.04%
Number of New Listings	1,524	1,570	1,302	-2.93%	17.05%
Days on Market	28	27	31	3.70%	-9.68%
Sold	1,326	1,497	1,376	-11.42%	-3.63%
Average Sold Price	\$263,074	\$251,961	\$234,390	4.41%	12.24%
Median Sold Price	\$213,500	\$210,000	\$185,000	1.67%	15.41%

This representation may or may not reflect all real estate activity in the market.

Source: REcolorado.com - November 5, 2015

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

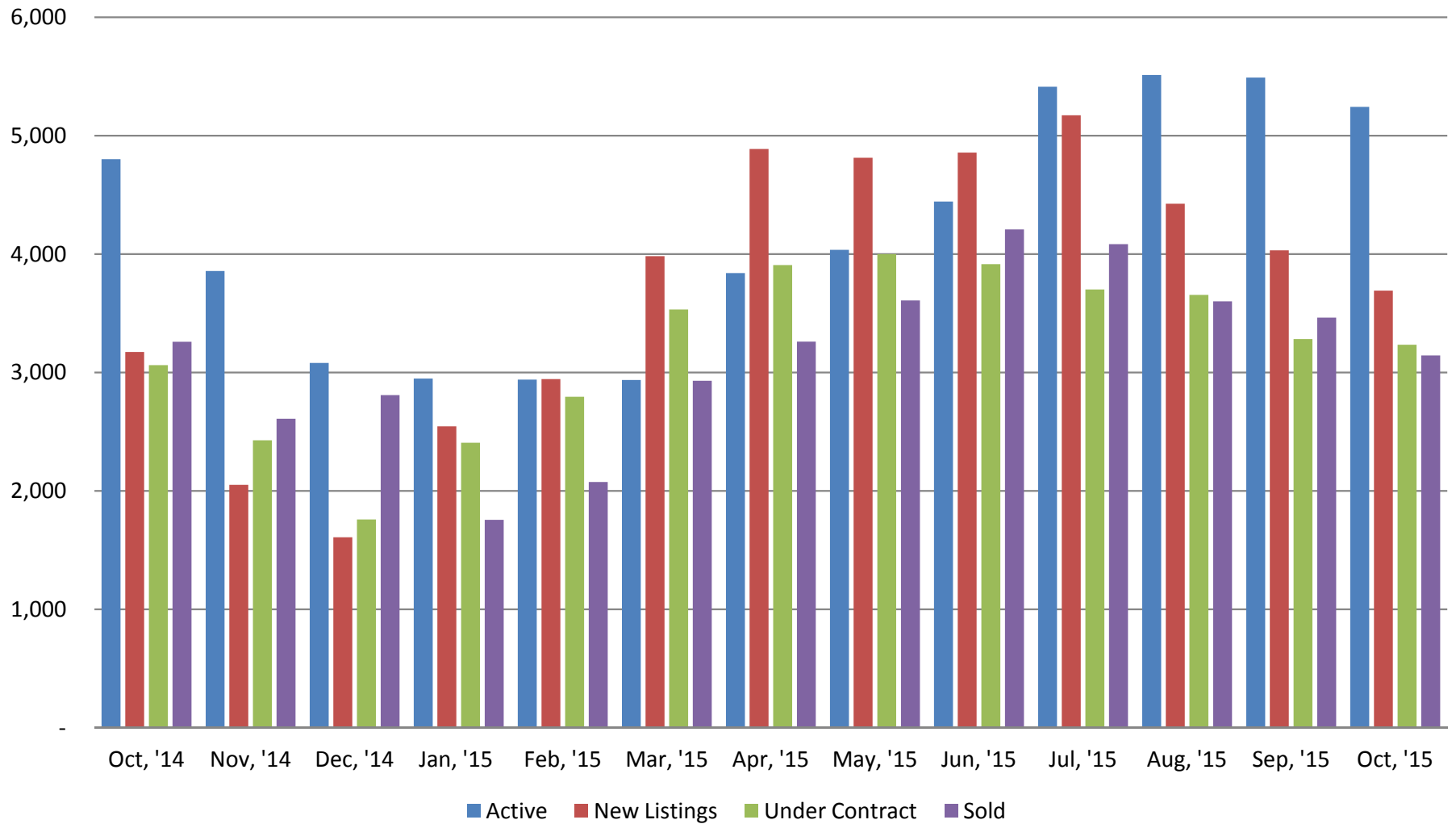
**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF OCTOBER 31, 2015**

Snapshot - YTD	YTD 2015	YTD 2014	YTD 2013	%	%
				Change 15 vs '14	Change 15vs '13
Residential (Single Family + Condo)					
Active	6,607	6,066		8.92%	
New Listings	57,563	54,167	77,652	6.27%	-25.87%
Under Contract	48,427	45,916		5.47%	
Days on Market	28	35	48	-20.00%	-41.67%
Sold	45,544	44,285	44,257	2.84%	2.91%
Average Sold Price	\$360,580	\$323,037	\$304,953	11.62%	18.24%
Median Sold Price	\$312,000	\$273,000	\$254,900	14.29%	22.40%
Single Family					
Active	5,243	4,802		9.18%	
New Listings	41,350	39,509	61,821	4.66%	-33.11%
Under Contract	34,428	33,002		4.32%	
Days on Market	29	37	48	-21.62%	-39.58%
Sold	32,130	32,016	34,727	0.36%	-7.48%
Average Sold Price	\$404,861	\$361,895	\$334,634	11.87%	20.99%
Median Sold Price	\$346,000	\$305,000	\$279,000	13.44%	24.01%
Condo					
Active	1,364	1,264		7.91%	
New Listings	16,213	14,658	15,831	10.61%	2.41%
Under Contract	13,999	12,914		8.40%	
Days on Market	26	31	47	-16.13%	-44.68%
Sold	13,414	12,269	9,530	9.33%	40.76%
Average Sold Price	\$254,514	\$221,638	\$196,787	14.83%	29.33%
Median Sold Price	\$210,000	\$179,500	\$159,900	16.99%	31.33%

**This representation may or may not reflect all real estate activity in the market.
Source: REcolorado - November 5, 2015**

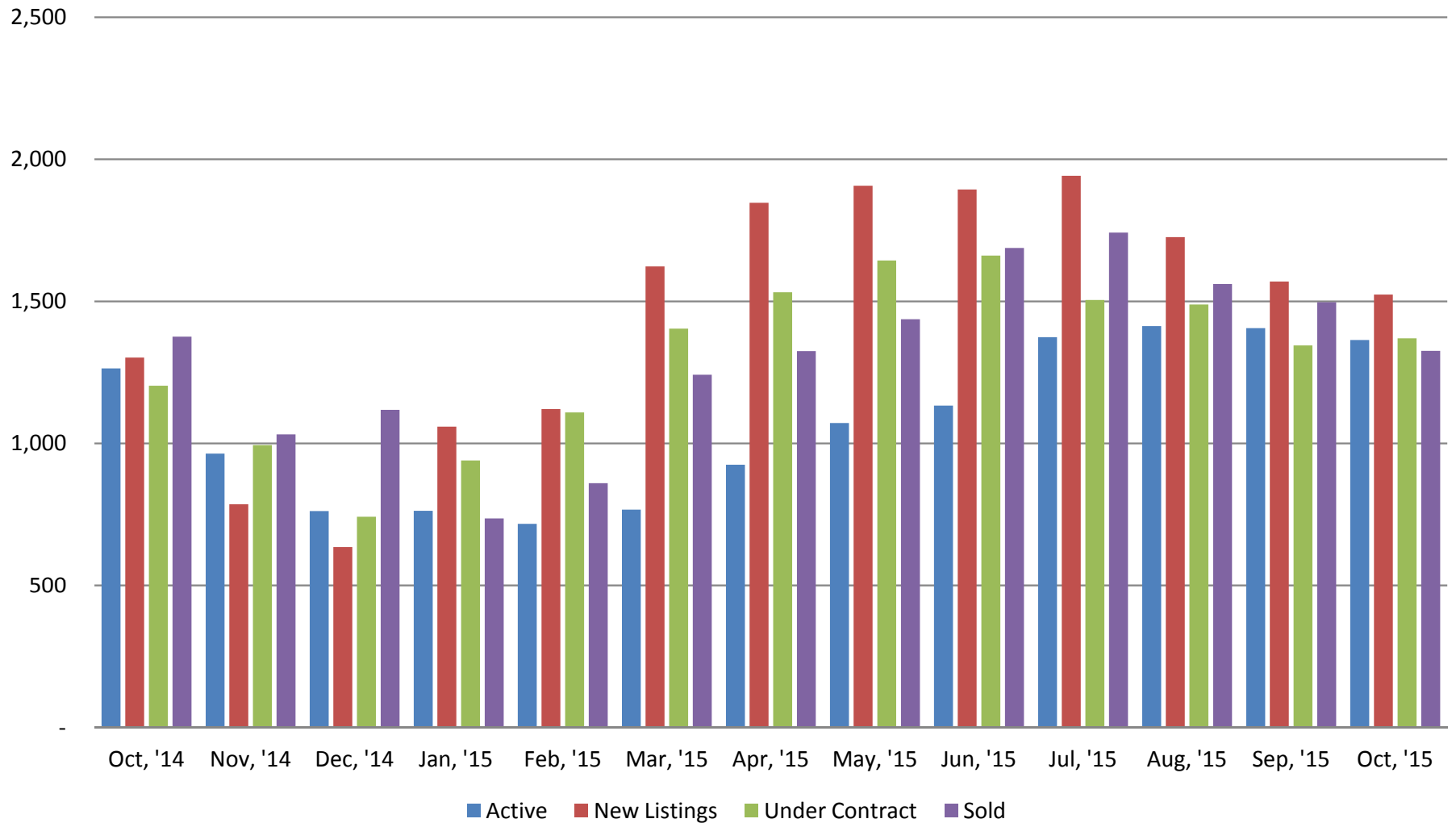
**The above representation includes the Counties of Adams, Arapahoe, Broomfield,
Denver, Douglas, Elbert, and Jefferson.**

Metropolitan Denver 7 County Single Family



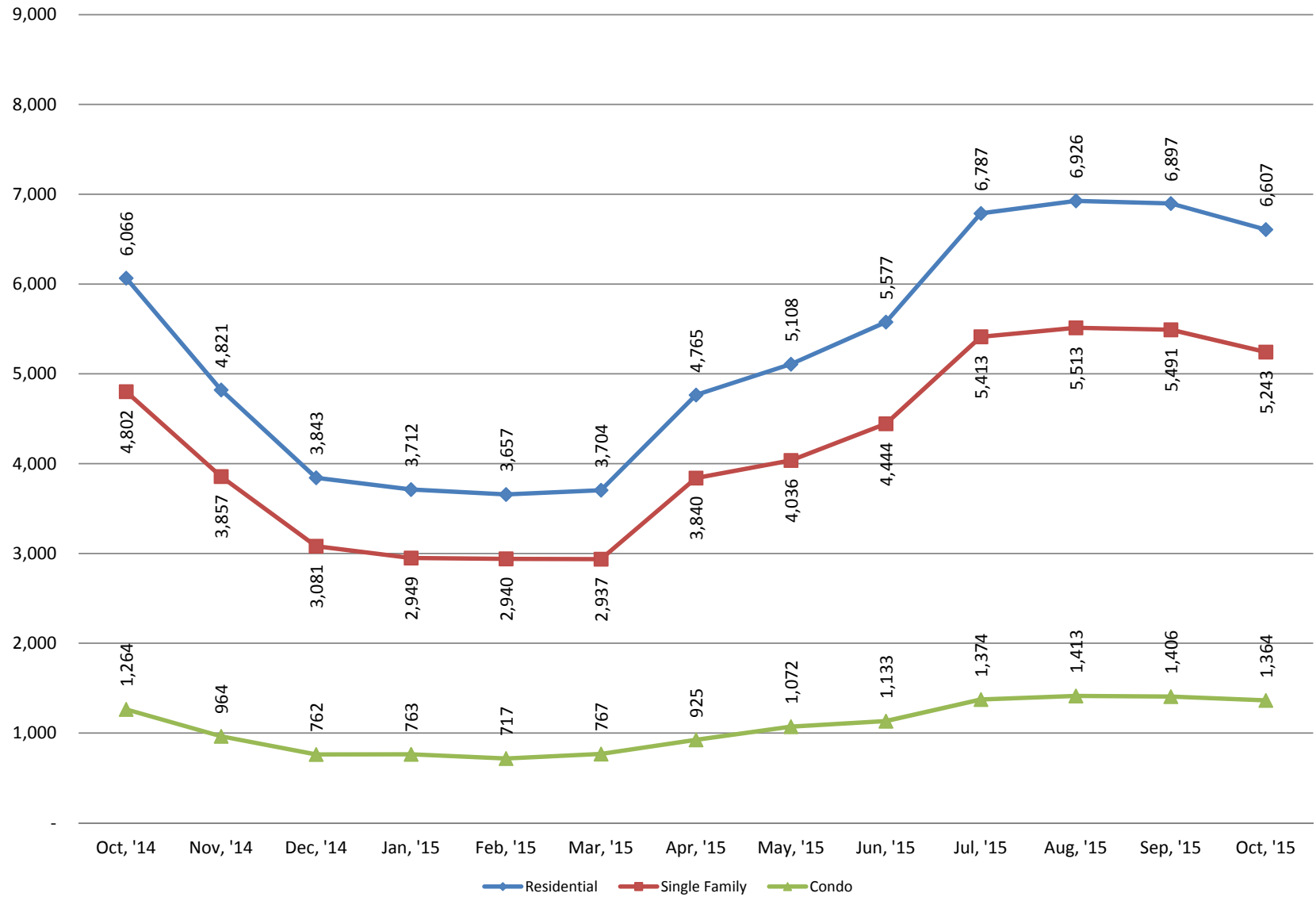
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County Condo



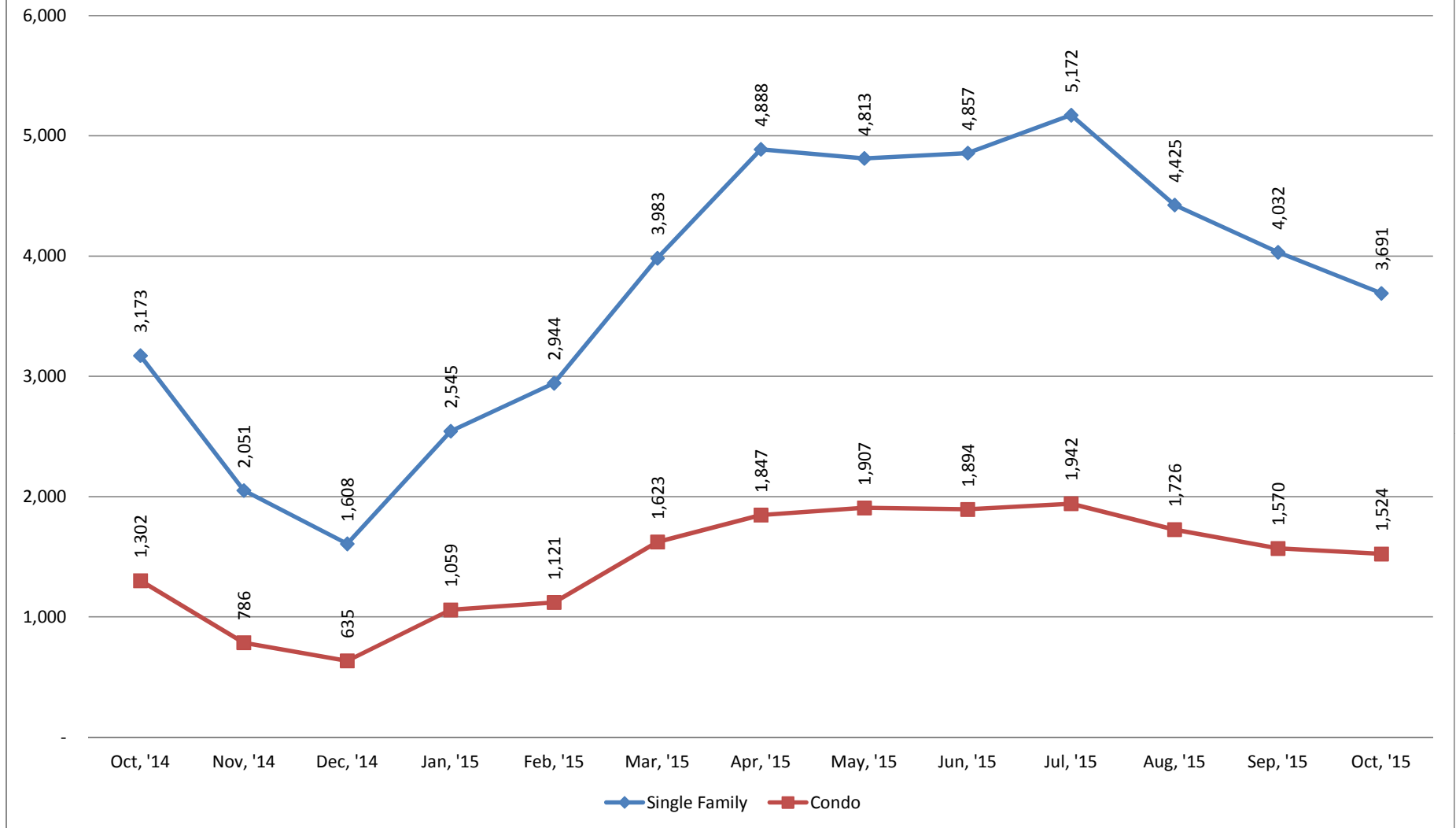
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County Month End Inventory of Unsold Homes



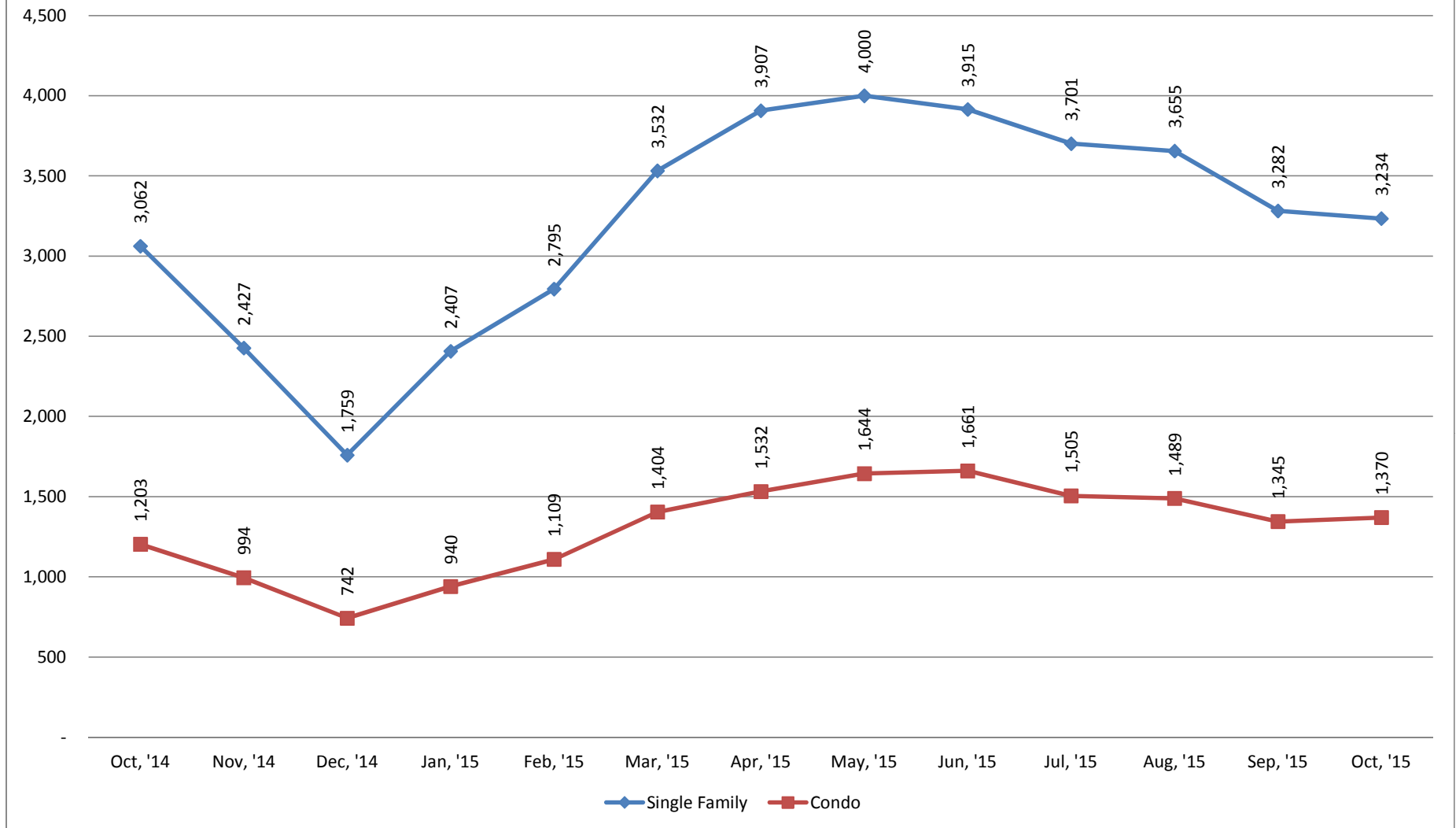
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County New Listings



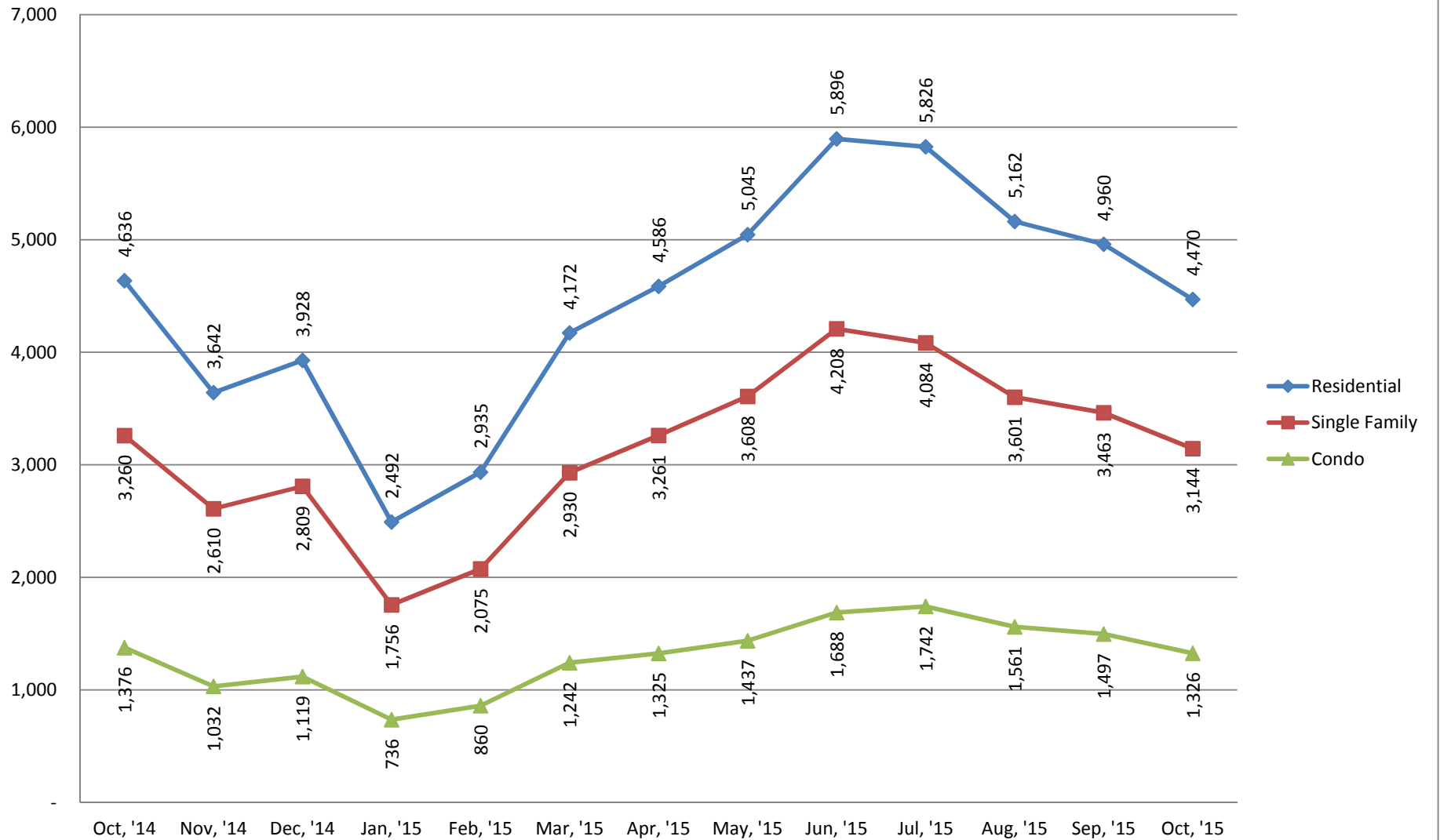
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County UnderContract



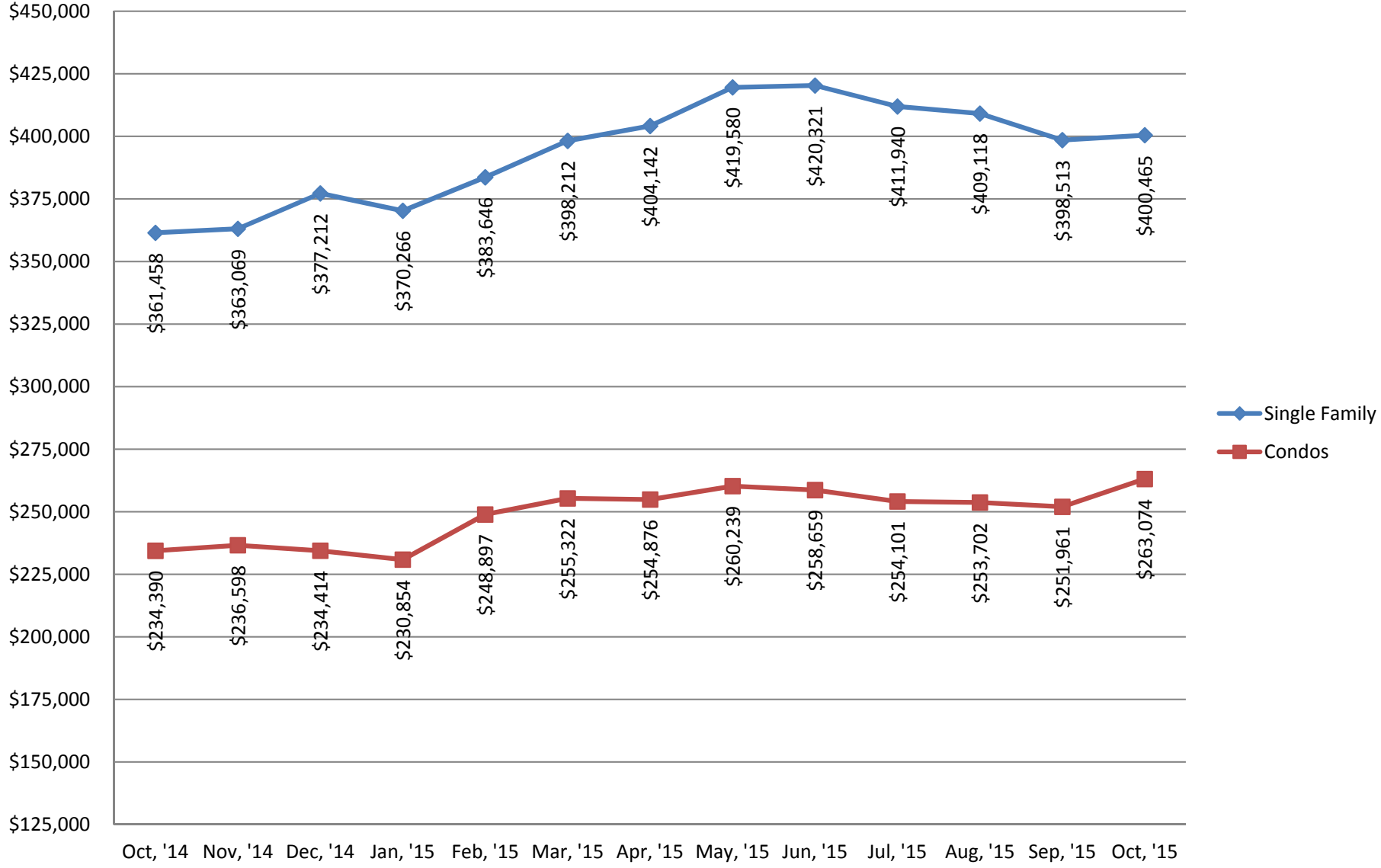
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County Monthly Closed Homes



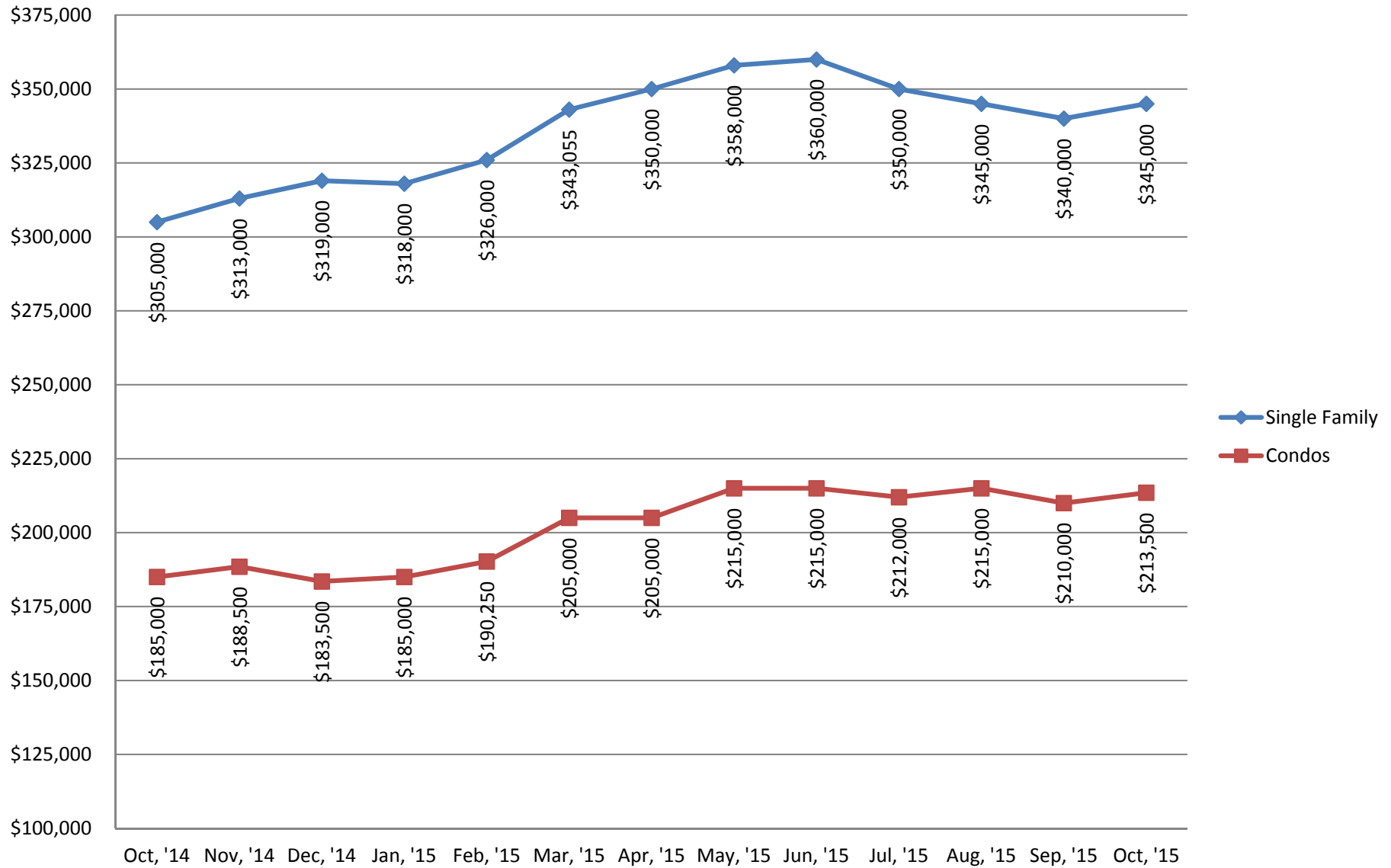
This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County Monthly Average Sales Price



This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

Metropolitan Denver 7 County Monthly Median Sales Price



This representation may or may not reflect all real estate activity in the market.
Source: REcolorado

**Metropolitan Denver Real Estate Statistics
Rolling Three Month Information**

October, 2015

SINGLE FAMILY

Month	# Active	# Sold	Median Sold Price	Average Sold Price	YTD # Sold	YTD Median Sold Price	YTD Average Sold Price
AUG	5,513	3,601	\$345,000	\$409,118	25,523	\$348,000	\$406,467
SEP	5,491	3,463	\$340,000	\$398,513	28,986	\$346,500	\$405,610
OCT	5,243	3,144	\$345,000	\$400,465	32,130	\$346,000	\$404,861

CONDOMINIUMS AND TOWNHOUSES

Month	# Active	# Sold	Median Sold Price	Average Sold Price	YTD # Sold	YTD Median Sold Price	YTD Average Sold Price
AUG	1,413	1,561	\$215,000	\$253,702	10,591	\$209,200	\$253,906
SEP	1,406	1,497	\$210,000	\$251,961	12,088	\$209,900	\$253,578
OCT	1,364	1,326	\$213,500	\$263,074	13,414	\$210,000	\$254,514

Source: REcolorado.com - November 5, 2015

The above representation may or may not reflect all real estate activity in the market.

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

Metropolitan Denver Real Estate Trends
7 County

October, 2015

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	3	6	2.00	53	43	0.81
\$100,000 to \$199,999	113	92	0.81	507	267	0.53
\$200,000 to \$299,999	954	556	0.58	464	284	0.61
\$300,000 to \$399,999	974	999	1.03	135	217	1.61
\$400,000 to \$499,999	526	958	1.82	77	193	2.51
\$500,000 to \$699,999	365	1,167	3.20	42	193	4.60
\$700,000 to \$999,999	142	663	4.67	37	104	2.81
\$1,000,000 to \$1,999,999	61	604	9.90	7	50	7.14
\$2,000,000 and over	6	198	33.00	4	13	
TOTALS	3,144	5,243	1.67	1,326	1,364	1.03

The above representation reflects the monthly sold and month end active listings.

Price Range	Single Family		% Change	Condo		% Change
	Sold Oct, '15	Sold Sep, '15		Sold Oct, '15	Sold Sep, '15	
\$0 to \$99,999	3	4	-25.00%	53	77	-31.17%
\$100,000 to \$199,999	113	124	-8.87%	507	575	-11.83%
\$200,000 to \$299,999	954	1,104	-13.59%	464	478	-2.93%
\$300,000 to \$399,999	974	1,082	-9.98%	135	190	-28.95%
\$400,000 to \$499,999	526	542	-2.95%	77	82	-6.10%
\$500,000 to \$699,999	365	373	-2.14%	42	63	-33.33%
\$700,000 to \$999,999	142	158	-10.13%	37	25	48.00%
\$1,000,000 to \$1,999,999	61	62	-1.61%	7	7	0.00%
\$2,000,000 and over	6	14	-57.14%	4	-	
TOTALS	3,144	3,463	-9.21%	1,326	1,497	-11.42%

The above representation reflects the monthly month over month sold comparison.

Price Range	Single Family		% Change	Condo		% Change
	YTD Oct, '15	YTD Oct, '14		YTD Oct, '15	YTD Oct, '14	
\$0 to \$99,999	51	159	-67.92%	735	1,246	-41.01%
\$100,000 to \$199,999	1,441	3,800	-62.08%	5,335	5,958	-10.46%
\$200,000 to \$299,999	9,446	11,540	-18.15%	4,030	2,870	40.42%
\$300,000 to \$399,999	9,620	7,695	25.02%	1,605	1,143	40.42%
\$400,000 to \$499,999	5,421	4,189	29.41%	800	430	86.05%
\$500,000 to \$699,999	3,885	2,907	33.64%	591	412	43.45%
\$700,000 to \$999,999	1,483	1,092	35.81%	249	161	54.66%
\$1,000,000 to \$1,999,999	688	539	27.64%	59	41	43.90%
\$2,000,000 and over	95	95	0.00%	10	8	25.00%
TOTALS	32,130	32,016	0.36%	13,414	12,269	9.33%

The above representation reflects the year to date year over year sold comparison.

MOI = Month's of Inventory

The above representations may or may not reflect all real estate activity in the market.

The above representations include the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

Source: REcolorado.com - November 5, 2015

**METROPOLITAN DENVER
7 COUNTY LUXURY MARKET
HOMES SOLD FOR \$1 MILLION OR GREATER
OCTOBER, 2015**

Market Metrics:

By the numbers, the inventory of available homes for sale is 865 homes at October month end, 201 homes came onto the market, 120 homes were placed under contract, and 78 homes closed for \$1 Million or greater with an average sold price of \$1,579,574 resulting in a closed dollar volume of \$123.2 Million.

Monthly Market Recap:

	Single Family	Condo
Active Inventory at month end	802	63
New Listings	163	38
Under Contract	87	33
Number Sold	67	11
Average Sold Price	\$1,523,557	\$1,920,770
Closed \$ Volume	\$102.1 Million	\$21.1 Million
Lowest Sold Price	\$1,000,000	\$1,050,000
Highest Sold Price	\$7,250,000	\$3,950,000
Average Price/Square Foot (Above Ground)	\$383	\$570
Average Price/Square Foot (Total)	\$259	\$506
Sold Price as % of List Price	96.53%	97.64%
Average Days on Market	95	34

Of the 67 Single Family homes sold, the highest priced closing for the month was \$7.25 Million representing 5 Bedrooms, 8 Baths, and 9,577 above ground square feet.

Of the 11 Condo homes sold, the highest priced closing for the month was \$3.95 Million representing 4 bedrooms, 5 bathrooms, and 4,753 above ground square feet.

Year-to-Date Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	783	(↑24%)	69	(↑41%)
Average Sold Price	\$1,501,689	(↓2%)	\$1,568,047	(↑1%)
Closed \$ Volume	\$1.2 Billion	(↑21%)	\$108.2 Million	(↑42%)
Lowest Sold Price	\$1,000,000		\$1,000,000	
Highest Sold Price	\$11,000,000		\$4,550,000	
Average Price/Square Foot (Above Ground)	\$384		\$548	
Average Price/Square Foot (Total)	\$255		\$492	
Sold Price as % of List Price	96.78%	(↔)	97.22%	(↑3%)
Average Days on Market	104	(↓3%)	109	(↔)

Eight Hundred Fifty Two (852) homes closed YTD October 31, 2015 for \$1 Million or greater with an average sold price of \$1,507,063 resulting in a closed dollar volume of \$1.28 Billion.

The above representation covers a seven (7) county area including the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

Source of the data: REcolorado.com – November 5, 2015

7 COUNTY LUXURY MARKET
 PROPERTIES SOLD FOR \$1 MILLION PLUS
 OCTOBER, 2015

SINGLE FAMILY	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	67	76	65	-11.84%	3.08%
AVERAGE PRICE	\$ 1,523,557	\$ 1,572,932	\$ 1,392,147	-3.14%	9.44%
SALES VOLUME	\$ 102,078,319	\$ 119,542,832	\$ 90,489,555	-14.61%	12.81%
CDOM	95	88	111	7.95%	-14.41%
SALE/LIST PRICE	96.53%	98.29%	95.73%	-1.79%	0.84%
PSF TOTAL	\$ 259	\$ 256	\$ 237	1.17%	9.28%

CONDO	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	11	7	7	57.14%	57.14%
AVERAGE PRICE	\$ 1,920,770	\$ 1,317,464	\$ 1,292,357	45.79%	48.63%
SALES VOLUME	\$ 21,128,470	\$ 9,222,248	\$ 9,046,499	129.10%	133.55%
CDOM	34	18	126	88.89%	-73.02%
SALE/LIST PRICE	97.64%	93.95%	95.59%	3.93%	2.14%
PSF TOTAL	\$ 506	\$ 404	\$ 357	25.25%	41.74%

RESIDENTIAL	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	78	83	72	-6.02%	8.33%
AVERAGE PRICE	\$ 1,579,574	\$ 1,551,387	\$ 1,382,445	1.82%	14.26%
SALES VOLUME	\$ 123,206,772	\$ 128,765,121	\$ 99,536,040	-4.32%	23.78%
CDOM	86	82	112	4.88%	-23.21%
SALE/LIST PRICE	96.69%	97.92%	95.72%	-1.26%	1.01%
PSF TOTAL	\$ 293	\$ 269	\$ 249	8.92%	17.67%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

7 COUNTY LUXURY MARKET
 PROPERTIES SOLD FOR \$1 MILLION PLUS
 OCTOBER, 2015

	YTD 2015	YTD 2014	YTD 2013	2015 vs 2014	2015 vs 2013
SINGLE FAMILY					
# SOLD	783	634	580	23.50%	35.00%
AVERAGE PRICE	\$ 1,501,689	\$ 1,537,905	\$ 1,532,492	-2.35%	-2.01%
SALES VOLUME	\$ 1,175,822,487	\$ 975,031,770	\$ 888,845,360	20.59%	32.29%
CDOM	104	107	160	-2.80%	-35.00%
SALE/LIST PRICE	96.78%	96.69%	95.95%	0.09%	0.87%
PSF TOTAL	\$ 255	\$ 249	\$ 242	2.41%	5.37%
CONDO					
# SOLD	69	49	51	40.82%	35.29%
AVERAGE PRICE	\$ 1,568,047	\$ 1,557,794	\$ 1,535,269	0.66%	2.14%
SALES VOLUME	\$ 108,195,243	\$ 76,331,906	\$ 78,298,719	41.74%	38.18%
CDOM	109	109	138	0.00%	-21.01%
SALE/LIST PRICE	97.22%	94.60%	93.54%	2.77%	3.93%
PSF TOTAL	\$ 492	\$ 454	\$ 539	8.37%	-8.72%
RESIDENTIAL					
# SOLD	852	683	631	24.74%	35.02%
AVERAGE PRICE	\$ 1,507,063	\$ 1,539,332	\$ 1,532,716	-2.10%	-1.67%
SALES VOLUME	\$ 1,284,017,676	\$ 1,051,363,756	\$ 967,143,796	22.13%	32.76%
CDOM	105	107	159	-1.87%	-33.96%
SALE/LIST PRICE	96.81%	96.54%	95.76%	0.28%	1.10%
PSF TOTAL	\$ 274	\$ 263	\$ 266	4.18%	3.01%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

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**METROPOLITAN DENVER
7 COUNTY SIGNATURE MARKET
HOMES SOLD BETWEEN \$750,000 AND \$999,999
OCTOBER, 2015**

Market Metrics:

By the numbers, the inventory of available homes for sale is 604 homes at month end, 193 homes came onto the market, 131 homes were placed under contract, and 141 homes closed between \$750,000 and \$999,999 with an average sold price of \$837,284 resulting in a closed dollar volume of \$118.1 Million.

Monthly Market Recap:

	Single Family	Condo
Active Listings at Month End	527	77
New Listings	143	50
Under Contract	106	25
Number Sold	115	26
Average Sold Price	\$840,662	\$822,341
Closed \$ Volume	\$96.7 Million	\$21.4 Million
Lowest Sold Price	\$750,000	\$750,000
Highest Sold Price	\$994,300	\$999,200
Average Price/Square Foot (Above Ground)	\$298	\$432
Average Price/Square Foot (Total)	\$197	\$371
Sold Price as % of List Price	97.85%	99.85%
Average Days on Market	85	108

Of the 115 Single Family homes sold, the highest priced closing for the month was \$994,300 representing 4 Bedrooms, 4 Bathrooms, and 2,430 above ground square feet.

Of the 26 Condo homes sold, the highest priced closing for the month was \$999,200 representing 2 Bedrooms, 2 Bathrooms, and 1,553 above ground square feet.

Year-to-Date Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	1,090	(↑38%)	143	(↑14%)
Average Sold Price	\$845,872	(↔)	\$847,592	(↓2%)
Closed \$ Volume	\$922.0 Million	(↑38%)	\$121.2 Million	(↑13%)
Lowest Sold Price	\$750,000		\$750,000	
Highest Sold Price	\$999,950		\$999,200	
Average Price/Square Foot (Above Ground)	\$289		\$402	
Average Price/Square Foot (Total)	\$190		\$330	
Sold Price as % of List Price	98.16%	(↔)	99.15%	(↑1%)
Average Days on Market	83	(↑2%)	100	(↓6%)

One Thousand Two Hundred Thirty Three (1,233) homes closed YTD October 31, 2015 between \$750,000 and \$999,999 with an average sold price of \$846,071 resulting in a closed dollar volume of \$1.0 Billion.

The above representation covers a seven (7) county area including the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

Source of the data: REcolorado.com – November 5, 2015

7 COUNTY SIGNATURE MARKET
 PROPERTIES SOLD BETWEEN \$750,000 AND \$999,999
 OCTOBER, 2015

SINGLE FAMILY	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	115	117	87	-1.71%	32.18%
AVERAGE PRICE	\$ 840,662	\$ 847,818	\$ 854,962	-0.84%	-1.67%
SALES VOLUME	\$ 96,676,130	\$ 99,194,706	\$ 74,381,694	-2.54%	29.97%
CDOM	85	84	111	1.19%	-23.42%
SALE/LIST PRICE	97.85%	97.81%	97.44%	0.04%	0.42%
PSF TOTAL	\$ 197	\$ 194	\$ 188	1.55%	4.79%

CONDO	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	26	7	27	271.43%	-3.70%
AVERAGE PRICE	\$ 822,341	\$ 784,843	\$ 872,858	4.78%	-5.79%
SALES VOLUME	\$ 21,380,866	\$ 5,493,901	\$ 23,567,166	289.17%	-9.28%
CDOM	108	25	61	332.00%	77.05%
SALE/LIST PRICE	99.85%	98.72%	99.39%	1.14%	0.46%
PSF TOTAL	\$ 371	\$ 437	\$ 281	-15.10%	32.03%

RESIDENTIAL	Oct, '15	PRIOR MONTH	LAST YEAR	PRIOR MONTH	LAST YEAR
# SOLD	141	124	114	13.71%	23.68%
AVERAGE PRICE	\$ 837,284	\$ 844,263	\$ 859,200	-0.83%	-2.55%
SALES VOLUME	\$ 118,057,044	\$ 104,688,612	\$ 97,948,800	12.77%	20.53%
CDOM	90	81	99	11.11%	-9.09%
SALE/LIST PRICE	98.22%	97.86%	97.90%	0.37%	0.33%
PSF TOTAL	\$ 229	\$ 208	\$ 210	10.10%	9.05%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

7 COUNTY SIGNATURE MARKET
 PROPERTIES SOLD BETWEEN \$750,000 AND \$999,999
 OCTOBER, 2015

	YTD 2015	YTD 2014	YTD 2013	2015 VERSUS 2014	2015 VERSUS 2013
SINGLE FAMILY					
# SOLD	1,090	788	736	38.32%	48.10%
AVERAGE PRICE	\$ 845,872	\$ 847,500	\$ 850,959	-0.19%	-0.60%
SALES VOLUME	\$ 922,000,480	\$ 667,830,000	\$ 626,305,824	38.06%	47.21%
CDOM	83	81	99	2.47%	-16.16%
SALE/LIST PRICE	98.16%	97.82%	97.71%	0.35%	0.46%
PSF TOTAL	\$ 190	\$ 183	\$ 178	3.83%	6.74%
CONDO					
# SOLD	143	125	76	14.40%	88.16%
AVERAGE PRICE	\$ 847,592	\$ 861,933	\$ 841,504	-1.66%	0.72%
SALES VOLUME	\$ 121,205,656	\$ 107,741,625	\$ 63,954,304	12.50%	89.52%
CDOM	100	106	120	-5.66%	-16.67%
SALE/LIST PRICE	99.15%	97.92%	96.57%	1.26%	2.67%
PSF TOTAL	\$ 330	\$ 313	\$ 359	5.43%	-8.08%
RESIDENTIAL					
# SOLD	1,233	913	812	35.05%	51.85%
AVERAGE PRICE	\$ 846,071	\$ 849,476	\$ 850,074	-0.40%	-0.47%
SALES VOLUME	\$ 1,043,205,543	\$ 775,571,588	\$ 690,260,088	34.51%	51.13%
CDOM	85	84	101	1.19%	-15.84%
SALE/LIST PRICE	98.28%	97.83%	97.60%	0.46%	0.70%
PSF TOTAL	\$ 206	\$ 201	\$ 195	2.49%	5.64%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

**METROPOLITAN DENVER
7 COUNTY PREMIERE MARKET
HOMES SOLD BETWEEN \$500,000 AND \$749,999
OCTOBER, 2015**

Market Metrics:

By the numbers, the inventory of available homes for sale is 1,523 at October month end, 663 homes came onto the market, 473 homes were placed under contract, and 446 homes closed between \$500,000 and \$749,999 with an average sold price of \$587,658 resulting in a closed dollar volume of \$262.1 Million.

Monthly Market Recap:

	Single Family	Condo
Active Listings at Month End	1,303	220
New Listings	543	120
Under Contract	394	79
Number Sold	393	53
Average Sold Price	\$584,890	\$608,182
Closed \$ Volume	\$229.9 Million	\$32.2 Million
Lowest Sold Price	\$500,000	\$500,000
Highest Sold Price	\$749,000	\$749,000
Average Price/Square Foot (Above Ground)	\$254	\$345
Average Price/Square Foot (Total)	\$164	\$309
Sold Price as % of List Price	98.55%	99.18%
Average Days on Market	56	105

Of the 393 Single Family homes sold, the highest priced closing for the month was \$749,000 representing 5 Bedrooms, 4 Baths, and 2,621 above ground square feet.

Of the 53 Condo homes sold, the highest priced closing for the month was \$749,000 representing 3 Bedrooms, 3 Bathrooms, and 1,839 above ground square feet.

Year-to-Date Market Recap with Year Over Year % Comparisons:

	Single Family		Condo	
Number Sold	4,279	(↑33%)	697	(↑56%)
Average Sold Price	\$590,226	(↔)	\$604,719	(↑1%)
Closed \$ Volume	\$2.5 Billion	(↑33%)	\$421.5 Million	(↑57%)
Lowest Sold Price	\$500,000		\$500,000	
Highest Sold Price	\$749,900		\$749,900	
Average Price/Square Foot (Above Ground)	\$250		\$333	
Average Price/Square Foot (Total)	\$286		\$290	
Sold Price as % of List Price	98.99%	(↔)	98.88%	(↔)
Average Days on Market	55	(↓11%)	106	(↑24%)

Four Thousand Nine Hundred Seventy Six (4,976) homes closed YTD October 31, 2015 between \$500,000 and \$749,999 with an average sold price of \$592,256 resulting in a closed dollar volume of \$2.9 Billion.

The above representation covers a seven (7) county area including the counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

Source of the data: REcolorado.com – November 5, 2015

**7 COUNTY PREMIERE MARKET
 PROPERTIES SOLD BETWEEN \$500,000 AND \$749,999
 OCTOBER, 2015**

SINGLE FAMILY	Oct, '15	PRIOR MONTH	LAST YEAR	Current Month Versus Prior Month	Current Month Versus Same Month Last Year
# SOLD	393	414	314	-5.07%	25.16%
AVERAGE PRICE	\$ 584,890	\$ 588,232	\$ 587,983	-0.57%	-0.53%
SALES VOLUME	\$ 229,861,770	\$ 243,528,048	\$ 184,626,662	-5.61%	24.50%
CDOM	56	53	62	5.66%	-9.68%
SALE/LIST PRICE	98.55%	98.90%	98.32%	-0.35%	0.23%
PSF TOTAL	\$ 164	\$ 171	\$ 161	-4.09%	1.86%

CONDO	Oct, '15	PRIOR MONTH	LAST YEAR	Current Month Versus Prior Month	Current Month Versus Same Month Last Year
# SOLD	53	81	56	-34.57%	-5.36%
AVERAGE PRICE	\$ 608,182	\$ 616,462	\$ 596,984	-1.34%	1.88%
SALES VOLUME	\$ 32,233,646	\$ 49,933,422	\$ 33,431,104	-35.45%	-3.58%
CDOM	105	103	106	1.94%	-0.94%
SALE/LIST PRICE	99.18%	98.47%	103.74%	0.72%	-4.40%
PSF TOTAL	\$ 309	\$ 306	\$ 306	0.98%	0.98%

RESIDENTIAL	Oct, '15	PRIOR MONTH	LAST YEAR	Current Month Versus Prior Month	Current Month Versus Same Month Last Year
# SOLD	446	495	370	-9.90%	20.54%
AVERAGE PRICE	\$ 587,658	\$ 592,851	\$ 589,345	-0.88%	-0.29%
SALES VOLUME	\$ 262,095,468	\$ 293,461,245	\$ 218,057,650	-10.69%	20.20%
CDOM	62	61	68	1.64%	-8.82%
SALE/LIST PRICE	98.62%	98.83%	99.14%	-0.21%	-0.52%
PSF TOTAL	\$ 181	\$ 193	\$ 183	-6.22%	-1.09%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.

7 COUNTY PREMIERE MARKET
 PROPERTIES SOLD BETWEEN \$500,000 AND \$749,999
 OCTOBER, 2015

	YTD 2015	YTD 2014	YTD 2013	2015 VERSUS 2014	2015 VERSUS 2013
SINGLE FAMILY					
# SOLD	4,279	3,211	3,036	33.26%	40.94%
AVERAGE PRICE	\$ 590,226	\$ 591,572	\$ 592,569	-0.23%	-0.40%
SALES VOLUME	\$ 2,525,577,054	\$ 1,899,537,692	\$ 1,799,039,484	32.96%	40.38%
CDOM	55	62	72	-11.29%	-23.61%
SALE/LIST PRICE	98.99%	98.56%	98.20%	0.44%	0.80%
PSF TOTAL	\$ 286	\$ 156	\$ 156	83.33%	83.33%
CONDO					
# SOLD	697	448	210	55.58%	231.90%
AVERAGE PRICE	\$ 604,719	\$ 597,953	\$ 607,870	1.13%	-0.52%
SALES VOLUME	\$ 421,489,143	\$ 267,882,944	\$ 127,652,700	57.34%	230.18%
CDOM	106	86	99	23.26%	7.07%
SALE/LIST PRICE	98.88%	99.24%	97.83%	-0.36%	1.07%
PSF TOTAL	\$ 290	\$ 279	\$ 297	3.94%	-2.36%
RESIDENTIAL					
# SOLD	4,976	3,659	3,246	35.99%	53.30%
AVERAGE PRICE	\$ 592,256	\$ 592,354	\$ 593,559	-0.02%	-0.22%
SALES VOLUME	\$ 2,947,065,856	\$ 2,167,423,286	\$ 1,926,692,514	35.97%	52.96%
CDOM	63	65	73	-3.08%	-13.70%
SALE/LIST PRICE	98.98%	98.64%	98.18%	0.34%	0.81%
PSF TOTAL	\$ 287	\$ 171	\$ 165	67.84%	73.94%

The above representation includes the Counties of Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson.

The above representation may or may not reflect all real estate activity in the market.