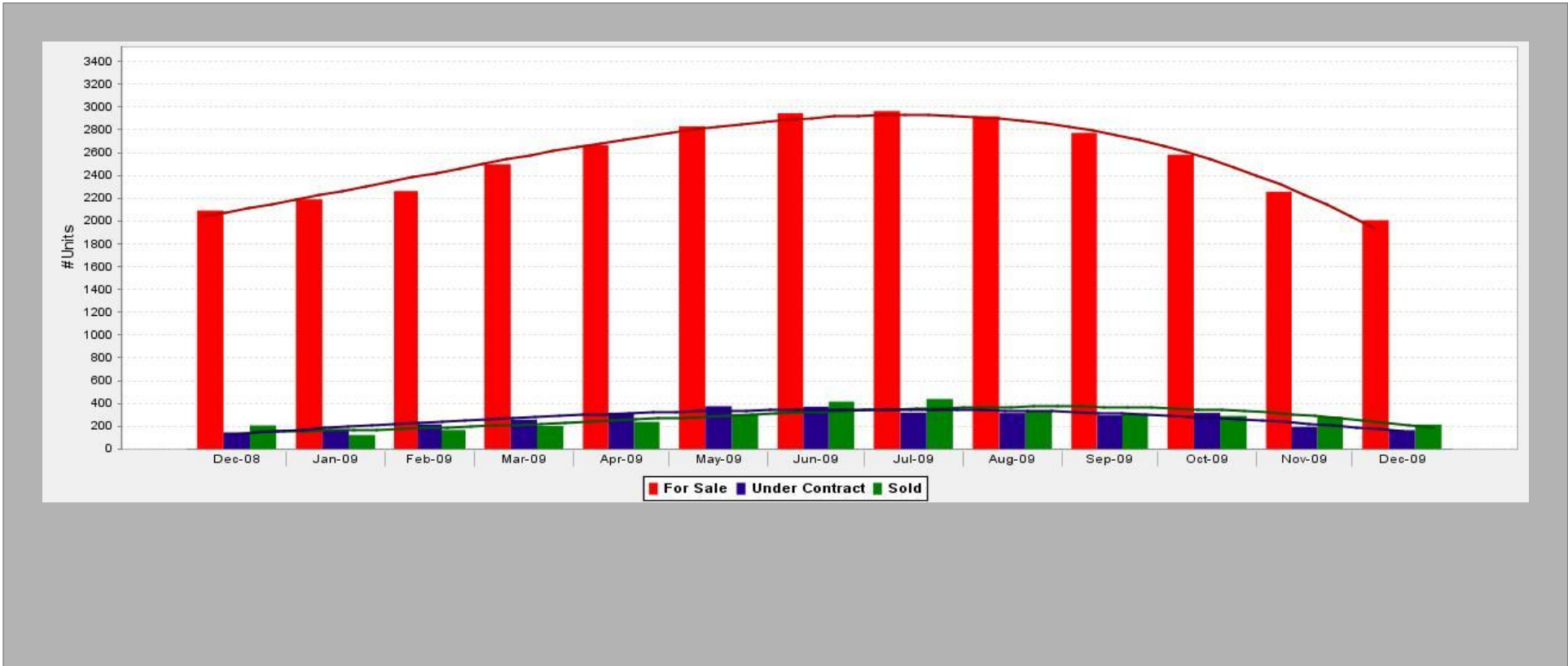


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

1 Year (Monthly) 12/01/08 - 12/31/09



KEY INFORMATION

	Dec-08	Dec-09	# Units Change	Percent Change
For Sale	2,092	2,007	-85	-4.1
Under Contract	146	166	20	13.7
Sold	207	215	8	3.9

For Sale
-4%

UC
+14%

Sold
+4%

MLS: IRES	Period: 1 Year (Monthly)	Price: All	Construction Type: Resale	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Single Family Residential), Attached Dwelling: (Attached Single)					Sq Ft: All
Counties:	Boulder					



Market Dynamics
Supply & Demand - # Units (FS, UC, Sold)
1 Year (Monthly) 12/01/08 - 12/31/09

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Dec-09	2,007	162	166	105	215	114	313	177	249
Nov-09	2,257	171	195	108	282	109	304	152	304
Oct-09	2,581	177	317	114	291	112	311	162	428
Sep-09	2,773	183	296	110	306	102	315	150	494
Aug-09	2,918	187	316	92	333	93	314	149	572
Jul-09	2,964	190	319	91	439	100	287	146	632
Jun-09	2,945	196	372	105	416	105	229	151	710
May-09	2,830	202	376	99	305	101	208	150	680
Apr-09	2,666	212	319	106	238	99	163	173	633
Mar-09	2,498	221	257	104	203	106	186	143	642
Feb-09	2,263	233	216	109	167	101	186	164	532
Jan-09	2,190	239	173	103	123	112	278	178	522
Dec-08	2,092	247	146	118	207	99	257	161	240