

Local Market Update for February 2015

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

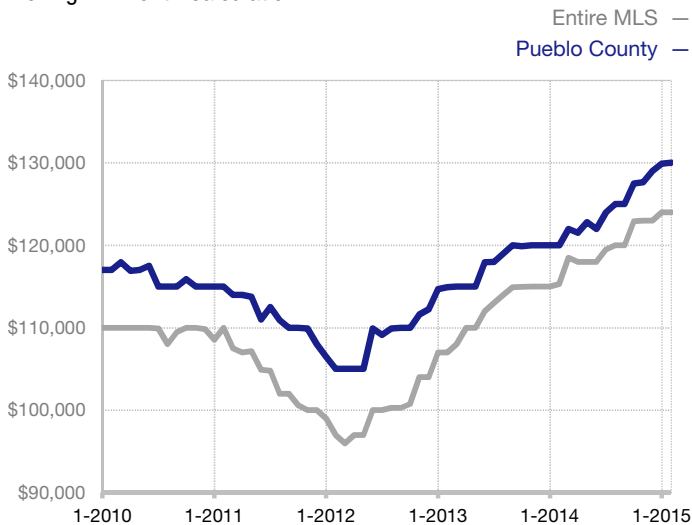
Single Family Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	208	202	- 2.9%	456	389	- 14.7%
Sold Listings	142	120	- 15.5%	272	244	- 10.3%
Median Sales Price*	\$107,750	\$122,000	+ 13.2%	\$104,200	\$122,000	+ 17.1%
Average Sales Price*	\$118,726	\$126,144	+ 6.2%	\$115,330	\$127,713	+ 10.7%
Percent of List Price Received*	96.7%	97.3%	+ 0.6%	96.3%	96.5%	+ 0.2%
Days on Market Until Sale	127	123	- 3.1%	124	125	+ 0.8%
Inventory of Homes for Sale	869	832	- 4.3%	--	--	--
Months Supply of Inventory	5.1	4.7	- 7.8%	--	--	--

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

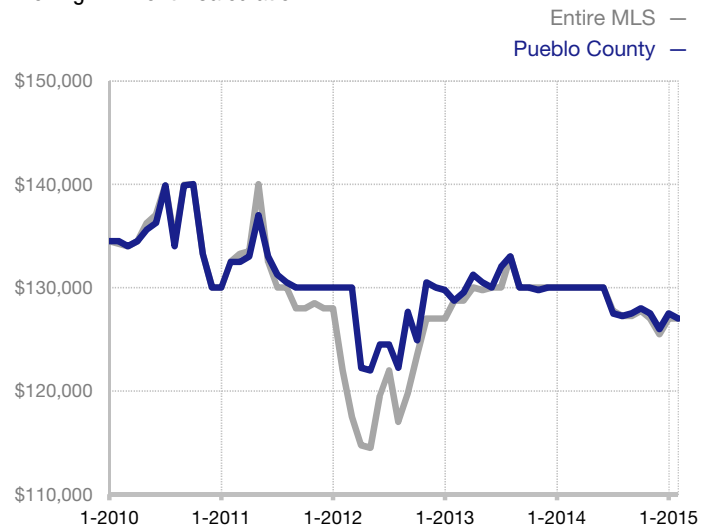
Townhouse-Condo Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	5	16	+ 220.0%	22	22	0.0%
Sold Listings	4	4	0.0%	6	9	+ 50.0%
Median Sales Price*	\$116,250	\$78,700	- 32.3%	\$81,950	\$134,000	+ 63.5%
Average Sales Price*	\$97,375	\$83,175	- 14.6%	\$83,883	\$128,578	+ 53.3%
Percent of List Price Received*	96.2%	99.3%	+ 3.2%	97.2%	98.4%	+ 1.2%
Days on Market Until Sale	53	141	+ 166.0%	57	96	+ 68.4%
Inventory of Homes for Sale	44	44	0.0%	--	--	--
Months Supply of Inventory	6.1	5.8	- 4.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Arkansas Valley/Otero County

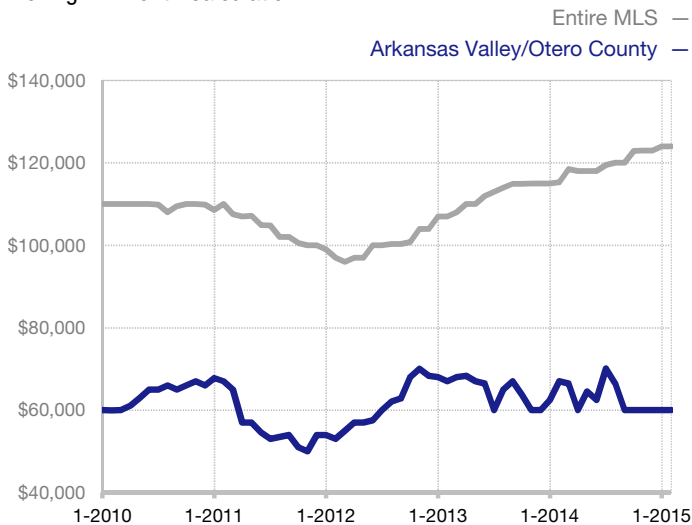
Single Family Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	36	21	- 41.7%	69	49	- 29.0%
Sold Listings	15	21	+ 40.0%	34	44	+ 29.4%
Median Sales Price*	\$53,500	\$70,000	+ 30.8%	\$62,000	\$76,000	+ 22.6%
Average Sales Price*	\$72,900	\$67,890	- 6.9%	\$81,804	\$75,605	- 7.6%
Percent of List Price Received*	88.3%	89.1%	+ 0.9%	89.6%	93.4%	+ 4.2%
Days on Market Until Sale	194	193	- 0.5%	181	192	+ 6.1%
Inventory of Homes for Sale	245	213	- 13.1%	--	--	--
Months Supply of Inventory	10.4	8.8	- 15.4%	--	--	--

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

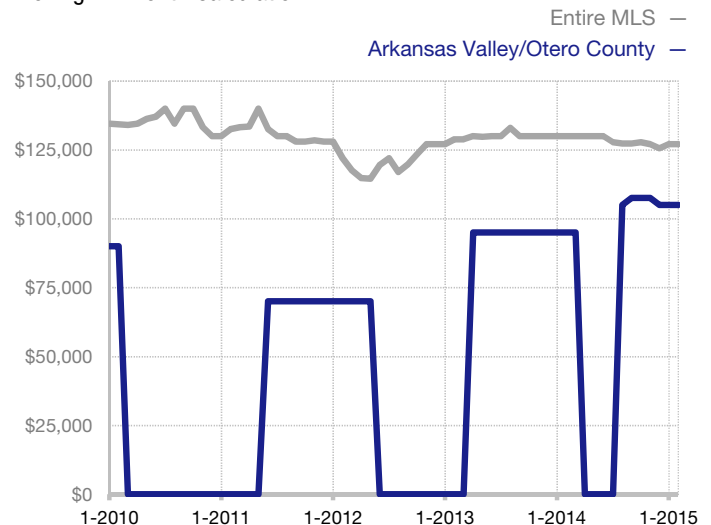
Townhouse-Condo Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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Fowler

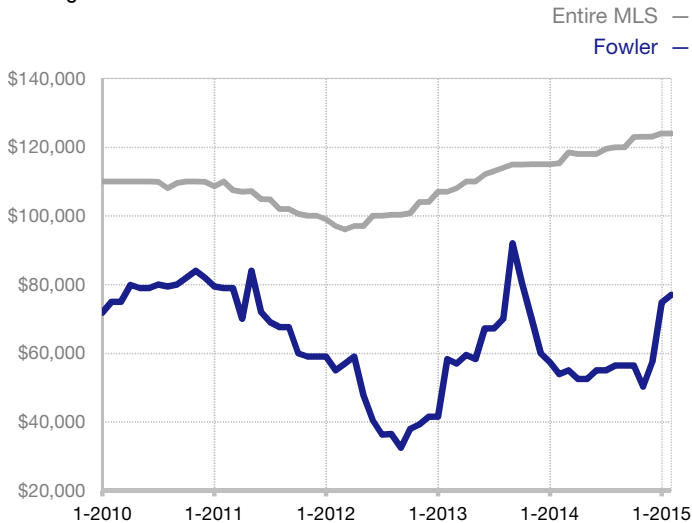
Single Family Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	3	0	- 100.0%	4	2	- 50.0%
Sold Listings	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$30,000	\$0	- 100.0%	\$28,192	\$77,000	+ 173.1%
Average Sales Price*	\$30,000	\$0	- 100.0%	\$26,871	\$77,000	+ 186.6%
Percent of List Price Received*	92.0%	0.0%	- 100.0%	91.1%	106.2%	+ 16.6%
Days on Market Until Sale	108	0	- 100.0%	118	231	+ 95.8%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	7.9	8.8	+ 11.4%	--	--	--

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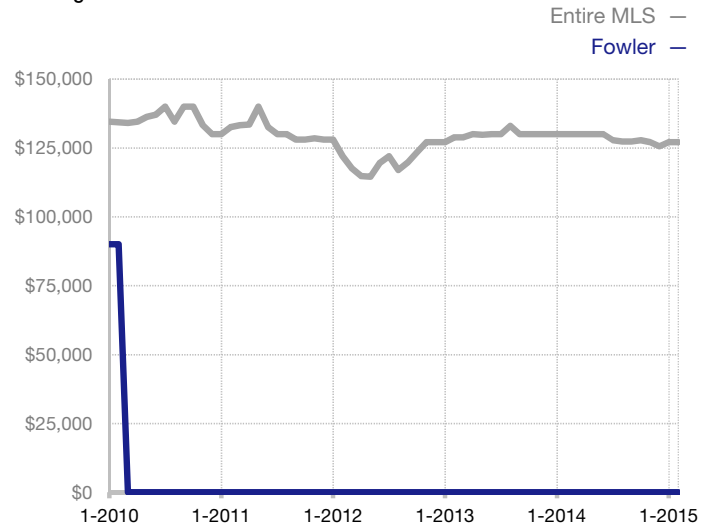
Townhouse-Condo Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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



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Huerfano County

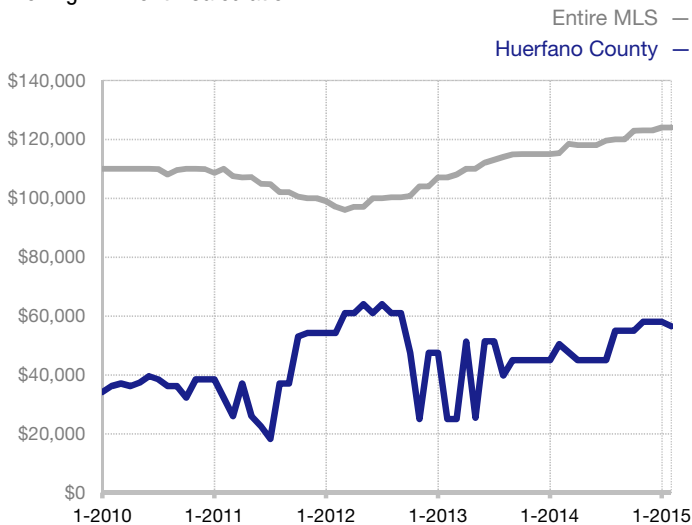
Single Family	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	3	0	- 100.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$220,900	\$0	- 100.0%	\$157,825	\$200,000	+ 26.7%
Average Sales Price*	\$220,900	\$0	- 100.0%	\$157,825	\$200,000	+ 26.7%
Percent of List Price Received*	86.7%	0.0%	- 100.0%	93.6%	95.3%	+ 1.8%
Days on Market Until Sale	107	0	- 100.0%	131	245	+ 87.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	8.2	2.3	- 72.0%	--	--	--

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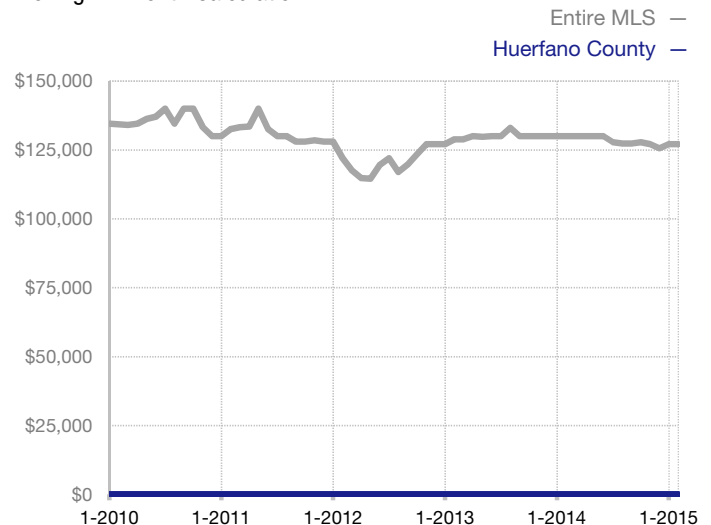
Townhouse-Condo	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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.

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Las Animas

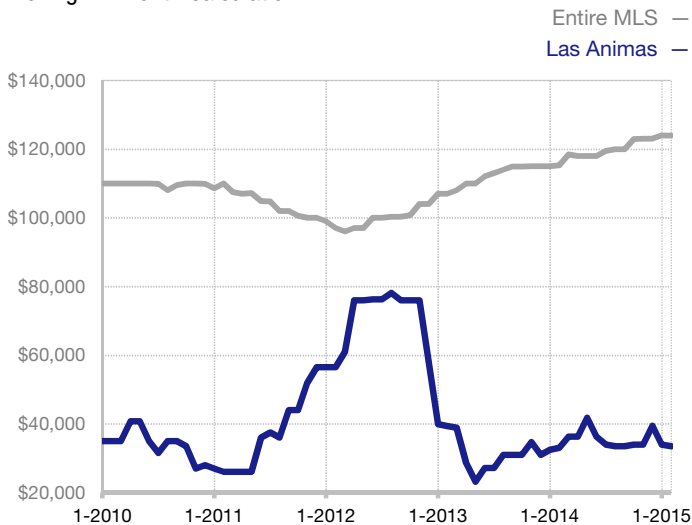
Single Family	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	7	4	- 42.9%
Sold Listings	3	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$45,000	\$0	- 100.0%	\$45,000	\$13,000	- 71.1%
Average Sales Price*	\$63,333	\$0	- 100.0%	\$64,300	\$13,000	- 79.8%
Percent of List Price Received*	84.5%	0.0%	- 100.0%	82.0%	100.0%	+ 22.0%
Days on Market Until Sale	160	0	- 100.0%	134	28	- 79.1%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	8.5	5.7	- 32.9%	--	--	--

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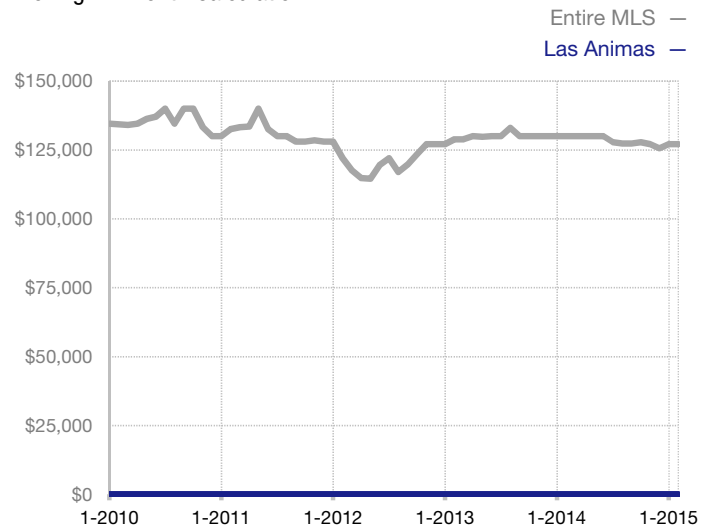
Townhouse-Condo	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Manzanola

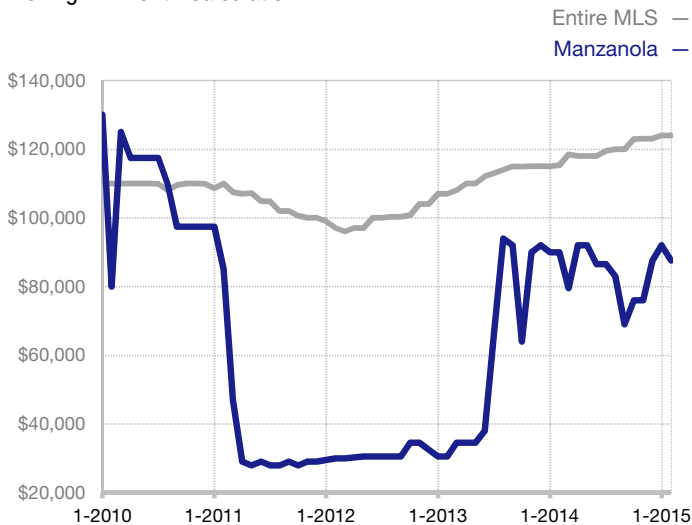
Single Family Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$70,000	--	\$69,000	\$70,000	+ 1.4%
Average Sales Price*	\$0	\$70,000	--	\$69,000	\$103,333	+ 49.8%
Percent of List Price Received*	0.0%	87.6%	--	93.9%	89.2%	- 5.0%
Days on Market Until Sale	0	566	--	73	505	+ 591.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	10.0	3.0	- 70.0%	--	--	--

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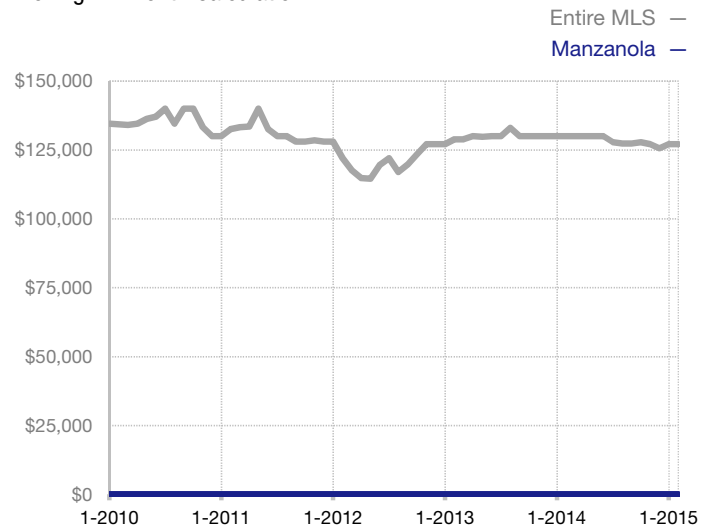
Townhouse-Condo Key Metrics	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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.

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Rocky Ford

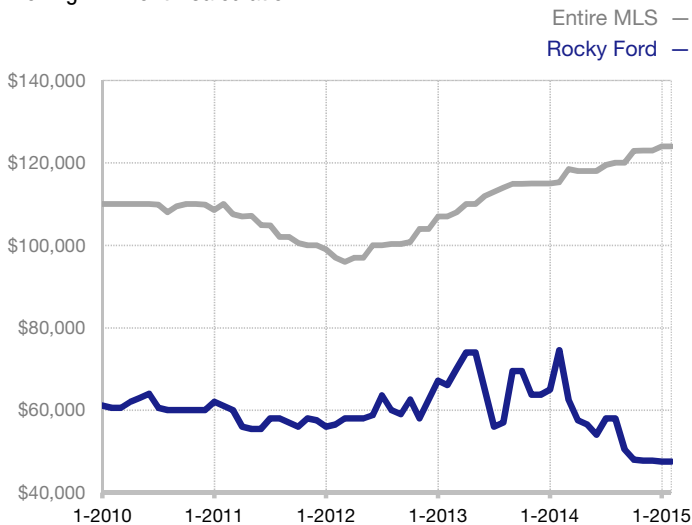
Single Family	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	9	4	- 55.6%
Sold Listings	1	3	+ 200.0%	3	6	+ 100.0%
Median Sales Price*	\$177,000	\$70,000	- 60.5%	\$119,500	\$58,000	- 51.5%
Average Sales Price*	\$177,000	\$69,833	- 60.5%	\$110,000	\$76,333	- 30.6%
Percent of List Price Received*	95.7%	92.2%	- 3.7%	86.3%	92.2%	+ 6.8%
Days on Market Until Sale	530	219	- 58.7%	268	160	- 40.3%
Inventory of Homes for Sale	45	40	- 11.1%	--	--	--
Months Supply of Inventory	8.4	10.7	+ 27.4%	--	--	--

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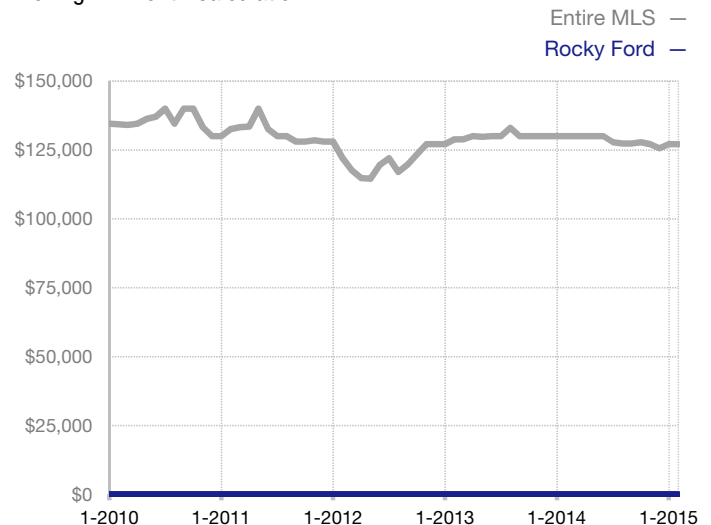
Townhouse-Condo	February			Year to Date		
	2014	2015	Percent Change from Previous Year	Thru 02-2014	Thru 02-2015	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	1	--	--	--	--
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



Monthly Indicators



February 2015

Percent changes calculated using year-over-year comparisons.

New Listings were down 1.4 percent for single family homes but increased 220.0 percent for townhouse-condo properties. Pending Sales decreased 83.1 percent for single family homes but remained flat for townhouse-condo properties.

The Median Sales Price was up 13.2 percent to \$122,000 for single family homes but decreased 32.3 percent to \$78,700 for townhouse-condo properties. Days on Market decreased 3.1 percent for single family homes but increased 166.0 percent for condo properties.

In national financial news, rumors that Fannie Mae and Freddie Mac could one day be a thing of the past have people wondering about the future of the 30-year fixed-rate mortgage. But let's not sound the alarm just yet. A drastic change to lending's gold standard is certainly not on the immediate horizon. Meanwhile, Federal Reserve Chair Janet Yellen seems to have no immediate interest in raising interest rates for the first time since 2006. The economy remains stable, which should keep housing rolling through the short-named months.

Activity Snapshot

- 15.1% **+ 11.4%** **- 3.2%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties
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Residential real estate activity in Pueblo County, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	2-2014	2-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		207	204	- 1.4%	452	392	- 13.3%
Pending Sales		166	28	- 83.1%	315	119	- 62.2%
Sold Listings		142	120	- 15.5%	272	243	- 10.7%
Median Sales Price		\$107,750	\$122,000	+ 13.2%	\$104,200	\$122,000	+ 17.1%
Avg. Sales Price		\$118,726	\$126,144	+ 6.2%	\$115,366	\$127,688	+ 10.7%
Pct. of List Price Received		96.7%	97.3%	+ 0.6%	96.3%	96.5%	+ 0.2%
Days on Market		127	123	- 3.1%	123	123	0.0%
Affordability Index		304	336	+ 10.5%	304	336	+ 10.5%
Active Listings		868	839	- 3.3%	--	--	--
Months Supply		5.1	4.7	- 7.8%	--	--	--

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

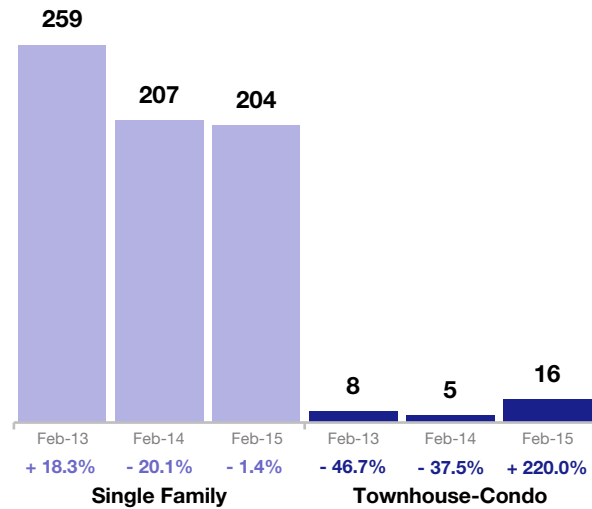


Key Metrics	Historical Sparkbars	2-2014	2-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		5	16	+ 220.0%	22	22	0.0%
Pending Sales		3	3	0.0%	9	4	- 55.6%
Sold Listings		4	4	0.0%	6	9	+ 50.0%
Median Sales Price		\$116,250	\$78,700	- 32.3%	\$81,950	\$134,000	+ 63.5%
Avg. Sales Price		\$97,375	\$83,175	- 14.6%	\$83,883	\$128,578	+ 53.3%
Pct. of List Price Received		96.2%	99.3%	+ 3.2%	97.2%	98.4%	+ 1.2%
Days on Market		53	141	+ 166.0%	57	96	+ 68.4%
Affordability Index		372	410	+ 10.2%	372	410	+ 10.2%
Active Listings		44	44	0.0%	--	--	--
Months Supply		6.0	5.8	- 3.3%	--	--	--

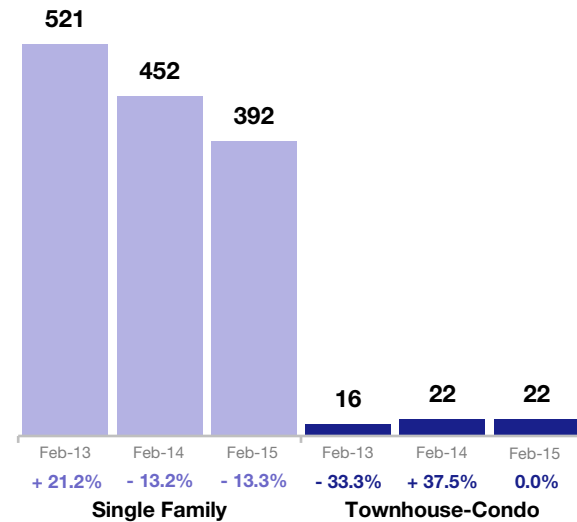
New Listings



February

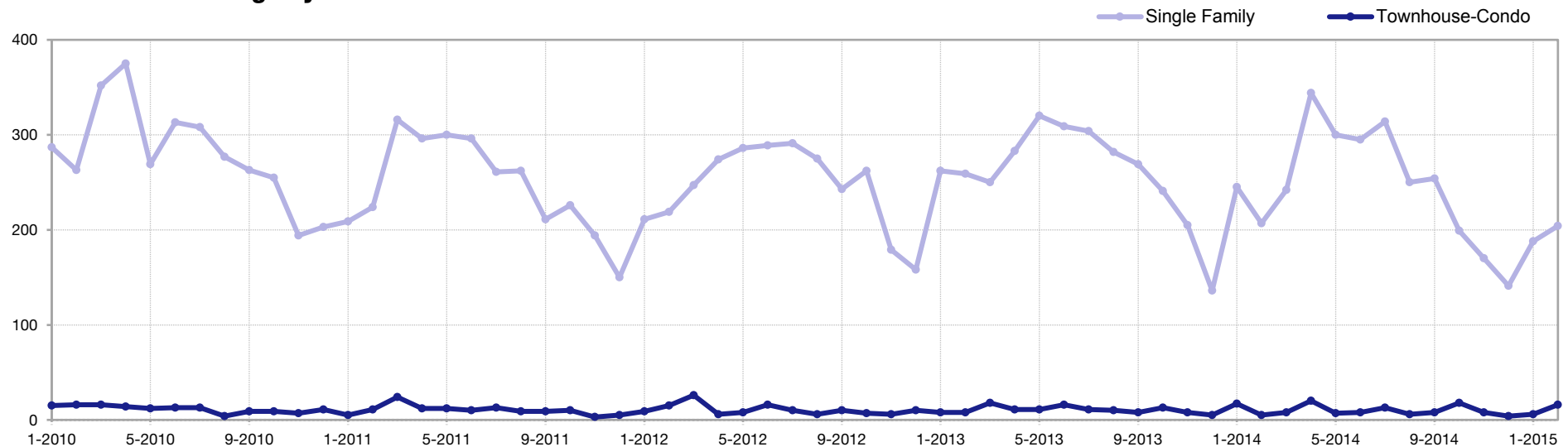


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	242	-3.2%	8	-55.6%
Apr-2014	344	+21.6%	20	+81.8%
May-2014	300	-6.3%	7	-36.4%
Jun-2014	295	-4.5%	8	-50.0%
Jul-2014	314	+3.3%	13	+18.2%
Aug-2014	250	-11.3%	6	-40.0%
Sep-2014	254	-5.6%	8	0.0%
Oct-2014	199	-17.4%	18	+38.5%
Nov-2014	170	-17.1%	8	0.0%
Dec-2014	141	+3.7%	4	-20.0%
Jan-2015	188	-23.3%	6	-64.7%
Feb-2015	204	-1.4%	16	+220.0%

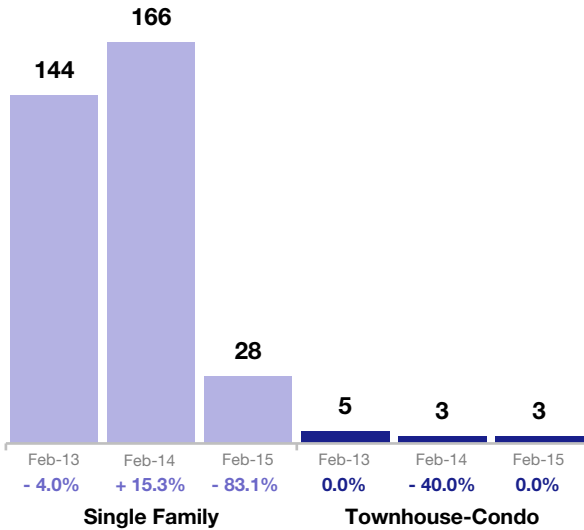
Historical New Listings by Month



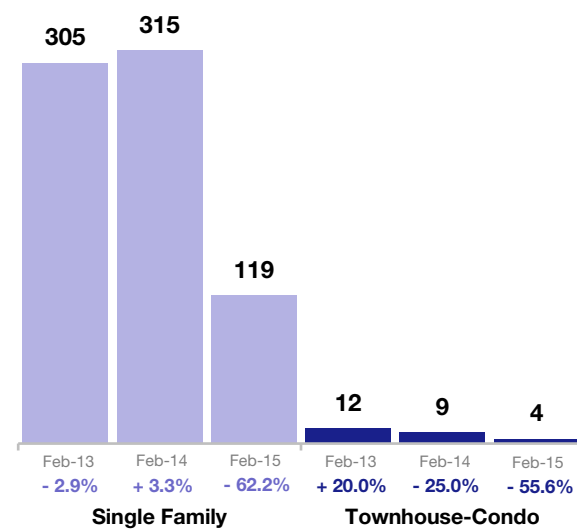
Pending Sales



February

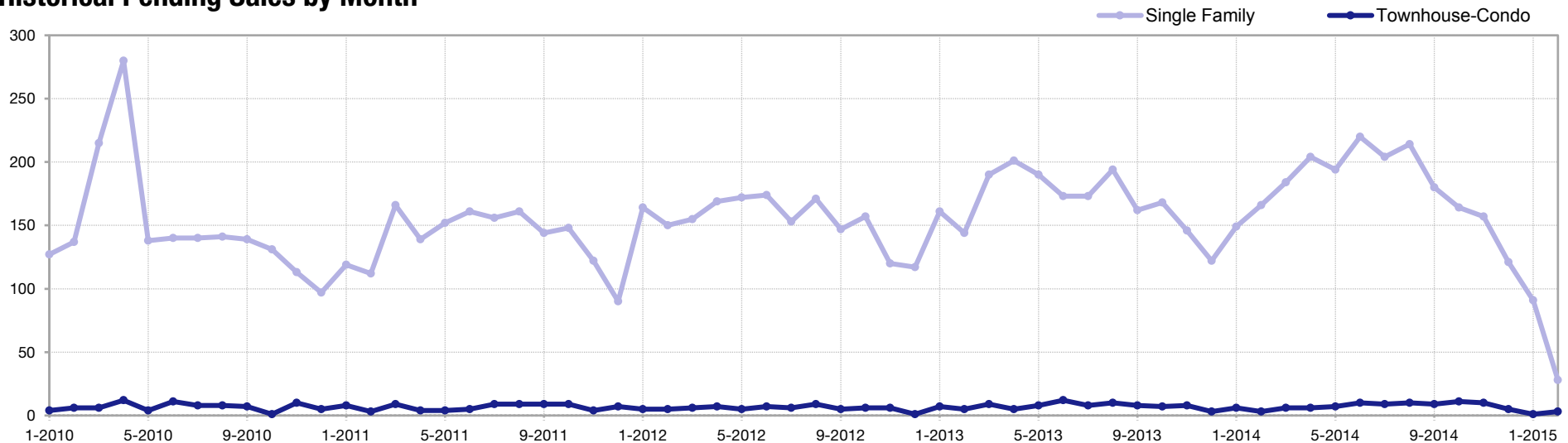


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	184	-3.2%	6	-33.3%
Apr-2014	204	+1.5%	6	+20.0%
May-2014	194	+2.1%	7	-12.5%
Jun-2014	220	+27.2%	10	-16.7%
Jul-2014	204	+17.9%	9	+12.5%
Aug-2014	214	+10.3%	10	0.0%
Sep-2014	180	+11.1%	9	+12.5%
Oct-2014	164	-2.4%	11	+57.1%
Nov-2014	157	+7.5%	10	+25.0%
Dec-2014	121	-0.8%	5	+66.7%
Jan-2015	91	-38.9%	1	-83.3%
Feb-2015	28	-83.1%	3	0.0%

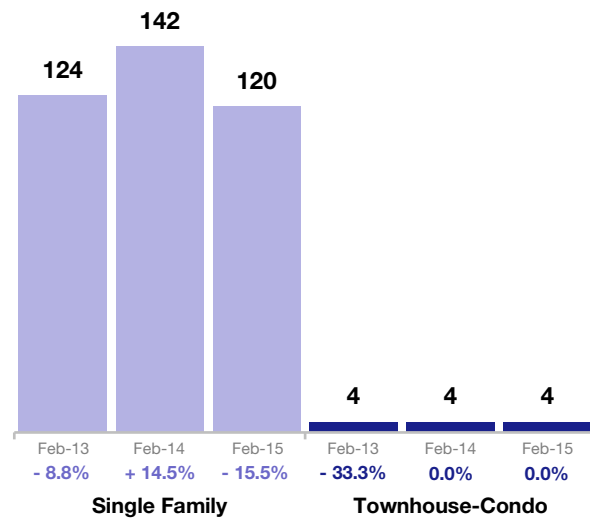
Historical Pending Sales by Month



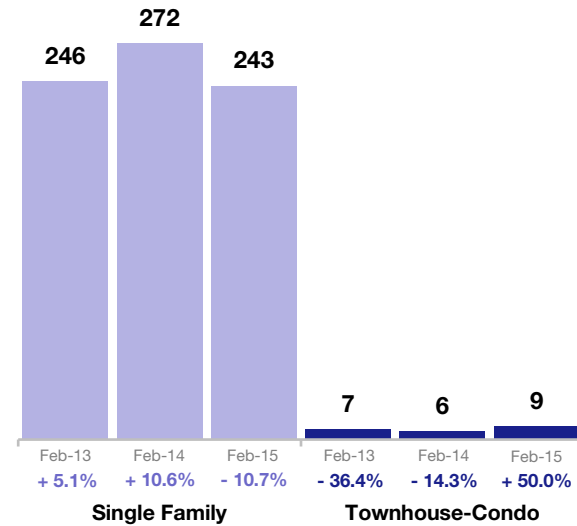
Sold Listings



February

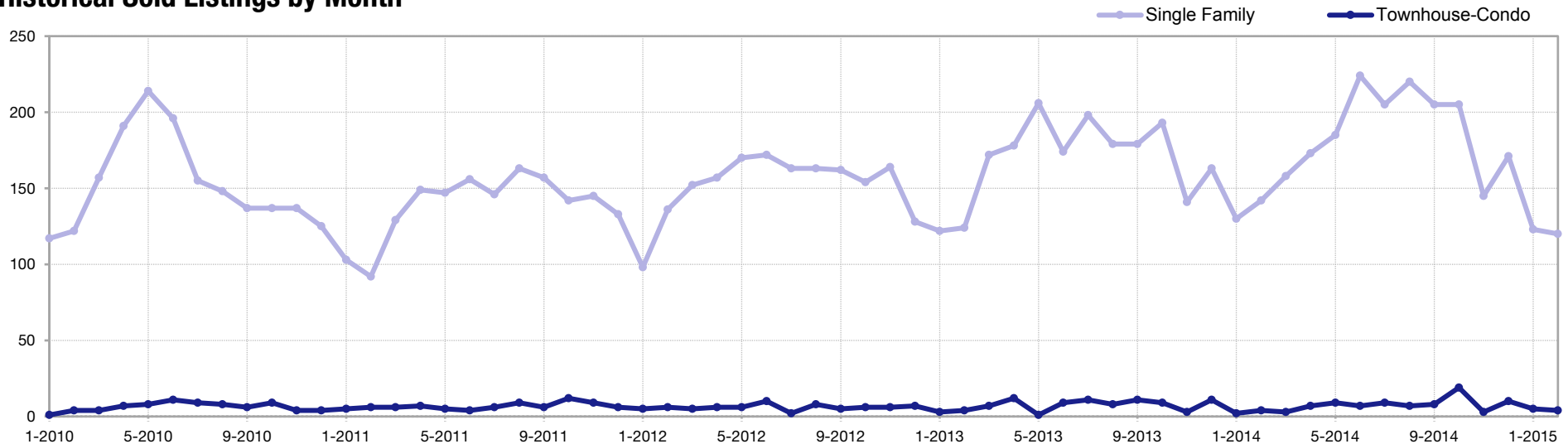


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	158	-8.1%	3	-57.1%
Apr-2014	173	-2.8%	7	-41.7%
May-2014	185	-10.2%	9	+800.0%
Jun-2014	224	+28.7%	7	-22.2%
Jul-2014	205	+3.5%	9	-18.2%
Aug-2014	220	+22.9%	7	-12.5%
Sep-2014	205	+14.5%	8	-27.3%
Oct-2014	205	+6.2%	19	+111.1%
Nov-2014	145	+2.8%	3	0.0%
Dec-2014	171	+4.9%	10	-9.1%
Jan-2015	123	-5.4%	5	+150.0%
Feb-2015	120	-15.5%	4	0.0%

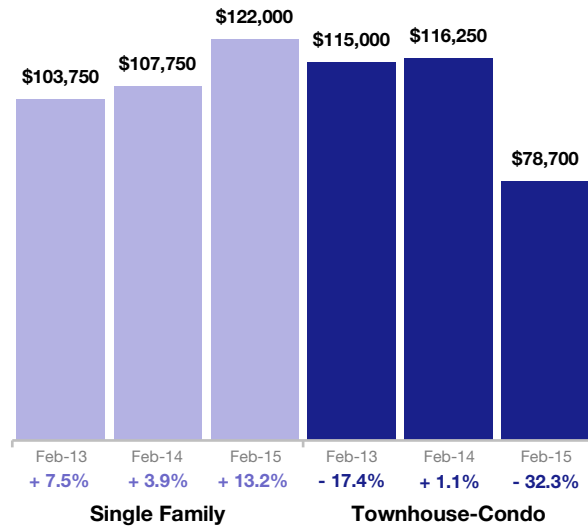
Historical Sold Listings by Month



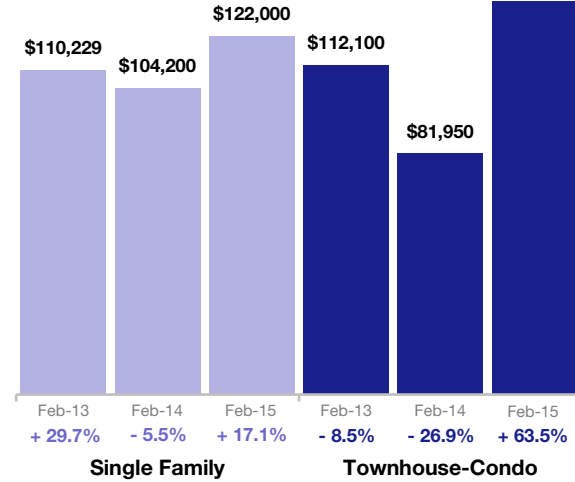
Median Sales Price



February

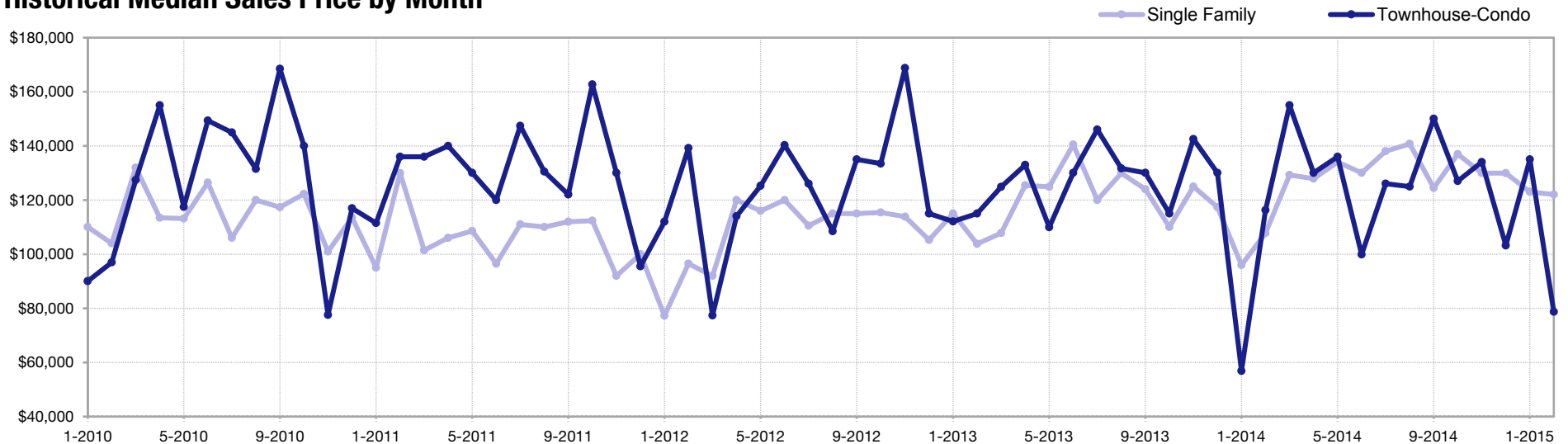


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	\$129,250	+20.0%	\$155,000	+24.1%
Apr-2014	\$127,900	+1.9%	\$130,000	-2.3%
May-2014	\$134,000	+7.3%	\$136,000	+23.7%
Jun-2014	\$130,000	-7.5%	\$99,900	-23.2%
Jul-2014	\$138,000	+15.0%	\$126,000	-13.7%
Aug-2014	\$140,750	+8.4%	\$125,000	-5.1%
Sep-2014	\$124,500	+0.4%	\$150,000	+15.4%
Oct-2014	\$137,000	+24.5%	\$127,000	+10.4%
Nov-2014	\$129,900	+3.9%	\$134,000	-6.0%
Dec-2014	\$129,900	+10.7%	\$103,200	-20.6%
Jan-2015	\$123,000	+28.2%	\$135,000	+137.3%
Feb-2015	\$122,000	+13.2%	\$78,700	-32.3%

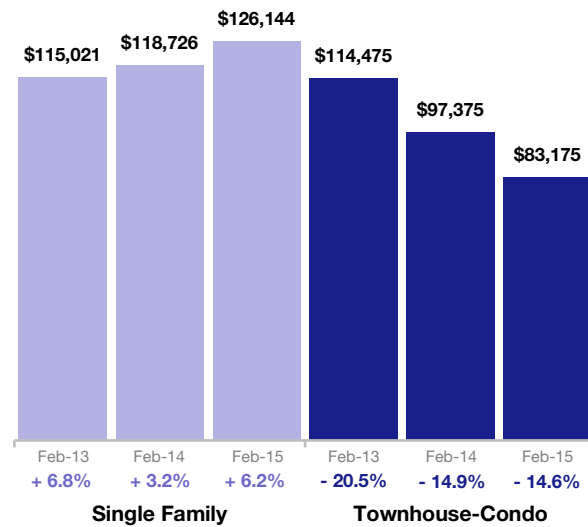
Historical Median Sales Price by Month



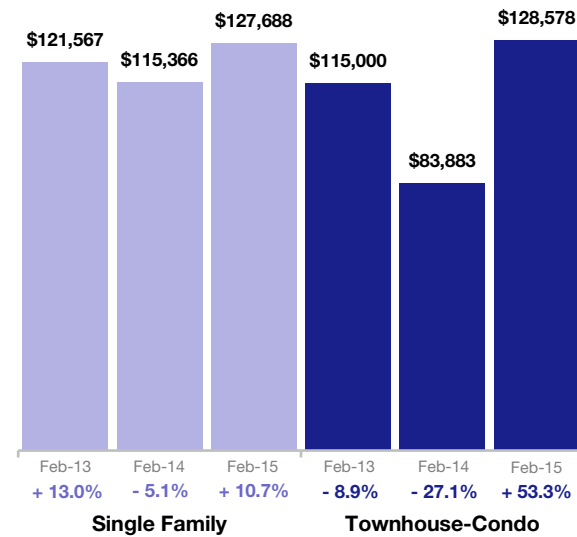
Average Sales Price



February

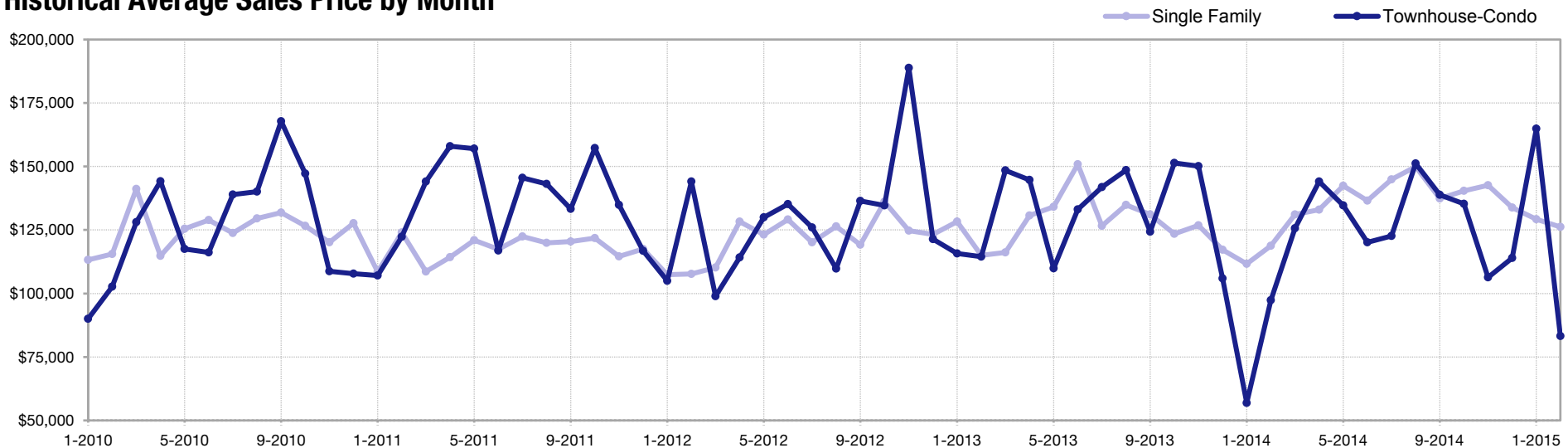


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	\$131,092	+12.8%	\$125,667	-15.3%
Apr-2014	\$133,005	+1.8%	\$144,036	-0.4%
May-2014	\$142,405	+6.2%	\$134,711	+22.6%
Jun-2014	\$136,515	-9.5%	\$120,093	-9.8%
Jul-2014	\$144,899	+14.5%	\$122,622	-13.5%
Aug-2014	\$149,957	+11.2%	\$151,200	+1.8%
Sep-2014	\$137,345	+4.7%	\$138,813	+11.7%
Oct-2014	\$140,377	+13.7%	\$135,279	-10.7%
Nov-2014	\$142,656	+12.5%	\$106,333	-29.2%
Dec-2014	\$133,846	+14.2%	\$113,980	+7.7%
Jan-2015	\$129,182	+15.7%	\$164,900	+189.8%
Feb-2015	\$126,144	+6.2%	\$83,175	-14.6%

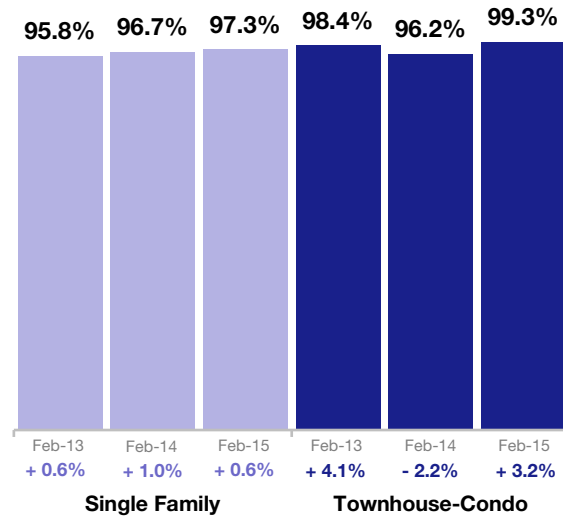
Historical Average Sales Price by Month



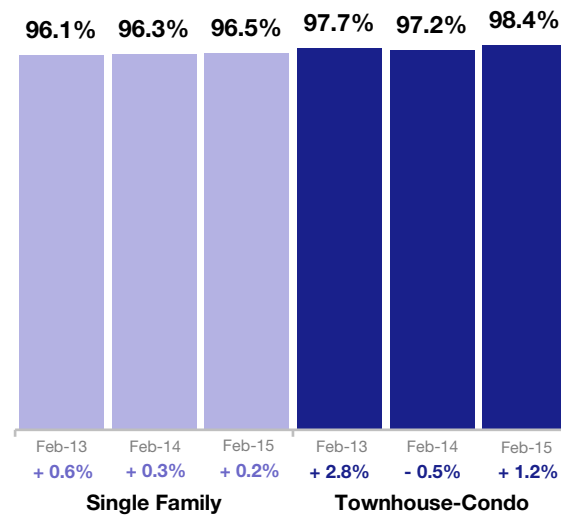
Percent of List Price Received



February

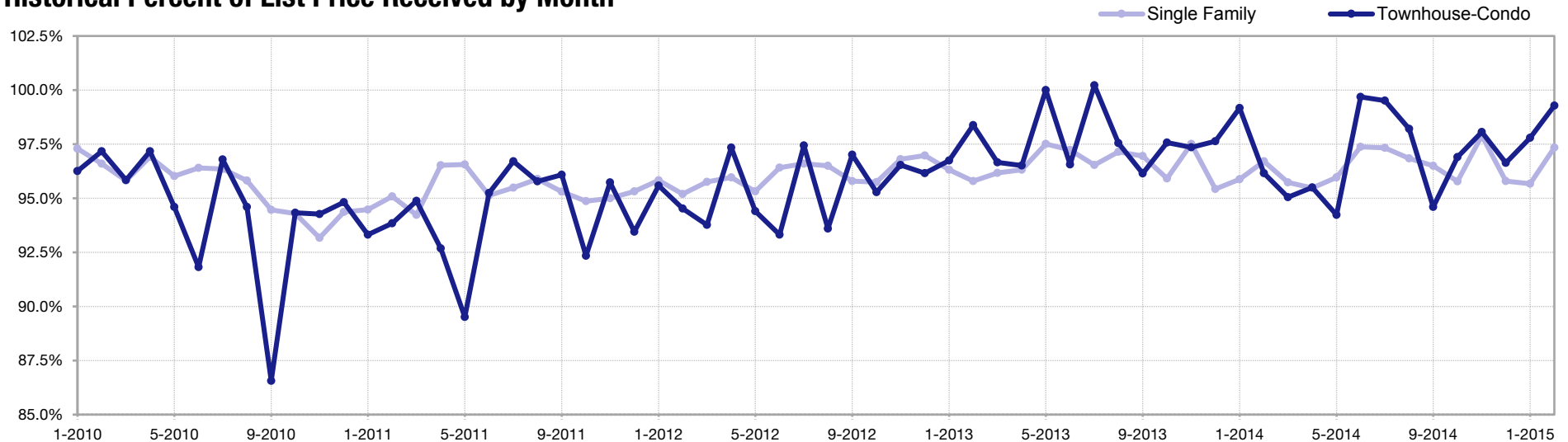


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	95.7%	-0.5%	95.0%	-1.8%
Apr-2014	95.5%	-0.8%	95.5%	-1.0%
May-2014	96.0%	-1.5%	94.2%	-5.8%
Jun-2014	97.4%	+0.2%	99.7%	+3.2%
Jul-2014	97.3%	+0.8%	99.5%	-0.7%
Aug-2014	96.8%	-0.3%	98.2%	+0.7%
Sep-2014	96.5%	-0.4%	94.6%	-1.6%
Oct-2014	95.8%	-0.1%	96.9%	-0.7%
Nov-2014	97.9%	+0.4%	98.1%	+0.7%
Dec-2014	95.8%	+0.4%	96.6%	-1.0%
Jan-2015	95.7%	-0.2%	97.8%	-1.4%
Feb-2015	97.3%	+0.6%	99.3%	+3.2%

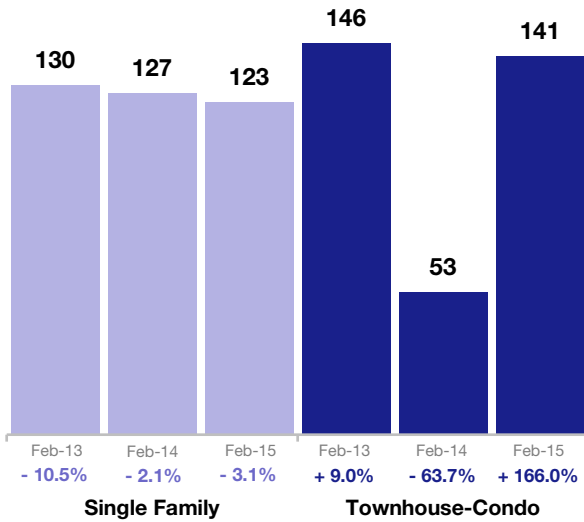
Historical Percent of List Price Received by Month



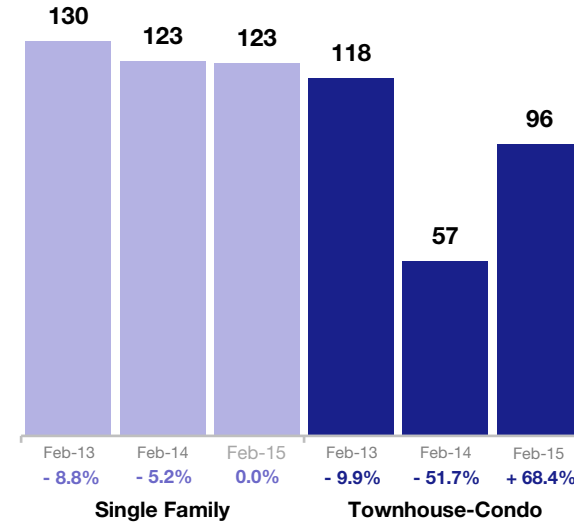
Days on Market Until Sale



February

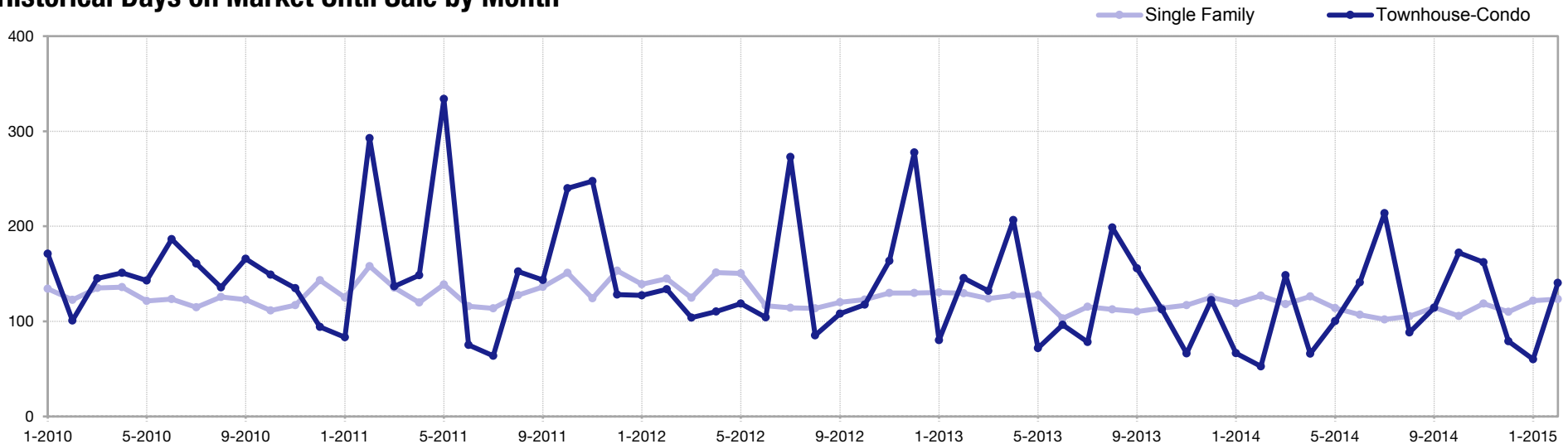


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	118	-4.8%	149	+12.9%
Apr-2014	126	-0.8%	66	-68.1%
May-2014	114	-10.9%	100	+38.9%
Jun-2014	107	+3.9%	141	+46.9%
Jul-2014	102	-11.3%	214	+174.4%
Aug-2014	105	-6.3%	88	-55.8%
Sep-2014	115	+4.5%	114	-26.9%
Oct-2014	106	-7.0%	172	+52.2%
Nov-2014	119	+1.7%	162	+145.5%
Dec-2014	110	-12.7%	79	-35.2%
Jan-2015	122	+2.5%	60	-10.4%
Feb-2015	123	-3.1%	141	+166.0%

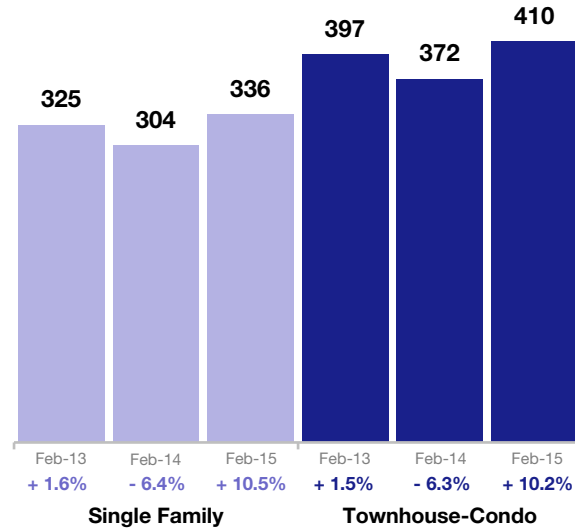
Historical Days on Market Until Sale by Month



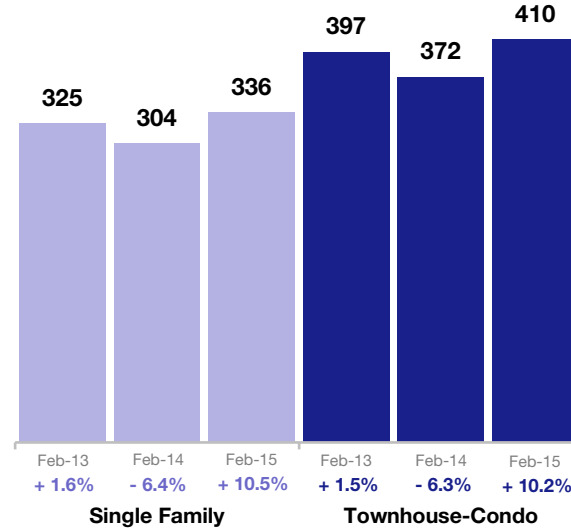
Housing Affordability Index



February

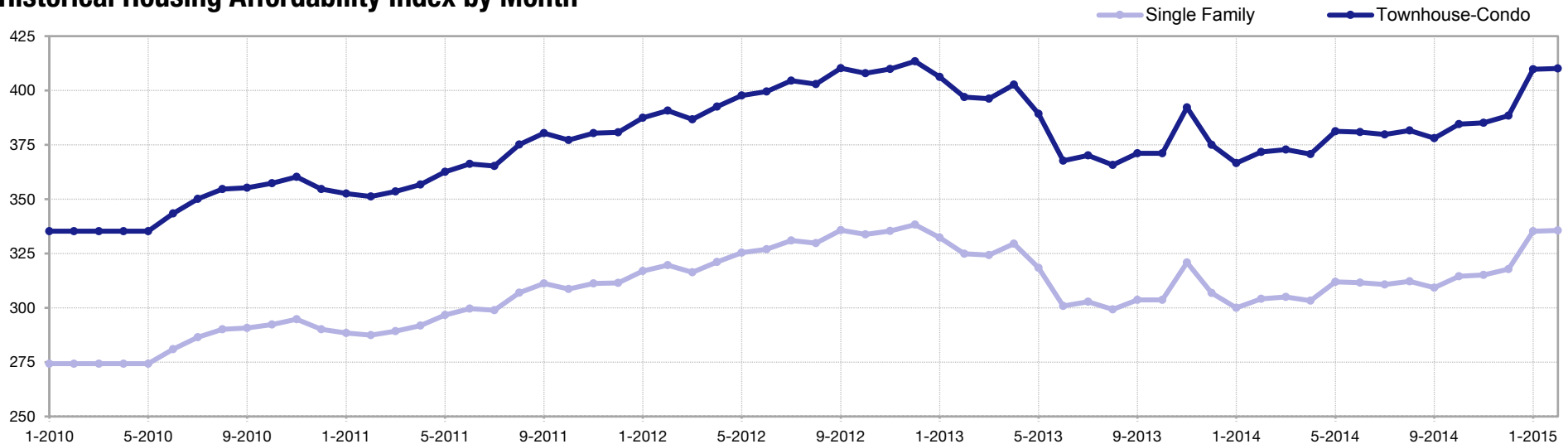


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	305	-5.9%	373	-5.8%
Apr-2014	303	-7.9%	371	-7.9%
May-2014	312	-1.9%	381	-2.1%
Jun-2014	312	+3.7%	381	+3.5%
Jul-2014	311	+2.6%	380	+2.7%
Aug-2014	312	+4.3%	382	+4.4%
Sep-2014	309	+1.6%	378	+1.9%
Oct-2014	315	+3.6%	384	+3.5%
Nov-2014	315	-1.9%	385	-1.8%
Dec-2014	318	+3.6%	388	+3.5%
Jan-2015	335	+11.7%	410	+11.7%
Feb-2015	336	+10.5%	410	+10.2%

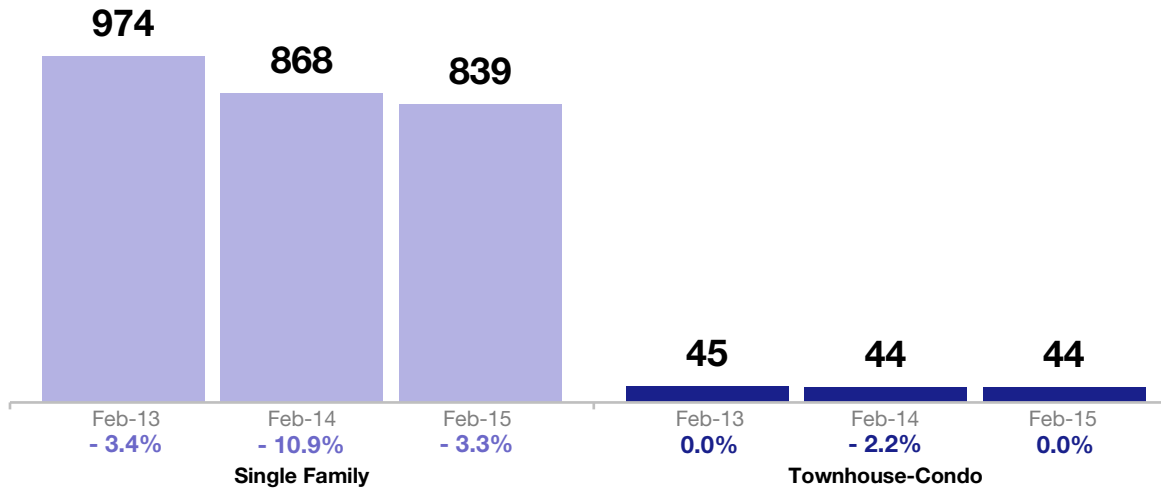
Historical Housing Affordability Index by Month



Inventory of Active Listings

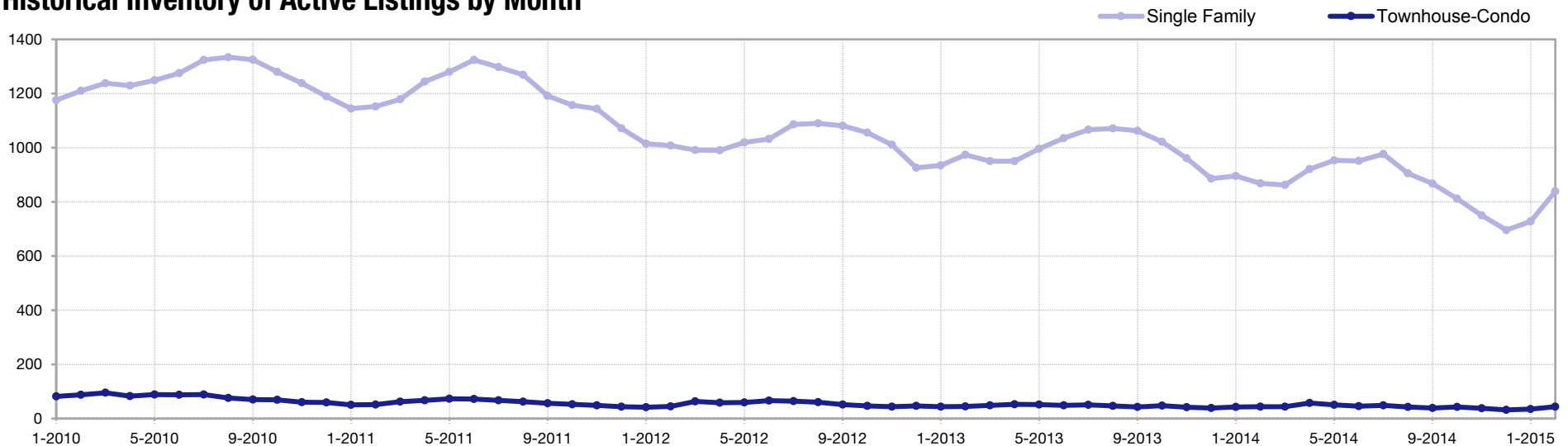


February



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	862	-9.3%	44	-10.2%
Apr-2014	921	-3.1%	57	+7.5%
May-2014	953	-4.3%	51	-1.9%
Jun-2014	951	-8.1%	46	-6.1%
Jul-2014	977	-8.3%	49	-3.9%
Aug-2014	905	-15.5%	43	-8.5%
Sep-2014	867	-18.4%	39	-9.3%
Oct-2014	812	-20.5%	43	-10.4%
Nov-2014	750	-22.0%	38	-9.5%
Dec-2014	696	-21.4%	32	-17.9%
Jan-2015	728	-18.8%	35	-18.6%
Feb-2015	839	-3.3%	44	0.0%

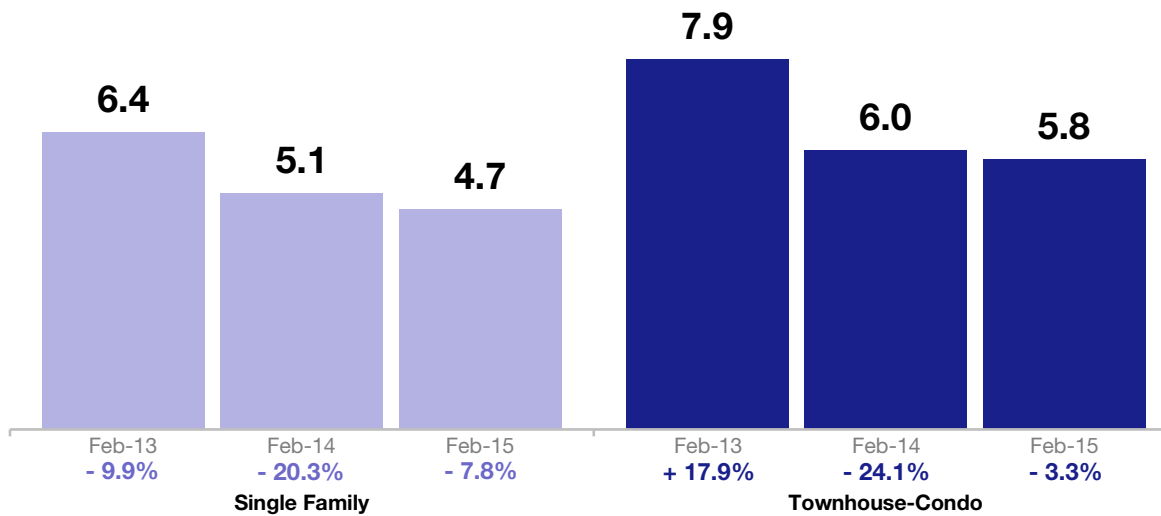
Historical Inventory of Active Listings by Month



Months Supply of Inventory

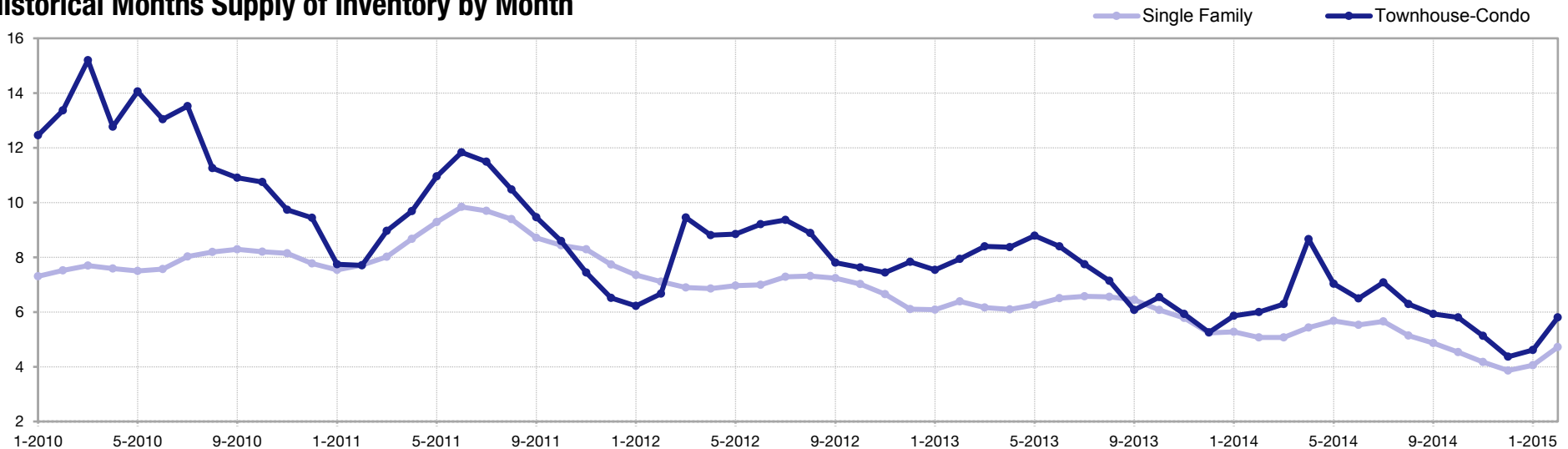


February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2014	5.1	-17.7%	6.3	-25.0%
Apr-2014	5.4	-11.5%	8.7	+3.6%
May-2014	5.7	-9.5%	7.0	-20.5%
Jun-2014	5.5	-15.4%	6.5	-22.6%
Jul-2014	5.7	-13.6%	7.1	-7.8%
Aug-2014	5.1	-22.7%	6.3	-11.3%
Sep-2014	4.9	-23.4%	5.9	-3.3%
Oct-2014	4.5	-26.2%	5.8	-10.8%
Nov-2014	4.2	-27.6%	5.1	-13.6%
Dec-2014	3.9	-25.0%	4.4	-17.0%
Jan-2015	4.1	-22.6%	4.6	-22.0%
Feb-2015	4.7	-7.8%	5.8	-3.3%

Historical Months Supply of Inventory by Month



Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



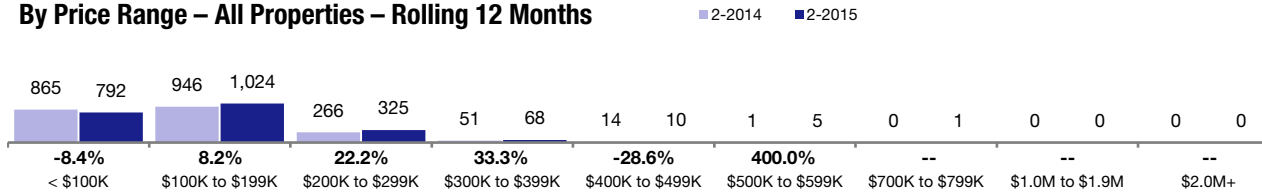
Key Metrics	Historical Sparkbars	2-2014	2-2015	Percent Change	YTD 2014	YTD 2015	Percent Change
New Listings		212	220	+ 3.8%	474	414	- 12.7%
Pending Sales		169	31	- 81.7%	324	123	- 62.0%
Sold Listings		146	124	- 15.1%	278	252	- 9.4%
Median Sales Price		\$107,750	\$120,000	+ 11.4%	\$104,200	\$122,000	+ 17.1%
Avg. Sales Price		\$118,141	\$124,747	+ 5.6%	\$114,687	\$127,720	+ 11.4%
Pct. of List Price Received		96.7%	97.4%	+ 0.7%	96.3%	96.6%	+ 0.3%
Days on Market		125	124	- 0.8%	122	122	0.0%
Affordability Index		308	340	+ 10.4%	308	340	+ 10.4%
Active Listings		912	883	- 3.2%	--	--	--
Months Supply		5.1	4.8	- 5.9%	--	--	--

Sold Listings

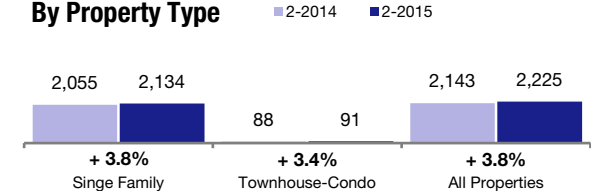
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2014	2-2015	Change	2-2014	2-2015	Change
\$99,999 and Below	839	769	-8.3%	26	23	-11.5%
\$100,000 to \$199,999	896	964	+7.6%	50	60	+20.0%
\$200,000 to \$299,999	254	318	+25.2%	12	7	-41.7%
\$300,000 to \$399,999	51	67	+31.4%	0	1	--
\$400,000 to \$499,999	14	10	-28.6%	0	0	--
\$500,000 to \$699,999	1	5	+400.0%	0	0	--
\$700,000 to \$999,999	0	1	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	2,055	2,134	+3.8%	88	91	+3.4%

Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2015	2-2015	Change	1-2015	2-2015	Change
\$99,999 and Below	49	51	+4.1%	0	2	--
\$100,000 to \$199,999	56	54	-3.6%	4	2	-50.0%
\$200,000 to \$299,999	15	10	-33.3%	1	0	-100.0%
\$300,000 to \$399,999	3	4	+33.3%	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	1	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	123	120	-2.4%	5	4	-20.0%

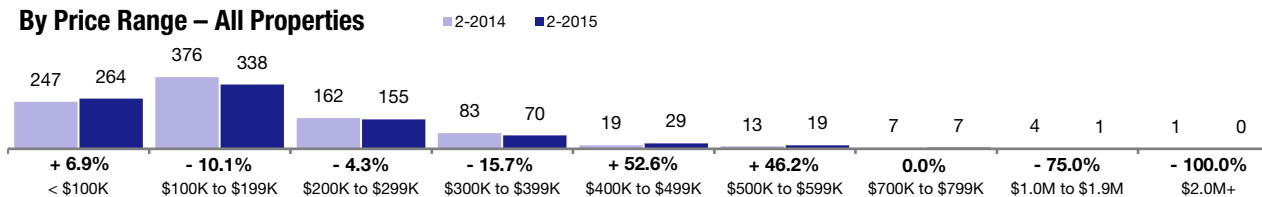
Year to Date

By Price Range	Single Family			Condo		
	2-2014	2-2015	Change	2-2014	2-2015	Change
\$99,999 and Below	129	100	-22.5%	3	2	-33.3%
\$100,000 to \$199,999	112	110	-1.8%	3	6	+100.0%
\$200,000 to \$299,999	25	25	0.0%	0	1	--
\$300,000 to \$399,999	6	7	+16.7%	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	1	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	272	243	-10.7%	6	9	+50.0%

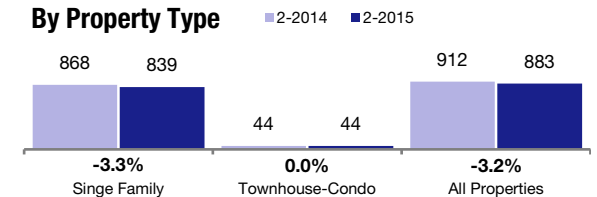
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Condo		
	2-2014	2-2015	Change	2-2014	2-2015	Change
\$99,999 and Below	239	248	+3.8%	8	16	+100.0%
\$100,000 to \$199,999	344	318	-7.6%	32	20	-37.5%
\$200,000 to \$299,999	160	149	-6.9%	2	6	+200.0%
\$300,000 to \$399,999	81	68	-16.0%	2	2	0.0%
\$400,000 to \$499,999	19	29	+52.6%	0	0	--
\$500,000 to \$699,999	13	19	+46.2%	0	0	--
\$700,000 to \$999,999	7	7	0.0%	0	0	--
\$1,000,000 to \$1,999,999	4	1	-75.0%	0	0	--
\$2,000,000 and Above	1	0	-100.0%	0	0	--
All Price Ranges	868	839	-3.3%	44	44	0.0%

Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2015	2-2015	Change	1-2015	2-2015	Change
\$99,999 and Below	220	248	+12.7%	5	16	+220.0%
\$100,000 to \$199,999	262	318	+21.4%	21	20	-4.8%
\$200,000 to \$299,999	135	149	+10.4%	7	6	-14.3%
\$300,000 to \$399,999	59	68	+15.3%	2	2	0.0%
\$400,000 to \$499,999	27	29	+7.4%	0	0	--
\$500,000 to \$699,999	17	19	+11.8%	0	0	--
\$700,000 to \$999,999	7	7	0.0%	0	0	--
\$1,000,000 to \$1,999,999	1	1	0.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	728	839	+15.2%	35	44	+25.7%

Year to Date

By Price Range	Single Family			Condo		
	2-2014	2-2015	Change	2-2014	2-2015	Change
\$99,999 and Below	129	100	-22.5%	3	2	-33.3%
\$100,000 to \$199,999	112	110	-1.8%	3	6	+100.0%
\$200,000 to \$299,999	25	25	0.0%	0	1	--
\$300,000 to \$399,999	6	7	+16.7%	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	1	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	272	243	-10.7%	6	9	+50.0%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.