

Local Market Update for January 2016

Northern Coverage

A Research Tool Provided by the Colorado Association of REALTORS®



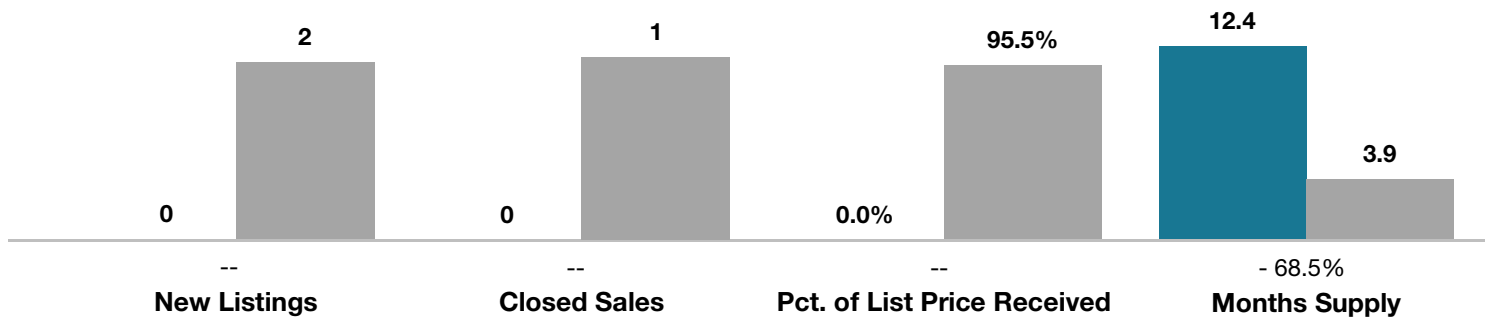
Nathrop

Key Metrics	January			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 1-2015	Thru 1-2016	Percent Change from Previous Year
New Listings	0	2	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$367,500	--	\$0	\$367,500	--
Average Sales Price*	\$0	\$367,500	--	\$0	\$367,500	--
Percent of List Price Received*	0.0%	95.5%	--	0.0%	95.5%	--
Days on Market Until Sale	0	232	--	0	232	--
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	12.4	3.9	- 68.5%	--	--	--

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

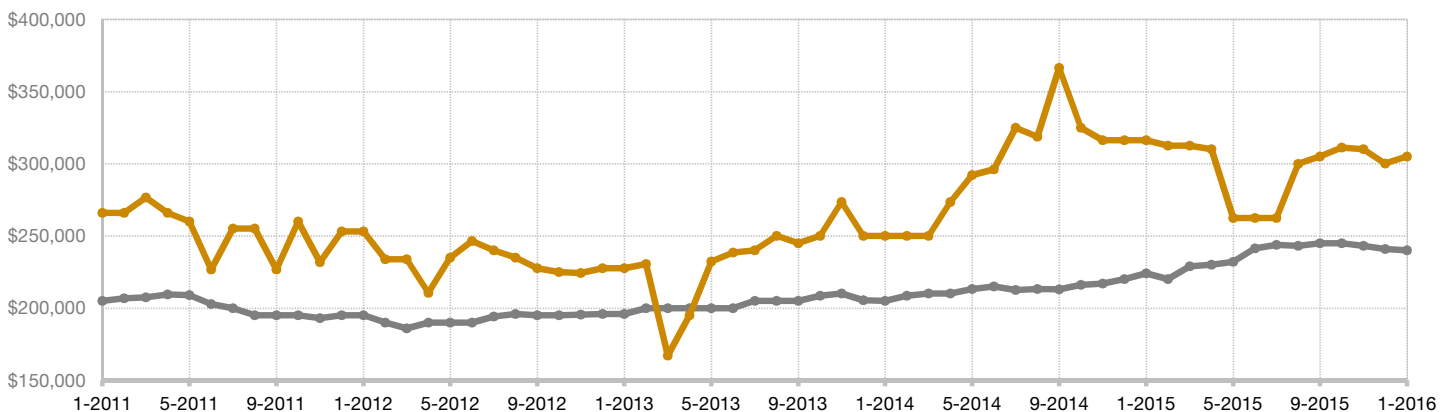
January

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Historical Median Sales Price Rolling 12-Month Calculation

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Local Market Update for February 2016

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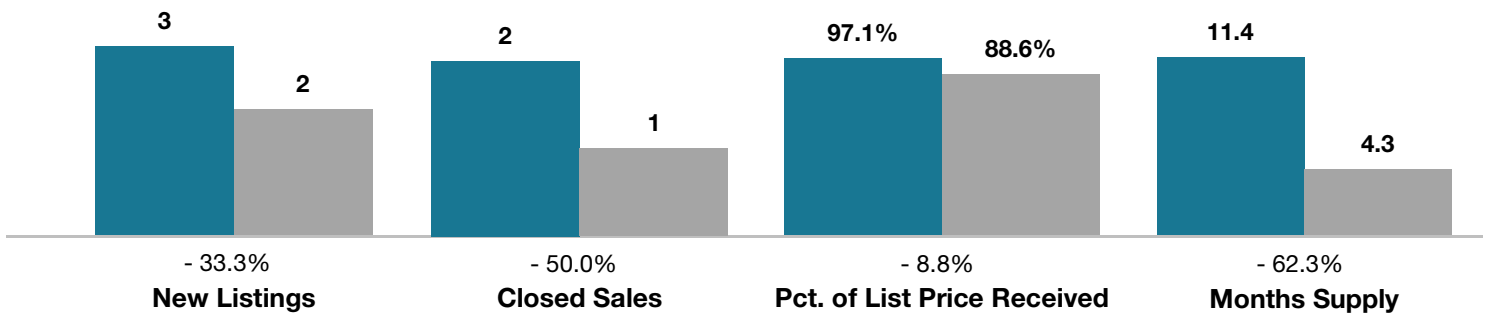
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Key Metrics	February			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 2-2015	Thru 2-2016	Percent Change from Previous Year
New Listings	3	2	- 33.3%	3	4	+ 33.3%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Median Sales Price*	\$208,750	\$155,000	- 25.7%	\$208,750	\$261,250	+ 25.1%
Average Sales Price*	\$208,750	\$155,000	- 25.7%	\$208,750	\$261,250	+ 25.1%
Percent of List Price Received*	97.1%	88.6%	- 8.8%	97.1%	92.0%	- 5.3%
Days on Market Until Sale	189	327	+ 73.0%	189	280	+ 48.1%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	11.4	4.3	- 62.3%	--	--	--

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February

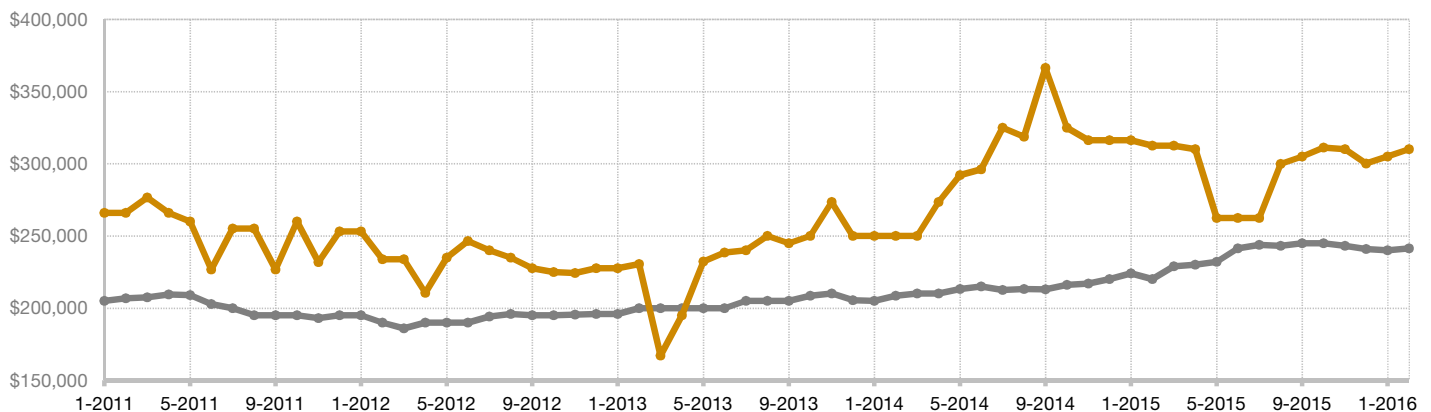
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Historical Median Sales Price

Rolling 12-Month Calculation

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Local Market Update for March 2016

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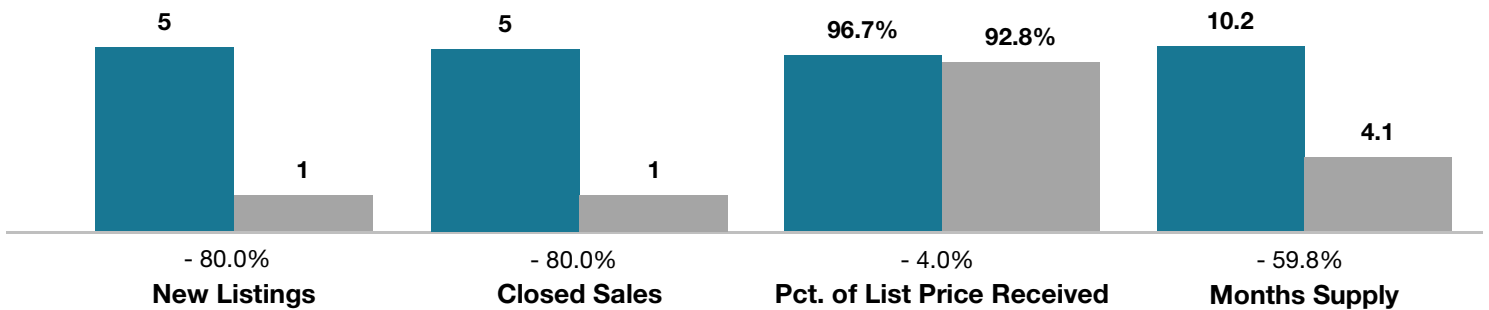
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Key Metrics	March			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 3-2015	Thru 3-2016	Percent Change from Previous Year
New Listings	5	1	- 80.0%	8	5	- 37.5%
Closed Sales	5	1	- 80.0%	7	3	- 57.1%
Median Sales Price*	\$312,500	\$320,000	+ 2.4%	\$262,500	\$320,000	+ 21.9%
Average Sales Price*	\$271,000	\$320,000	+ 18.1%	\$253,214	\$280,833	+ 10.9%
Percent of List Price Received*	96.7%	92.8%	- 4.0%	96.8%	92.3%	- 4.6%
Days on Market Until Sale	79	178	+ 125.3%	110	246	+ 123.6%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	10.2	4.1	- 59.8%	--	--	--

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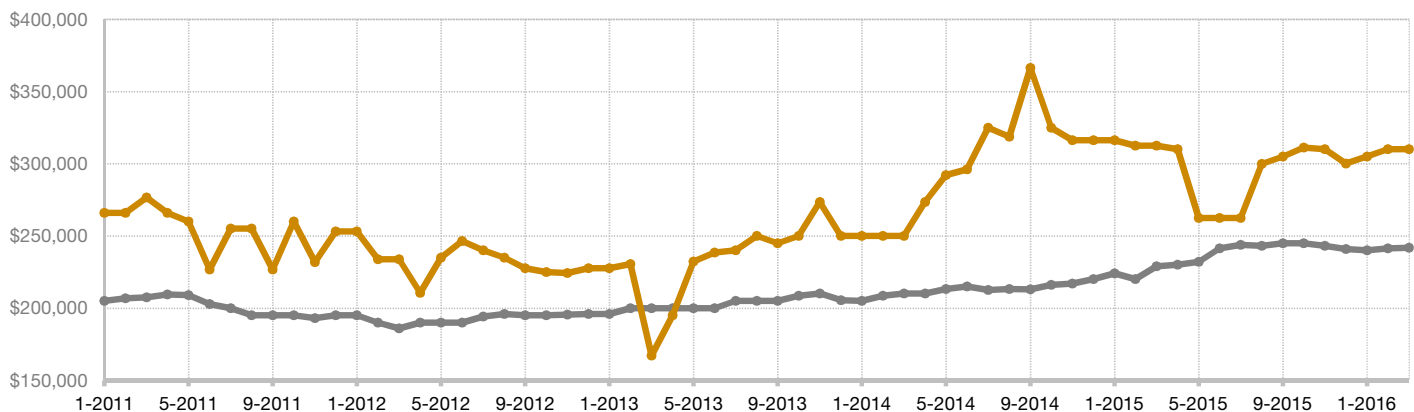
March

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Local Market Update for April 2016

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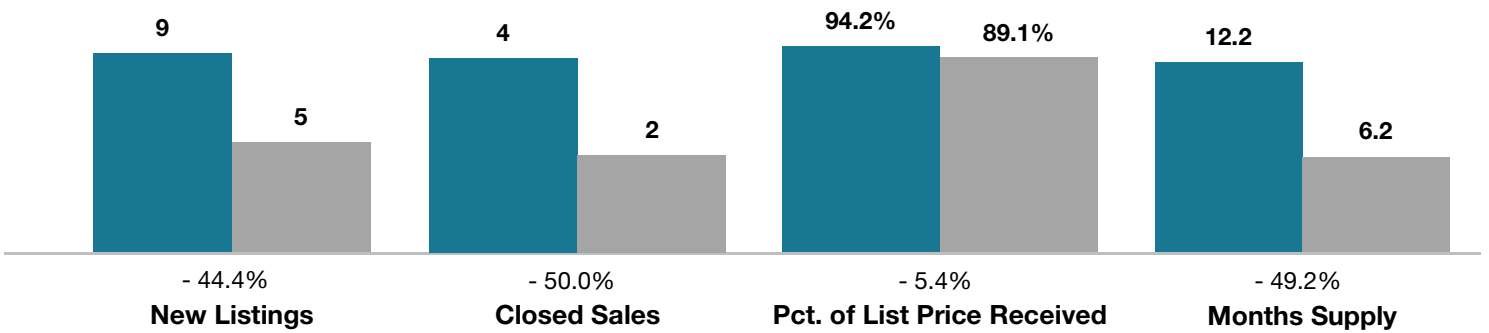
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Key Metrics	April			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 4-2015	Thru 4-2016	Percent Change from Previous Year
New Listings	9	5	- 44.4%	17	11	- 35.3%
Closed Sales	4	2	- 50.0%	11	5	- 54.5%
Median Sales Price*	\$126,000	\$340,000	+ 169.8%	\$207,000	\$320,000	+ 54.6%
Average Sales Price*	\$149,250	\$340,000	+ 127.8%	\$215,409	\$304,500	+ 41.4%
Percent of List Price Received*	94.2%	89.1%	- 5.4%	95.9%	91.0%	- 5.1%
Days on Market Until Sale	286	124	- 56.6%	174	197	+ 13.2%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	12.2	6.2	- 49.2%	--	--	--

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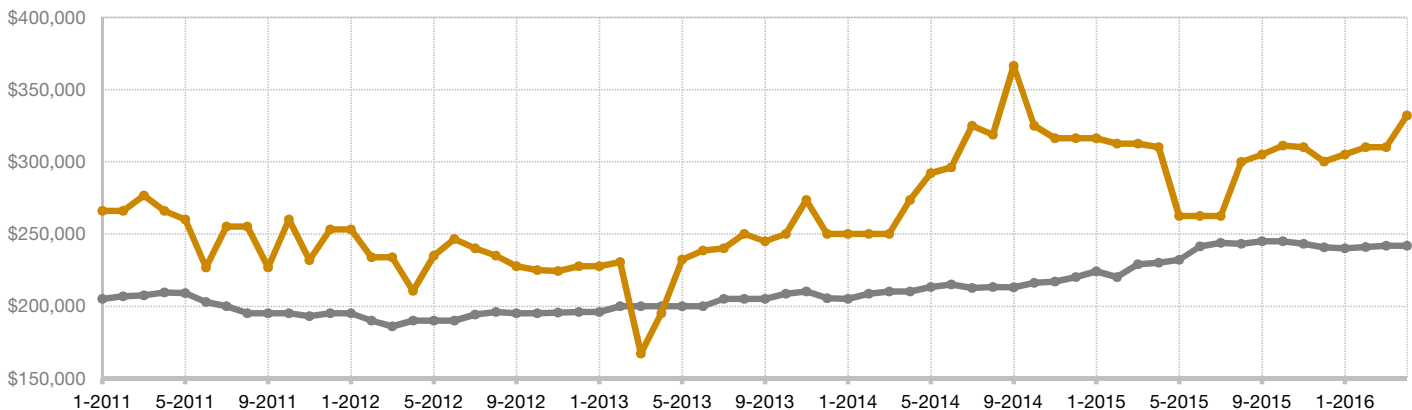
April

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Local Market Update for May 2016

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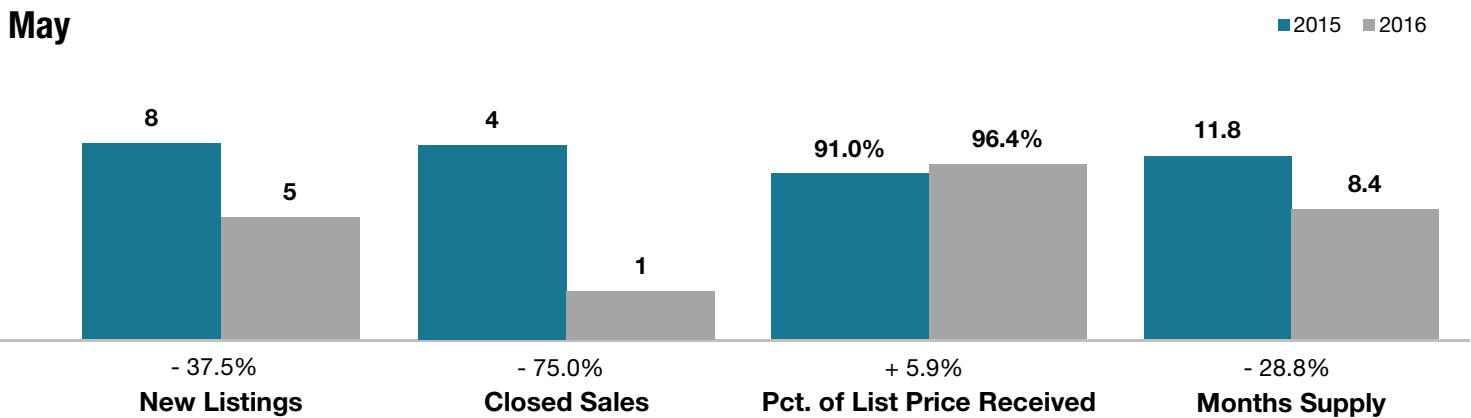
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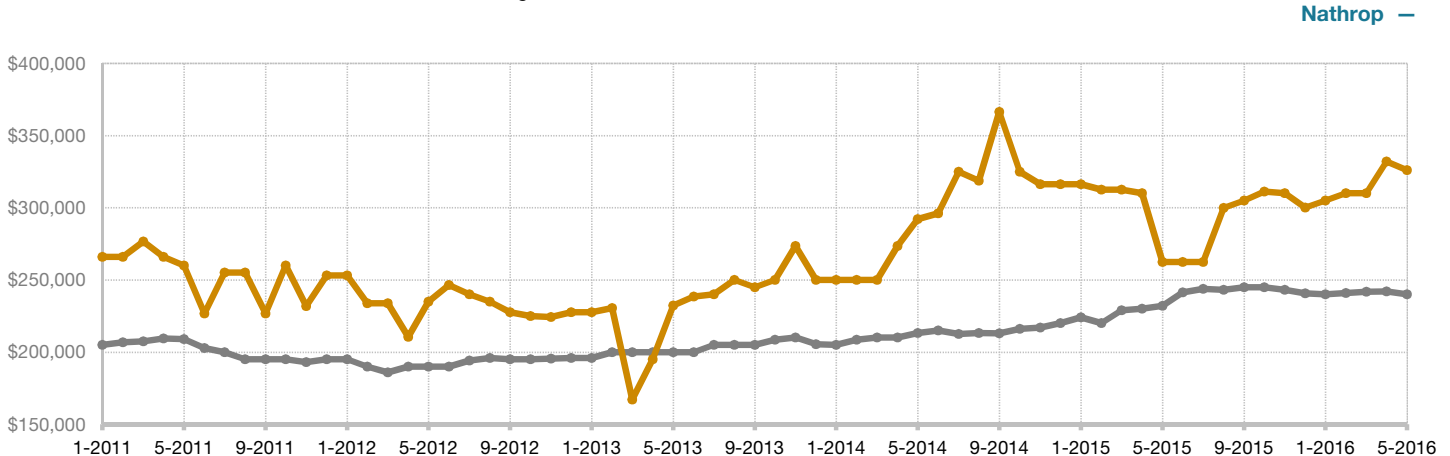
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Key Metrics	May			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 5-2015	Thru 5-2016	Percent Change from Previous Year
New Listings	8	5	- 37.5%	25	17	- 32.0%
Closed Sales	4	1	- 75.0%	15	6	- 60.0%
Median Sales Price*	\$244,000	\$270,000	+ 10.7%	\$207,000	\$295,000	+ 42.5%
Average Sales Price*	\$251,250	\$270,000	+ 7.5%	\$224,967	\$298,750	+ 32.8%
Percent of List Price Received*	91.0%	96.4%	+ 5.9%	94.6%	91.9%	- 2.9%
Days on Market Until Sale	262	75	- 71.4%	198	177	- 10.6%
Inventory of Homes for Sale	30	21	- 30.0%	--	--	--
Months Supply of Inventory	11.8	8.4	- 28.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for June 2016

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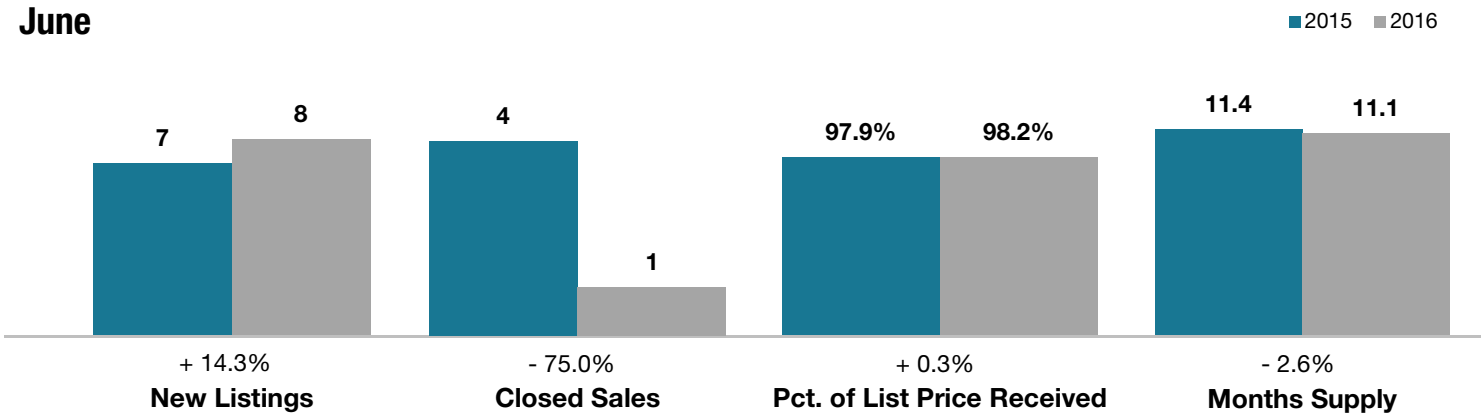


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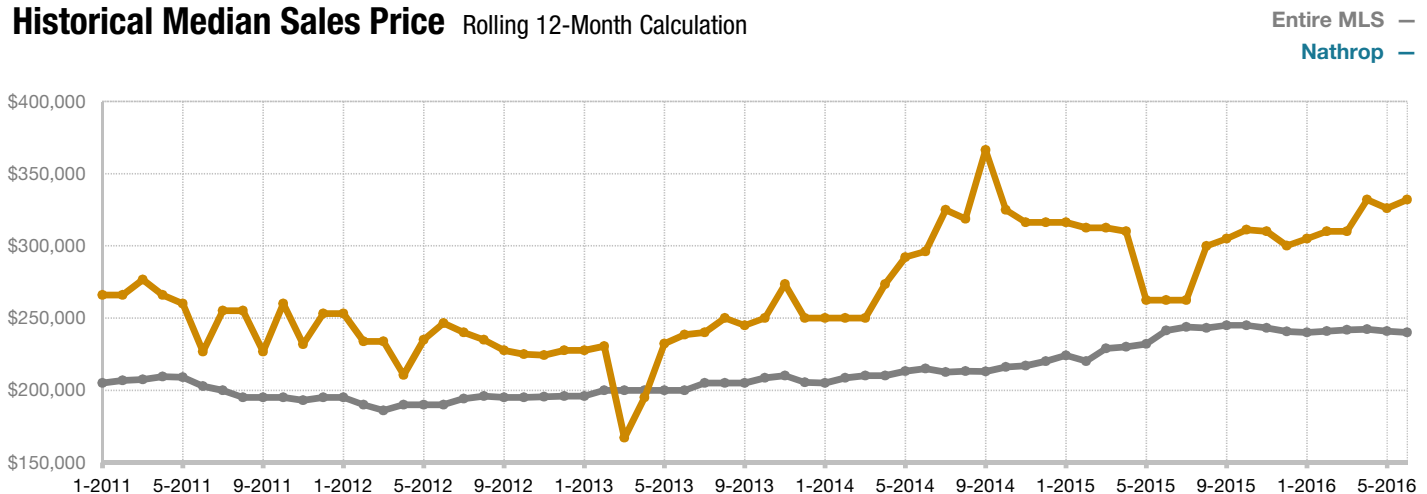
Key Metrics	June			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 6-2015	Thru 6-2016	Percent Change from Previous Year
New Listings	7	8	+ 14.3%	32	26	- 18.8%
Closed Sales	4	1	- 75.0%	19	7	- 63.2%
Median Sales Price*	\$374,950	\$555,000	+ 48.0%	\$262,500	\$320,000	+ 21.9%
Average Sales Price*	\$321,475	\$555,000	+ 72.6%	\$245,284	\$335,357	+ 36.7%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	95.3%	92.8%	- 2.6%
Days on Market Until Sale	64	2	- 96.9%	169	152	- 10.1%
Inventory of Homes for Sale	32	25	- 21.9%	--	--	--
Months Supply of Inventory	11.4	11.1	- 2.6%	--	--	--

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June



Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for July 2016

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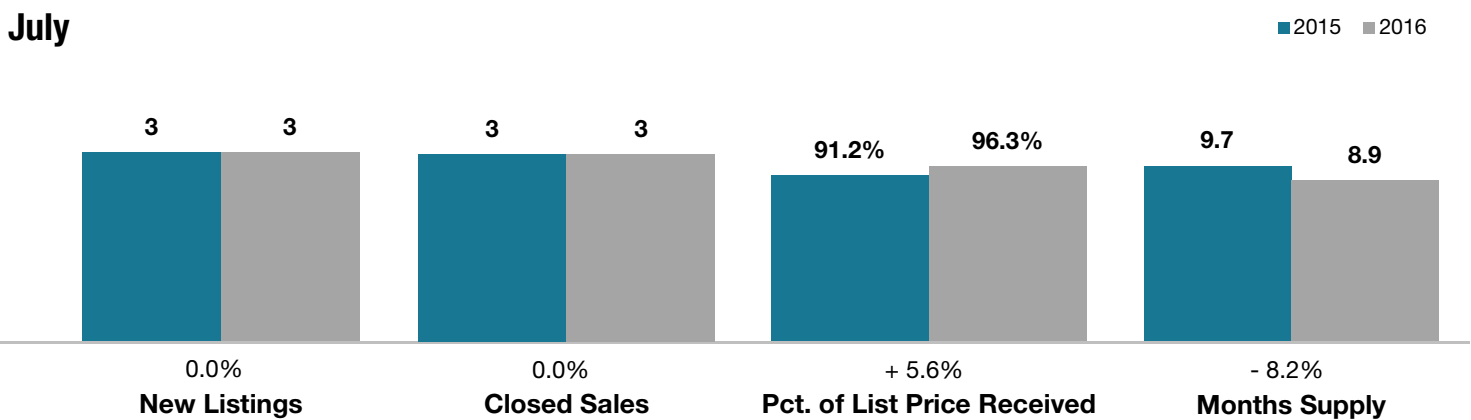
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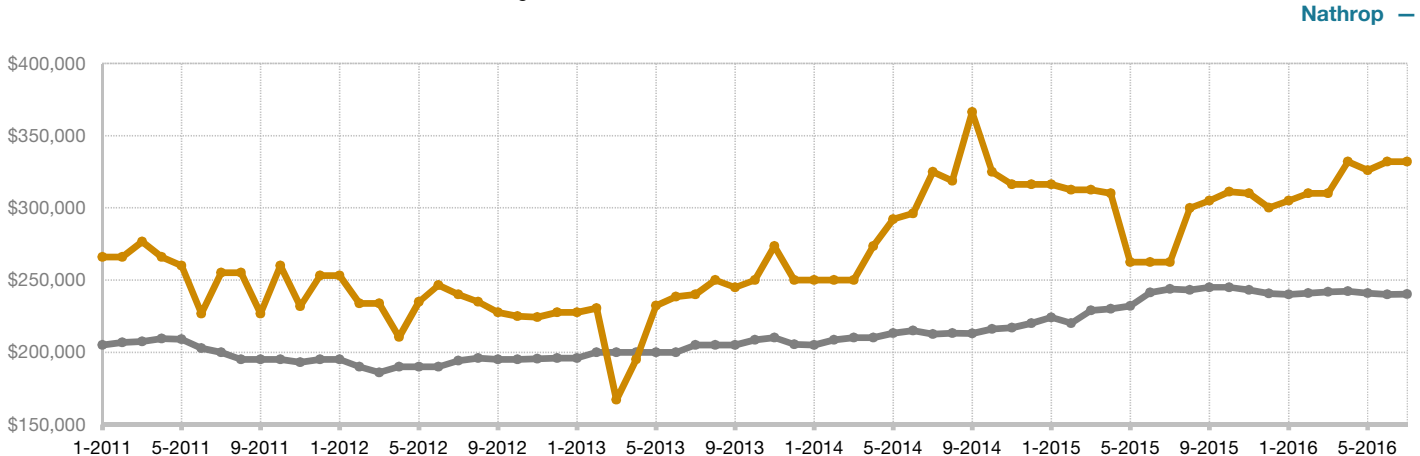
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Key Metrics	July			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 7-2015	Thru 7-2016	Percent Change from Previous Year
New Listings	3	3	0.0%	35	29	- 17.1%
Closed Sales	3	3	0.0%	22	10	- 54.5%
Median Sales Price*	\$429,000	\$395,000	- 7.9%	\$281,200	\$343,750	+ 22.2%
Average Sales Price*	\$325,333	\$452,167	+ 39.0%	\$256,200	\$370,400	+ 44.6%
Percent of List Price Received*	91.2%	96.3%	+ 5.6%	94.7%	93.8%	- 1.0%
Days on Market Until Sale	341	232	- 32.0%	193	176	- 8.8%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	9.7	8.9	- 8.2%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation



Local Market Update for August 2016

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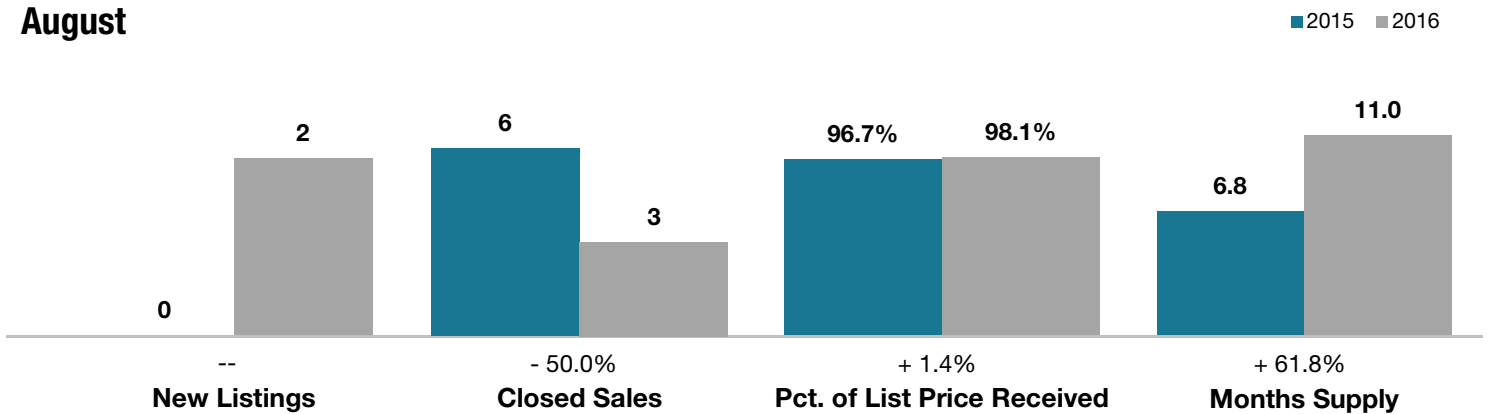


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Key Metrics	August			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 8-2015	Thru 8-2016	Percent Change from Previous Year
New Listings	0	2	--	35	33	- 5.7%
Closed Sales	6	3	- 50.0%	28	13	- 53.6%
Median Sales Price*	\$351,000	\$338,000	- 3.7%	\$304,950	\$338,000	+ 10.8%
Average Sales Price*	\$366,583	\$291,333	- 20.5%	\$279,854	\$352,154	+ 25.8%
Percent of List Price Received*	96.7%	98.1%	+ 1.4%	95.2%	94.8%	- 0.4%
Days on Market Until Sale	221	81	- 63.3%	199	154	- 22.6%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	6.8	11.0	+ 61.8%	--	--	--

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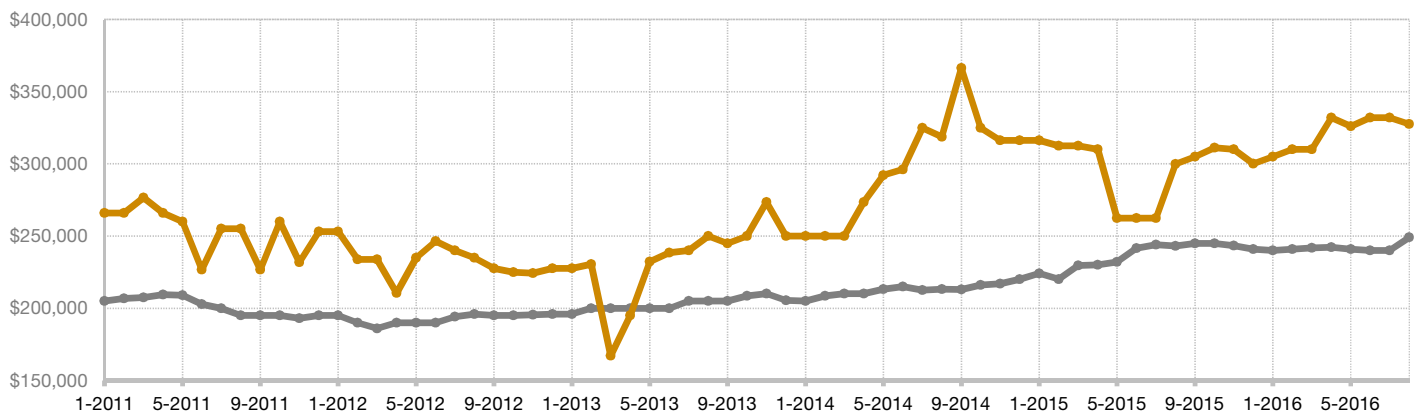
August



Historical Median Sales Price

Rolling 12-Month Calculation

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Local Market Update for September 2016

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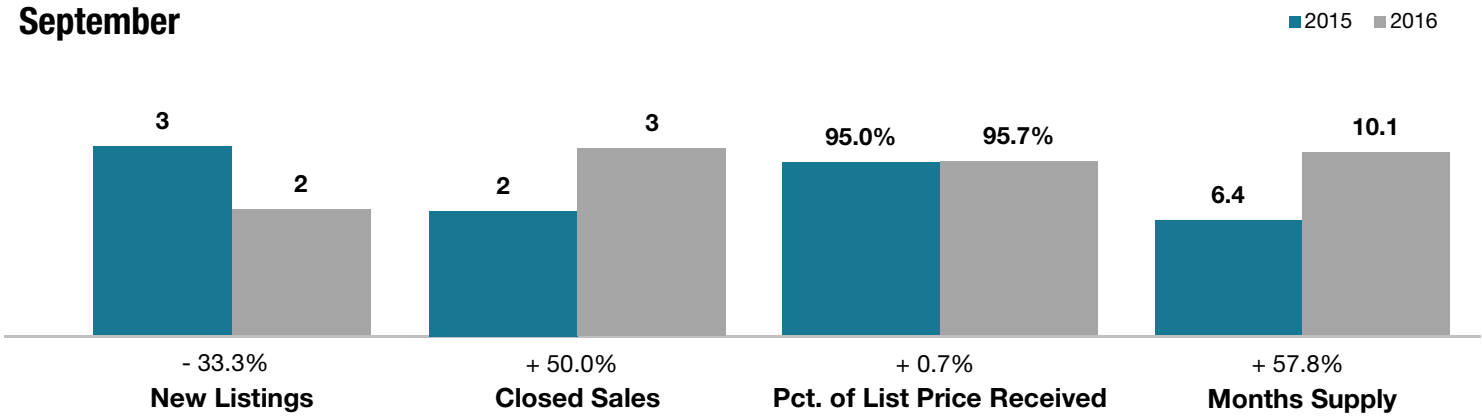


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Key Metrics	September			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 9-2015	Thru 9-2016	Percent Change from Previous Year
New Listings	3	2	- 33.3%	38	35	- 7.9%
Closed Sales	2	3	+ 50.0%	30	16	- 46.7%
Median Sales Price*	\$367,500	\$427,500	+ 16.3%	\$311,250	\$346,000	+ 11.2%
Average Sales Price*	\$367,500	\$397,500	+ 8.2%	\$285,697	\$360,656	+ 26.2%
Percent of List Price Received*	95.0%	95.7%	+ 0.7%	95.2%	95.0%	- 0.2%
Days on Market Until Sale	376	101	- 73.1%	211	144	- 31.8%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	6.4	10.1	+ 57.8%	--	--	--

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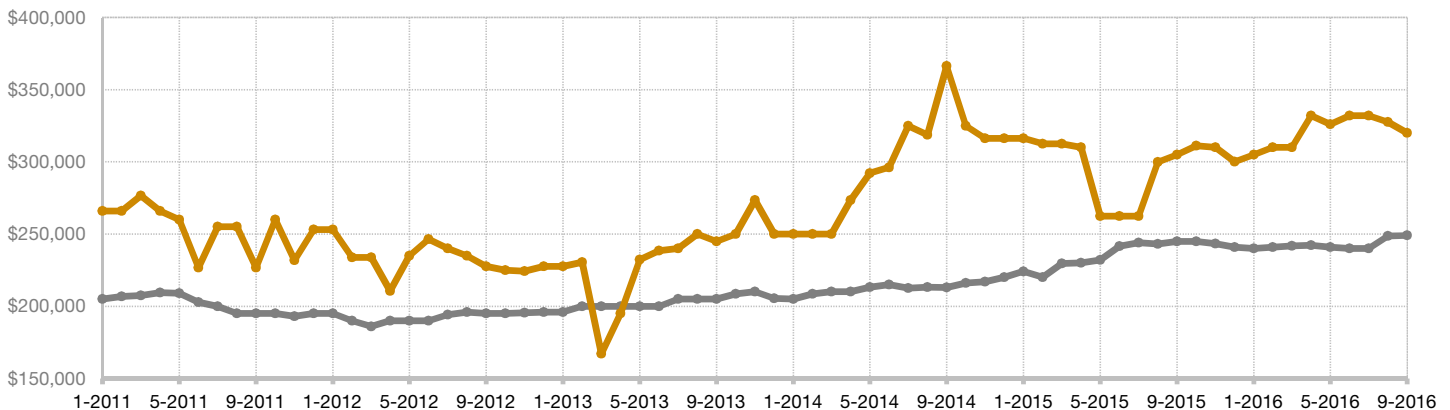
September



Historical Median Sales Price

Rolling 12-Month Calculation

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Local Market Update for October 2016

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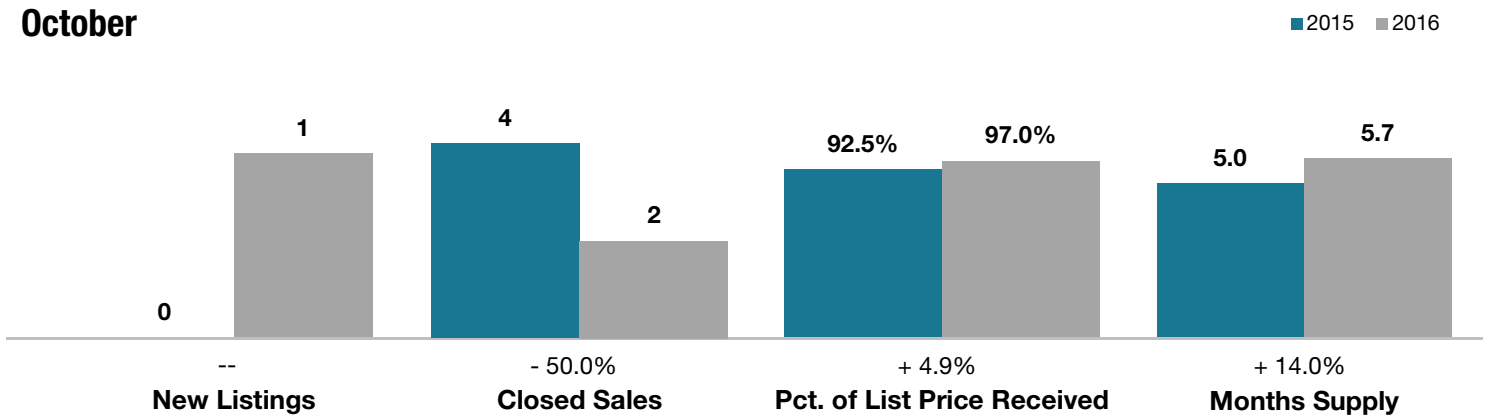


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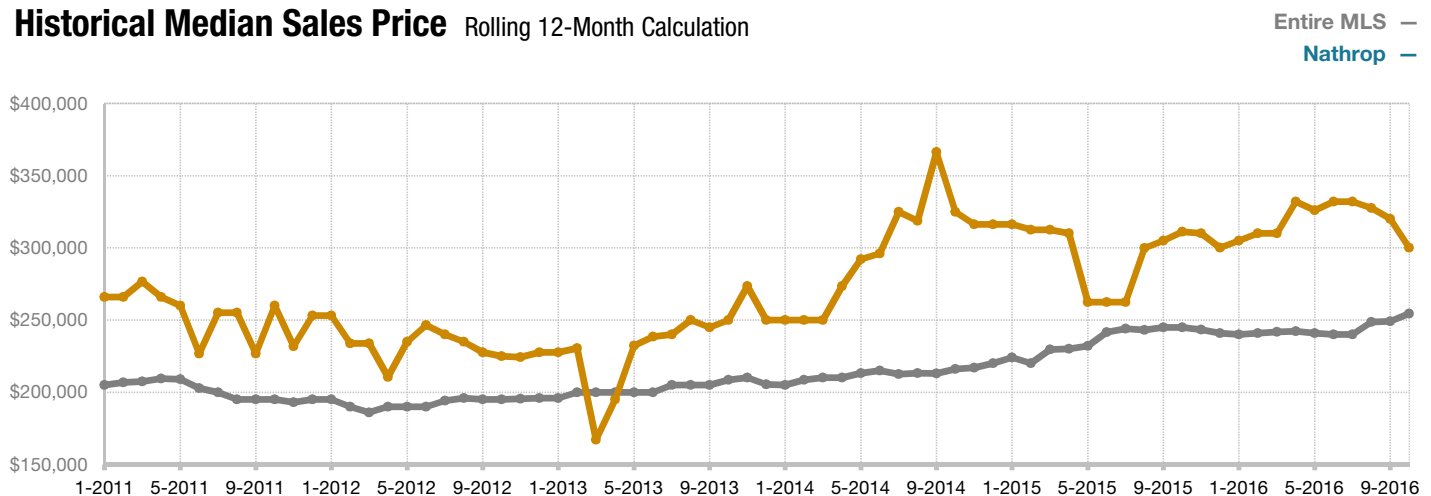
Key Metrics	October			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 10-2015	Thru 10-2016	Percent Change from Previous Year
New Listings	0	1	--	38	36	- 5.3%
Closed Sales	4	2	- 50.0%	34	18	- 47.1%
Median Sales Price*	\$360,000	\$358,000	- 0.6%	\$322,250	\$346,000	+ 7.4%
Average Sales Price*	\$368,750	\$358,000	- 2.9%	\$295,468	\$360,361	+ 22.0%
Percent of List Price Received*	92.5%	97.0%	+ 4.9%	94.8%	95.2%	+ 0.4%
Days on Market Until Sale	378	104	- 72.5%	230	139	- 39.6%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	5.0	5.7	+ 14.0%	--	--	--

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October



Historical Median Sales Price Rolling 12-Month Calculation



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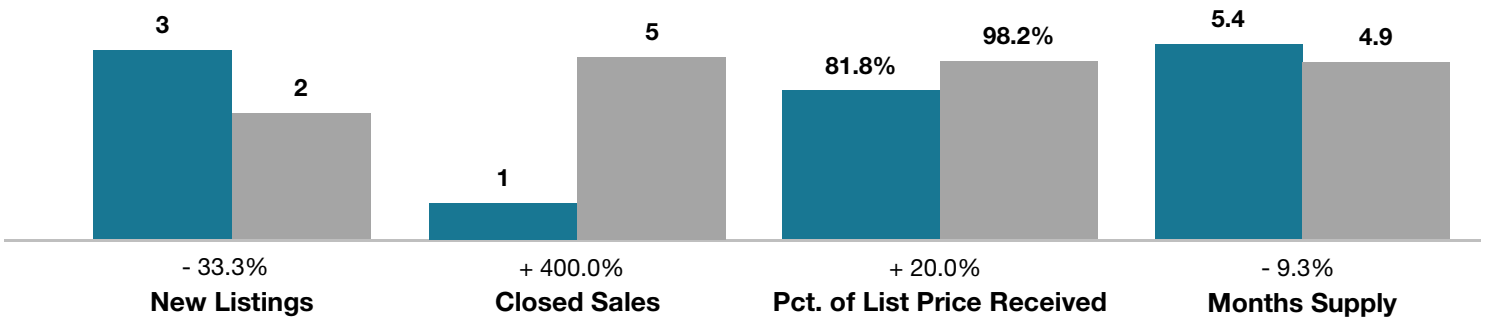
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Key Metrics	November			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 11-2015	Thru 11-2016	Percent Change from Previous Year
New Listings	3	2	- 33.3%	41	38	- 7.3%
Closed Sales	1	5	+ 400.0%	35	23	- 34.3%
Median Sales Price*	\$220,000	\$420,000	+ 90.9%	\$312,500	\$354,000	+ 13.3%
Average Sales Price*	\$220,000	\$367,280	+ 66.9%	\$293,311	\$361,865	+ 23.4%
Percent of List Price Received*	81.8%	98.2%	+ 20.0%	94.5%	95.9%	+ 1.5%
Days on Market Until Sale	361	186	- 48.5%	234	150	- 35.9%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	5.4	4.9	- 9.3%	--	--	--

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November

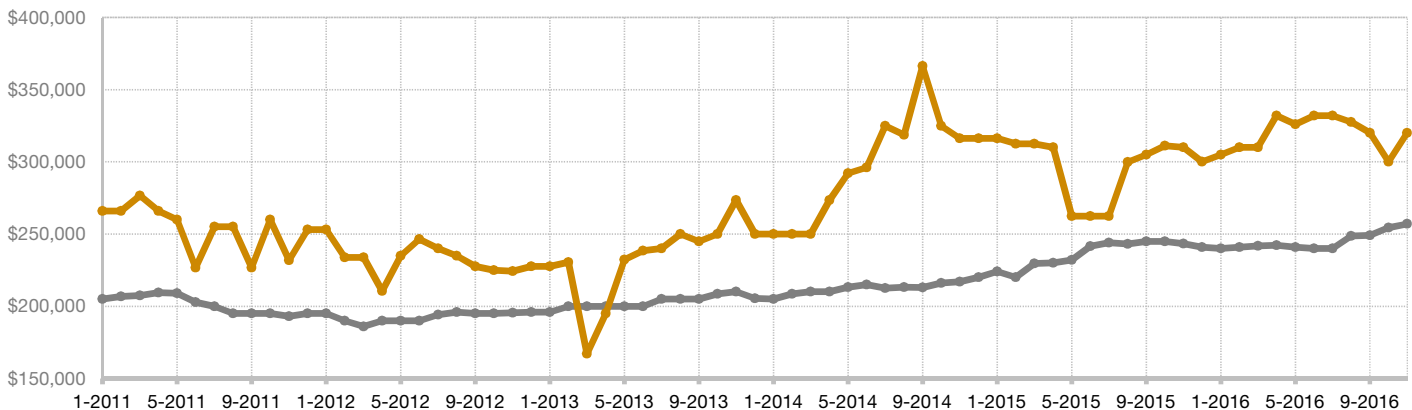
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Historical Median Sales Price

Rolling 12-Month Calculation

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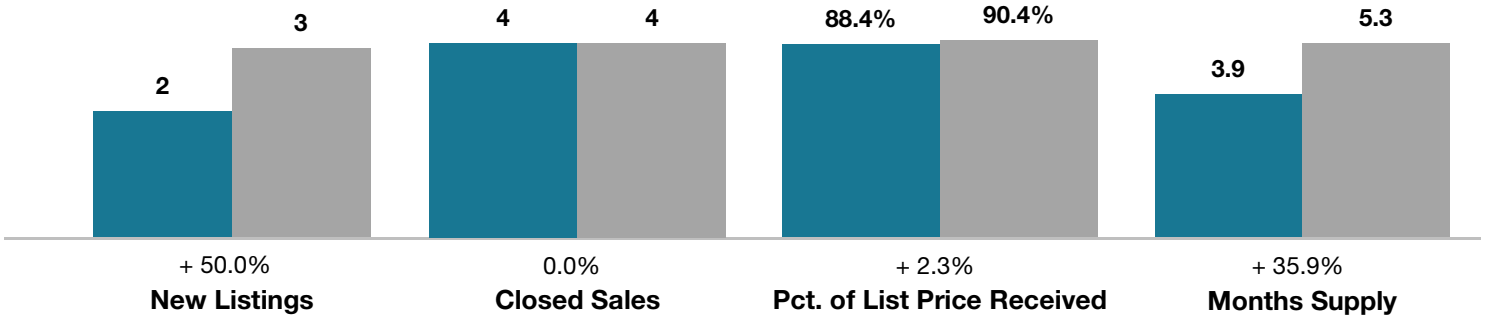
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Key Metrics	December			Year to Date		
	2015	2016	Percent Change from Previous Year	Thru 12-2015	Thru 12-2016	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	43	41	- 4.7%
Closed Sales	4	4	0.0%	39	27	- 30.8%
Median Sales Price*	\$261,000	\$316,750	+ 21.4%	\$300,000	\$354,000	+ 18.0%
Average Sales Price*	\$222,500	\$393,125	+ 76.7%	\$286,049	\$366,496	+ 28.1%
Percent of List Price Received*	88.4%	90.4%	+ 2.3%	93.9%	95.1%	+ 1.3%
Days on Market Until Sale	245	249	+ 1.6%	235	164	- 30.2%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--

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December

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