

COLORADO GROUP REALTY

2008 Year End Market Statistics



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THE COLORADO GROUP REALTY REPORT

DOWNTOWN/FISH CREEK

SINGLE FAMILY

MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$14,667,100	14	164	\$1,047,650	\$2,595,000	\$405,000
% change	-33%	-22%	-10%	-14%		
2008 (1st Half)	\$21,844,533	18	182	\$1,213,585	\$2,975,333	\$565,000
% change	-48%	-59%	38%	27%		
2007 (2nd Half)	\$41,882,278	44	132	\$951,869	\$3,554,487	\$307,000
% change	21%	10%	-15%	10%		
2007 (1st Half)	\$34,563,100	40	155	\$864,177	\$1,900,000	\$465,000

CONDOMINIUM/ TOWNHOME MARKET

MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$11,108,507	18	226	\$617,139	\$1,400,000	\$199,000
% change	-11%	-14%	66%	4%		
2008 (1st Half)	\$12,463,676	21	136	\$593,508	\$1,075,000	\$221,000
% change	-1%	-25%	27%	32%		
2007 (2nd Half)	\$12,624,280	28	107	\$450,867	\$769,000	\$221,000
% change	16%	12%	-56%	4%		
2007 (1st Half)	\$10,854,500	25	244	\$434,180	\$749,000	\$246,005

LOTS	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$370,000	1	129	\$370,000	\$370,000	\$370,000
% change	-80%	-75%	-4%	-21%		
2008 (1st Half)	\$1,880,000	4	135	\$470,000	\$545,000	\$325,000
% change	-58%	-50%	-40%	-6%		
2007 (2nd Half)	\$4,482,500	8	226	\$500,000	\$950,000	\$302,500
% change	-8%	-38%	62%	33%		
2007 (1st Half)	\$4,886,000	13	139	\$375,846	\$600,000	\$179,500

PRICE PER SQUARE FOOT COMPARISON	Single Family 2008 (2nd Half)	Single Family 2008 (1st Half)	Single Family 2007 (2nd Half)	Single Family 2007 (1st Half)
Average	\$383	\$405	\$381	\$351
High	\$537	\$815	\$585	\$591
Low	\$257	\$240	\$209	\$211

PRICE PER SQUARE FOOT COMPARISON	Condos/Townhomes 2008 (2nd Half)	Condos/Townhomes 2008 (1st Half)	Condos/Townhomes 2007 (2nd Half)	Condos/Townhomes 2007 (1st Half)
Average	\$381	\$348	\$298	\$276
High	\$771	\$562	\$631	\$416
Low	\$216	\$237	\$235	\$208

Data collected from the SSBOR MLS by Colorado Group Realty. The source of information is deemed reliable but not guaranteed.



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MOUNTAIN AREA

SINGLE FAMILY MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$21,276,000	12	175	\$1,733,000	\$4,975,000	\$466,000
% change	14%	33%	-33%	-14%		
2008 (1st Half)	\$18,628,650	9	260	\$2,069,850	\$3,300,000	\$599,900
% change	-39%	-61%	80%	57%		
2007 (2nd Half)	\$30,384,500	23	144	\$1,321,065	\$2,500,000	\$581,000
% change	-35%	-28%	43%	-9%		
2007 (1st Half)	\$46,589,500	32	101	\$1,455,922	\$2,900,000	\$500,000

CONDOMINIUM/TOWNHOME MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$33,375,045	61	193	\$547,132	\$2,250,000	\$130,000
% change	-65%	-55%	-33%	-21%		
2008 (1st Half)	\$94,093,740	136	290	\$691,865	\$5,400,000	\$165,000
% change	-41%	-48%	25%	16%		
2007 (2nd Half)	\$158,391,663	263	232	\$594,645	\$2,952,000	\$152,000
% change	-4%	-17%	21%	14%		
2007 (1st Half)	\$165,272,467	318	192	\$519,724	\$3,125,000	\$122,000

LOTS	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$2,875,000	3	243	\$958,333	\$1,125,000	\$725,000
% change	-74%	-80%	13%	32%		
2008 (1st Half)	\$10,909,987	15	216	\$727,332	\$1,620,000	\$375,000
% change	30%	50%	47%	-13%		
2007 (2nd Half)	\$8,374,750	10	147	\$837,475	\$1,700,000	\$533,000
% change	-54%	-63%	-72%	25%		
2007 (1st Half)	\$18,120,250	27	520	\$671,120	\$1,900,000	\$177,000

Price per Square Foot Comparison	Single Family 2008 (2nd Half)	Single Family 2008 (1st Half)	Single Family 2007 (2nd Half)	Single Family 2007 (1st Half)
Average	\$427	\$500	\$411	\$359
High	\$638	\$879	\$726	\$628
Low	\$284	\$337	\$260	\$241

Price Per Square Foot Comparison	Condos/Townhomes 2008 (2nd Half)	Condos/Townhomes 2008 (1st Half)	Condos/Townhomes 2007 (2nd Half)	CondosTownhomes 2007 (1st Half)
Average	\$407	\$463	\$395	\$291
High	\$775	\$1,100	\$840	\$759
Low	\$240	\$247	\$206	\$159

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THE COLORADO GROUP REALTY REPORT

WEST OF STEAMBOAT

SINGLE FAMILY MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$4,549,500	8	93	\$568,688	\$860,000	\$410,000
% change	-14%	-11%	-64%	-3%		
2008 (1st half)	\$5,297,900	9	258	\$588,655	\$1,060,000	\$395,000
% change	-57%	-57%	143%	1%		
2007 (2nd half)	\$12,180,500	21	106	\$580,023	\$959,000	\$365,000
% change	-11%	-13%	-13%	1%		
2007 (1st half)	\$13,738,000	24	122	\$572,437	\$819,000	\$320,000

LOTS	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$0	0	N/A	N/A	N/A	N/A
% change	N/A	N/A	N/A	N/A		
2008 (1st half)	\$1,477,900	8	161	\$184,737	\$299,000	\$119,900
% change	84%	60%	-27%	15%		
2007 (2nd half)	\$804,900	5	222	\$160,989	\$315,000	\$119,900
% change	-28%	0%	15%	-28%		
2007 (1st half)	\$1,119,000	5	193	\$223,800	\$300,000	\$158,000

PRICE PER SQUARE FOOT COMPARISON	Single Family 2008 (2nd Half)	Single Family 2008 (1st half)	Single Family 2007 (2nd half)	Single Family 2007 (1st half)
Average	\$295	\$328	\$261	\$252
High	\$421	\$370	\$598	\$469
Low	\$123	\$238	\$174	\$153

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THE COLORADO GROUP REALTY REPORT

HAYDEN

SINGLE FAMILY MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$2,904,297	13	150	\$223,407	\$320,000	\$85,000
% change	-27%	0%	23%	-27%		
2008 (1st Half)	\$3,958,800	13	122	\$304,523	\$599,000	\$179,000
% change	-38%	-43%	-5%	10%		
2007 (2nd Half)	\$6,370,552	23	129	\$276,980	\$389,900	\$184,000
% change	12%	5%	2%	7%		
2007 (1st Half)	\$5,707,639	22	126	\$259,165	\$393,000	\$130,000

CONDOMINIUM/TOWNHOME MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$508,900	2	98	\$254,450	\$320,000	\$188,900
% change	-6%	-33%	1%	41%		
2008 (1st Half)	\$543,000	3	97	\$181,000	\$199,000	\$159,000
% change	N/A	N/A	N/A	N/A		
2007 (2nd Half)	\$0	0	N/A	\$0	\$0	\$0
% change	N/A	N/A	N/A	N/A		
2007 (1st Half)	\$1,036,000	13	135	\$202,561	\$245,000	\$155,000

LOTS	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$195,000	1	80	\$195,000	\$195,000	\$195,000
% change	-65%	-86%	-22%	146%		
2008 (1st Half)	\$554,500	7	102	\$79,214	\$89,900	\$75,000
% change	168%	133%	-34%	15%		
2007 (2nd Half)	\$207,100	3	154	\$69,033	\$94,000	\$53,100
% change	-40%	-73%	-34%	2%		
2007 (1st Half)	\$347,400	11	235	\$67,945	\$86,000	\$57,000

PRICE PER SQUARE FOOT COMPARISON	Single Family 2008 (2nd Half)	Single Family 2008 (1st Half)	Single Family 2007 (2nd Half)	Single Family 2007 (1st Half)
Average	\$164	\$157	\$163	\$165
High	\$254	\$255	\$286	\$234
Low	\$72	\$82	\$95	\$81

PRICE PER SQUARE FOOT COMPARISON	Condos/Townhomes 2008 (2nd Half)	Condos/Townhomes 2008 (1st Half)	Condos/Townhomes 2007 (2nd Half)	Condos/Townhomes 2007 (1st Half)
Average	\$189	\$143	\$0	\$146
High	\$232	\$164	\$0	\$168
Low	\$146	\$120	\$0	\$128

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THE COLORADO GROUP REALTY REPORT

STAGECOACH

SINGLE FAMILY MARKET

	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$1,615,000	4	105	\$403,750	\$480,000	\$345,000
% change	86%	100%	-78%	-7%		
2008 (1st Half)	\$867,800	2	473	\$433,900	\$495,000	\$372,800
% change	-93%	-93%	153%	-11%		
2007 (2nd Half)	\$13,216,760	27	187	\$489,510	\$676,000	\$355,000
% change	35%	29%	14%	5%		
2007 (1st Half)	\$9,793,589	21	164	\$466,313	\$635,000	\$225,000

CONDOMINIUM/TOWNHOME MARKET

	Sales Volume	Number Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$1,523,000	6	83	\$253,833	\$290,000	\$195,000
% change	78%	100%	-42%	-11%		
2008 (1st Half)	\$855,000	3	143	\$285,000	\$300,000	\$255,000
% change	-70%	-75%	93%	18%		
2007 (2nd Half)	\$2,890,900	12	74	\$240,908	\$305,000	\$176,000
% change	10%	-8%	-45%	19%		
2007 (1st Half)	\$2,633,000	13	135	\$202,561	\$245,000	\$155,000

LOTS

	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$196,800	3	203	\$65,600	\$125,000	\$35,000
% change	-79%	-73%	22%	-22%		
2008 (1st Half)	\$920,400	11	166	\$83,672	\$175,000	\$32,000
% change	-85%	-86%	22%	3%		
2007 (2nd Half)	\$6,309,600	78	136	\$80,892	\$375,000	\$12,000
% change	3%	28%	-3%	-20%		
2007 (1st Half)	\$6,151,055	61	140	\$100,837	\$450,000	\$16,000

PRICE PER SQUARE FOOT COMPARISON

	Single Family 2008 (2nd Half)	Single Family 2008 (1st Half)	Single Family 2007 (2nd Half)	Single Family 2007 (1st Half)
Average	\$197	\$254	\$191	\$194
High	\$217	\$277	\$249	\$322
Low	\$163	\$238	\$127	\$160

PRICE PER SQUARE FOOT COMPARISON

	Condos/Townhomes 2008 (2nd Half)	Condos/Townhomes 2008 (1st Half)	Condos/Townhomes 2007 (2nd Half)	Condos/Townhomes 2007 (1st Half)
Average	\$190	\$190	\$191	\$175
High	\$226	\$213	\$222	\$210
Low	\$151	\$178	\$148	\$130

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THE COLORADO GROUP REALTY REPORT NORTH ROUTT

SINGLE FAMILY

MARKET	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$5,957,500	8	263	\$744,688	\$2,000,000	\$199,000
% change	63%	33%	15%	22%		
2008 (1st Half)	\$3,665,000	6	228	\$610,833	\$890,000	\$425,000
% change	-50%	-45%	48%	-9%		
2007 (2nd Half)	\$7,349,000	11	154	\$668,090	\$1,300,000	\$245,000
% change	22%	-21%	-10%	53%		
2007 (1st Half)	\$6,037,500	14	171	\$437,250	\$1,325,000	\$265,000

LOTS

	Sales Volume	Number of Sales	Avg. Days on Market	Avg. Sold Price	High Sale	Low Sale
2008 (2nd Half)	\$485,000	2	308	\$242,750	\$367,500	\$118,000
% change	-76%	-78%	68%	6%		
2008 (1st Half)	\$2,062,740	9	183	\$229,193	\$485,000	\$7,000
% change	-37%	-57%	48%	48%		
2007 (2nd Half)	\$3,261,350	21	124	\$155,302	\$695,000	\$3,000
% change	-14%	31%	-30%	29%		
2007 (1st Half)	\$3,788,500	16	177	\$120,263	\$855,000	\$30,000

PRICE PER SQUARE FOOT COMPARISON

	Single Family 2008 (2nd Half)	Single Family 2008 (1st Half)	Single Family 2007 (2nd Half)	Single Family 2007 (1st Half)
Average	\$277	\$213	\$245	\$201
High	\$472	\$327	\$417	\$289
Low	\$155	\$172	\$127	\$102

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