



MONTHLY REAL ESTATE REPORT

April 2010



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Location, location, location - How much are homes selling for in your zip code?

The Standard & Poor's/Case-Shiller Home-Price Index for the 10-City and 20-City Composite reported no change and a slight decline of 0.7 percent respectively, while Denver's home price index rose 2.6 percent between January 2009 and January 2010. Las Vegas' index dropped 17.4 percent over the last year, while San Francisco's shot up 9.0 percent. Sales trends vary wildly throughout the nation, making it so important to know the trends in an area before making any decisions about buying or selling real estate.

Not only does the S&P/Case-Shiller Home Price Index illustrate how different the various areas are performing, sales data from our own Denver Metrolist shows that as well. We used the Metrolist to research the change in average sales price for Colorado zip codes from February 2009 to February 2010. We found the top zip codes with at least 20 sales that experienced the greatest increase in average sold price. The chart below lists some of those top zip codes and the change in their average sold prices (more are listed on page 2). If you'd like to know how your zip code has preformed over the last year, please call or email me.

Change in average sales price over the last year

Zip Code	# Sold 2/09	Avg. Sold Price 2/09	Avg. Days on Market		Avg. Sold Price 2/10	Avg. Days on Market 2/10	Change Avg. Sold Price 2/09-2/10
			2/09	2/10			
80221	39	\$105,982	101.5	29	153,399	42.2	44.7%
80205	34	\$157,310	79.0	40	216,148	61.8	37.4%
80010	52	\$70,737	81.9	26	95,915	69.1	35.6%
80204	26	\$112,748	68.0	28	148,496	81.3	31.7%
80219	82	\$92,493	68.1	42	117,295	42.0	26.8%
80020	36	\$225,449	75.8	23	284,350	98.7	26.1%
80226	24	\$161,147	91.5	19	198,284	99.6	23.0%
80220	36	\$268,358	137.1	36	323,950	108.1	20.7%
80229	66	\$103,971	78.8	57	124,263	55.6	19.5%
80233	38	\$148,461	75.3	39	174,686	40.9	17.7%
80207	46	\$198,532	85.1	26	233,417	63.1	17.6%
80017	40	\$100,782	70.2	33	114,815	60.2	13.9%
80011	47	\$94,777	73.6	44	107,511	67.8	13.4%
80239	71	\$103,964	59.6	31	117,437	42.3	13.0%
80211	23	\$256,270	66.2	58	281,220	94.0	9.7%
80134	74	\$298,951	82.3	59	327,058	95.7	9.4%
80601	34	\$164,300	94.6	28	178,913	75.5	8.9%
80012	34	\$112,676	84.2	31	121,003	73.9	7.4%
80403	21	\$334,654	115.1	22	359,209	127.8	7.3%

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Source: Denver Metrolist. Based on Information from Metrolist, Inc. for the period 2-1-2009 through 2-28-2010. NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc does not guarantee nor s in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.



0.57% - The increase of foreclosures for the Denver-Aurora-Broomfield area from February 2009 to February 2010. - www.denverpost.com

0.3% - The increase in Colorado's unemployment rate during February 2010, when the rate reached 7.7 percent. The national unemployment rate was 9.7 percent during February 2010. - www.DenverPost.com

7.0% - The increase in existing-home sales, including single-family, townhomes, condominiums and co-ops in the nation from February 2009 to February 2010. This 5.02 million-units sale pace is 0.6 percent below the 5.05 million-unit pace in January 2010. - www.Realtor.org

5.5% - The decrease in the total housing inventory in the nation from February 2009 to February 2010. During February 2010, there were 3.59 million existing homes available for sale. This represents a 8.6-month supply at the current sales pace. - www.Realtor.org

\$165,100 - The national median existing-home price for all housing types in February 2010, down 1.8 percent from February 2009. - www.Realtor.org

35% - The percentage of existing-home sales during February 2010 that were distressed homes, generally sold at a discount. - www.Realtor.org

Housing Sales
Market Review

Change in average sales price over the last year - by zip code (continued from page 1)

Location is everything in Real Estate. Trends vary so much from one area to the next. Therefore, we wanted to find out how Colorado zip codes performed over the past year. The chart to the right reports zip codes in Colorado with at least 20 sales and their change in average sales price from February 2009 to February 2010.

The sales volume and days on market has improved for many of the zip codes as well. The market definitely seems to be showing improvements throughout the state.

If you are interested in data for a zip code that is not listed, please call or email me.

Zip Code	# Sold		Avg. Days on Market		Avg. Sold Price		Change Avg. Sold Price 2/09-2/10
	2/09	2/10	2/09	2/10	2/09	2/10	
80021	20	21	108.9	84.0	\$207,303	\$219,538	5.9%
80128	39	29	65.4	82.4	\$197,792	\$209,102	5.7%
80104	22	33	102.8	112.3	\$240,803	\$253,658	5.3%
80602	43	49	128.5	105.9	\$282,884	\$297,126	5.0%
80127	33	42	105.6	84.0	\$283,781	\$296,861	4.6%
80122	25	20	82.7	57.9	\$255,784	\$264,060	3.2%
80228	21	20	71.7	92.1	\$305,113	\$312,121	2.3%
80031	32	32	79.7	54.3	\$191,255	\$194,904	1.9%
80108	23	31	125.1	121.1	\$523,808	\$530,338	1.2%
80209	21	25	107.0	173.3	\$458,768	\$460,387	0.4%
80014	45	40	103.2	78.4	\$143,024	\$143,407	0.3%
80004	30	33	87.3	70.3	\$209,965	\$210,173	0.1%
80015	56	66	87.9	81.0	\$204,314	\$201,514	-1.4%
80123	35	34	73.4	86.9	\$269,462	\$263,751	-2.1%
80013	84	61	70.3	66.9	\$166,310	\$162,199	-2.5%
80016	49	52	110.9	86.7	\$350,117	\$338,335	-3.4%
80227	31	20	79.5	67.6	\$187,198	\$180,770	-3.4%
80249	41	37	76.4	65.4	\$147,555	\$142,039	-3.7%
80126	37	52	110.7	115.7	\$335,858	\$317,984	-5.3%
80003	28	28	84.3	65.5	\$178,839	\$168,772	-5.6%
80241	34	27	56.6	76.1	\$184,393	\$172,864	-6.3%
80022	53	30	94.6	74.5	\$127,589	\$119,271	-6.5%
80247	35	25	105.0	101.4	\$109,114	\$99,362	-8.9%
80210	27	25	120.9	122.7	\$427,381	\$380,743	-10.9%

Source: Denver Metrolist. Based on Information from Metrolist, Inc. for the period 2-1-2009 through 2-28-2010. NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc does not guarantee nor s in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.



Information By the numbers

\$164,300 - The national median existing single-family home price in February 2010, which was down 2.1 percent from February 2009. - www.Realtor.org

1.4% - The decline in single-family home sales in the nation from January 2010 to February 2010. Sales fell to a seasonally-adjusted annual rate of 4.37 million. That's 4.3 percent higher than the 4.19 million-unit rate in February 2009. - www.Realtor.org

\$170,200 - The national median existing condo price in February 2010, which was 0.2 percent less than it was in February 2009. - www.Realtor.org

30.3% - The national increase in existing condominium and co-op sales from February 2009 to February 2010. Sales in February 2010 were at a seasonally-adjusted annual rate of 650,000 units; 4.8 percent higher than the 620,000-unit sales pace in January 2010. - www.Realtor.org

3.5% - The increase in sales of single-family homes and condominiums in the Denver Metro Area from January 2010 to February 2010. During February, 2,436 properties sold, which was only 1.9 percent less than the 2,484 that sold during February 2009. - www.MyMLS.com

\$247,471 - The average sold price for single-family homes and condominiums in the Denver Metro Area during February 2010. The average sold price rose 13.5 percent since February 2009 when the average sold price was \$218,010. - www.MyMLS.com

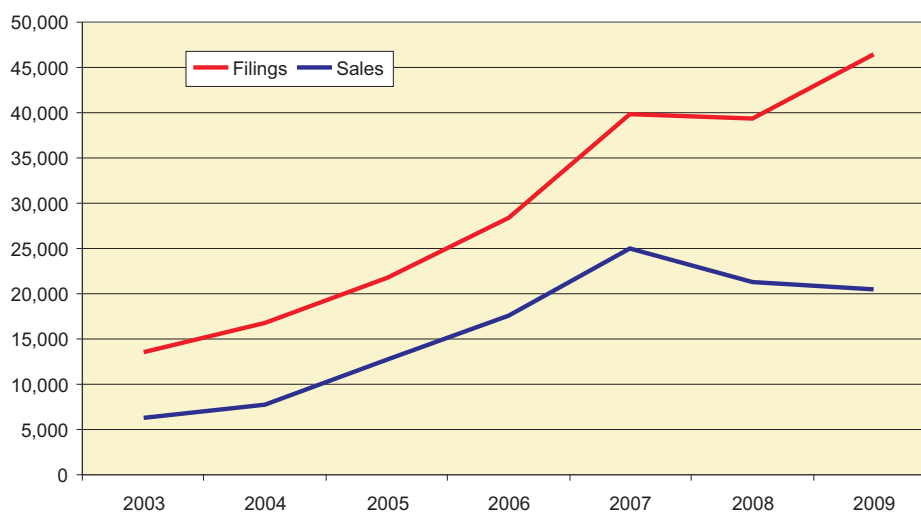
Housing Sales Market Review

Colorado foreclosure filings and sales

Colorado foreclosure filings decreased 3.2 percent from January 2009 to January 2010. However, foreclosure sales have increased 60.7 percent over the last year. The Colorado Department of Local Affairs predicts that foreclosure sales will begin to decline this spring.

Below is a graph of the foreclosure filings and sales since 2003. Foreclosure filings represent the homes that have begun the legal foreclosure process. Foreclosure sales represent the homes that have completed the foreclosure process and have gone to public sale.

Foreclosure filings and sales trends since 2003



Source: Colorado Department of Local Affairs. More information can be found at: www.dola.colorado.gov

Adviser VITAL SIGNS

Mortgage Rates

4/8/10	5.21%
4/9/09	4.87%
4/10/08	5.88%

Existing Home Sales	Highlands								
	Aurora	Castle Rock	Denver	Englewood	Ranch	Littleton	Lone Tree	Parker	
February 2010	456	134	990	76	142	198	12	148	
February 2009	409	55	734	31	73	144	5	88	
Jan. 1 - Feb. 28 2010	886	256	1850	140	264	350	24	244	

Avg Single-Family Sales Price	Highlands								
	Aurora	Castle Rock	Denver	Englewood	Ranch	Littleton	Lone Tree	Parker	
February 2010	\$195,872	\$396,691	\$245,466	\$238,315	\$341,018	\$291,220	\$387,458	\$358,714	
February 2009	\$160,071	\$373,467	\$196,226	\$164,789	\$313,630	\$246,385	\$313,240	\$300,524	
Jan. 1 - Feb. 28 2010	\$192,851	\$385,411	\$255,140	\$228,223	\$333,353	\$289,929	\$443,950	\$353,768	

Average Days on Market	Highlands								
	Aurora	Castle Rock	Denver	Englewood	Ranch	Littleton	Lone Tree	Parker	
February 2010	65.6	116.2	79.6	73.0	121.4	79.0	139.5	110.5	
February 2009	84.6	109.5	87.2	95.0	82.1	89.6	91.4	89.4	
Jan. 1 - Feb. 28 2010	70.2	127.9	82.8	67.8	106.5	84.2	134.2	108.0	

Employment	Boulder-Colorado								
	Colorado	Adams	Arapahoe	Longmont	Springs	Denver	Douglas	Jefferson	
Feb-10	2,418,417	199,218	277,236	160,557	277,023	285,241	143,816	273,560	
Jan-10	2,419,004	199,304	277,357	159,505	276,724	285,365	143,878	273,679	
Feb-09	2,505,801	205,807	286,406	164,682	284,485	294,675	148,573	282,608	

Unemployment	Boulder-Colorado								
	Colorado	Adams	Arapahoe	Longmont	Springs	Denver	Douglas	Jefferson	
Feb-10	8.3	9.8	8.0	6.5	8.9	9.1	6.6	7.9	
Jan-10	8.3	9.7	8.0	6.6	8.9	9.1	6.6	7.9	
Feb-09	7.8	9.1	7.8	6.5	8.7	8.9	6.7	7.6	

Sources: Denver Metrolist, Freddie Mac, Colorado Department of Labor and Employment

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