

Zip Code: 80524

David Timm

Broker Associate

970 631 3226

www.FortCollinsValues.com

david@davidtimmhomes.com



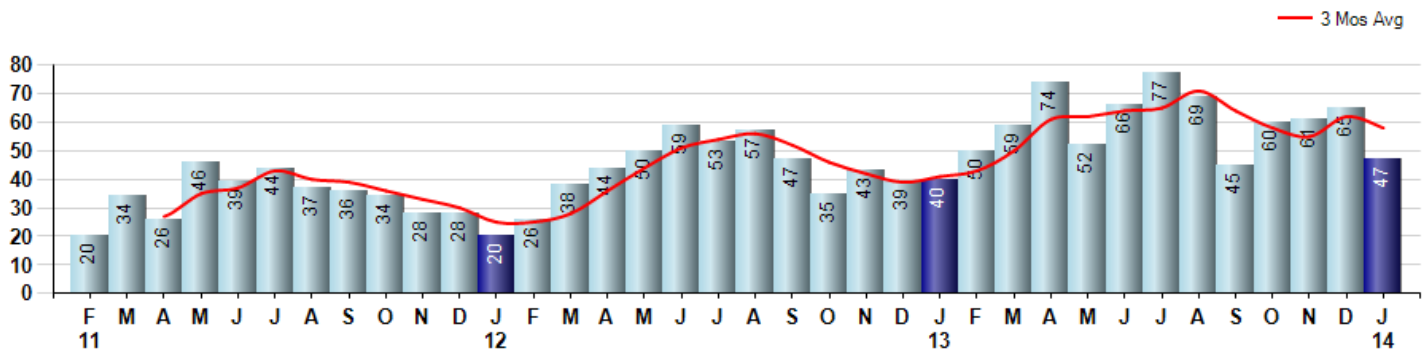
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$308,102	↓		↓				
Average List Price of all Current Listings	\$472,146	↓		↑				
January Median Sales Price	\$248,100	↑	↑	↑	↑	\$248,100	↑	↑
January Average Sales Price	\$307,016	↑	↑	↑	↑	\$307,016	↑	↑
Total Properties Currently for Sale (Inventory)	168	↑		↑				
January Number of Properties Sold	47	↓		↑		47	→	
January Average Days on Market (Solds)	69	↑	↑	↑	↑	69	↑	↑
Asking Price per Square Foot (based on New Listings)	\$138	↓	↑	↑	↑	\$138	↑	↑
January Sold Price per Square Foot	\$129	↑	↑	↑	↑	\$129	↑	↑
January Month's Supply of Inventory	3.6	↑	↑	↑	↑	3.6	↑	↑
January Sale Price vs List Price Ratio	97.7%	↓	↓	↑	↓	97.3%	↑	↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

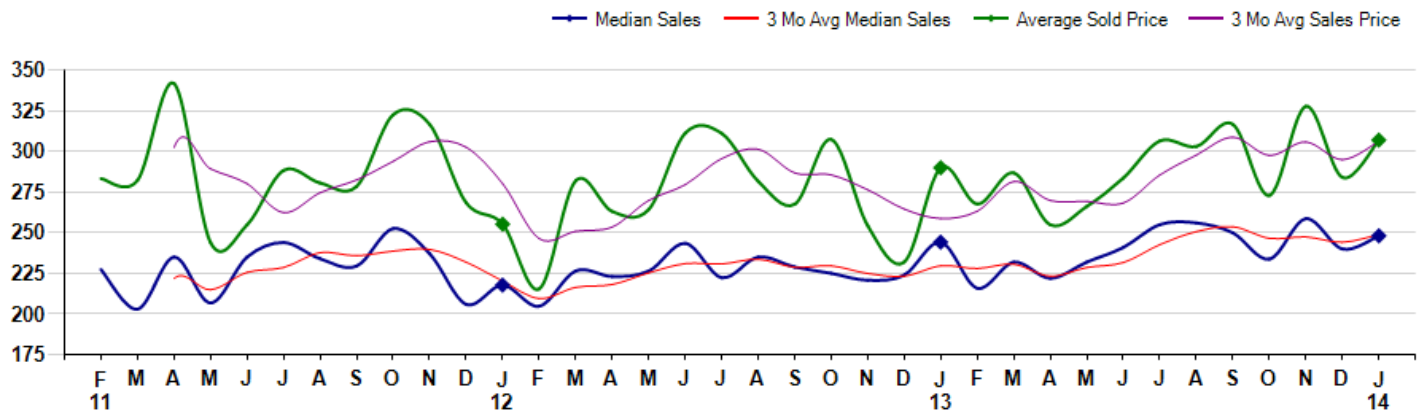
January Property sales were 47, up 17.5% from 40 in January of 2013 and -27.7% lower than the 65 sales last month. January 2014 sales were at their highest level compared to January of 2013 and 2012. January YTD sales of 47 are running 17.5% ahead of last year's year-to-date sales of 40.



Prices

The Median Sales Price in January was \$248,100, up 1.6% from \$244,150 in January of 2013 and up 3.4% from \$240,000 last month. The Average Sales Price in January was \$307,016, up 5.9% from \$289,970 in January of 2013 and up 8.1% from \$284,087 last month. January 2014 ASP was at highest level compared to January of 2013 and 2012.

Median means Middle (the same # of properties sold above and below Median) (000's)



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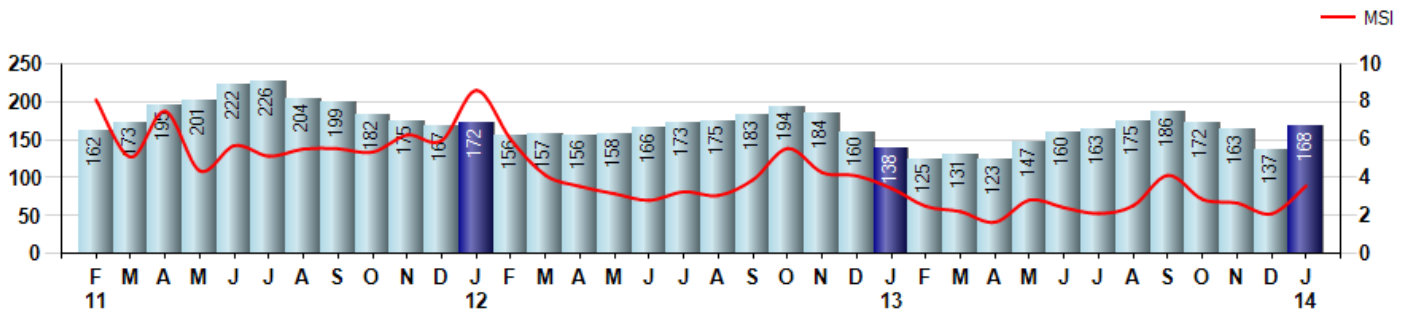
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Inventory & MSI

The Total Inventory of Properties available for sale as of January was 168, up 22.6% from 137 last month and up 21.7% from 138 in January of last year. January 2014 Inventory was at a mid range compared to January of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2014 MSI of 3.6 months was at a mid range compared with January of 2013 and 2012.

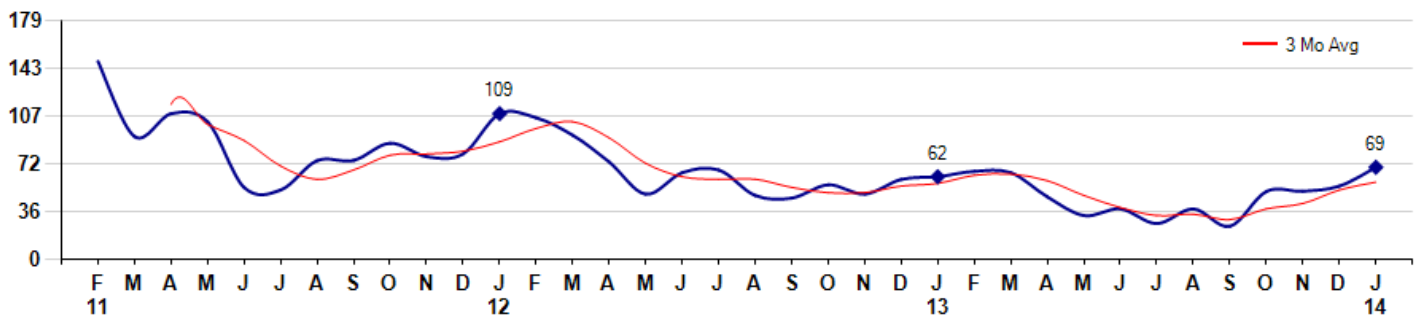
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for January was 69, up 25.5% from 55 days last month and up 11.3% from 62 days in January of last year. The January 2014 DOM was at a mid range compared with January of 2013 and 2012.

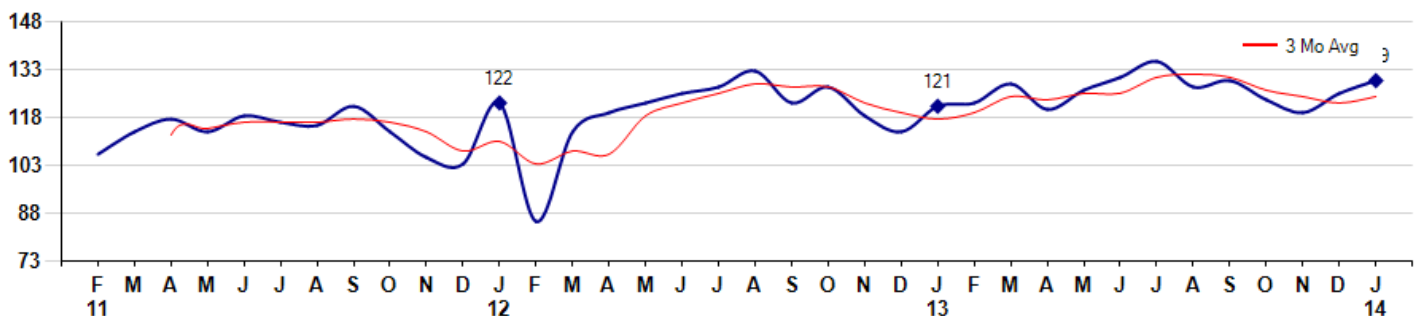
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The January 2014 Selling Price per Square Foot of \$129 was up 3.2% from \$125 last month and up 6.6% from \$121 in January of last year.

Average Selling Price per Square Foot for properties that sold during the month



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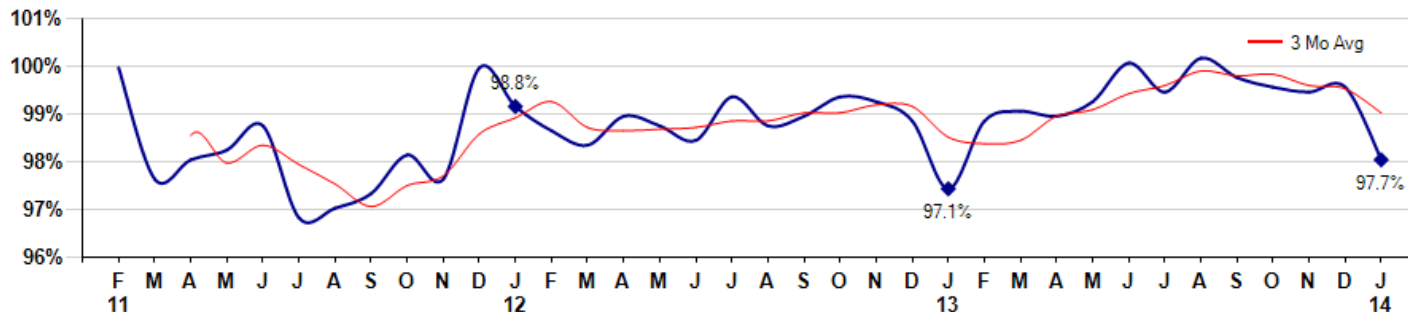


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Selling Price vs Listing Price

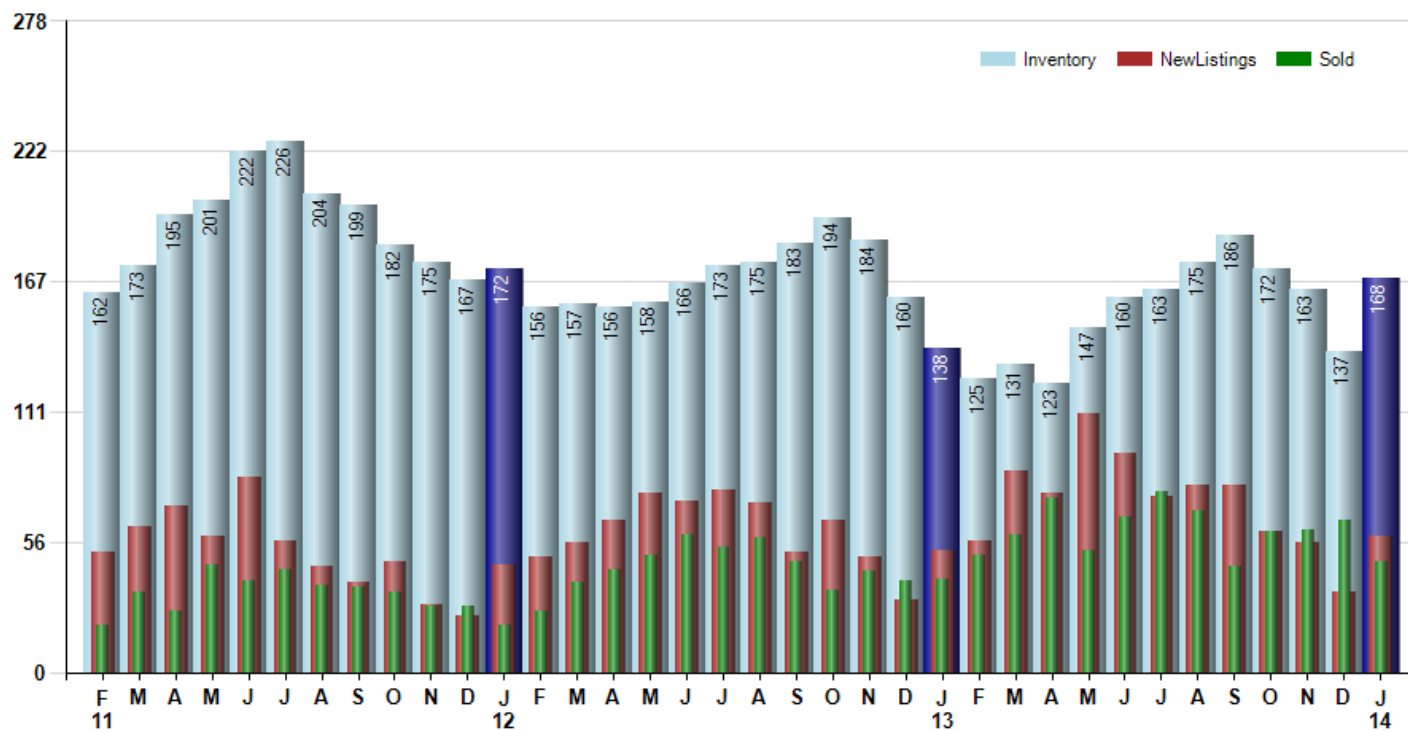
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2014 Selling Price vs List Price of 97.7% was down from 99.2% last month and up from 97.1% in January of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in January 2014 was 58, up 70.6% from 34 last month and up 11.5% from 52 in January of last year.



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MARKET ACTION REPORT

January 2014

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	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Homes Sold	20	34	26	46	39	44	37	36	34	28	28	20	26	38	44	50	59	53	57	47	35	43	39	40	50	59	74	52	66	77	69	45	60	61	65	47
3 Mo. Roll Avg			27	35	37	43	40	39	36	33	30	25	28	36	44	51	54	56	52	46	42	39	41	43	50	61	62	64	65	71	64	58	55	62	58	

(000's)	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Median Sale Price	227	203	235	207	235	244	234	230	253	237	206	218	205	227	223	226	244	222	235	229	225	221	224	244	216	232	222	232	241	255	256	250	234	259	240	248
3 Mo. Roll Avg			222	215	226	229	238	236	239	240	232	220	209	216	218	225	231	231	234	229	230	225	223	230	228	231	223	229	232	243	251	254	247	247	244	249

	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Inventory	162	173	195	201	222	226	204	199	182	175	167	172	156	157	156	158	166	173	175	183	194	184	160	138	125	131	123	147	160	163	175	186	172	163	137	168
MSI	8	5	8	4	6	5	6	6	5	6	6	9	6	4	4	3	3	3	3	4	6	4	4	3	3	2	2	3	2	2	3	4	3	3	2	4

	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Days On Market	148	92	109	103	54	52	74	74	87	77	79	109	106	93	73	49	65	67	48	46	56	49	60	62	66	65	47	33	38	27	38	25	51	51	55	69
3 Mo. Roll Avg			116	101	89	70	60	67	78	79	81	88	98	103	91	72	62	60	60	54	50	50	55	57	63	64	59	48	39	33	34	30	38	42	52	58

	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Price per Sq Ft	106	113	117	113	118	116	115	121	113	105	103	122	85	113	119	122	125	127	132	122	127	118	113	121	122	128	120	126	130	135	127	129	123	119	125	129
3 Mo. Roll Avg			112	114	116	116	116	117	116	113	107	110	103	107	106	118	122	125	128	127	127	122	119	117	119	124	123	125	125	130	131	130	126	124	122	124

	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Sale to List Price	0.996	0.973	0.977	0.979	0.984	0.965	0.967	0.970	0.978	0.973	0.996	0.988	0.983	0.980	0.986	0.984	0.981	0.990	0.984	0.986	0.990	0.989	0.985	0.971	0.985	0.987	0.986	0.989	0.997	0.991	0.998	0.994	0.992	0.991	0.992	0.977
3 Mo. Roll Avg			0.982	0.976	0.980	0.976	0.972	0.967	0.972	0.974	0.982	0.986	0.989	0.984	0.983	0.983	0.984	0.985	0.985	0.987	0.987	0.988	0.988	0.982	0.980	0.981	0.986	0.987	0.991	0.992	0.995	0.994	0.995	0.992	0.992	0.987

	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
New Listings	51	62	71	58	83	56	45	38	47	29	24	46	49	55	65	76	73	78	72	51	65	49	31	52	56	86	76	110	93	75	80	80	60	55	34	58
Inventory	162	173	195	201	222	226	204	199	182	175	167	172	156	157	156	158	166	173	175	183	194	184	160	138	125	131	123	147	160	163	175	186	172	163	137	168
Sales	20	34	26	46	39	44	37	36	34	28	28	20	26	38	44	50	59	53	57	47	35	43	39	40	50	59	74	52	66	77	69	45	60	61	65	47

(000's)	F 11	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14
Avg Sale Price	283	282	342	244	255	288	281	278	323	317	269	255	215	282	263	264	311	311	282	268	307	254	232	290	268	287	255	266	284	307	303	317	273	328	284	307
3 Mo. Roll Avg			302	289	280	262	275	282	294	306	303	280	246	251	253	270	280	296	301	287	286	276	265	259	263	281	270	269	268	285	298	309	298	306	295	306

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