

Zip Code: 80549

David Timm

Broker Associate

970 631 3226

www.FortCollinsValues.com

david@davidtimmhomes.com



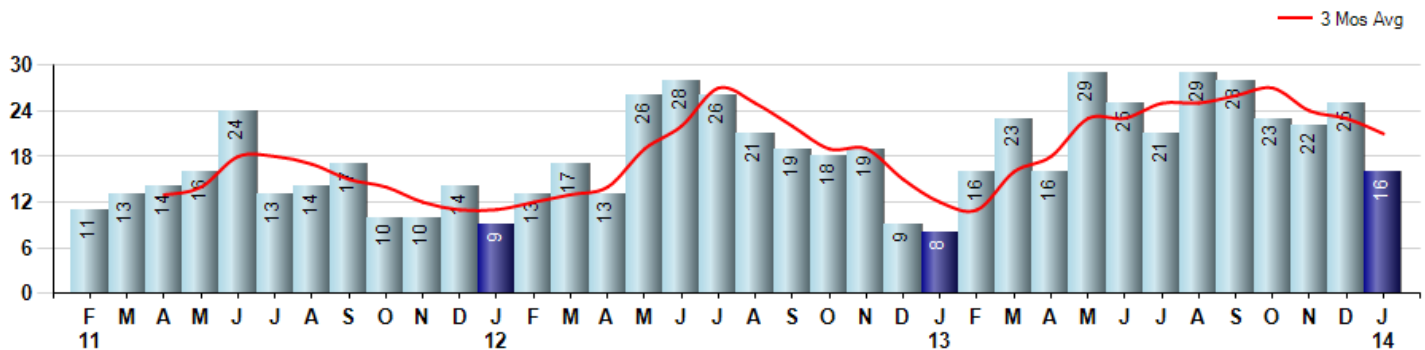
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$234,765	↔						
Average List Price of all Current Listings	\$253,674	↑						
January Median Sales Price	\$210,500	↓	↓	↓	↓	\$210,500	↓	↓
January Average Sales Price	\$208,117	↓	↓	↓	↓	\$208,117	↓	↓
Total Properties Currently for Sale (Inventory)	81	↑		↑				
January Number of Properties Sold	16	↓		↑		16	↔	
January Average Days on Market (Solds)	63	↓	↑	↑	↑	63	↑	↑
Asking Price per Square Foot (based on New Listings)	\$97	↑	↑	↑	↑	\$97	↑	↑
January Sold Price per Square Foot	\$90	↓	↔	↑	↓	\$90	↑	↓
January Month's Supply of Inventory	5.1	↑	↑	↓	↑	5.1	↓	↑
January Sale Price vs List Price Ratio	102.2%	↑	↑	↑	↑	100.3%	↑	↑

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

Property Sales

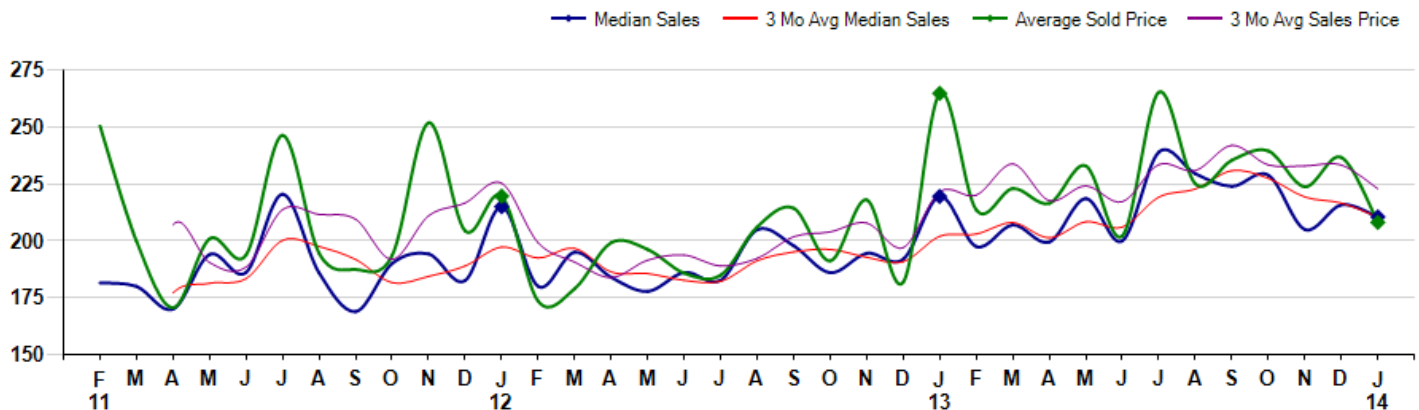
January Property sales were 16, up 100.0% from 8 in January of 2013 and -36.0% lower than the 25 sales last month. January 2014 sales were at their highest level compared to January of 2013 and 2012. January YTD sales of 16 are running 100.0% ahead of last year's year-to-date sales of 8.



Prices

The Median Sales Price in January was \$210,500, down -4.1% from \$219,500 in January of 2013 and down -2.5% from \$215,850 last month. The Average Sales Price in January was \$208,117, down -21.4% from \$264,825 in January of 2013 and down -12.1% from \$236,683 last month. January 2014 ASP was at the lowest level compared to January of 2013 and 2012.

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



© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 2/1/2011 through 1/31/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



Zip Code: 80549

David Timm

Broker Associate

970 631 3226

www.FortCollinsValues.com

david@davidtimmhomes.com



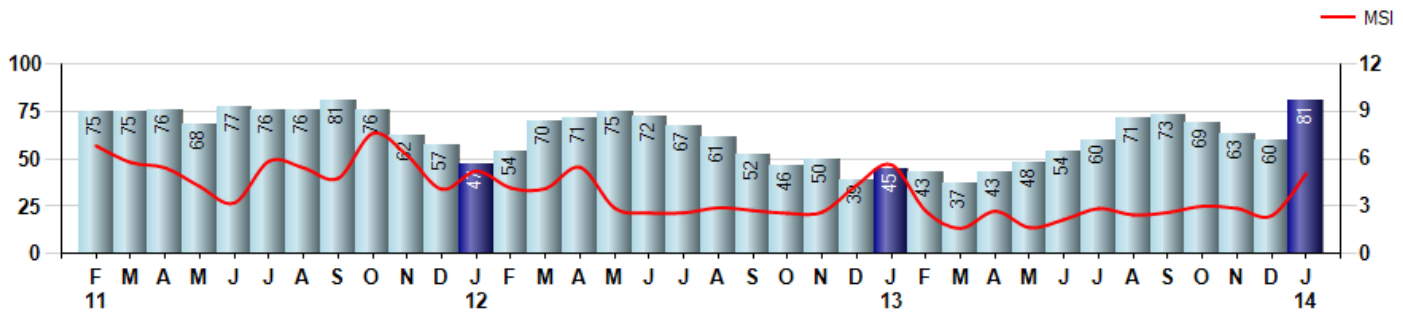
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory & MSI

The Total Inventory of Properties available for sale as of January was 81, up 35.0% from 60 last month and up 80.0% from 45 in January of last year. January 2014 Inventory was at highest level 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 5.1 months was at its lowest level compared with January of 2013 and 2012.

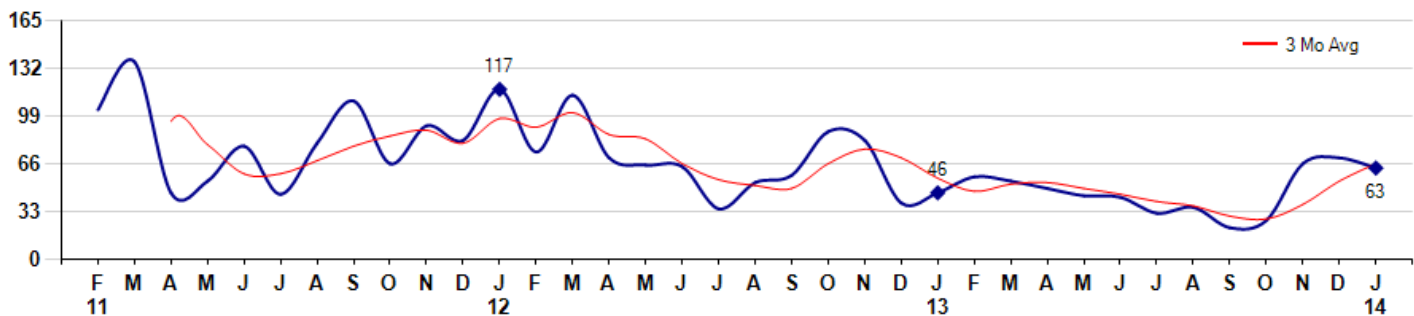
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 63, down -10.0% from 70 days last month and up 37.0% from 46 days in January of last year. The January 2014 DOM was at a mid range compared with January of 2013 and 2012.

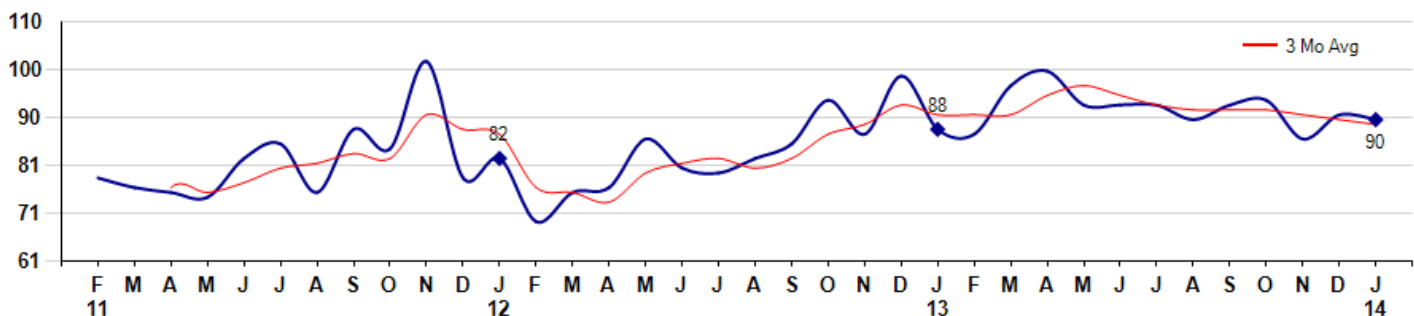
Average Days on Market(Listing to Contract) for properties sold during the month



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 \$90 was down -1.1% from \$91 last month and up 2.3% from \$88 in January of last year.

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



Zip Code: 80549

David Timm

Broker Associate

970 631 3226

www.FortCollinsValues.com

david@davidtimmhomes.com

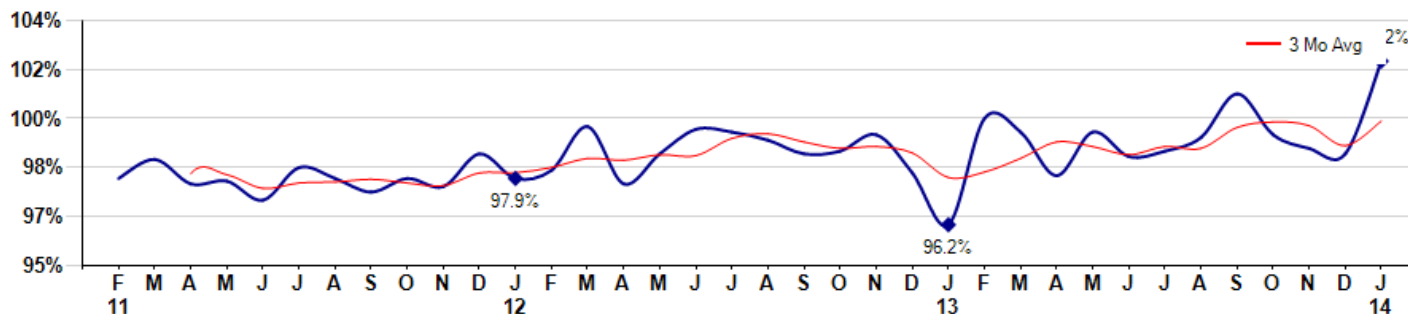


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Selling Price vs Listing Price

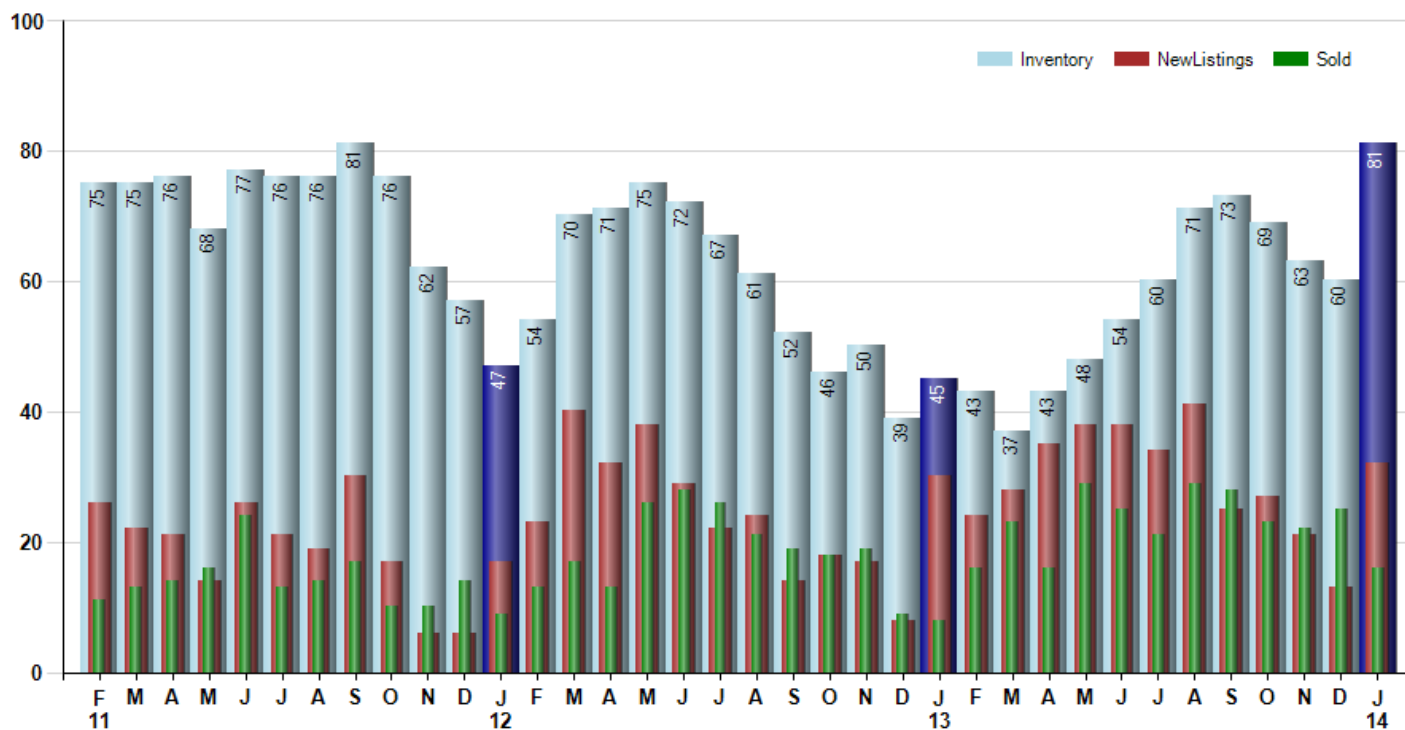
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2014 Selling Price vs List Price of 102.2% was up from 98.8% last month and up from 96.2% 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 32, up 146.2% from 13 last month and up 6.7% from 30 in January of last year.



© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 2/1/2011 through 1/31/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

January 2014

Zip Code: 80549

David Timm

Broker Associate

970 631 3226

www.FortCollinsValues.com

david@davidtimhomes.com



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

	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	11	13	14	16	24	13	14	17	10	10	14	9	13	17	13	26	28	26	21	19	18	19	9	8	16	23	16	29	25	21	29	28	23	22	25	16
3 Mo. Roll Avg			13	14	18	18	17	15	14	12	11	11	12	13	14	19	22	27	25	22	19	19	15	12	11	16	18	23	23	25	25	26	27	24	23	21

(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	182	180	170	194	186	221	186	169	190	194	183	215	180	195	184	178	186	183	205	198	186	195	192	220	198	207	200	219	200	239	230	224	229	205	216	211
3 Mo. Roll Avg			177	181	183	200	198	192	182	184	189	197	193	197	186	186	183	182	191	195	196	193	191	202	203	208	201	208	206	219	223	231	227	219	217	210

	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	75	75	76	68	77	76	76	81	76	62	57	47	54	70	71	75	72	67	61	52	46	50	39	45	43	37	43	48	54	60	71	73	69	63	60	81
MSI	7	6	5	4	3	6	5	5	8	6	4	5	4	4	5	3	3	3	3	3	3	3	4	6	3	2	3	2	2	3	2	3	3	3	2	5

	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	103	136	46	54	78	45	80	109	66	92	82	117	74	113	70	65	64	35	53	58	88	82	39	46	57	54	49	44	43	32	36	22	27	66	70	63
3 Mo. Roll Avg			95	79	59	59	68	78	85	89	80	97	91	101	86	83	66	55	51	49	66	76	70	56	47	52	53	49	45	40	37	30	28	38	54	66

	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	78	76	75	74	82	85	75	88	84	102	78	82	69	75	76	86	80	79	82	85	94	87	99	88	87	97	100	93	93	93	90	93	94	86	91	90
3 Mo. Roll Avg			76	75	77	80	81	83	82	91	88	87	76	75	73	79	81	82	80	82	87	89	93	91	91	91	95	97	95	93	92	92	92	91	90	89

	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	0.979	0.986	0.977	0.978	0.971	0.983	0.979	0.974	0.979	0.976	0.988	0.979	0.982	0.998	0.977	0.988	0.997	0.996	0.993	0.988	0.989	0.995	0.981	0.962	1.001	0.996	0.980	0.996	0.987	0.989	0.994	1.010	0.995	0.990	0.988	1.022
3 Mo. Roll Avg			0.981	0.980	0.975	0.977	0.978	0.979	0.977	0.976	0.981	0.981	0.983	0.986	0.986	0.988	0.987	0.994	0.995	0.992	0.990	0.991	0.988	0.979	0.981	0.986	0.992	0.991	0.988	0.991	0.990	0.998	1.000	0.998	0.991	1.000

	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	26	22	21	14	26	21	19	30	17	6	6	17	23	40	32	38	29	22	24	14	18	17	8	30	24	28	35	38	38	34	41	25	27	21	13	32
Inventory	75	75	76	68	77	76	76	81	76	62	57	47	54	70	71	75	72	67	61	52	46	50	39	45	43	37	43	48	54	60	71	73	69	63	60	81
Sales	11	13	14	16	24	13	14	17	10	10	14	9	13	17	13	26	28	26	21	19	18	19	9	8	16	23	16	29	25	21	29	28	23	22	25	16

(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	250	200	171	201	194	246	195	187	194	252	204	220	173	179	199	196	186	185	206	214	191	218	182	265	214	223	216	233	202	265	225	235	240	224	237	208
3 Mo. Roll Avg			207	190	188	214	212	209	192	211	217	225	199	191	184	191	194	189	192	202	204	208	197	222	220	234	218	224	217	233	231	242	233	233	233	223

© 2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Information and Real Estate Services LLC for the period 2/1/2011 through 1/31/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

