

Zip Code: 80524

David Timm

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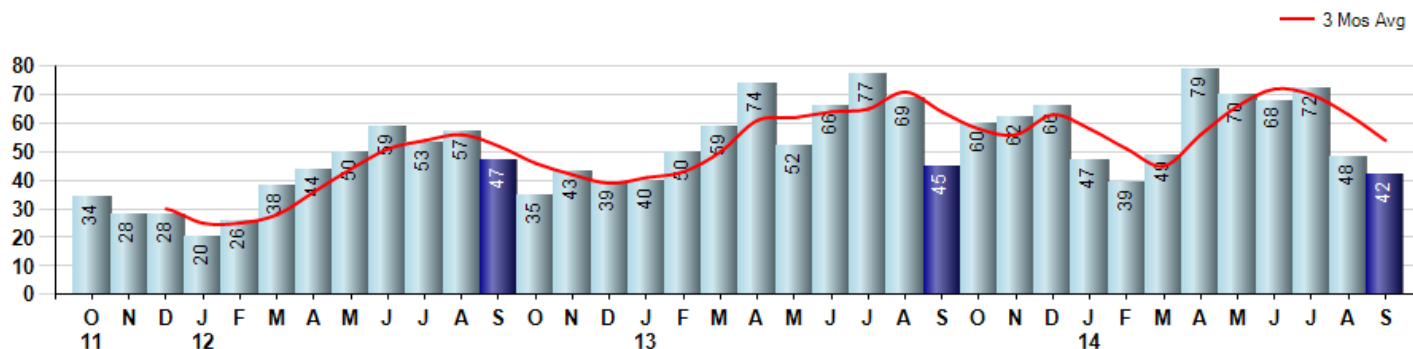
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$389,999	-1%		24%				
Average List Price of all Current Listings	\$511,469	-6%		11%				
September Median Sales Price	\$262,607	-15%	-3%	5%	9%	\$263,250	10%	10%
September Average Sales Price	\$322,654	-9%	-1%	2%	12%	\$317,753	11%	10%
Total Properties Currently for Sale (Inventory)	189	17%		2%				
September Number of Properties Sold	42	-13%		-7%			-3%	
September Average Days on Market (Solds)	30	-14%	-12%	20%	-36%	42	-5%	-11%
Asking Price per Square Foot (based on New Listings)	\$156	2%	3%	14%	19%	\$143	9%	9%
September Sold Price per Square Foot	\$134	-14%	-6%	4%	6%	\$136	7%	8%
September Month's Supply of Inventory	4.5	34%	38%	9%	72%	2.6	-4%	-2%
September Sale Price vs List Price Ratio	100.2%	1.6%	1%	1%	1.8%	98.8%	0.3%	0.4%

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

Property Sales

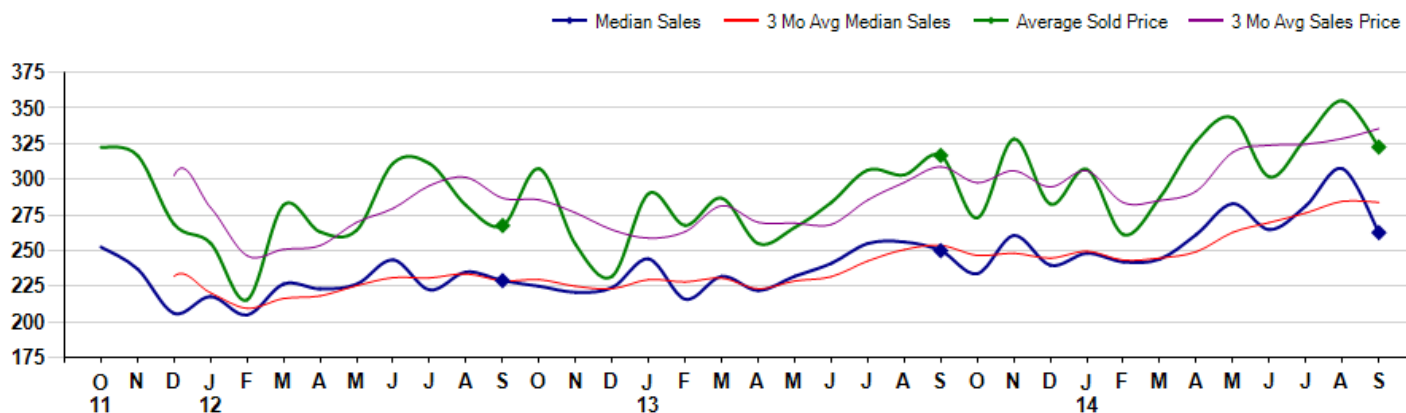
September Property sales were 42, down -6.7% from 45 in September of 2013 and -12.5% lower than the 48 sales last month. September 2014 sales were at their lowest level compared to September of 2013 and 2012. September YTD sales of 514 are running -3.4% behind last year's year-to-date sales of 532.



Prices

The Median Sales Price in September was \$262,607, up 5.1% from \$249,900 in September of 2013 and down -14.6% from \$307,500 last month. The Average Sales Price in September was \$322,654, up 1.9% from \$316,743 in September of 2013 and down -9.2% from \$355,178 last month. September 2014 ASP was at highest level compared to September of 2013 and 2012.

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



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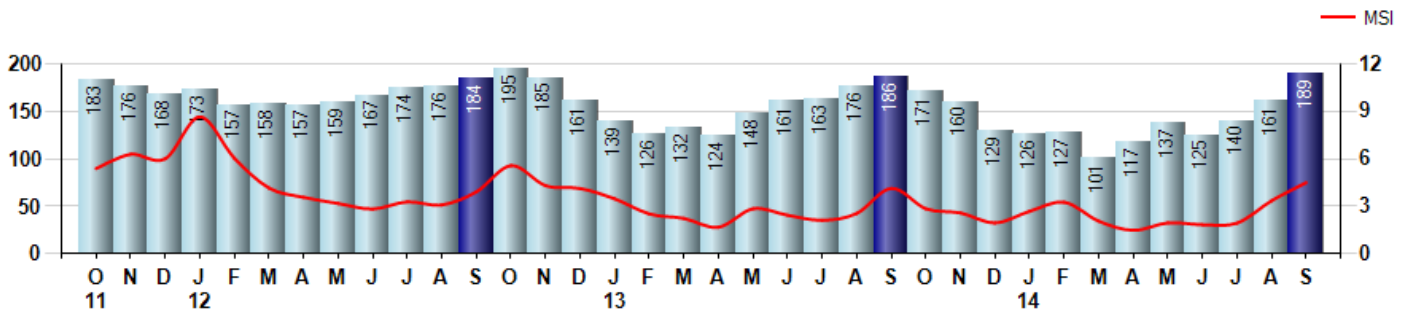
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Inventory & MSI

The Total Inventory of Properties available for sale as of September was 189, up 17.4% from 161 last month and up 1.6% from 186 in September of last year. September 2014 Inventory was at highest level compared to September of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2014 MSI of 4.5 months was at its highest level compared with September of 2013 and 2012.

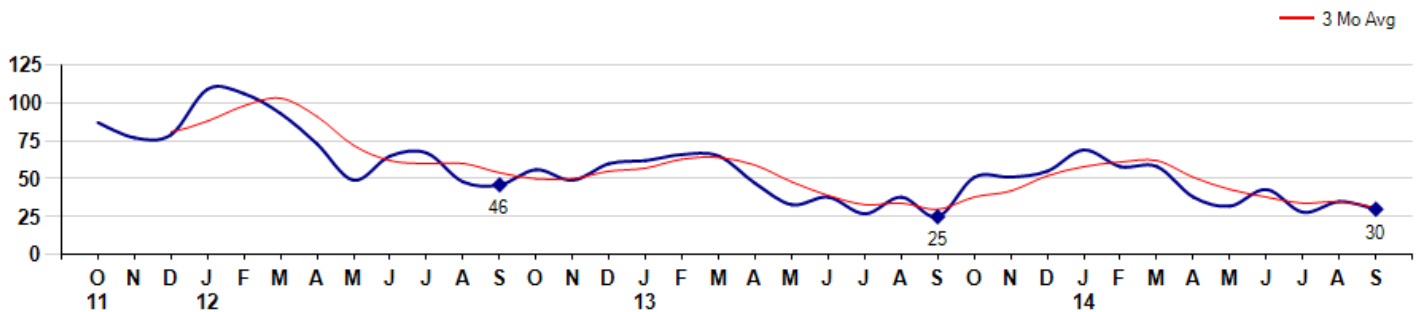
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 30, down -14.3% from 35 days last month and up 20.0% from 25 days in September of last year. The September 2014 DOM was at a mid range compared with September of 2013 and 2012.

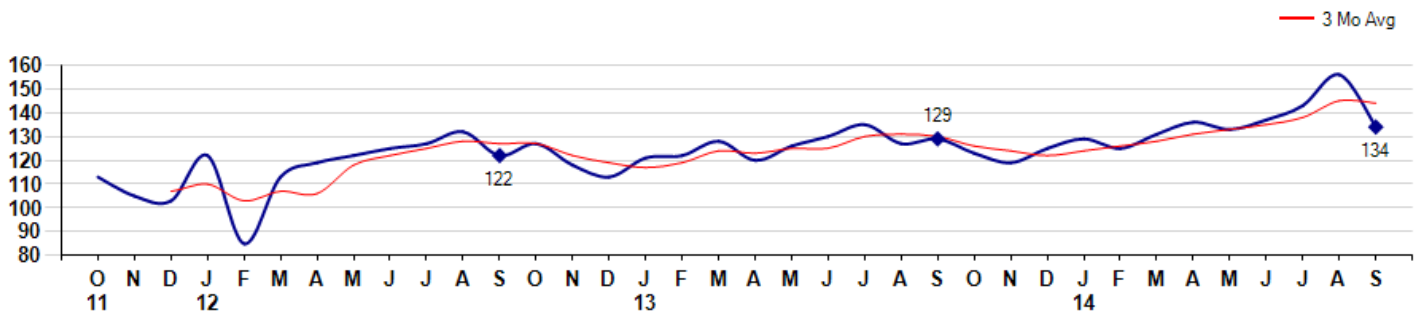
Average Days on Market(Listing to Contract) for properties sold during the month



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 September 2014 Selling Price per Square Foot of \$134 was down -14.1% from \$156 last month and up 3.9% from \$129 in September of last year.

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



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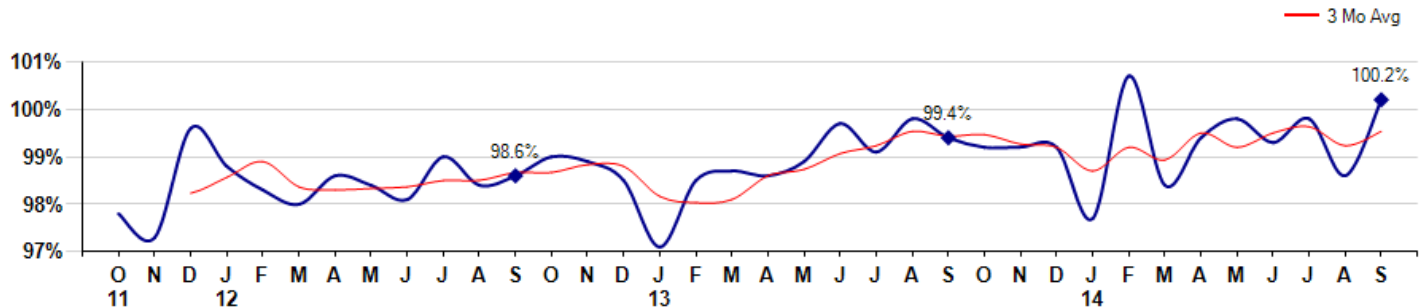


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Selling Price vs Listing Price

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 September 2014 Selling Price vs List Price of 100.2% was up from 98.6% last month and up from 99.4% in September of last year.

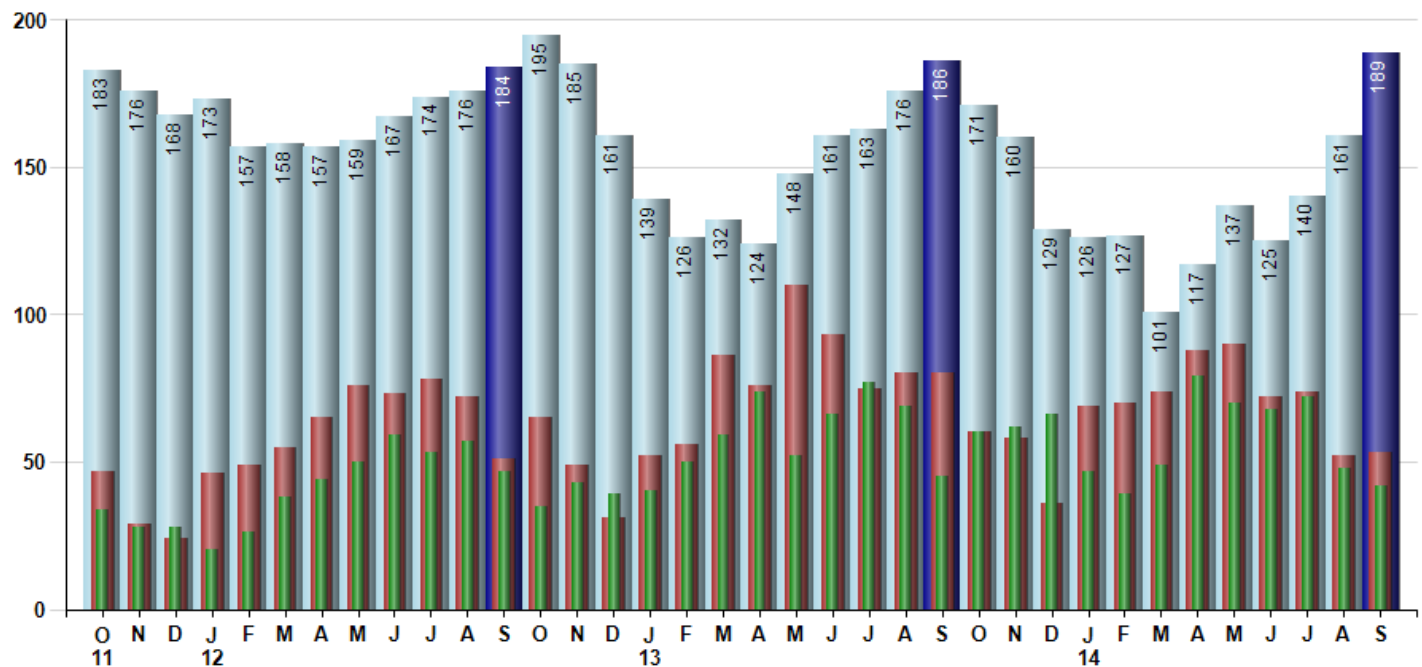
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 September 2014 was 53, up 1.9% from 52 last month and down -33.8% from 80 in September of last year.

Inventory New Listings Sold



MARKET ACTION REPORT

September 2014

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	O	11	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	F	M	A	M	J	J	A	S
Homes Sold	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	62	66	47	39	49	79	70	68	72	48	42	
3 Mo. Roll Avg			30	25	25	28	36	44	51	54	56	52	46	42	39	41	43	50	61	62	64	65	71	64	58	56	63	58	51	45	56	66	72	70	63	54	

	(000's)	O	11	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	F	M	A	M	J	J	A	S
Median Sale Price	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	261	240	248	242	244	261	283	265	281	308	263		
3 Mo. Roll Avg			232	220	209	216	218	225	231	231	234	229	230	225	223	230	228	231	223	229	232	243	251	254	247	248	245	249	243	245	249	263	270	276	285	284		

	O	11	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	F	M	A	M	J	J	A	S
Inventory	183	176	168	173	157	158	157	159	167	174	176	184	195	185	161	139	126	132	124	148	161	163	176	186	171	160	129	126	127	101	117	137	125	140	161	189	
MSI	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	3	3	2	1	2	2	2	3	5	

	O	11	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	F	M	A	M	J	J	A	S
Days On Market	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	58	58	38	32	43	28	35	30	
3 Mo. Roll Avg			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	61	62	51	43	38	34	35	31	

	O	11	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	F	M	A	M	J	J	A	S
Price per Sq Ft	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	125	131	136	133	137	143	156	134	
3 Mo. Roll Avg			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	126	128	131	133	135	138	145	144	

	O	11	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	F	M	A	M	J	J	A	S
Sale to List Price	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	0.992	0.992	0.977	1.007	0.984	0.994	0.998	0.993	0.998	0.986	1.002	
3 Mo. Roll Avg			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	0.993	0.992	0.987	0.992	0.989	0.995	0.992	0.995	0.996	0.992	0.995	

	O	11	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	F	M	A	M	J	J	A	S
New Listings	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	58	36	69	70	74	88	90	72	74	52	53	
Inventory	183	176	168	173	157	158	157	159	167	174	176	184	195	185	161	139	126	132	124	148	161	163	176	186	171	160	129	126	127	101	117	137	125	140	161	189	
Sales	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	62	66	47	39	49	79	70	68	72	48	42	

	(000's)	O	11	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	F	M	A	M	J	J	A	S
Avg Sale Price	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	283	307	261	287	327	343	302	329	355	323		
3 Mo. Roll Avg			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	284	285	292	319	324	325	329	336		

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