

Zip Code: 80549



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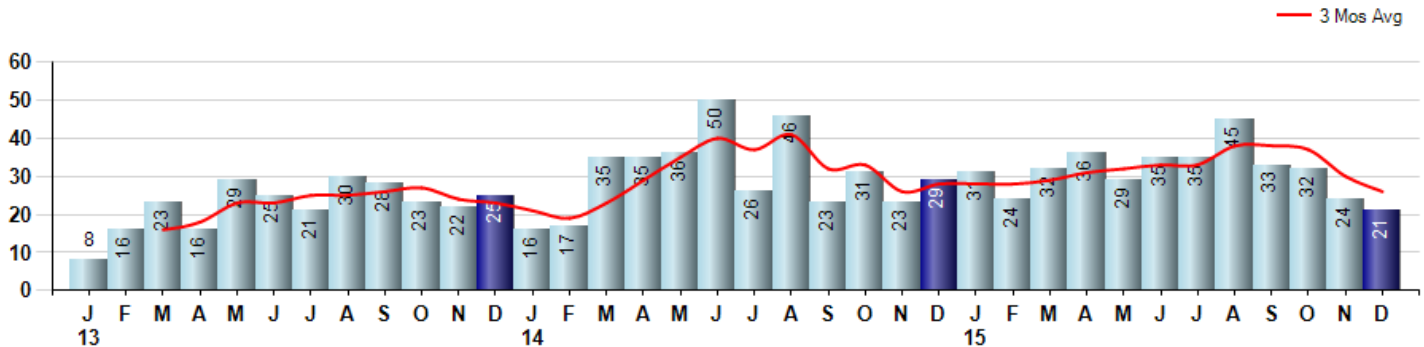
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$310,900	0%		-4%				
Average List Price of all Current Listings	\$335,814	2%		-16%				
December Median Sales Price	\$290,000	13%	10%	21%	24%	\$262,500	13%	13%
December Average Sales Price	\$277,837	-7%	-2%	6%	14%	\$281,875	16%	16%
Total Properties Currently for Sale (Inventory)	59	-25%		69%				
December Number of Properties Sold	21	-13%		-28%			3%	
December Average Days on Market (Solds)	43	139%	43%	43%	23%	27	-25%	-23%
Asking Price per Square Foot (based on New Listings)	\$116	7%	-1%	5%	14%	\$116	14%	14%
December Sold Price per Square Foot	\$114	-8%	-2%	5%	16%	\$114	16%	16%
December Month's Supply of Inventory	2.8	-15%	-2%	133%	67%	1.9	14%	14%
December Sale Price vs List Price Ratio	100.5%	-0.4%	0%	1%	0.1%	100.7%	0.3%	0.3%

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

Property Sales

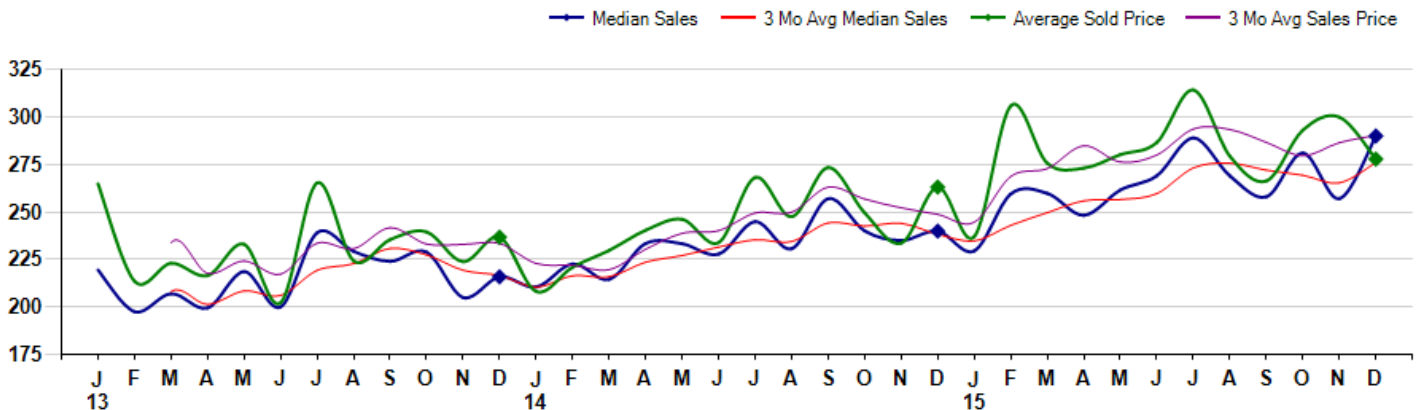
December Property sales were 21, down -27.6% from 29 in December of 2014 and -12.5% lower than the 24 sales last month. December 2015 sales were at their lowest level compared to December of 2014 and 2013. December YTD sales of 377 are running 2.7% ahead of last year's year-to-date sales of 367.



Prices

The Median Sales Price in December was \$290,000, up 20.9% from \$239,900 in December of 2014 and up 12.8% from \$257,000 last month. The Average Sales Price in December was \$277,837, up 5.6% from \$263,064 in December of 2014 and down -7.4% from \$299,966 last month. December 2015 ASP was at highest level compared to December of 2014 and 2013.

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



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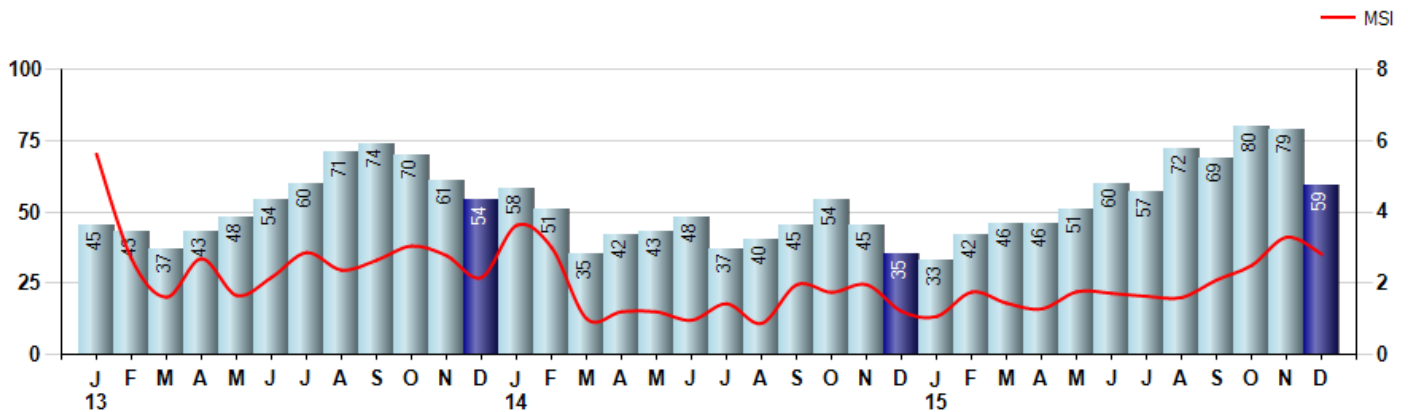
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 59, down -25.3% from 79 last month and up 68.6% from 35 in December of last year. December 2015 Inventory was at highest level compared to December of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2015 MSI of 2.8 months was at its highest level compared with December of 2014 and 2013.

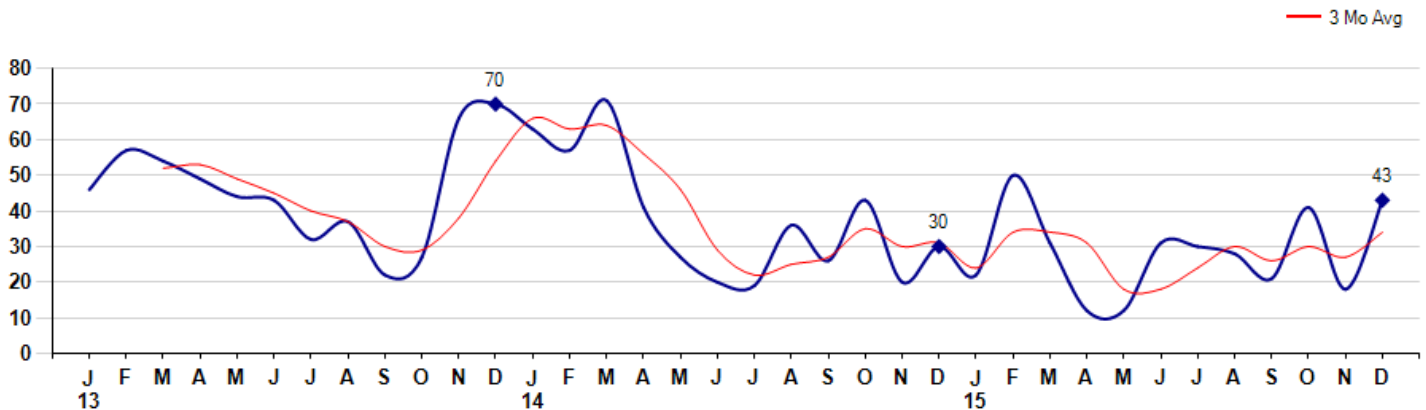
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 December was 43, up 138.9% from 18 days last month and up 43.3% from 30 days in December of last year. The December 2015 DOM was at a mid range compared with December of 2014 and 2013.

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



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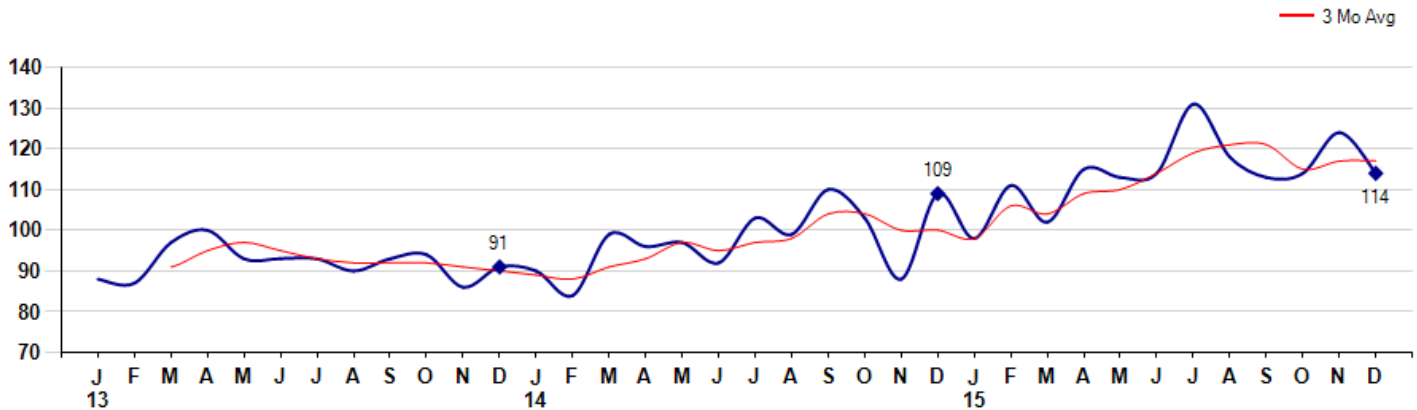


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Selling Price per Square Foot

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 December 2015 Selling Price per Square Foot of \$114 was down -8.1% from \$124 last month and up 4.6% from \$109 in December of last year.

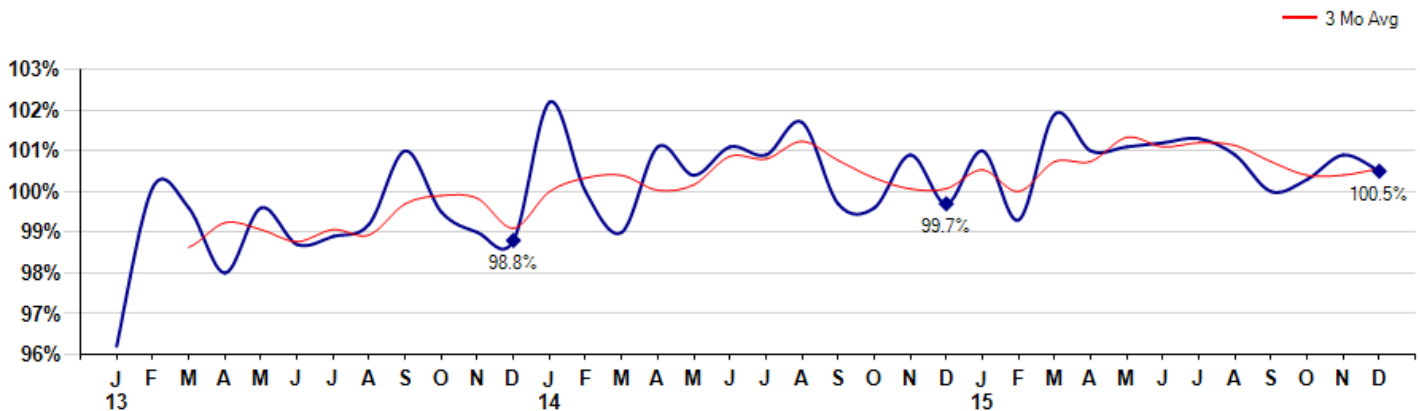
Average Selling Price per Square Foot for properties that sold during the month



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 December 2015 Selling Price vs List Price of 100.5% was down from 100.9% last month and up from 99.7% in December of last year.

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



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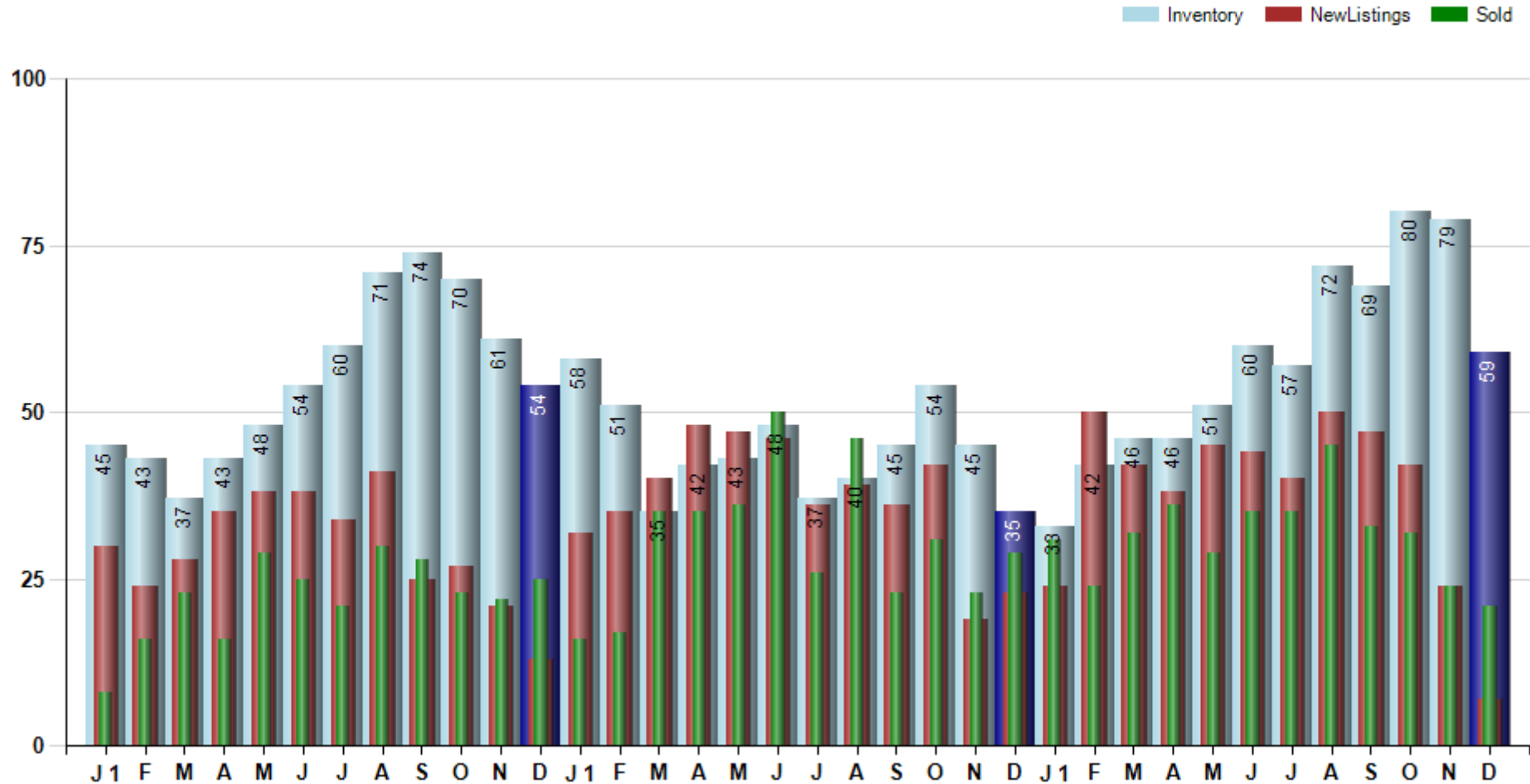
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Inventory / New Listings / Sales

*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 December 2015 was 7, down -70.8% from 24 last month and down -69.6% from 23 in December of last year.



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MARKET ACTION REPORT

December 2015

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	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	8	16	23	16	29	25	21	30	28	23	22	25	16	17	35	35	36	50	26	46	23	31	23	29	31	24	32	36	29	35	35	45	33	32	24	21
3 Mo. Roll Avg			16	18	23	23	25	25	26	27	24	23	21	19	23	29	35	40	37	41	32	33	26	28	28	28	29	31	32	33	33	38	38	37	30	26

	(000's) J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	220	198	207	200	219	200	239	229	224	229	205	216	211	223	215	233	233	228	245	231	257	240	235	240	230	260	260	248	262	269	289	269	258	281	257	290
3 Mo. Roll Avg			208	201	208	206	219	223	231	227	219	217	210	216	216	224	227	232	235	234	244	243	244	238	235	243	250	256	257	260	273	276	272	269	265	276

	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Inventory	45	43	37	43	48	54	60	71	74	70	61	54	58	51	35	42	43	48	37	40	45	54	45	35	33	42	46	46	51	60	57	72	69	80	79	59
MSI	6	3	2	3	2	2	3	2	3	3	3	2	4	3	1	1	1	1	1	1	2	2	2	1	1	2	1	1	2	2	2	2	3	3	3	

	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Days On Market	46	57	54	49	44	43	32	37	22	27	66	70	63	57	71	41	27	20	19	36	26	43	20	30	22	50	31	12	12	31	30	28	21	41	18	43
3 Mo. Roll Avg			52	53	49	45	40	37	30	29	38	54	66	63	64	56	46	29	22	25	27	35	30	31	24	34	34	31	18	18	24	30	26	30	27	34

	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	88	87	97	100	93	93	93	90	93	94	86	91	90	84	99	96	97	92	103	99	110	103	88	109	98	111	102	115	113	114	131	118	113	114	124	114
3 Mo. Roll Avg			91	95	97	95	93	92	92	92	91	90	89	88	91	93	97	95	97	98	104	104	100	100	98	106	104	109	110	114	119	121	121	115	117	117

	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.962	1.001	0.996	0.980	0.996	0.987	0.989	0.992	1.010	0.995	0.990	0.988	1.022	1.000	0.990	1.011	1.004	1.011	1.009	1.017	0.997	0.996	1.009	0.997	1.010	0.993	1.019	1.010	1.011	1.012	1.013	1.009	1.000	1.003	1.009	1.005
3 Mo. Roll Avg			0.986	0.992	0.991	0.988	0.991	0.989	0.997	0.999	0.998	0.991	1.000	1.003	1.004	1.000	1.002	1.009	1.008	1.012	1.008	1.003	1.001	1.001	1.005	1.000	1.007	1.007	1.013	1.011	1.012	1.011	1.007	1.004	1.004	1.006

	J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
New Listings	30	24	28	35	38	38	34	41	25	27	21	13	32	35	40	48	47	46	36	39	36	42	19	23	24	50	42	38	45	44	40	50	47	42	24	7
Inventory	45	43	37	43	48	54	60	71	74	70	61	54	58	51	35	42	43	48	37	40	45	54	45	35	33	42	46	46	51	60	57	72	69	80	79	59
Sales	8	16	23	16	29	25	21	30	28	23	22	25	16	17	35	35	36	50	26	46	23	31	23	29	31	24	32	36	29	35	35	45	33	32	24	21

	(000's) J 13	F	M	A	M	J	J	A	S	O	N	D	J 14	F	M	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	265	214	223	216	233	202	265	224	235	240	224	237	208	221	230	240	246	234	268	247	273	249	234	263	237	306	276	273	280	287	314	279	266	293	300	278
3 Mo. Roll Avg			234	218	224	217	233	231	242	233	233	233	223	222	220	230	239	240	249	250	263	257	252	249	245	269	273	285	276	280	294	293	287	280	286	290

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