

Zip Code: 80526



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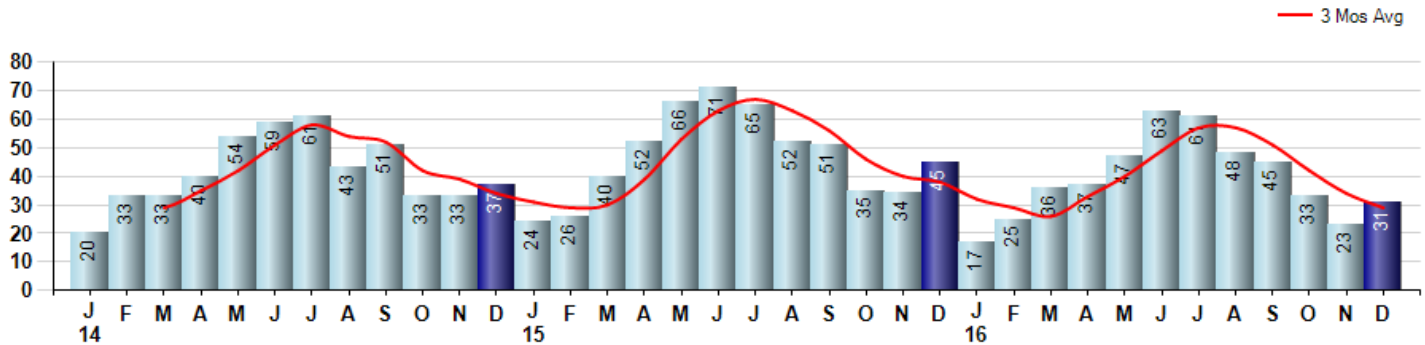
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$452,400	-5%		10%				
Average List Price of all Current Listings	\$520,269	-2%		7%				
December Median Sales Price	\$353,000	4%	0%	14%	14%	\$345,000	11%	11%
December Average Sales Price	\$364,219	-5%	-4%	8%	7%	\$370,965	9%	9%
Total Properties Currently for Sale (Inventory)	26	4%		-32%				
December Number of Properties Sold	31	35%		-31%			-17%	
December Average Days on Market (Solds)	29	71%	71%	-7%	81%	16	0%	0%
Asking Price per Square Foot (based on New Listings)	\$157	0%	-5%	-3%	4%	\$161	7%	7%
December Sold Price per Square Foot	\$166	4%	3%	11%	11%	\$162	9%	9%
December Month's Supply of Inventory	0.8	-23%	-17%	-1%	-17%	0.8	-20%	-20%
December Sale Price vs List Price Ratio	99.5%	0.3%	0%	0%	-1.1%	101.0%	0.4%	0.4%

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

Property Sales

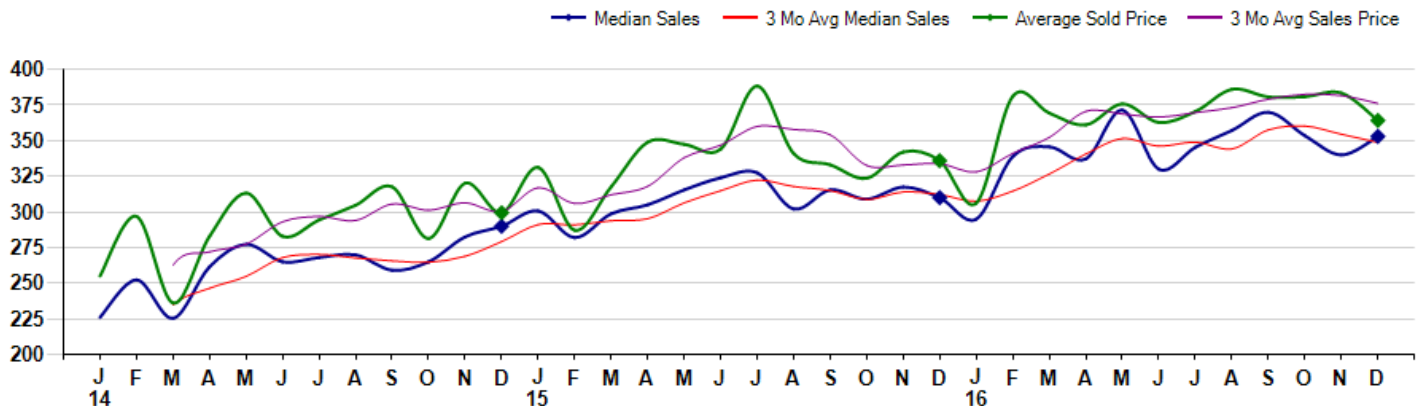
December Property sales were 31, down -31.1% from 45 in December of 2015 and 34.8% higher than the 23 sales last month. December 2016 sales were at their lowest level compared to December of 2015 and 2014. December YTD sales of 466 are running -16.9% behind last year's year-to-date sales of 561.



Prices

The Median Sales Price in December was \$353,000, up 13.9% from \$310,000 in December of 2015 and up 3.8% from \$340,000 last month. The Average Sales Price in December was \$364,219, up 8.4% from \$335,984 in December of 2015 and down -5.0% from \$383,535 last month. December 2016 ASP was at highest level compared to December of 2015 and 2014.

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



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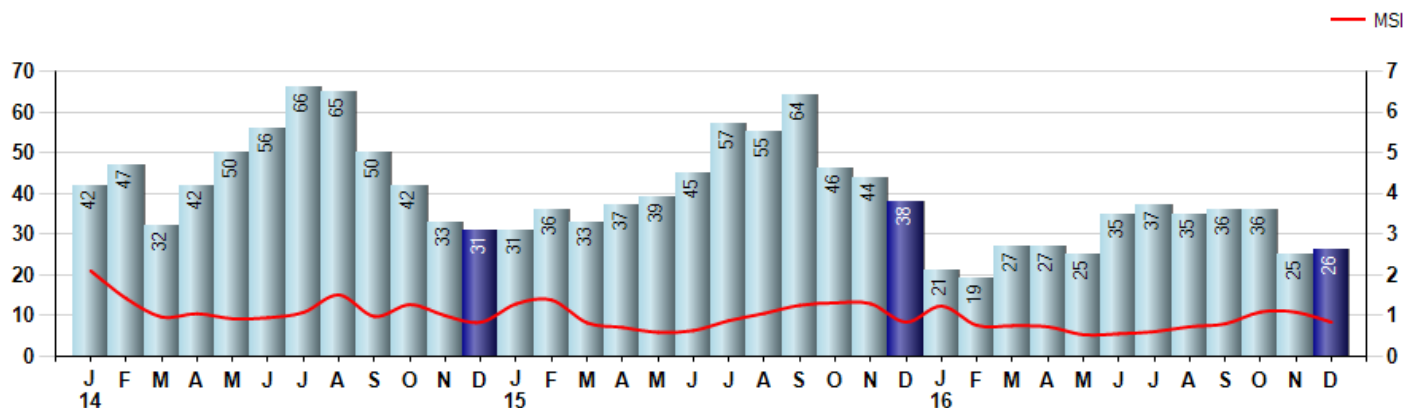
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 26, up 4.0% from 25 last month and down -31.6% from 38 in December of last year. December 2016 Inventory was at the lowest level compared to December of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2016 MSI of 0.8 months was at a mid range compared with December of 2015 and 2014.

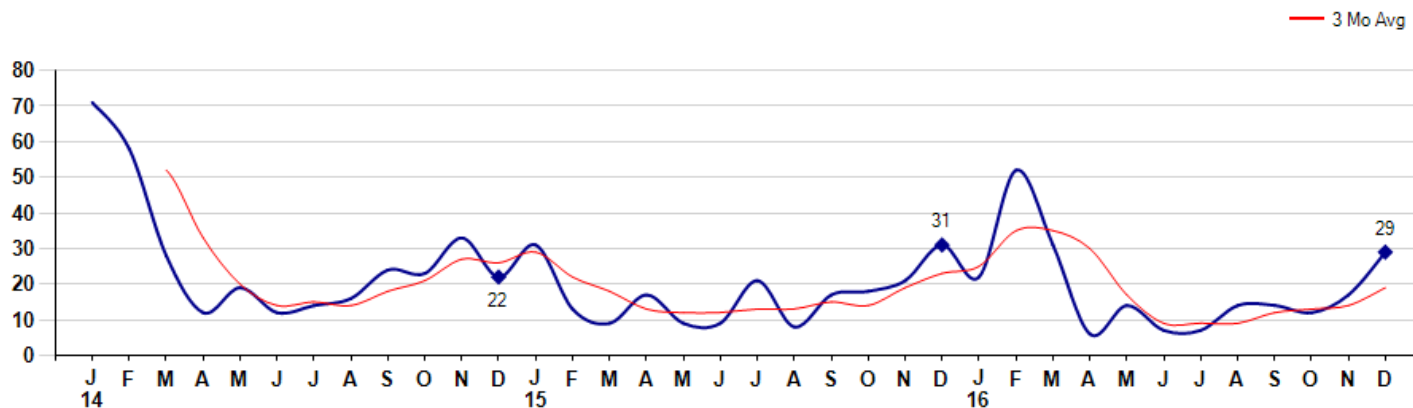
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 29, up 70.6% from 17 days last month and down -6.5% from 31 days in December of last year. The December 2016 DOM was at a mid range compared with December of 2015 and 2014.

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



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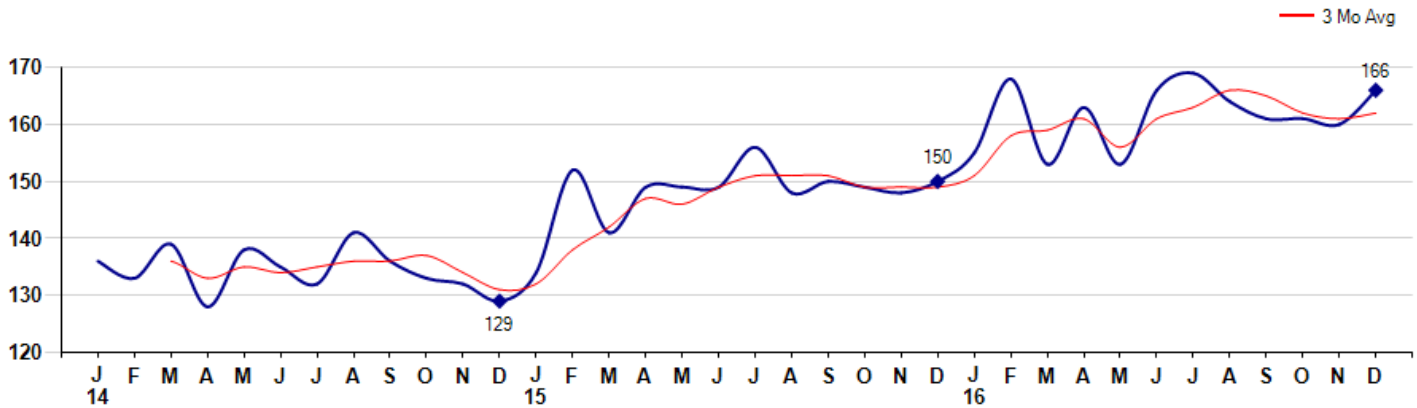


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Selling Price per Square Foot

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 2016 Selling Price per Square Foot of \$166 was up 3.8% from \$160 last month and up 10.7% from \$150 in December of last year.

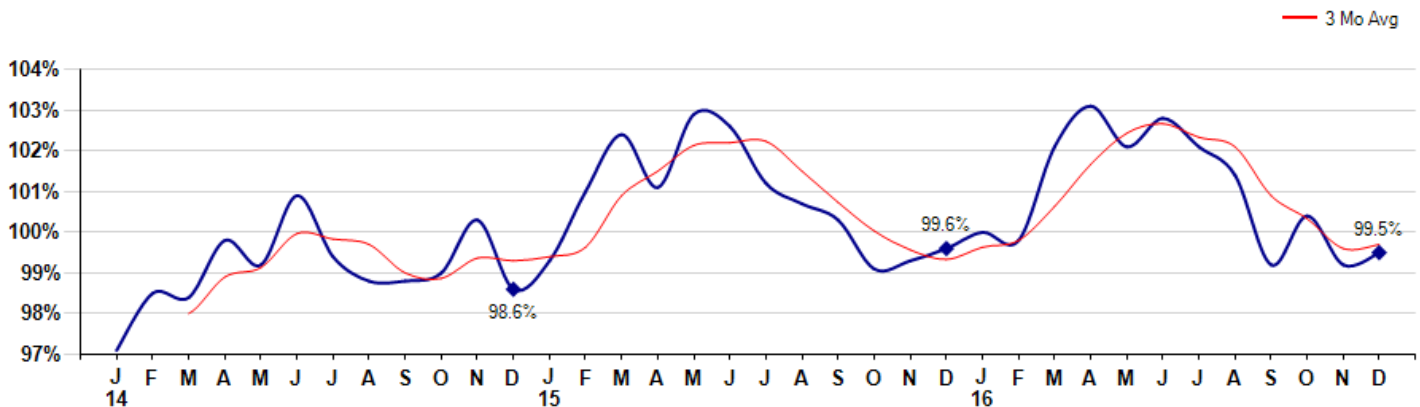
Average Selling Price per Square Foot for properties that sold during the month



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 2016 Selling Price vs List Price of 99.5% was up from 99.2% last month and down from 99.6% in December of last year.

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



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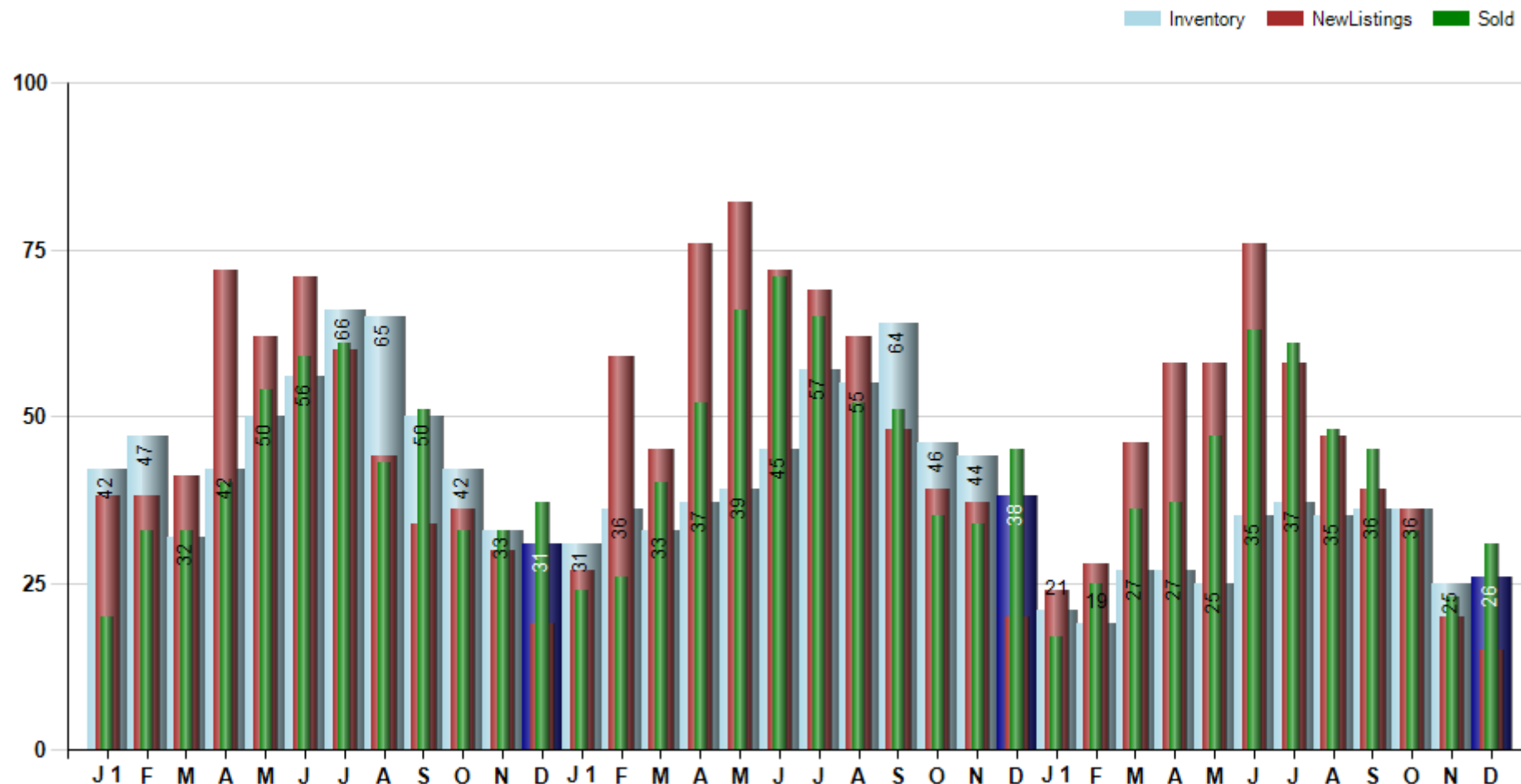
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Inventory / New Listings / Sales

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 2016 was 15, down -25.0% from 20 in December of last year.



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MARKET ACTION REPORT

December 2016

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	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	20	33	33	40	54	59	61	43	51	33	33	37	24	26	40	52	66	71	65	52	51	35	34	45	17	25	36	37	47	63	61	48	45	33	23	31
3 Mo. Roll Avg			29	35	42	51	58	54	52	42	39	34	31	29	30	39	53	63	67	63	56	46	40	38	32	29	26	33	40	49	57	57	51	42	34	29

(000's)	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	226	252	225	262	277	265	268	270	259	265	283	290	301	282	299	305	316	324	328	302	316	309	318	310	295	339	346	337	372	330	346	357	370	354	340	353
3 Mo. Roll Avg			235	246	255	268	270	268	266	265	269	279	291	291	294	295	306	315	322	318	315	309	314	312	308	315	327	341	351	346	349	344	358	360	355	349

	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	J 16	F	M	A	M	J	J	A	S	O	N	D	
Inventory	42	47	32	42	50	56	66	65	50	42	33	31	31	36	33	37	39	45	57	55	64	46	44	38	21	19	27	27	25	35	37	35	36	36	25	26	
MSI	2	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Days On Market	71	58	28	12	19	12	14	16	24	23	33	22	31	13	9	17	9	9	21	8	17	18	21	31	22	52	31	6	14	7	7	14	14	12	17	29
3 Mo. Roll Avg			52	33	20	14	15	14	18	21	27	26	29	22	18	13	12	12	13	13	15	14	19	23	25	35	35	30	17	9	9	9	12	13	14	19

	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	136	133	139	128	138	135	132	141	136	133	132	129	134	152	141	149	149	149	156	148	150	149	148	150	155	168	153	163	153	166	169	164	161	161	160	166
3 Mo. Roll Avg			136	133	135	134	135	136	136	137	134	131	132	138	142	147	146	149	151	151	151	149	149	149	151	158	159	161	156	161	163	166	165	162	161	162

	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.971	0.985	0.984	0.998	0.992	1.009	0.994	0.988	0.988	0.990	1.003	0.986	0.993	1.010	1.024	1.011	1.029	1.026	1.012	1.007	1.003	0.991	0.993	0.996	1.000	0.998	1.021	1.031	1.021	1.028	1.021	1.014	0.992	1.004	0.992	0.995
3 Mo. Roll Avg			0.980	0.989	0.991	1.000	0.998	0.997	0.990	0.989	0.994	0.993	0.994	0.996	1.009	1.015	1.021	1.022	1.022	1.015	1.007	1.000	0.996	0.993	0.996	0.998	1.006	1.017	1.024	1.027	1.023	1.021	1.009	1.003	0.996	0.997

	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	J 16	F	M	A	M	J	J	A	S	O	N	D
New Listings	38	38	41	72	62	71	60	44	34	36	30	19	27	59	45	76	82	72	69	62	48	39	37	20	24	28	46	58	58	76	58	47	39	36	20	15
Inventory	42	47	32	42	50	56	66	65	50	42	33	31	31	36	33	37	39	45	57	55	64	46	44	38	21	19	27	27	25	35	37	35	36	36	25	26
Sales	20	33	33	40	54	59	61	43	51	33	33	37	24	26	40	52	66	71	65	52	51	35	34	45	17	25	36	37	47	63	61	48	45	33	23	31

(000's)	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	J 16	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	255	297	236	283	313	283	294	305	318	281	320	299	331	287	318	349	347	344	388	341	333	324	342	336	306	381	369	361	376	363	371	386	381	381	384	364
3 Mo. Roll Avg			263	272	277	293	297	294	306	301	306	300	317	306	312	318	338	347	360	358	354	333	333	334	328	341	352	371	369	367	370	373	379	383	382	376

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