

303.409.1500

# NORTHERN COLORADO REAL ESTATE REPORT

( ALL IRES MLS REAL ESTATE TRANSACTIONS )

WWW.COLORADOHOMES.COM



888.781.7425

## Interest/Mortgage Rates

**30 Year Fixed  
Conforming/Points  
6.03% / 0.5**

**15 Year Fixed  
Conforming/Points  
5.47% / 0.5**

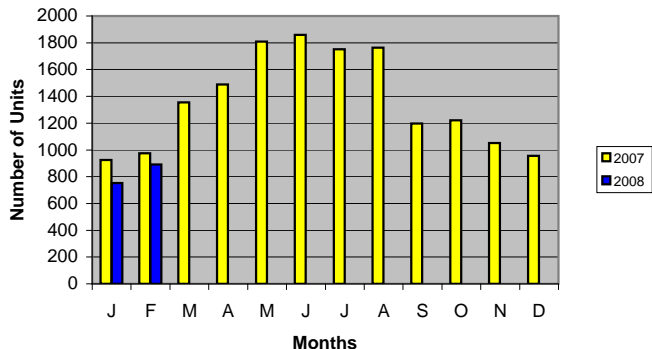
**1 Year  
ARM/Points  
4.94% / 0.5**

**6 Month  
Libor  
2.88%**

**Prime  
Rate  
6.00%**

All information deemed reliable but not guaranteed and should be independently verified. All interest rates are subject to change or withdrawal. Neither listing broker(s) nor Coldwell Banker Residential Brokerage shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless. Source: Freddie Mac (Week ending March 14, 2008) For Additional Info on Current Rates call 888-781-7425.

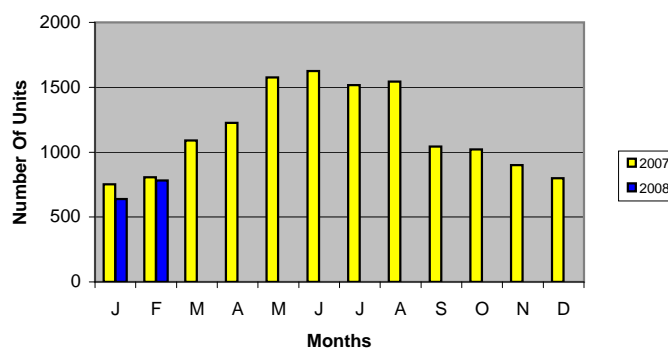
**TOTAL Properties Sold 2007 vs 2008**  
(All Housing Categories)



**Total Properties Sold 2006 vs 2007 (All Housing Categories)**

	J	F	M	A	M	J	J	A	S	O	N	D
2007	925	976	1356	1489	1810	1860	1751	1763	1197	1222	1052	955
2008	752	891										
(%)	-18.7%	-8.7%										
YTD AVG	752	822										

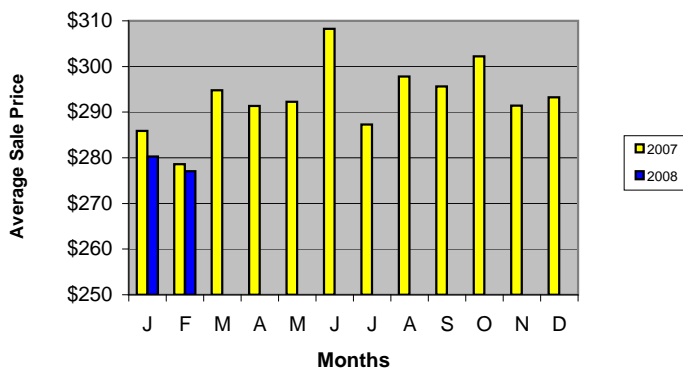
**RESALE Properties Sold 2007 vs 2008**  
(All Housing Categories)



**Properties Sold 2006 vs 2007 (All Housing Categories)**

	J	F	M	A	M	J	J	A	S	O	N	D
2007	751	806	1089	1226	1577	1624	1516	1544	1042	1020	900	798
2008	638	782										
(%)	-15.0%	-3.0%										
YTD AVG	638	710										

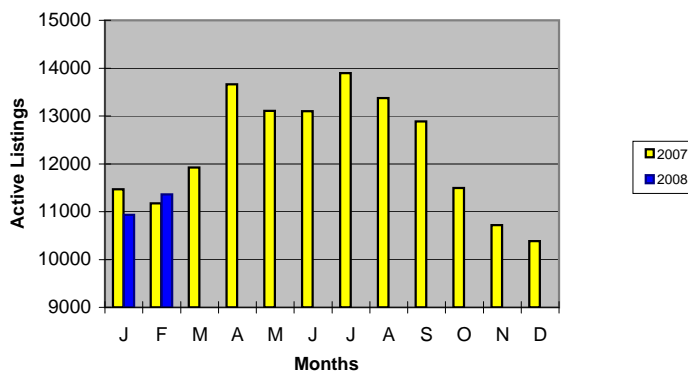
**Average Sales Price 2007 vs 2008**  
(SFR/Condo)



**Average Sales Price 2006 vs 2007**

	J	F	M	A	M	J	J	A	S	O	N	D
2007	\$286	\$279	\$295	\$291	\$292	\$308	\$287	\$298	\$296	\$302	\$291	\$293
2008	\$280	\$277										
(%)	-2.0%	-0.6%										
YTD AVG	280	279										

**Total Active Listings 2007 vs 2008 (SFR/Condo)**



**Total Property Listings 2006 vs 2007**

	J	F	M	A	M	J	J	A	S	O	N	D
2007	11468	11172	11922	13661	13104	13101	13897	13377	12883	11492	10718	10386
2008	10930	11360										
(%)	-4.7%	1.7%										
YTD AVG	10930	11145										

(Represented in the Thousands)

For Additional Information Contact Chris Mygatt, President/COO. 303.409.1500

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### Interest/Mortgage Rates

**30 Year Fixed**  
Conforming/Points  
6.03% / 0.5

**15 Year Fixed**  
Conforming/Points  
5.47% / 0.5

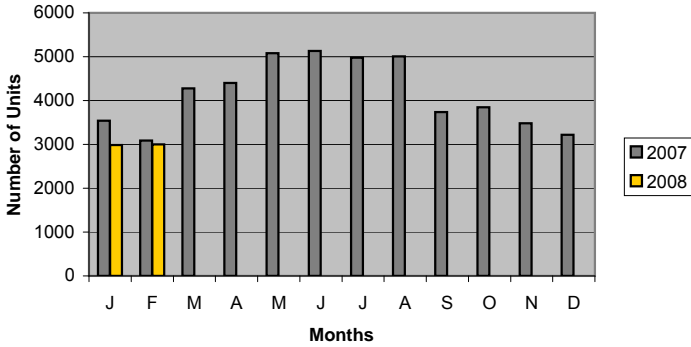
**1 Year**  
ARM/Points  
4.94% / 0.5

**6 Month**  
Libor  
3.01%

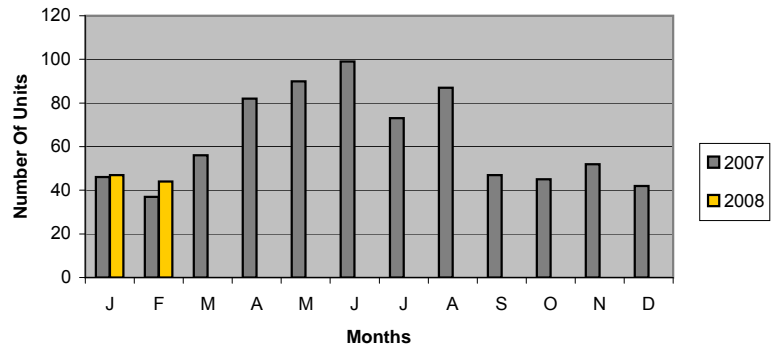
**Prime**  
Rate  
6.00%

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**Total Properties Sold 2007 vs 2008**  
(SFR & Condo)



**Total Properties Sold 2007 vs 2008**  
(Million Dollar plus SFR & Condo)



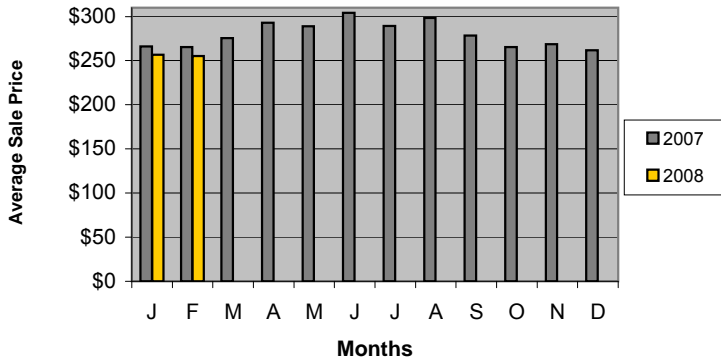
**Total Properties Sold 2003 - 2007 (SFR & Condo)**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	2849	2678	4000	4432	5241	5590	5394	5180	4833	4443	4545	3824	
2005	2937	3008	4090	4461	5013	5511	5372	5511	4826	4336	4225	3538	7.0%
2006	2843	3273	4405	4300	5010	5628	4850	5025	4108	4133	3565	3104	2.8%
2007	3540	3090	4274	4399	5081	5129	4980	5010	3737	3848	3482	3219	7.8%
2008	2987	3001											-10.7%
(%)	-15.6%	-2.9%											

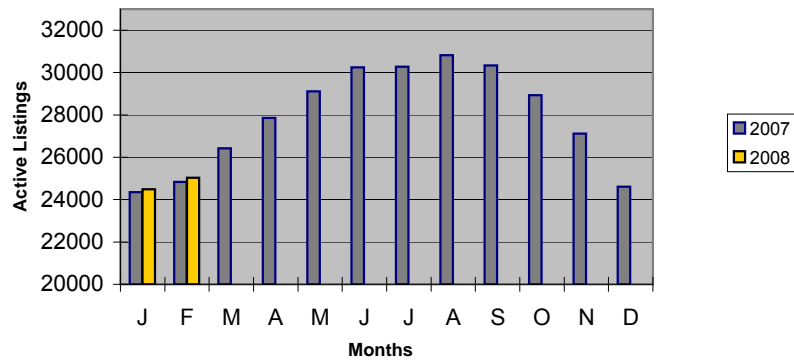
**Properties Sold 2003 - 2007 (Million Dollar plus SFR & Condo)**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	32	27	23	49	52	44	52	61	49	48	37	36	
2005	27	29	33	62	47	63	93	64	64	54	54	51	-5.4%
2006	38	47	55	80	76	98	75	76	51	58	71	59	34.1%
2007	46	37	56	82	90	99	73	87	47	45	52	42	-2.4%
2008	47	44											8.8%
(%)	2.2%	18.9%											

**Average Sales Price 2007 vs 2008**  
(SFR & Condo)



**Total Active Listings 2007 vs 2008 (SFR & Condo)**



**Average Sales Price 2003 - 2007**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	\$262	\$253	\$253	\$262	\$270	\$269	\$272	\$273	\$266	\$266	\$266	\$266	
2005	\$267	\$268	\$269	\$279	\$281	\$285	\$291	\$288	\$282	\$285	\$282	\$279	3.7%
2006	\$281	\$277	\$284	\$289	\$287	\$304	\$300	\$293	\$283	\$281	\$285	\$291	4.1%
2007	\$266	\$265	\$275	\$293	\$289	\$304	\$289	\$298	\$279	\$265	\$269	\$262	-4.9%
2008	\$257	\$255											-3.8%
(%)	-3.6%	-3.7%											

**Total Property Listings 2003 - 2007**

	J	F	M	A	M	J	J	A	S	O	N	D	YOY Δ
2004	21846	23212	24909	26584	27510	28043	28026	27592	26976	26030	24533	20891	
2005	20917	21730	23023	24164	24945	25817	26411	26650	27200	26828	26020	23572	-5.7%
2006	24387	25484	27309	29045	30457	31900	31989	31664	31450	29722	27530	24534	14.5%
2007	24350	24838	26430	27858	29110	30256	30272	30827	30335	28928	27127	24603	-1.4%
2008	24489	25037											0.7%
(%)	0.6%	0.8%											

(Represented in the Thousands)

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