

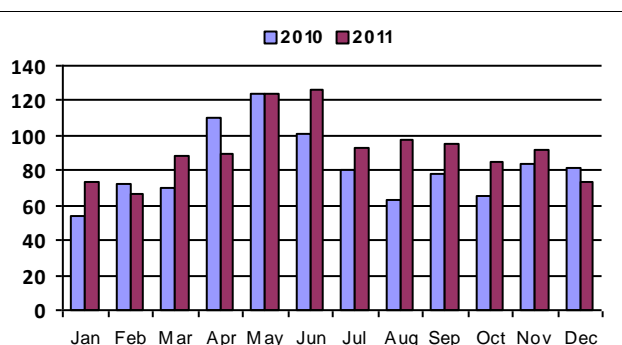
December 2011 - Real Estate Market Statistics



Denver Northwest - DNW

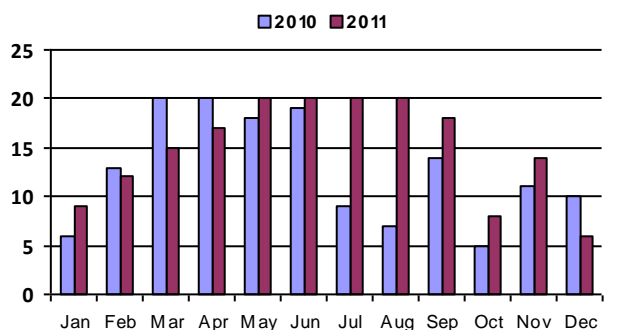
Closed Residential

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	81	73	-9.9%
#Of Closed Sales - YTD	982	1,102	12.2%
Avg. Days On Market	87	76	-12.6%
# Of Active Listings	400	221	-44.8%
# Of NEW Listings	135	59	-56.3%
Absorption Rate (in months)	5.8	3.9	-32.9%
Average Price (Sold)	274,492	289,953	5.6%



Closed Condo

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	10	6	-40.0%
#Of Closed Sales - YTD	152	179	17.8%
Avg. Days On Market	229	103	-55.0%
# Of Active Listings	126	42	-66.7%
# Of NEW Listings	38	10	-73.7%
Absorption Rate (in months)	13.2	8.3	-36.9%
Average Price (Sold)	212,690	306,817	44.3%



Land Title Guarantee Company

<http://www.ltgc.com>

Based on Information from Metrolist, Inc. for the period Jan 2009 through present. Note: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by metrolist, Inc. may not reflect all real estate activity in the market.