

## Regional Snapshot 2008 - Greeley and Evans Residential Detached

<b>GREELEY/EVANS RESIDENTIAL</b>	<b>Jan-08</b>	<b>Feb-08</b>	<b>Mar-08</b>	<b>Apr-08</b>	<b>May-08</b>	<b>Jun-08</b>	
<b>Active Listing Snapshot</b>	970	1008	1023	997	1020	1014	
Previous Year Active	N/A	1054	1087	1113	1118	1126	
% Difference Previous Yr	N/A	-4.4%	-5.9%	-10.4%	-8.8%	-9.9%	
<b># of Sold Listings</b>	81	72	126	126	155	119	
<b>Median Sales Price</b>	\$128,750	\$140,000	\$150,000	\$141,500	\$147,000	\$144,000	
<b>Average Days on Market (ADOM)</b>	106	98	110	111	88	86	
<b>YTD ADOM</b>	106	102	107	111	102	100	
Previous Year ADOM	118	127	130	126	124	122	
% Difference Previous Yr	-10.2%	-19.7%	-17.7%	-11.9%	-17.7%	-18.0%	
<b>YTD # of Listings Sold</b>	81	153	279	405	560	679	
Previous Year # Sold	92	187	317	471	632	768	
% Difference Previous Yr	-12.0%	-18.2%	-12.0%	-14.0%	-11.4%	-11.6%	
<b>Monthly \$ Volume</b>	\$11,649,824	\$11,027,469	\$20,930,785	\$19,243,566	\$25,421,076	\$19,152,369	
Previous Year Monthly \$ Volume	\$15,642,190	\$15,963,541	\$22,727,272	\$24,994,383	\$31,157,005	\$24,246,972	
% Difference Previous Yr	-25.5%	-30.9%	-7.9%	-23.0%	-18.4%	-21.0%	
<b>YTD \$ Volume</b>	\$11,649,824	\$22,677,293	\$43,608,078	\$62,851,644	\$88,272,720	\$107,425,089	
Previous Year YTD \$ Volume	\$15,642,190	\$31,605,731	\$54,333,003	\$79,327,386	\$110,484,391	\$134,731,363	
% Difference Previous Yr	-25.5%	-28.2%	-19.7%	-20.8%	-20.1%	-20.3%	
<b>GREELEY/EVANS RESIDENTIAL</b>	<b>Jul-08</b>	<b>Aug-08</b>	<b>Sep-08</b>	<b>Oct-08</b>	<b>Nov-08</b>	<b>Dec-08</b>	<b>YTD</b>
<b>Active Listing Snapshot</b>	981	958	873	811	783	715	11153
Previous Year Active	1141	1098	1092	1084	1013	940	11866
% Difference Previous Yr	-14.0%	-12.8%	-20.1%	-25.2%	-22.7%	-23.9%	-6.0%
<b># of Sold Listings</b>	162	124	150	121	113	110	1459
<b>Median Sales Price</b>	\$139,000	\$141,000	\$140,000	\$119,000	\$122,500	\$120,000	\$137,000
<b>Average Days on Market (ADOM)</b>	103	110	104	85	82	104	99
<b>YTD ADOM</b>	100	102	102	100	99	99	99
Previous Year ADOM	119	117	115	113	112	111	111
% Difference Previous Yr	-16.0%	-12.8%	-11.3%	-11.5%	-11.6%	-10.8%	-10.8%
<b>YTD # of Listings Sold</b>	841	965	1115	1236	1349	1459	1459
Previous Year # Sold	897	1045	1146	1255	1361	1450	1450
% Difference Previous Yr	-6.2%	-7.7%	-2.7%	-1.5%	-0.9%	0.6%	0.6%
<b>Monthly \$ Volume</b>	\$25,156,800	\$20,796,091	\$23,898,901	\$16,004,799	\$16,078,526	\$14,982,086	\$224,342,292
Previous Year Monthly \$ Volume	\$20,308,646	\$26,156,491	\$16,760,037	\$16,471,037	\$18,013,750	\$12,538,661	\$244,979,985
% Difference Previous Yr	23.9%	-20.5%	42.6%	-2.8%	-10.7%	19.5%	-8.4%
<b>YTD \$ Volume</b>	\$132,581,889	\$153,377,980	\$177,276,881	\$193,281,680	\$209,360,206	\$224,342,292	\$224,342,292
Previous Year YTD \$ Volume	\$155,040,009	\$181,196,500	\$197,956,537	\$214,427,574	\$232,441,324	\$244,979,985	\$244,979,985
% Difference Previous Yr	-14.5%	-15.4%	-10.4%	-9.9%	-9.9%	-8.4%	-8.4%

Statistics refer to the cities of Greeley and Evans defined by using Mail City in the IRES system, single family, detached properties and excludes mobile homes and timeshares . ADOM refers to Average Days on Market, which is calculated from the list date to the "Pending" or "Under Contract" date.

## Regional Snapshot 2008 - Greeley and Evans Attached Dwelling

<b>GREELEY/EVANS ATD DWELL</b>	<b>Jan-08</b>	<b>Feb-08</b>	<b>Mar-08</b>	<b>Apr-08</b>	<b>May-08</b>	<b>Jun-08</b>	
<b>Active Listing Snapshot</b>	218	217	221	220	220	210	
Previous Year Active	N/A	270	293	281	263	270	
% Difference Previous Yr	N/A	-19.6%	-24.6%	-21.7%	-16.3%	-22.2%	
<b># of Sold Listings</b>	4	6	14	23	11	19	
<b>Median Sales Price</b>	\$96,400	\$89,900	\$133,000	\$149,000	\$135,900	\$123,000	
<b>Average Days on Market (ADOM)</b>	145	63	97	203	152	119	
<b>YTD ADOM</b>	145	96	95	145	143	137	
Previous Year ADOM	117	130	153	148	160	165	
% Difference Previous Yr	23.9%	-26.2%	-37.9%	-2.0%	-10.6%	-17.0%	
<b>YTD # of Listings Sold</b>	4	10	24	47	58	77	
Previous Year # Sold	14	29	48	69	102	120	
% Difference Previous Yr	-71.4%	-65.5%	-50.0%	-31.9%	-43.1%	-35.8%	
<b>Monthly \$ Volume</b>	\$425,300	\$620,700	\$1,968,913	\$3,384,604	\$1,437,200	\$2,621,275	
Previous Year Monthly \$ Volume	\$2,045,390	\$2,140,763	\$2,867,044	\$2,984,555	\$4,596,934	\$2,690,638	
% Difference Previous Yr	-79.2%	-71.0%	-31.3%	13.4%	-68.7%	-2.6%	
<b>YTD \$ Volume</b>	\$425,300	\$1,046,000	\$3,014,913	\$6,399,517	\$7,836,717	\$10,457,992	
Previous Year YTD \$ Volume	\$2,045,390	\$4,186,153	\$7,053,197	\$10,037,752	\$14,634,686	\$17,325,324	
% Difference Previous Yr	-79.2%	-75.0%	-57.3%	-36.2%	-46.5%	-39.6%	
<b>GREELEY/EVANS ATD DWELL</b>	<b>Jul-08</b>	<b>Aug-08</b>	<b>Sep-08</b>	<b>Oct-08</b>	<b>Nov-08</b>	<b>Dec-08</b>	<b>YTD</b>
<b>Active Listing Snapshot</b>	205	210	214	192	219	186	2532
Previous Year Active	255	236	219	226	229	215	2757
% Difference Previous Yr	-19.6%	-11.0%	-2.3%	-15.0%	-4.4%	-13.5%	-8.2%
<b># of Sold Listings</b>	14	13	11	8	10	7	140
<b>Median Sales Price</b>	\$115,000	\$118,000	\$155,000	\$125,000	\$109,000	\$95,000	\$126,000
<b>Average Days on Market (ADOM)</b>	144	193	141	145	82	100	139
<b>YTD ADOM</b>	140	146	145	145	141	139	139
Previous Year ADOM	168	168	166	163	162	158	158
% Difference Previous Yr	-16.7%	-13.1%	-12.7%	-11.0%	-13.0%	-12.0%	-12.0%
<b>YTD # of Listings Sold</b>	91	104	115	123	133	140	140
Previous Year # Sold	137	163	171	192	202	213	213
% Difference Previous Yr	-33.6%	-36.2%	-32.7%	-35.9%	-34.2%	-34.3%	-34.3%
<b>Monthly \$ Volume</b>	\$1,618,500	\$1,581,000	\$1,804,800	\$1,065,600	\$1,144,400	\$836,500	\$18,508,792
Previous Year Monthly \$ Volume	\$2,384,306	\$3,939,847	\$920,300	\$2,978,362	\$1,238,700	\$1,630,900	\$30,417,739
% Difference Previous Yr	-32.1%	-59.9%	96.1%	-64.2%	-7.6%	-48.7%	-39.2%
<b>YTD \$ Volume</b>	\$12,076,492	\$13,657,492	\$15,462,292	\$16,527,892	\$17,672,292	\$18,508,792	\$18,508,792
Previous Year YTD \$ Volume	\$19,709,630	\$23,649,477	\$24,569,777	\$27,548,139	\$28,786,839	\$30,417,739	\$30,417,739
% Difference Previous Yr	-38.7%	-42.3%	-37.1%	-40.0%	-38.6%	-39.2%	-39.2%

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