

Regional Snapshot 2009 - Greeley and Evans Residential Detached

GREELEY/EVANS RESIDENTIAL	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
Active Listing Snapshot	706	675	726	720	724	726
Previous Year Active	970	1008	1023	997	1020	1014
<i>% Difference Previous Yr</i>	-27.2%	-33.0%	-29.0%	-27.8%	-29.0%	-28.4%
# of Sold Listings	86	99	137	127	129	141
Median Sales Price	\$120,000	\$133,000	\$123,000	\$128,600	\$139,000	\$135,000
Previous Year Median	\$128,750	\$140,000	\$150,000	\$141,500	\$147,000	\$144,000
<i>% Difference Previous Yr</i>	-6.8%	-5.0%	-18.0%	-9.1%	-5.4%	-6.3%
Average Days on Market (ADOM)	85	100	99	120	102	103
YTD ADOM	85	93	96	102	102	102
Previous Year ADOM	106	102	107	111	102	100
<i>% Difference Previous Yr</i>	-19.8%	-8.8%	-10.3%	-8.1%	0.0%	2.0%
YTD # of Listings Sold	86	185	322	449	578	719
Previous Year # Sold	81	153	279	405	560	679
<i>% Difference Previous Yr</i>	6.2%	20.9%	15.4%	10.9%	3.2%	5.9%
Monthly \$ Volume	\$11,174,280	\$13,640,673	\$18,771,287	\$18,553,226	\$17,654,401	\$19,693,321
Previous Year Monthly \$ Volume	\$11,649,824	\$11,027,469	\$20,930,785	\$19,243,566	\$25,421,076	\$19,152,369
<i>% Difference Previous Yr</i>	-4.1%	23.7%	-10.3%	-3.6%	-30.6%	2.8%
YTD \$ Volume	\$11,174,280	\$24,814,953	\$43,586,240	\$62,139,466	\$79,793,867	\$99,487,188
Previous Year YTD \$ Volume	\$11,649,824	\$22,677,293	\$43,608,078	\$62,851,644	\$88,272,720	\$107,425,089
<i>% Difference Previous Yr</i>	-4.1%	9.4%	-0.1%	-1.1%	-9.6%	-7.4%
GREELEY/EVANS RES (cont'd)	Jul-09	Aug-09	Sep-09			
Active Listing Snapshot	691	692	709			
Previous Year Active	981	958	873			
<i>% Difference Previous Yr</i>	-29.6%	-27.8%	-18.8%			
# of Sold Listings	151	119	121			
Median Sales Price	\$154,900	\$135,100	\$137,025			
Previous Year Median	\$139,000	\$141,000	\$140,000			
<i>% Difference Previous Yr</i>	11.4%	-4.2%	-2.1%			
Average Days on Market (ADOM)	117	109	84			
YTD ADOM	104	105	102			
Previous Year ADOM	100	102	102			
<i>% Difference Previous Yr</i>	4.0%	2.9%	0.0%			
YTD # of Listings Sold	870	989	1110			
Previous Year # Sold	841	965	1115			
<i>% Difference Previous Yr</i>	3.4%	2.5%	-0.4%			
Monthly \$ Volume	\$24,371,705	\$17,684,160	\$16,992,791			
Previous Year Monthly \$ Volume	\$25,156,800	\$20,796,091	\$23,898,901			
<i>% Difference Previous Yr</i>	-3.1%	-15.0%	-28.9%			
YTD \$ Volume	\$123,858,893	\$141,543,053	\$158,535,844			
Previous Year YTD \$ Volume	\$132,581,889	\$153,377,980	\$177,276,881			
<i>% Difference Previous Yr</i>	-6.6%	-7.7%	-10.6%			

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

Regional Snapshot 2009 - Greeley and Evans Attached Dwelling

GREELEY/EVANS ATD DWELL	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
Active Listing Snapshot	165	211	203	199	179	201
Previous Year Active	218	217	221	220	220	210
% Difference Previous Yr	-24.3%	-2.8%	-8.1%	-9.5%	-18.6%	-4.3%
# of Sold Listings	6	8	14	18	13	17
Median Sales Price	\$65,000	\$59,500	\$97,500	\$95,000	\$110,000	\$103,950
Previous Year Median	\$96,400	\$89,900	\$133,000	\$149,000	\$135,900	\$123,000
% Difference Previous Yr	-32.6%	-33.8%	-26.7%	-36.2%	-19.1%	-15.5%
Average Days on Market (ADOM)	133	80	146	164	156	88
YTD ADOM	133	102	122	138	142	130
Previous Year ADOM	145	96	95	145	143	137
% Difference Previous Yr	-8.3%	6.3%	28.4%	-4.8%	-0.7%	-5.1%
YTD # of Listings Sold	6	14	28	46	59	76
Previous Year # Sold	4	10	24	47	58	77
% Difference Previous Yr	50.0%	40.0%	16.7%	-2.1%	1.7%	-1.3%
Monthly \$ Volume	\$594,500	\$633,500	\$1,534,800	\$1,896,390	\$1,592,300	\$1,839,150
Previous Year Monthly \$ Volume	\$425,300	\$620,700	\$1,968,913	\$3,384,604	\$1,437,200	\$2,621,275
% Difference Previous Yr	39.8%	2.1%	-22.0%	-44.0%	10.8%	-29.8%
YTD \$ Volume	\$594,500	\$1,228,000	\$2,762,800	\$4,659,190	\$6,251,490	\$8,090,640
Previous Year YTD \$ Volume	\$425,300	\$1,046,000	\$3,014,913	\$6,399,517	\$7,836,717	\$10,457,992
% Difference Previous Yr	39.8%	17.4%	-8.4%	-27.2%	-20.2%	-22.6%
GREELEY/EVANS ATD DWELL (cont'd)	Jul-09	Aug-09	Sep-09			
Active Listing Snapshot	196	190	162			
Previous Year Active	205	210	214			
% Difference Previous Yr	-4.4%	-9.5%	-24.3%			
# of Sold Listings	17	21	17			
Median Sales Price	\$107,500	\$98,000	\$95,000			
Previous Year Median	\$115,000	\$118,000	\$155,000			
% Difference Previous Yr	-6.5%	-16.9%	-38.7%			
Average Days on Market (ADOM)	98	116	152			
YTD ADOM	124	125	126			
Previous Year ADOM	140	146	145			
% Difference Previous Yr	-11.4%	-14.4%	-13.1%			
YTD # of Listings Sold	93	114	131			
Previous Year # Sold	91	104	115			
% Difference Previous Yr	2.2%	9.6%	13.9%			
Monthly \$ Volume	\$1,886,960	\$2,218,500	\$1,527,300			
Previous Year Monthly \$ Volume	\$1,618,500	\$1,581,000	\$1,804,800			
% Difference Previous Yr	16.6%	40.3%	-15.4%			
YTD \$ Volume	\$9,977,600	\$12,196,100	\$13,723,400			
Previous Year YTD \$ Volume	\$12,076,492	\$13,657,492	\$15,462,292			
% Difference Previous Yr	-17.4%	-10.7%	-11.2%			

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