

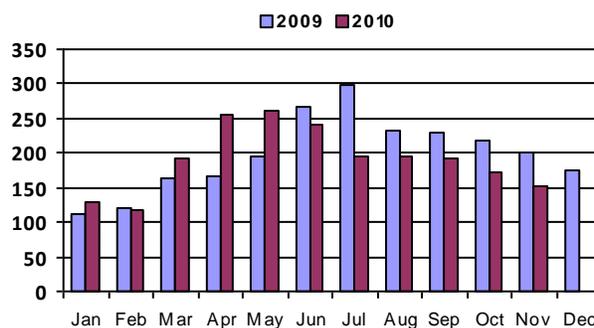
November 2010 - Real Estate Market Statistics



Denver Southeast - DSE

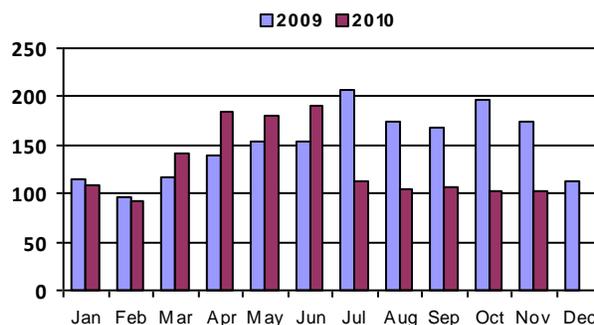
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	200	151	-24.5%
#Of Closed Sales - YTD	2,202	2,099	-4.7%
Avg. Days On Market	96	123	28.1%
# Of Active Listings	1,266	1,227	-3.1%
# Of NEW Listings	464	529	14.0%
Absorption Rate (in months)	7.	9.1	28.8%
Average Price (Sold)	441,055	446,512	1.2%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	175	103	-41.1%
#Of Closed Sales - YTD	1,694	1,426	-15.8%
Avg. Days On Market	95	142	49.5%
# Of Active Listings	1,117	1,123	0.5%
# Of NEW Listings	357	293	-17.9%
Absorption Rate (in months)	6.6	11.8	78.6%
Average Price (Sold)	149,659	180,870	20.9%



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.

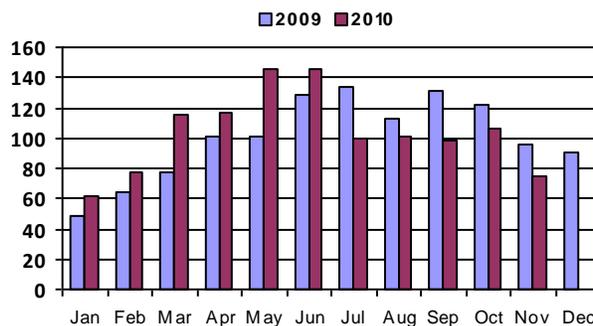
November 2010 - Real Estate Market Statistics



South Suburban Central - SSC

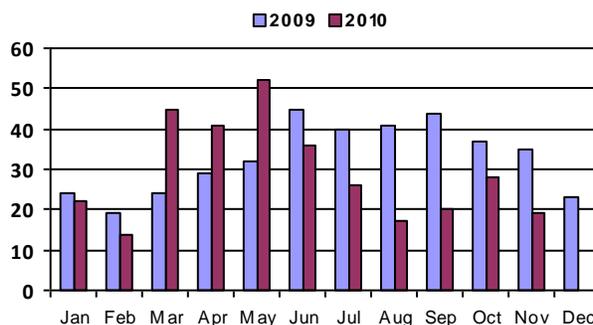
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	96	75	-21.9%
#Of Closed Sales - YTD	1,116	1,143	2.4%
Avg. Days On Market	69	102	47.8%
# Of Active Listings	479	564	17.7%
# Of NEW Listings	180	213	18.3%
Absorption Rate (in months)	5.6	8.6	53.3%
Average Price (Sold)	285,226	274,965	-3.6%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	35	19	-45.7%
#Of Closed Sales - YTD	370	320	-13.5%
Avg. Days On Market	78	115	47.4%
# Of Active Listings	169	186	10.1%
# Of NEW Listings	74	61	-17.6%
Absorption Rate (in months)	4.6	10.2	120.8%
Average Price (Sold)	164,261	171,700	4.5%



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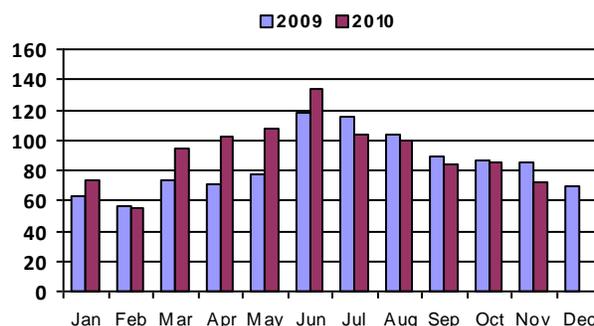
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South Suburban East - SSE

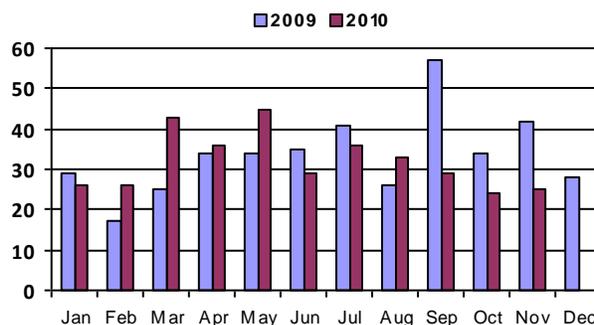
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	85	72	-15.3%
#Of Closed Sales - YTD	938	1,010	7.7%
Avg. Days On Market	93	147	58.1%
# Of Active Listings	629	565	-10.2%
# Of NEW Listings	183	180	-1.6%
Absorption Rate (in months)	8.	9.	12.2%
Average Price (Sold)	471,360	499,891	6.1%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	42	25	-40.5%
#Of Closed Sales - YTD	374	352	-5.9%
Avg. Days On Market	80	109	36.3%
# Of Active Listings	265	271	2.3%
# Of NEW Listings	85	91	7.1%
Absorption Rate (in months)	6.1	10.6	75.2%
Average Price (Sold)	183,675	198,318	8.0%



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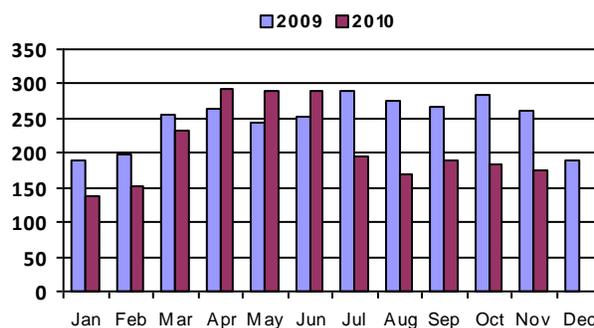
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Aurora South - AUS

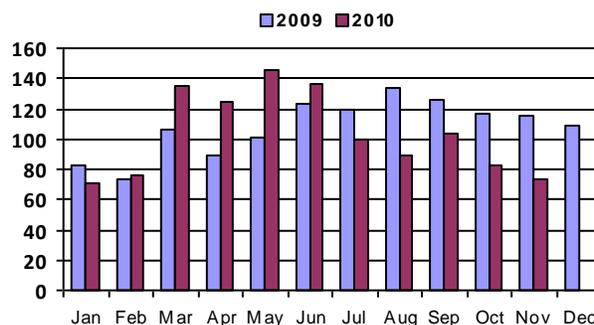
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	262	175	-33.2%
#Of Closed Sales - YTD	2,781	2,312	-16.9%
Avg. Days On Market	53	88	66.0%
# Of Active Listings	744	1,103	48.3%
# Of NEW Listings	350	441	26.0%
Absorption Rate (in months)	2.7	6.6	138.8%
Average Price (Sold)	194,641	193,691	-0.5%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	115	74	-35.7%
#Of Closed Sales - YTD	1,188	1,140	-4.0%
Avg. Days On Market	81	84	3.7%
# Of Active Listings	389	520	33.7%
# Of NEW Listings	142	186	31.0%
Absorption Rate (in months)	3.4	6.6	93.6%
Average Price (Sold)	106,050	90,111	-15.0%



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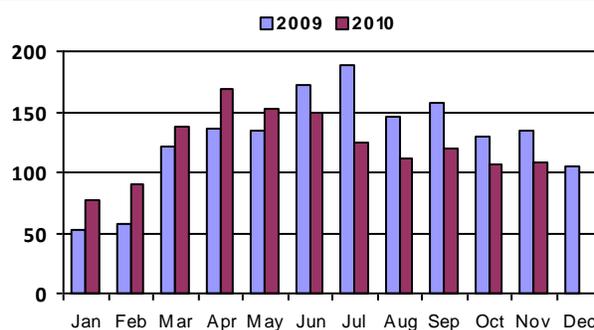


Douglas Highlands Ranch Lone Tree - DHL

Includes - Highlands Ranch, Lone Tree

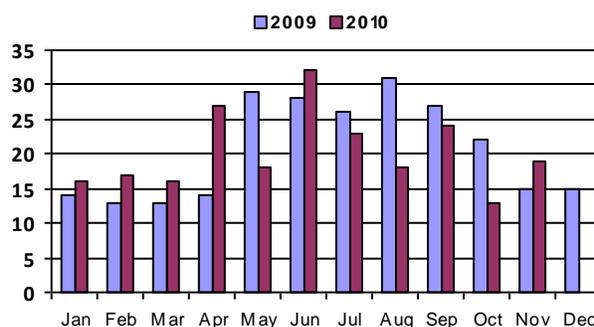
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	135	109	-19.3%
#Of Closed Sales - YTD	1,430	1,345	-5.9%
Avg. Days On Market	84	91	8.3%
# Of Active Listings	573	613	7.0%
# Of NEW Listings	231	258	11.7%
Absorption Rate (in months)	4.9	6.3	29.5%
Average Price (Sold)	354,096	393,378	11.1%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	15	19	26.7%
#Of Closed Sales - YTD	232	223	-3.9%
Avg. Days On Market	84	95	13.1%
# Of Active Listings	131	120	-8.4%
# Of NEW Listings	48	39	-18.8%
Absorption Rate (in months)	8.3	7.8	-5.9%
Average Price (Sold)	254,207	227,400	-10.5%



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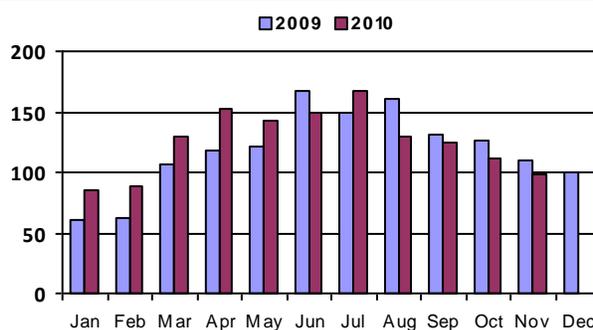


Douglas County West - DCW

Includes - Castle Rock, Larkspur, Sedalia, Palmer Lake, part of Littleton

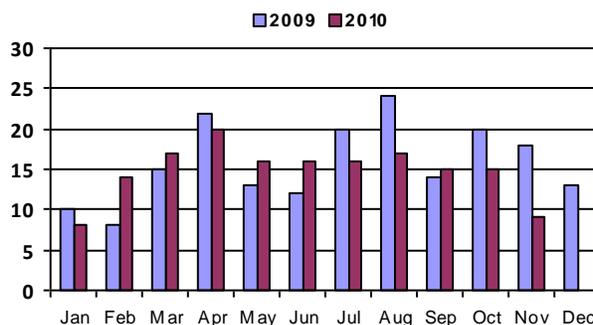
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	110	98	-10.9%
#Of Closed Sales - YTD	1,314	1,379	4.9%
Avg. Days On Market	118	156	32.2%
# Of Active Listings	1,134	1,034	-8.8%
# Of NEW Listings	245	273	11.4%
Absorption Rate (in months)	11.3	11.8	3.9%
Average Price (Sold)	404,256	399,891	-1.1%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	18	9	-50.0%
#Of Closed Sales - YTD	176	163	-7.4%
Avg. Days On Market	76	156	105.3%
# Of Active Listings	111	91	-18.0%
# Of NEW Listings	30	26	-13.3%
Absorption Rate (in months)	6.4	10.7	67.0%
Average Price (Sold)	181,698	126,722	-30.3%



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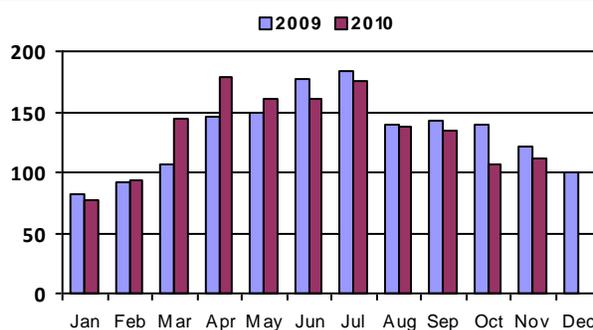


Douglas Elbert Parker - DEP

Includes - Parker, Elizabeth, Franktown, Kiowa, Elbert, Deer Trail, Simla

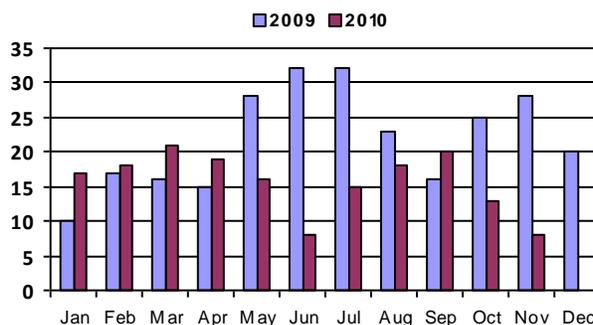
Closed Residential

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	121	112	-7.4%
#Of Closed Sales - YTD	1,476	1,479	0.2%
Avg. Days On Market	87	120	37.9%
# Of Active Listings	930	1,032	11.0%
# Of NEW Listings	243	363	49.4%
Absorption Rate (in months)	8.2	9.7	18.6%
Average Price (Sold)	309,487	349,653	13.0%



Closed Condo

Category	Nov-09	Nov-10	% Change
#Of Closed Sales - Month	28	8	-71.4%
#Of Closed Sales - YTD	242	173	-28.5%
Avg. Days On Market	72	102	41.7%
# Of Active Listings	95	107	12.6%
# Of NEW Listings	39	28	-28.2%
Absorption Rate (in months)	3.3	14.	321.5%
Average Price (Sold)	164,846	102,996	-37.5%



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