



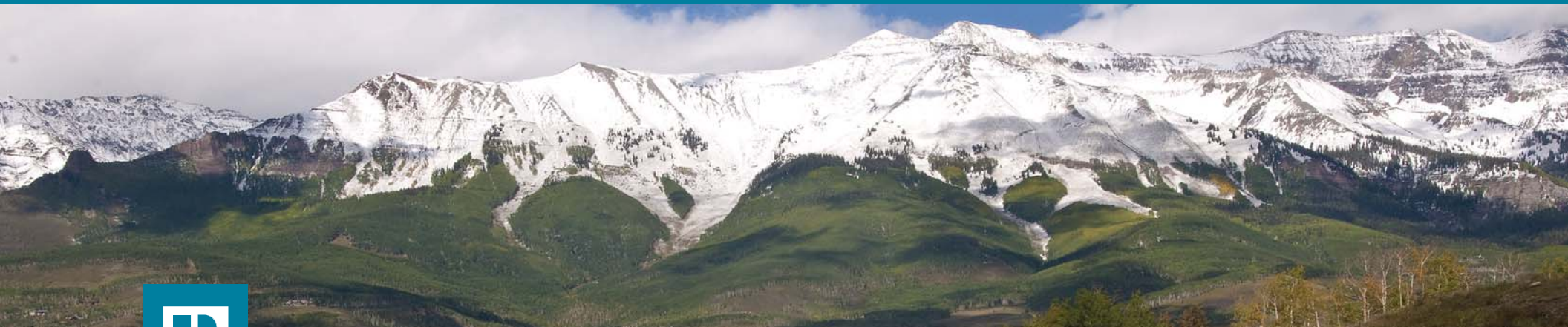
colorado association of REALTORS[®]
HOUSING REPORTS

Research tools provided by the Colorado Association of REALTORS[®]

Southwest District

Foreclosure

Quarter 2, 2014



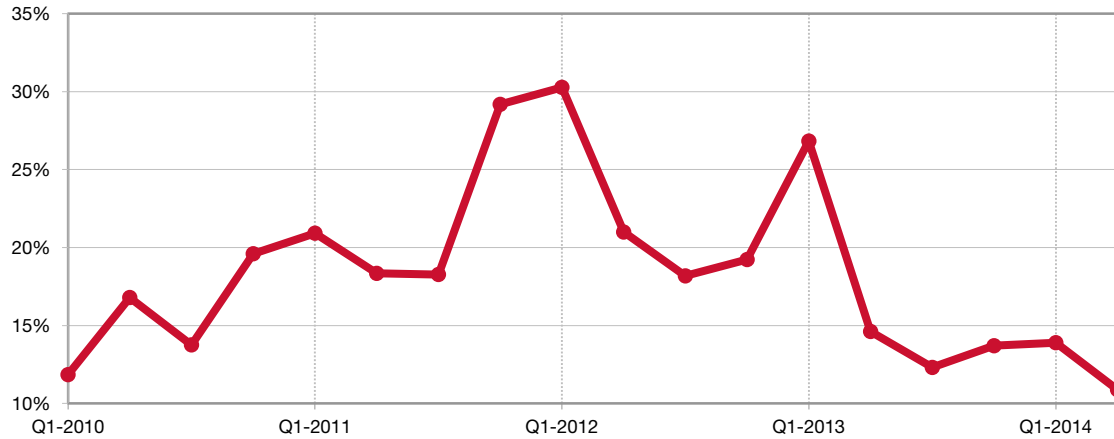
Lender-Mediated Report – Q2-2014 **SOUTHWEST REGION**



A research tool provided by the Colorado Association of REALTORS®. Includes the Durango Area Association of REALTORS®, Four Corners Board of REALTORS®, Pagosa Springs Area Association of REALTORS® and the San Luis Valley Board of REALTORS®.

Lender-mediated properties are those marked in an MLS as a Foreclosure, REO, Short Sale or other distressed sales type. For a complete list of methodology used from each MLS, see page 2 of this report. Activity comprised of single-family properties, townhomes, and condominiums combined.

Share of Sold Listings that were Lender-Mediated: **10.9%**



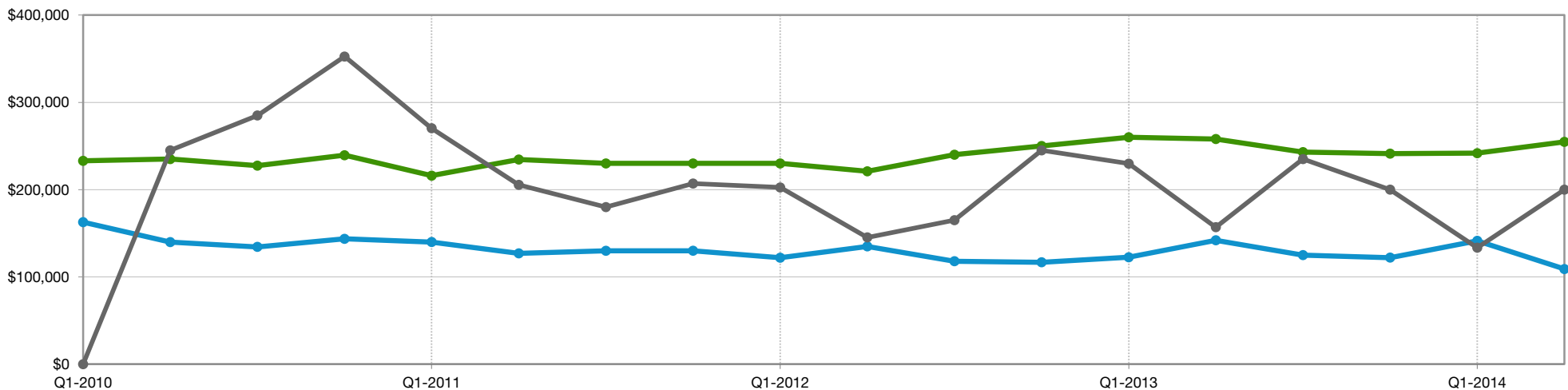
Sold Listings	Q2-2013	Q2-2014	+ / -
Traditional	479	524	+9.4%
REO	75	60	-20.0%
Short Sale	7	5	-28.6%
Total Market*	561	588	+4.8%

Median Sales Price	Q2-2013	Q2-2014	+ / -
Traditional	\$258,000	\$254,750	-1.3%
REO	\$142,000	\$109,000	-23.2%
Short Sale	\$157,000	\$200,000	+27.4%
Total Market*	\$239,000	\$233,750	-2.2%

*Total Market is not a sum of traditional, REO and short sale activity, as some lender-mediated homes can be listed both as REO and short sale. Percent changes are calculated using rounded figures.

Historical Median Sales Price

— Traditional — REO — Short Sale



Lender-Mediated Report – Explanation of Methodology by MLS

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Data in the Colorado Association of REALTORS® reports comes from the multiple listing services in the state. This lender-mediated report is focused on data from the following MLSs, and based on the methodology as follows:

Colorado Real Estate Network (CREN)

- Foreclosure based exclusively on "REO/Lender Owned" field.
- Short Sale based exclusively on "Short Sale" field.