



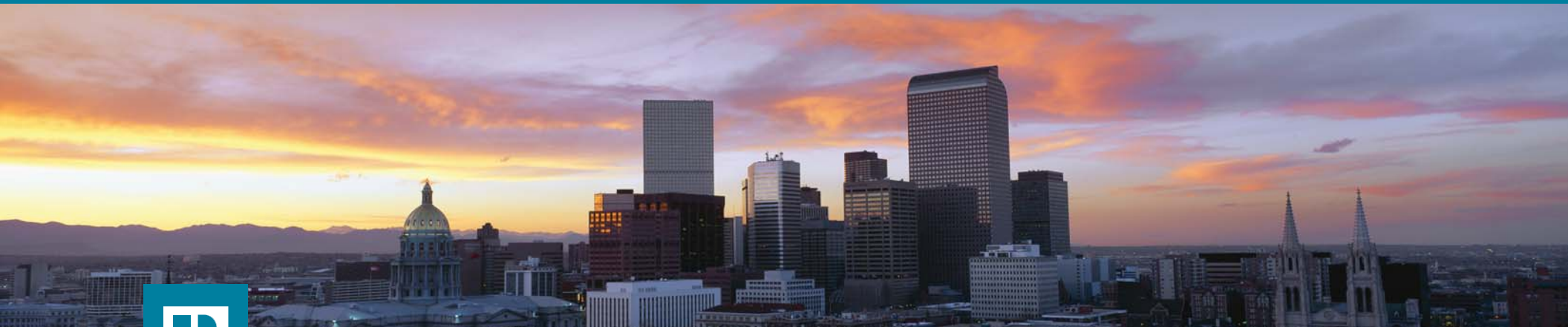
colorado association of REALTORS[®]
HOUSING REPORTS

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

Metro District

Foreclosure

Quarter 3, 2014



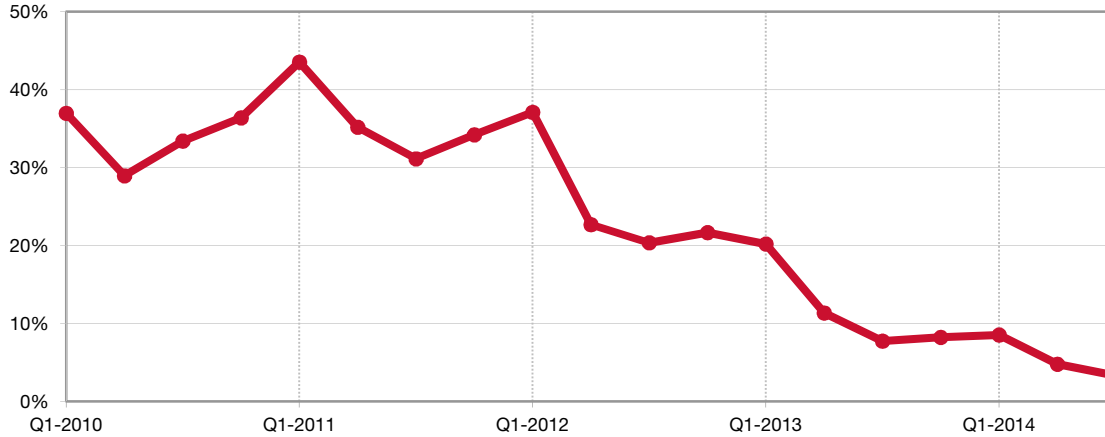
Lender-Mediated Report – Q3-2014 METRO REGION



A research tool provided by the Colorado Association of REALTORS®. Includes the Aurora Association of REALTORS®, Denver Metro Association of REALTORS®, Douglas Elbert REALTOR® Association, Mountain Metro Association of REALTORS®, and South Metro Denver REALTOR® Association.

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: 3.3%



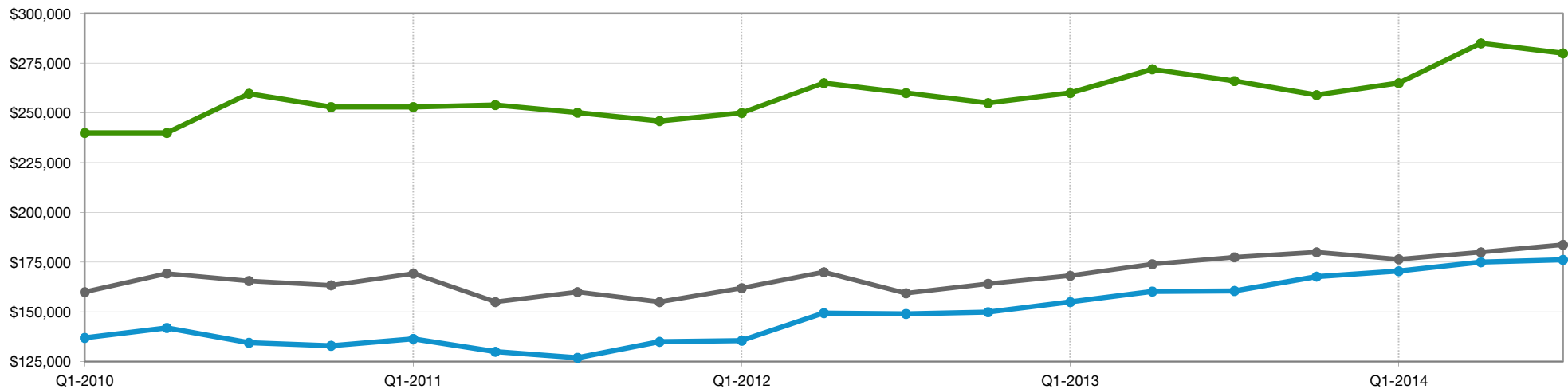
Sold Listings	Q3-2013	Q3-2014	+ / -
Traditional	15,251	15,948	+4.6%
REO	836	349	-58.3%
Short Sale	447	202	-54.8%
Total Market*	16,532	16,497	-0.2%

Median Sales Price	Q3-2013	Q3-2014	+ / -
Traditional	\$266,057	\$280,000	+5.2%
REO	\$160,600	\$176,200	+9.7%
Short Sale	\$177,500	\$183,750	+3.5%
Total Market*	\$259,000	\$277,000	+6.9%

*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:

Metrolist, Inc.

- Foreclosure based on "SellerType" field where value is either "Bank/GSE" or "Government" and where "Description" field has a value of "HUD Owned."
- Short Sale based on "ApprovalCondition" field where value is "Short Sale."
- Fields "PublicRemarks," "BrokerRemarks" and "ContractLegalRemarks" are used for further distinction.