



colorado association of REALTORS[®]
HOUSING REPORTS

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

Mountain District

Foreclosure

Quarter 3, 2014



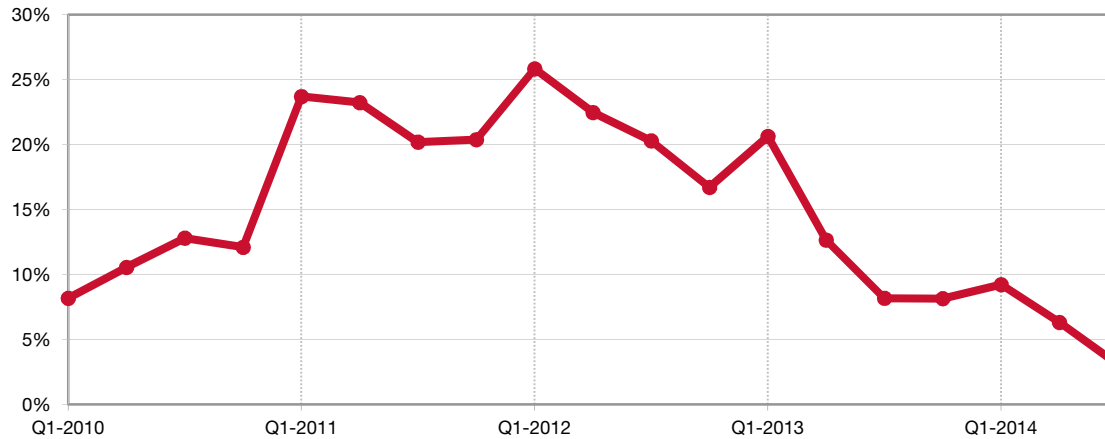
Lender-Mediated Report – Q3-2014 MOUNTAIN REGION



A research tool provided by the Colorado Association of REALTORS®. Includes the Aspen Board of REALTORS®, Glenwood Springs Association of REALTORS®, Gunnison Country Association of REALTORS® Inc, Steamboat Springs Association of REALTORS®, Summit Association of REALTORS®, Telluride Association of REALTORS®, and Vail 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: 3.1%



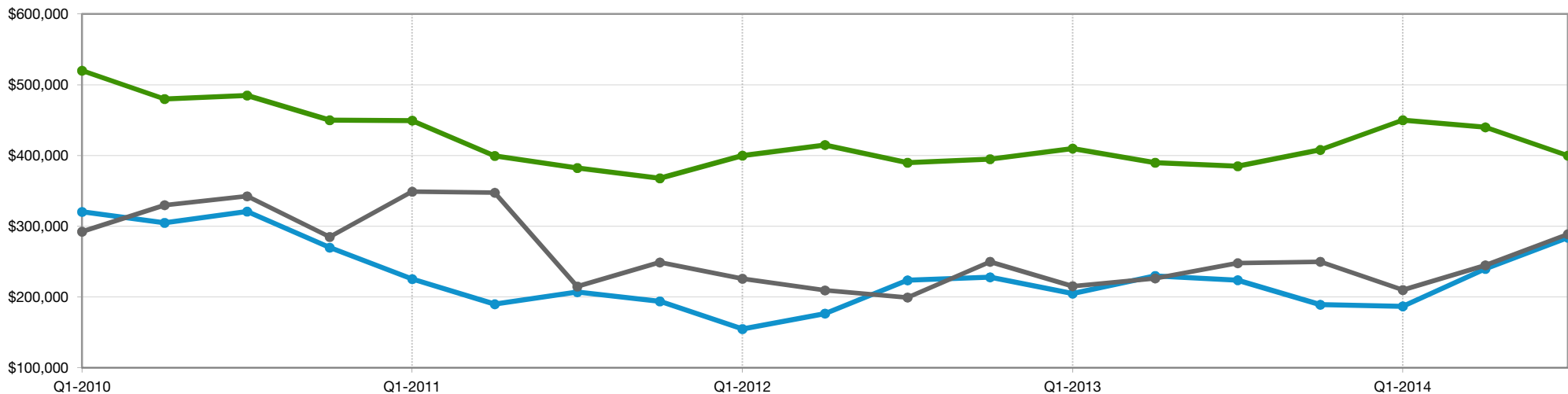
Sold Listings	Q3-2013	Q3-2014	+ / -
Traditional	1,571	1,748	+11.3%
REO	70	25	-64.3%
Short Sale	75	31	-58.7%
Total Market*	1,711	1,804	+5.4%

Median Sales Price	Q3-2013	Q3-2014	+ / -
Traditional	\$385,000	\$400,000	+3.9%
REO	\$224,000	\$284,000	+26.8%
Short Sale	\$247,974	\$289,000	+16.5%
Total Market*	\$375,000	\$395,000	+5.3%

*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:

Aspen/Glenwood MLS, Inc.

- Foreclosure based exclusively on "Foreclosure" field.
- Short Sale based exclusively on "Short Sale" field.

Gunnison County Association of REALTORS®, Inc. Multiple Listing Service

- Foreclosure based on "Ownership" field where value is either "Real Estate Owned" or "Foreclosure."
- Short Sale based on "Ownership" field where value is "Short Sale."
- Public Remarks field is used for further distinction.

Steamboat Springs MLS

- Foreclosure based on the "REO Bank Owned Y/N" field equal to "Yes" and supplemented by the "Remarks" field.
- Short Sale based on the "Short Sale Potential" field equal to "Yes" and supplemented by the "Remarks" field.

Summit MLS

- Foreclosure based on "BANK" field where value is either "Foreclosure" or "REO/Bank Owned."
- Short Sale based on "BANK" field where value is "Short Sale."
- Public Remarks "REMARKS" and "REMARKS2" fields are used for further distinction.

Telluride Association of REALTORS® MLS

- Foreclosure based on the "REO" field where value is "Yes - Please See Addendum"
- Short Sale based on the "Short Sale" field where value is "Yes - Please See Addendum"

Vail Board of REALTORS® Multiple Listing Service

- Foreclosure and Short Sale are based exclusively on the "MarketingRemarks" and "AgentOnlyRemarks" fields.