



colorado association of REALTORS[®]
HOUSING REPORTS

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

Northeast District

Foreclosure

Quarter 3, 2014



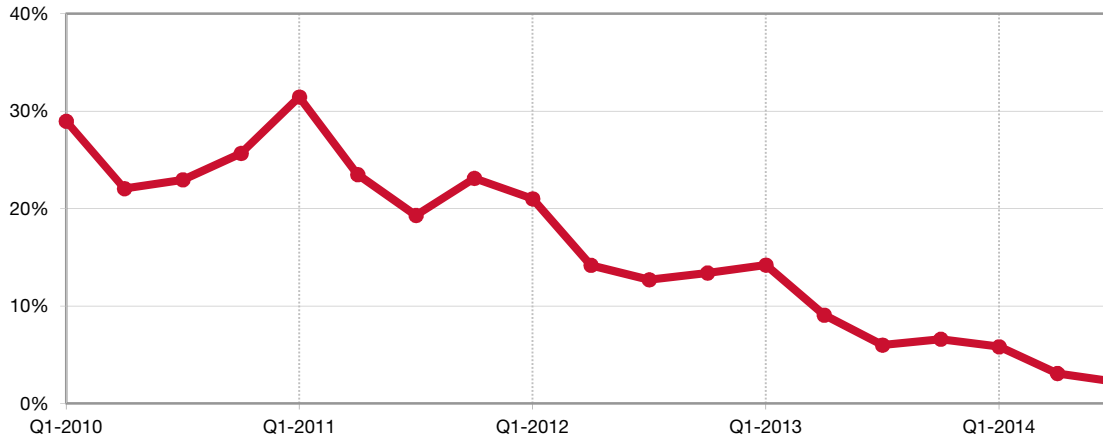
Lender-Mediated Report – Q3-2014 **NORTHEAST REGION**



A research tool provided by the Colorado Association of REALTORS®. Includes the Boulder Area REALTOR® Association, Estes Park Board of REALTORS®, Fort Collins Board of REALTORS®, Greeley Area REALTOR® Association, Logan County Board of REALTORS®, Longmont Association of REALTORS®, Loveland/Berthoud Association of REALTORS®, and the Morgan County 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: **2.2%**



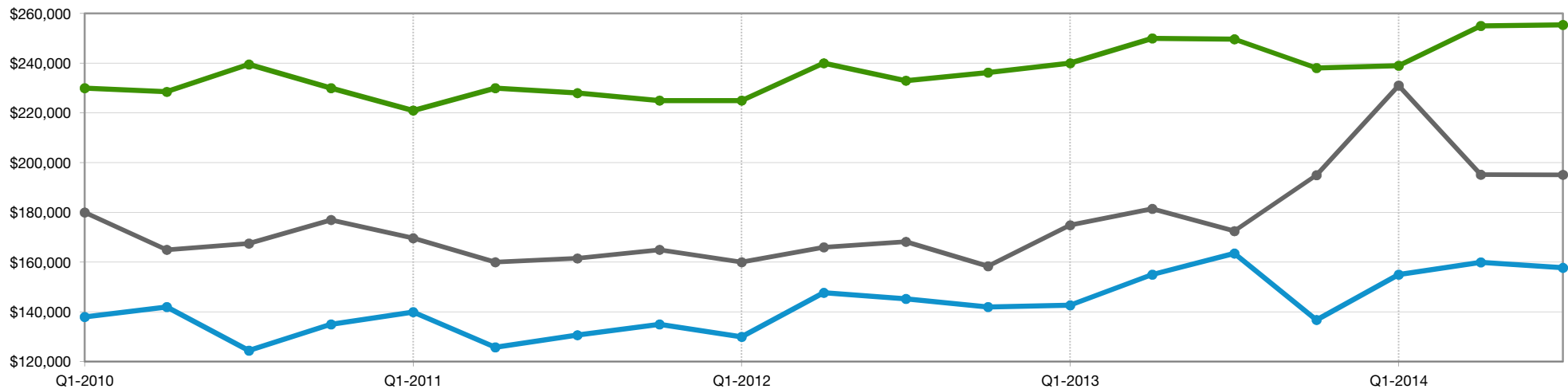
Sold Listings	Q3-2013	Q3-2014	+ / -
Traditional	4,498	4,926	+9.5%
REO	225	74	-67.1%
Short Sale	62	39	-37.1%
Total Market*	4,785	5,038	+5.3%

Median Sales Price	Q3-2013	Q3-2014	+ / -
Traditional	\$249,645	\$255,400	+2.3%
REO	\$163,500	\$157,750	-3.5%
Short Sale	\$172,500	\$195,150	+13.1%
Total Market*	\$244,000	\$255,000	+4.5%

*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:

IRES, LLC

- Short Sale based on "FG_NewFinancingIDs" field where value is either "Short Sale Pending Lender Approval" or "Short Pav."
- Foreclosure based on "FG_OwnershipIDs" field where value is "HUD" or "Lender Owner/REO."