



colorado association of REALTORS<sup>®</sup>  
**HOUSING REPORTS**

Research tools provided by the Colorado Association of REALTORS<sup>®</sup>

## Northwest District

## Foreclosure

## Quarter 3, 2014



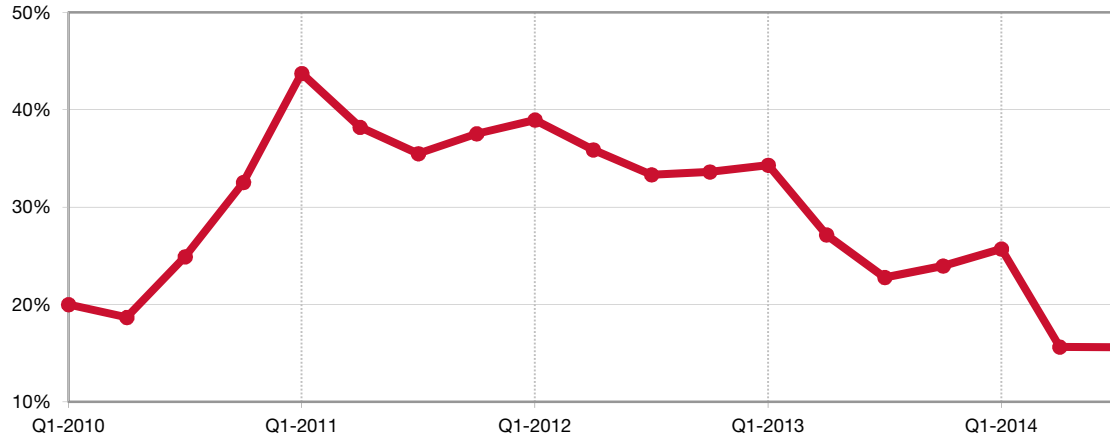
# Lender-Mediated Report – Q3-2014 **NORTHWEST REGION**



A research tool provided by the Colorado Association of REALTORS®. Includes the Craig Association of REALTORS®, Delta County Board of REALTORS®, Grand Junction Area REALTOR® Association, and the Montrose Association 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: **15.6%**



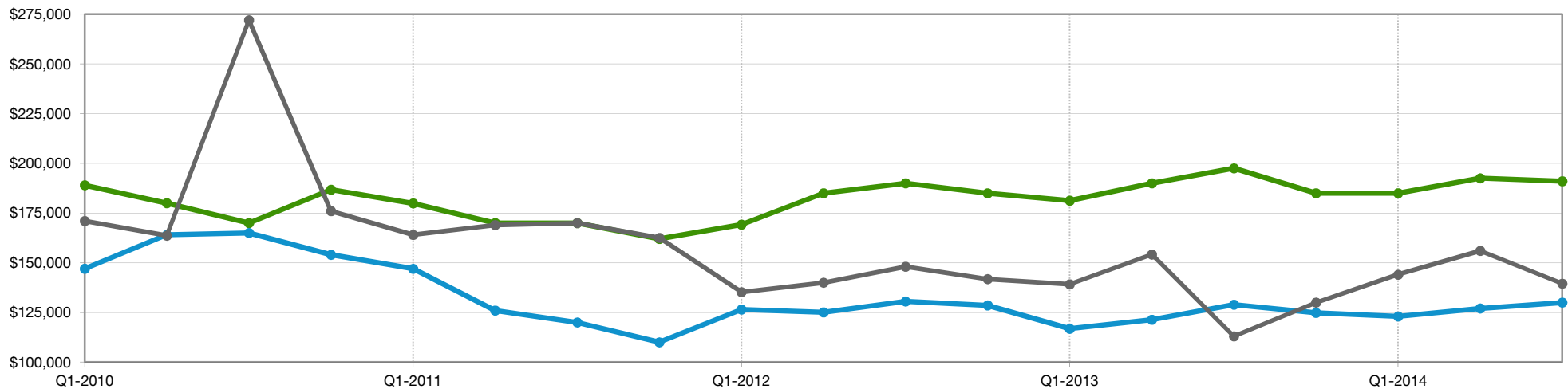
Sold Listings	Q3-2013	Q3-2014	+ / -
Traditional	847	945	+11.6%
REO	140	118	-15.7%
Short Sale	38	22	-42.1%
Total Market*	1,097	1,120	+2.1%

Median Sales Price	Q3-2013	Q3-2014	+ / -
Traditional	\$197,500	\$191,000	-3.3%
REO	\$128,950	\$130,000	+0.8%
Short Sale	\$113,000	\$139,500	+23.5%
Total Market*	\$175,000	\$179,000	+2.3%

\*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 Springs MLS Inc**

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

## **Colorado Real Estate Network (CREN)**

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

## **Grand Junction Area REALTOR® Association MLS**

- Foreclosure based on "Sale Type" field where value is "REO."
- Short Sale based on "Sale Type" field where value is "Short Sale."
- Non-specific distressed listings also include where "Sale Type" field is "HUD."
- Fields "Agent\_Remarks" and "Remarks" are used for further distinction.