



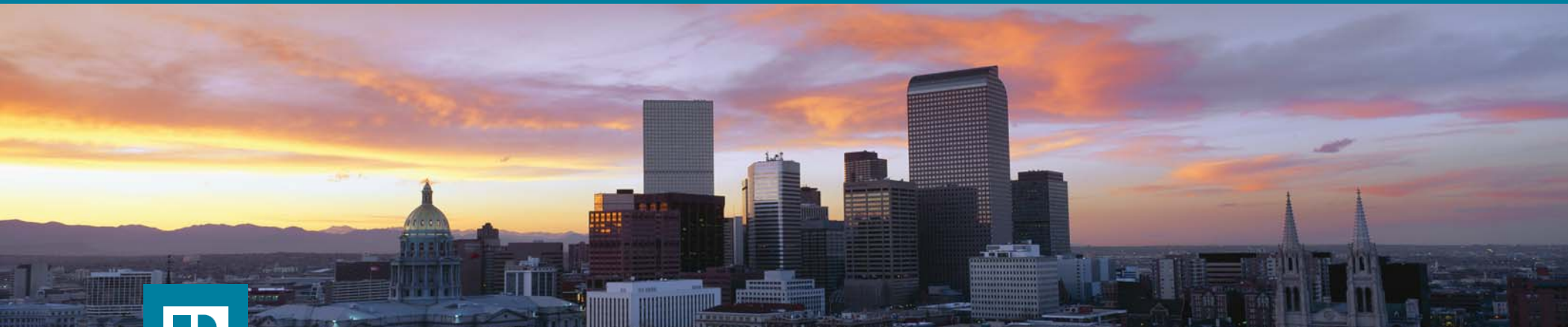
colorado association of REALTORS<sup>®</sup>  
**HOUSING REPORTS**

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

**Metro District**

**Foreclosure**

**Quarter 4, 2014**



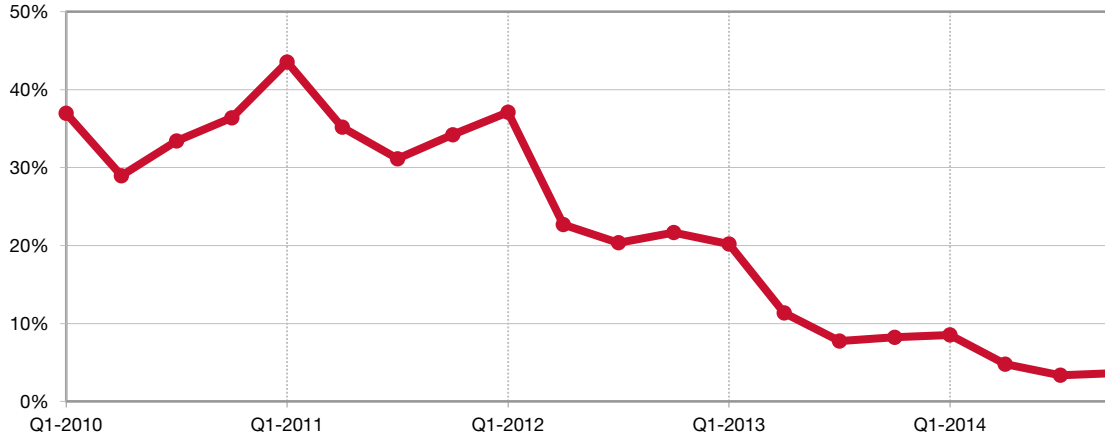
# Lender-Mediated Report – Q4-2014 METRO REGION



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: 3.7%



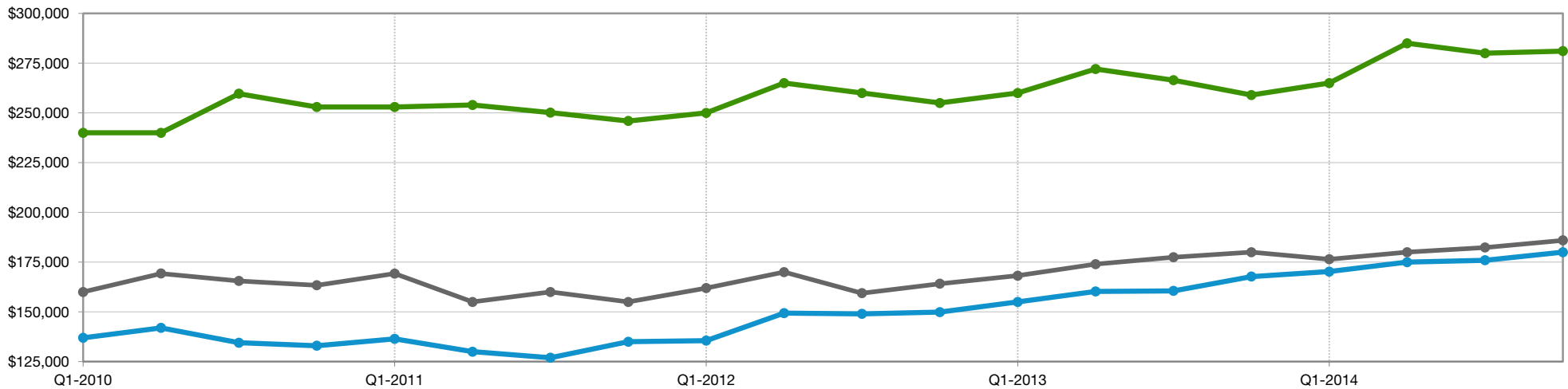
Sold Listings	Q4-2013	Q4-2014	+ / -
Traditional	11,176	12,856	+15.0%
REO	662	349	-47.3%
Short Sale	343	141	-58.9%
Total Market*	12,178	13,344	+9.6%

Median Sales Price	Q4-2013	Q4-2014	+ / -
Traditional	\$259,000	\$281,100	+8.5%
REO	\$167,800	\$180,000	+7.3%
Short Sale	\$180,000	\$186,000	+3.3%
Total Market*	\$250,000	\$277,000	+10.8%

\*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.