



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

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

# Mountain District

## Foreclosure

### Quarter 4, 2014



# Lender-Mediated Report – Q4-2014

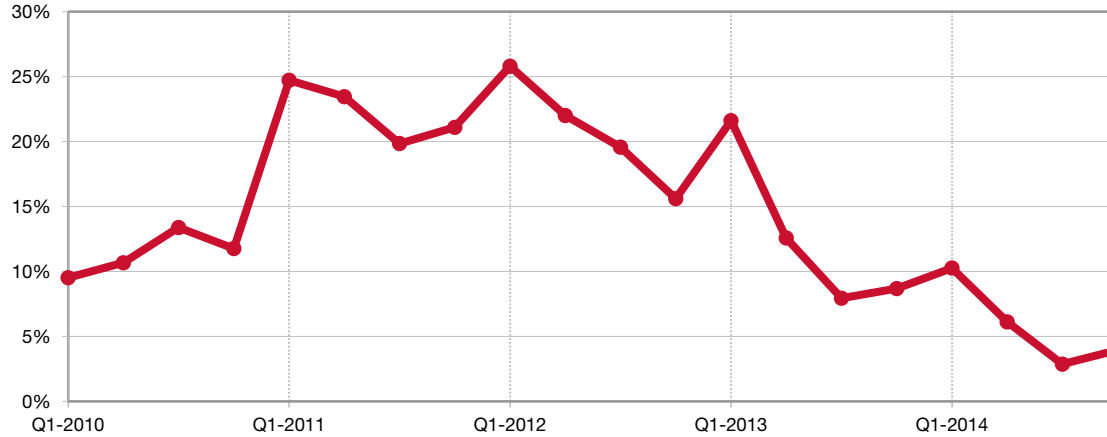
## MOUNTAIN REGION



A research tool provided by the Colorado Association of REALTORS®. Includes the Aspen Board of REALTORS®, Glenwood Springs Association of REALTORS®, Gunnison County 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: **4.0%**



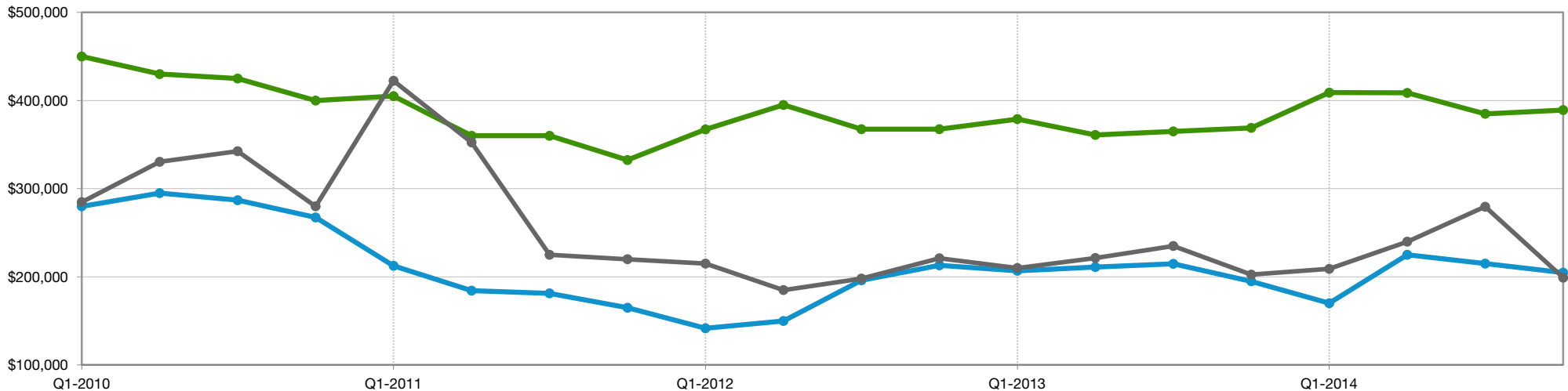
Sold Listings	Q4-2013	Q4-2014	+ / -
Traditional	1,051	1,310	+24.6%
REO	51	39	-23.5%
Short Sale	50	15	-70.0%
Total Market*	1,443	1,682	+16.6%

Median Sales Price	Q4-2013	Q4-2014	+ / -
Traditional	\$369,000	\$389,250	+5.5%
REO	\$194,950	\$204,750	+5.0%
Short Sale	\$202,500	\$199,000	-1.7%
Total Market*	\$385,000	\$415,000	+7.8%

\*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:

## **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.