



colorado association of REALTORS[®]
HOUSING REPORTS

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

Northeast District

Foreclosure

Quarter 4, 2014



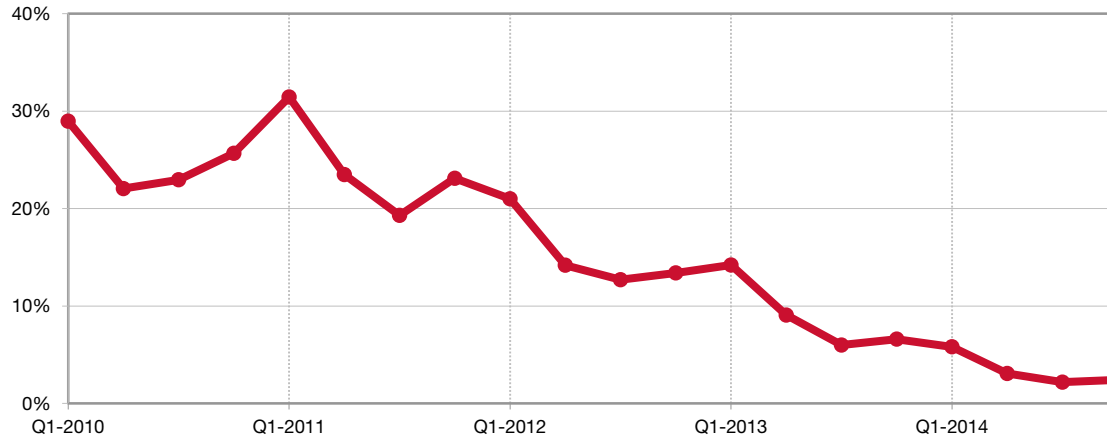
Lender-Mediated Report – Q4-2014 NORTHEAST REGION



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: 2.4%



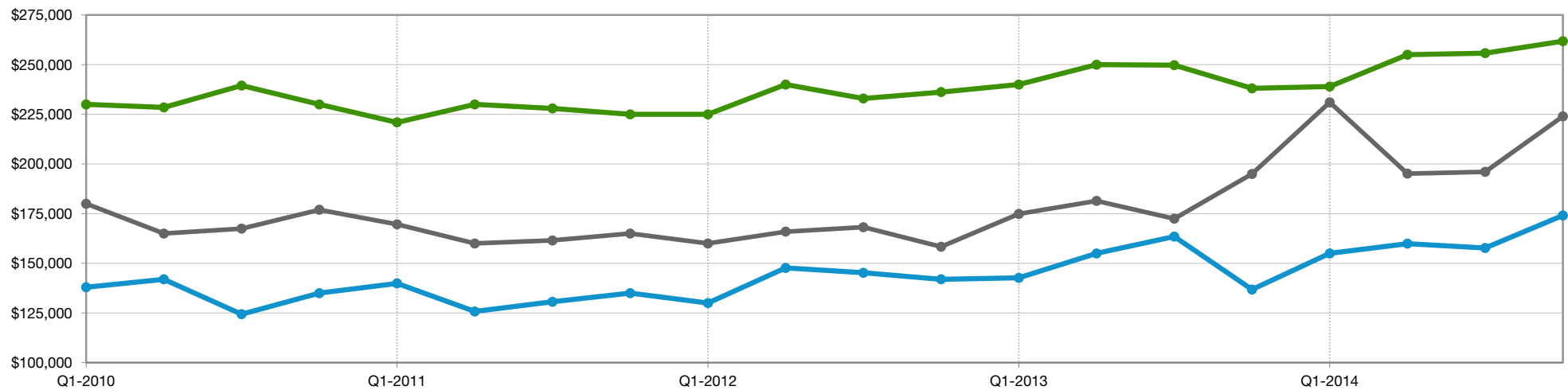
Sold Listings	Q4-2013	Q4-2014	+ / -
Traditional	3,322	3,861	+16.2%
REO	173	71	-59.0%
Short Sale	63	25	-60.3%
Total Market*	3,557	3,957	+11.2%

Median Sales Price	Q4-2013	Q4-2014	+ / -
Traditional	\$238,090	\$261,840	+10.0%
REO	\$136,800	\$174,100	+27.3%
Short Sale	\$195,000	\$224,000	+14.9%
Total Market*	\$233,850	\$260,000	+11.2%

*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

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®.



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 Pay."
- Foreclosure based on "FG_OwnershipIDs" field where value is "HUD" or "Lender Owner/REO."