



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

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

## **Southeast District**

## **Foreclosure**

## **Quarter 4, 2014**



# Lender-Mediated Report – Q4-2014

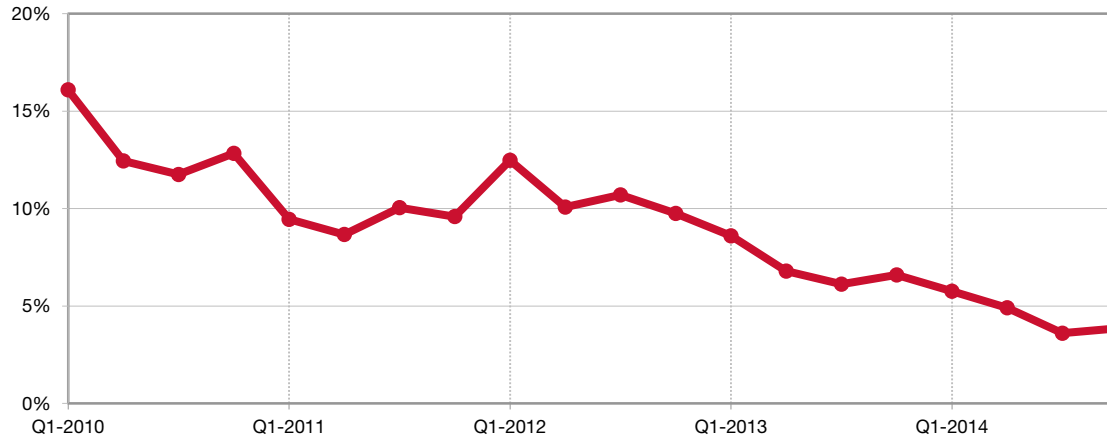
# SOUTHEAST REGION



A research tool provided by the Colorado Association of REALTORS®. Includes the Arkansas Valley Board of REALTORS®, Chaffee County Board of REALTORS®, Pikes Peak Association of REALTORS®, Pueblo Association of REALTORS® and the Royal Gorge 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: **3.9%**



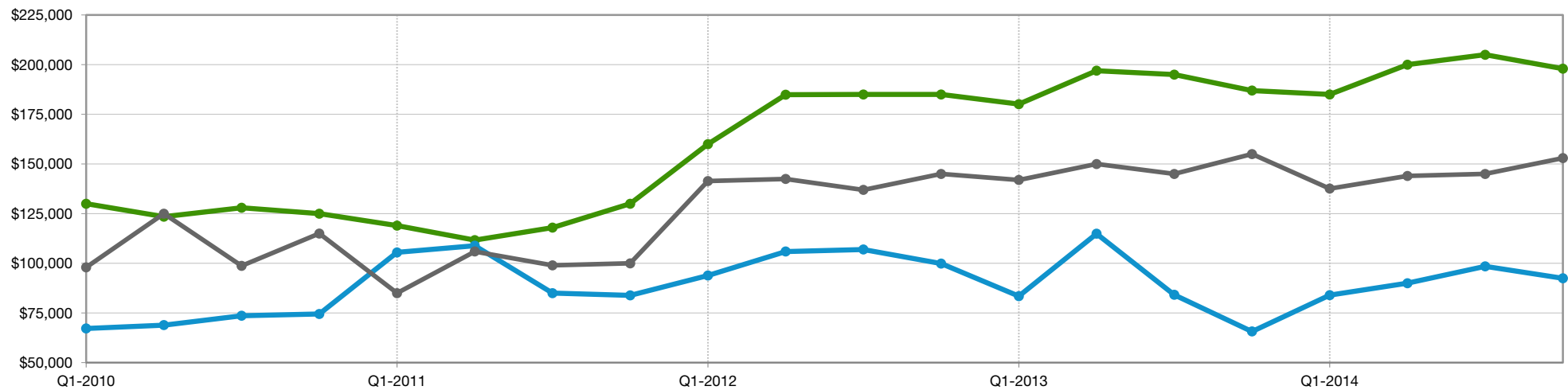
Sold Listings	Q4-2013	Q4-2014	+ / -
Traditional	3,130	3,646	+16.5%
REO	90	56	-37.8%
Short Sale	143	106	-25.9%
Total Market*	3,351	3,792	+13.2%

Median Sales Price	Q4-2013	Q4-2014	+ / -
Traditional	\$187,000	\$198,000	+5.9%
REO	\$65,750	\$92,500	+40.7%
Short Sale	\$155,000	\$153,000	-1.3%
Total Market*	\$182,000	\$195,000	+7.1%

\*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:

## **Chaffee County Board of REALTORS®, Inc. Multiple Listing Service**

- Foreclosure based on "ForeclosureBankOwned" field and supplemented by "Public Remarks" field.
- Short Sale based exclusively on "Public Remarks" field.

## **Pikes Peak REALTOR® Services Corporation**

- Foreclosure based on "Notices" field where value is "In Foreclosure."
- Short Sale based on "ShortSale Add Signed by Seller" field.
- Field "Property Description Remarks" used for further distinction.

## **Pueblo Association of REALTORS®, Inc./Arkansas Valley Board of REALTORS® Multiple Listing Service**

- Foreclosure exclusively based on "Remarks" and "Agent\_Remarks" fields.
- Short Sale based on "Terms" field and supplemented by "Remarks" and "Agent\_Remarks" fields.

## **Royal Gorge Association of REALTORS® Inc. Multiple Listing Service**

- Foreclosure and Short Sale are based on the "Agent\_Remarks" and "Remarks" fields.