



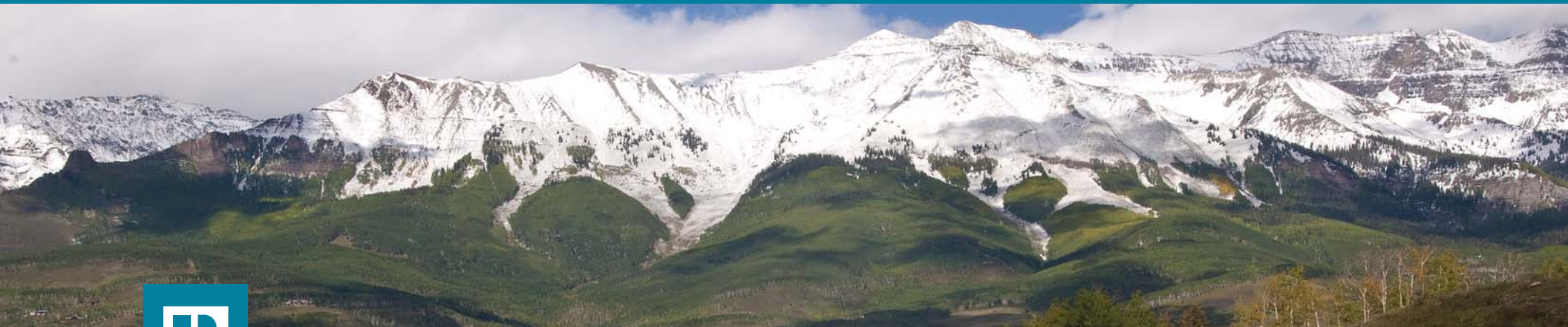
colorado association of REALTORS<sup>®</sup>  
**HOUSING REPORTS**

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

## Southwest District

## Foreclosure

## Quarter 4, 2014



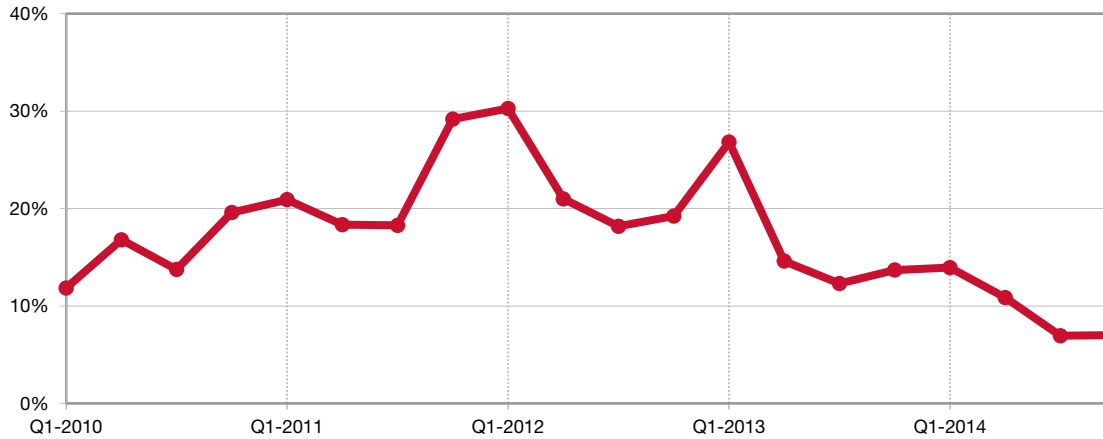
# Lender-Mediated Report – Q4-2014 SOUTHWEST REGION



A research tool provided by the Colorado Association of REALTORS®. Includes the Durango Area Association of REALTORS®, Four Corners Board of REALTORS®, Pagosa Springs Area Association of REALTORS® and the San Luis Valley 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: 7.0%



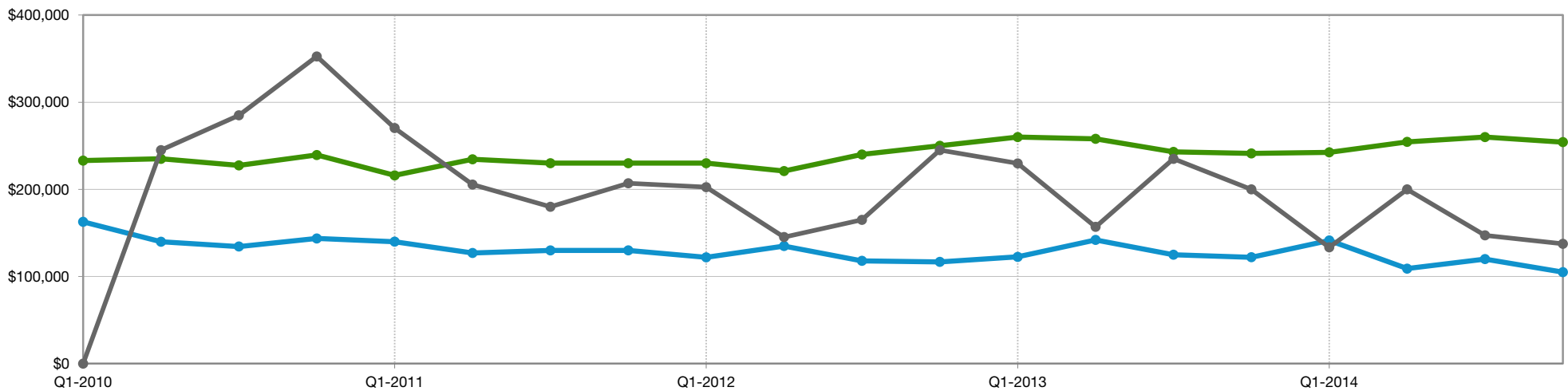
Sold Listings	Q4-2013	Q4-2014	+ / -
Traditional	422	542	+28.4%
REO	61	40	-34.4%
Short Sale	7	2	-71.4%
<b>Total Market*</b>	<b>489</b>	<b>583</b>	<b>+19.2%</b>

Median Sales Price	Q4-2013	Q4-2014	+ / -
Traditional	\$241,250	\$254,250	+5.4%
REO	\$122,150	\$105,000	-14.0%
Short Sale	\$200,000	\$137,500	-31.3%
<b>Total Market*</b>	<b>\$225,000</b>	<b>\$238,750</b>	<b>+6.1%</b>

\*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:

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

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