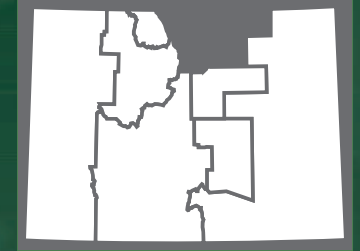


Everitt Real Estate Center

# Market Statistics

Northern  
Colorado  
Region  
First Quarter 2012



Colorado  
State  
University  
COLLEGE OF BUSINESS





# Market Statistics – Northern Colorado Region

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## About the Research

The Everitt Real Estate Center (EREC), a membership organization based in the Department of Finance and Real Estate in the Colorado State University College of Business, aims to provide educational opportunities and applied research experience for students, and disseminate applied research that addresses the critical current and future real estate needs of the Colorado real estate community. The Everitt Real Estate Center serves not only as a bridge between the university and private business, but is also a catalyst within the university, working with students and faculty from various disciplines.

The EREC Market Statistics for the Northern Colorado Region details historical closing and inventory trends for both attached and detached residential product types from 1997 through the most recent quarter. The EREC Market Statistics report is free and available for download at <http://biz.colostate.edu/EREC/Pages/research.aspx>.

In addition to the quarterly Market Statistics, the Center also produces the EREC House Price Indices (HPI), an in-depth study of residential property values. The EREC HPI is based on Multiple Listing Service (MLS) data collected by Information Real Estate Services, LLC (IRES, LLC) and calculated annually for 11 major market areas in Boulder, Larimer & Weld counties as well as individual census tracts in Northern Colorado.

## Methodology and Approach

The Everitt Real Center publishes Market Statistics for the Northern Colorado Region utilizing residential Multiple Listing Service data provided by Information Real Estate Services, LLC (IRES). The Northern Colorado Region includes Boulder, Larimer and Weld counties as well as 11 major market areas within these three counties.

The data, which includes more than 350,000 records from 1997 through the most recent quarter, is examined to ensure accurate classification of both attached (*condominium, townhouse, and duplex*) and detached product types. In addition, the data is extensively filtered to eliminate sales and listings of commercial properties, income producing properties (*single-family detached properties containing two or more units*), permanently affordable houses, land sales, and land leases.

The geographic boundaries for the counties and market areas are selected utilizing a map overlay rather than relying on the user inputs; therefore, the results will differ from IRES, LLC filters. Prior to selection

of the data by area, the street addresses of each property are standardized using a third party to conform to U.S. Postal Service standards. This process significantly improves the accuracy and success rate of determining the geographic coordinates and facilitates quality control.

## Authors

Dr. Sriram Villupuram, an Assistant Professor in the Finance and Real Estate Department, serves as advisory board member for the Everitt Real Estate Center. Dr. Villupuram has extensive research experience in the areas of urban economics, real estate price indices, REITs, mortgage loans, foreclosure laws and mutual funds. His research has been presented at the prestigious American Real Estate and Urban Economics Association, Western Finance Association, American Real Estate Society and the Financial Management Association. In 2009 and 2010, Dr. Villupuram was invited to be a visiting scholar at the Federal Reserve Bank of Chicago's Banking Supervision and Regulation division, where he conducted research on mortgage loans from a regulation and policy perspective. He teaches investments in the finance and real estate program and has been nominated for the best teacher award in 2009, 2010 and 2012 by the CSU Alumni Association.

John Gerhard is the Director of Research and Operations for the Everitt Real Estate Center at Colorado State University and has a diverse consulting and appraisal background including acquisition, development, project management, and real estate research for the homebuilding industry. In addition to over ten years as a Senior Market Analyst with the Genesis Group, a consulting firm that specializes in market research and analysis for the residential real estate industry, he served as Vice President of Land Acquisition and Forward Planning for Engle Homes. He is a Certified Residential Appraiser and received a B.S. in Business Administration from the University of Nebraska.

Teresa Hoistad is a Research Associate for the Everitt Real Estate Center and recent graduate from Colorado State University College of Business.

# Market Statistics – Northern Colorado Region

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## Everitt Real Estate Center

The Everitt Real Estate Center contributes innovative research and resources to the real estate industry in Northern Colorado and across the state. Members enjoy exclusive access to the latest research findings, special rates to center events, and a pool of real estate-focused students who are workforce ready. The Everitt Real Estate Center at Colorado State was established in 2000 within the Department of Finance and Real Estate and received its first support from the Mortgage Bankers Association. The Center is named after the Everitt family and the Everitt Companies, longtime contributors to the real estate community in Fort Collins and to the university. Founding members also include Eric Holsapple and Don Marostica, owners of Loveland Commercial LLC, who created the Loveland Commercial Endowed Chair of Real Estate in 2004. The Everitt Real Estate Center is in the College of Business at Colorado State University and disseminates applied research that responds to critical current and future real estate issues, whether regionally or globally. For more information visit <http://www.biz.colostate.edu/erec>.

## Acknowledgements

The Everitt Real Estate Center would like to thank IRES, LLC for contributing the data for this analysis.

The research is powered in part by a technology donation from Hewlett Packard. The Everitt Real Estate Center recognizes Hewlett Packard for their continued support of the Colorado State University College of Business and the EREC.

## Disclaimer

Colorado State University co-authors and students engaged in the preparation and analysis of data, reporting and presentation attempted all reasonable efforts to confirm the results contained herein. Colorado State University makes no representations or warranties, expressed or implied as to the accuracy or completeness of this report or the information that it contains. Colorado State University is not liable for any damages arising from the use of or reliance on any information contained in this report, whether directly or indirectly, including damages from inaccuracies, omissions, and errors.

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# Market Statistics – Northern Colorado Region

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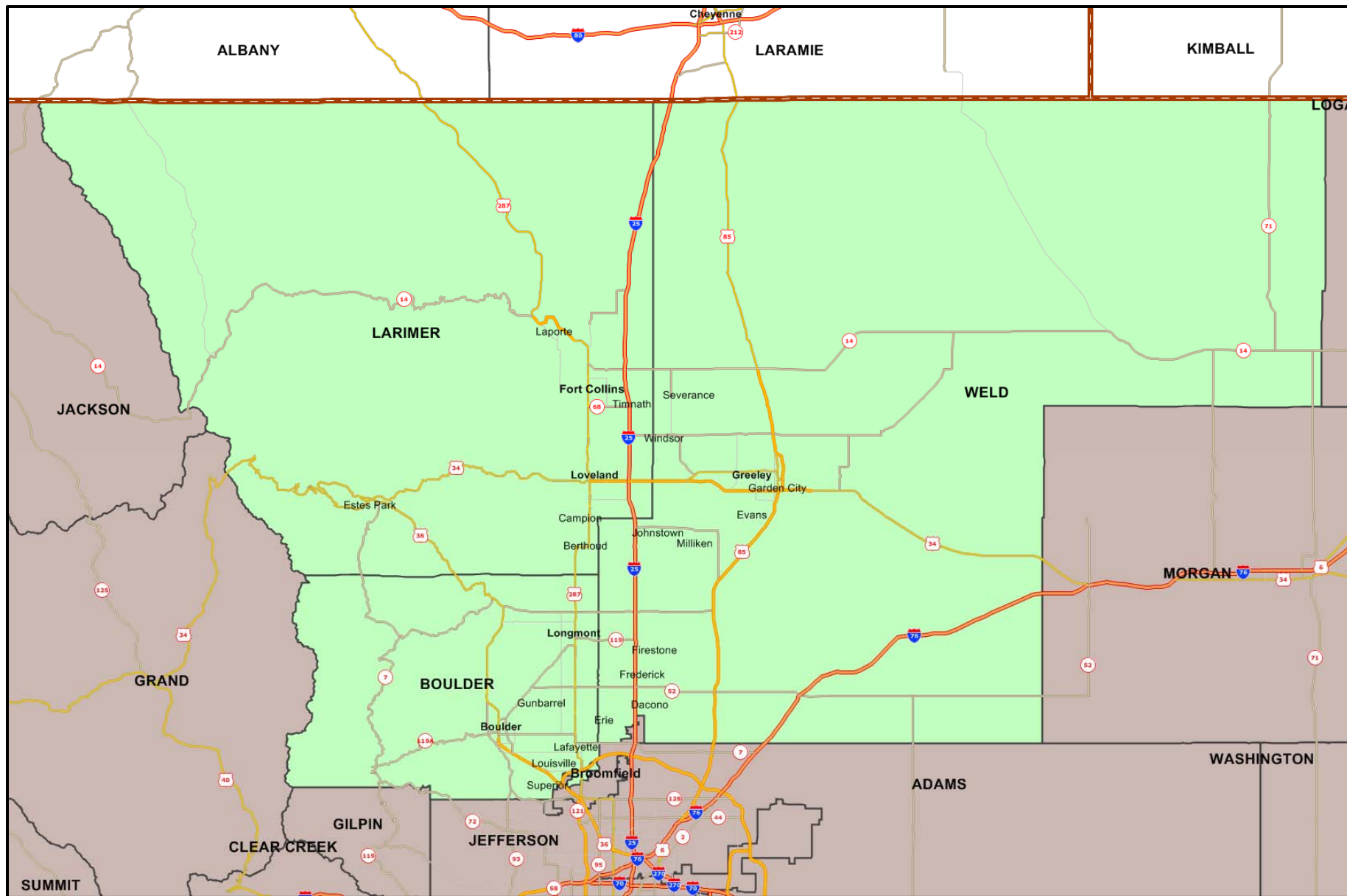
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# Market Statistics – Northern Colorado Region

## Map of Northern Colorado Region



Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

## Market Snapshot – First Quarter 2012

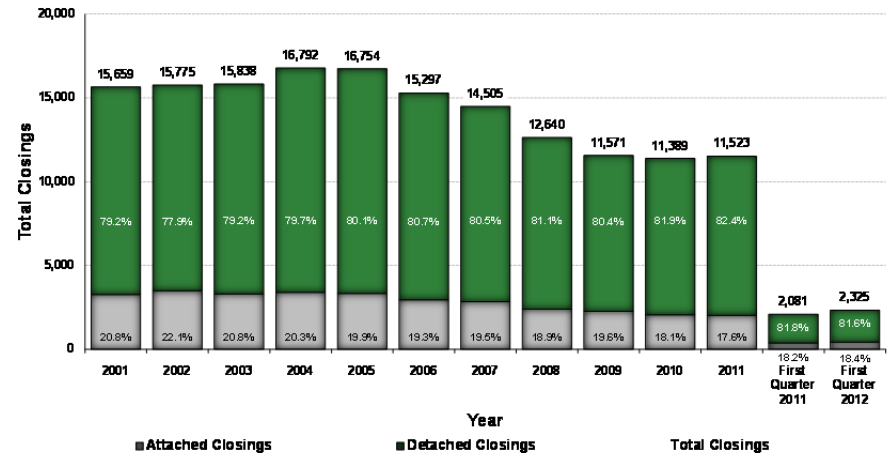
Home closings in Northern Colorado increased significantly in First Quarter 2012 as compared to the previous year, up 12 percent from 2,081 closings during First Quarter 2011 to 2,325 closings during First Quarter 2012.

**Attached** closings (condo, townhome & duplex) increased 13 percent to 428 closings in First Quarter 2012, while the number of **detached** closings in Northern Colorado increased 11 percent from 1,703 to 1,897 closings.

Larimer County registered the greatest increase in total closings during First Quarter 2012, up 16 percent from 829 to 961 closings, followed by a 12 percent increase in Boulder County, up from 618 closings to 692 closings. As compared to First Quarter 2011, home closings increased 6 percent in Weld County, up from 634 to 672 closings in First Quarter 2012.

The total number of inventory homes in Northern Colorado fell 16 percent from 7,553 listings at the end of First Quarter 2011 to 6,370 listings at the end of First Quarter 2012. Based on the average monthly sales absorption during the previous 12 months, the supply of available homes declined significantly, down 20 percent from an 8.1 to a 6.5 months supply.

Historical Closing Trends  
Northern Colorado Region  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

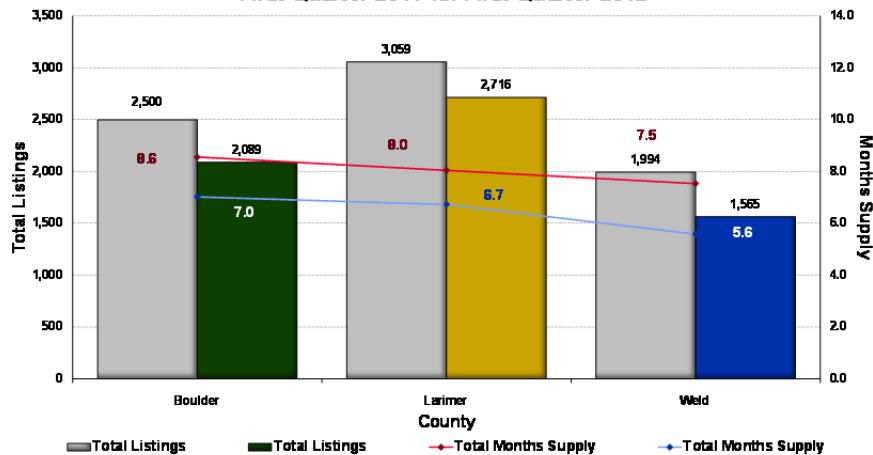
As compared to First Quarter 2011, the total number of listings dropped 16 percent in Boulder County and 11 percent in Larimer County. Weld County registered the greatest decline in the total number of listings, down 22 percent from 1,994 to 1,565 listings at the end of First Quarter 2012.

The number of **attached** (condo, townhome & duplex) listings fell 24 percent in Northern Colorado, down from 1,448 listings to 1,104 listings at the end of First Quarter 2012. Based on the average monthly sales absorption during the previous 12 months, the supply of **attached** homes fell 26 percent from an 8.6 to 6.4 months supply.

As compared to First Quarter 2011, the number of **detached** listings in Northern Colorado fell 14 percent from 6,105 to 5,226 listings. The supply of available **detached** homes dropped 19 percent from an 8.0 months supply to a 6.5 months supply at the end of First Quarter 2012.

In Boulder County, the supply of homes fell 19 percent compared to First Quarter 2011, down from an 8.6 to 7.0 months supply. The total supply of available homes fell 16 percent in Larimer County to a 6.7 months supply. Weld County had the lowest total months supply of available homes at the end of First Quarter 2012, down 25 percent to a 5.6 month supply.

Total Listings & Months Supply by County  
Northern Colorado Region  
First Quarter 2011 vs. First Quarter 2012



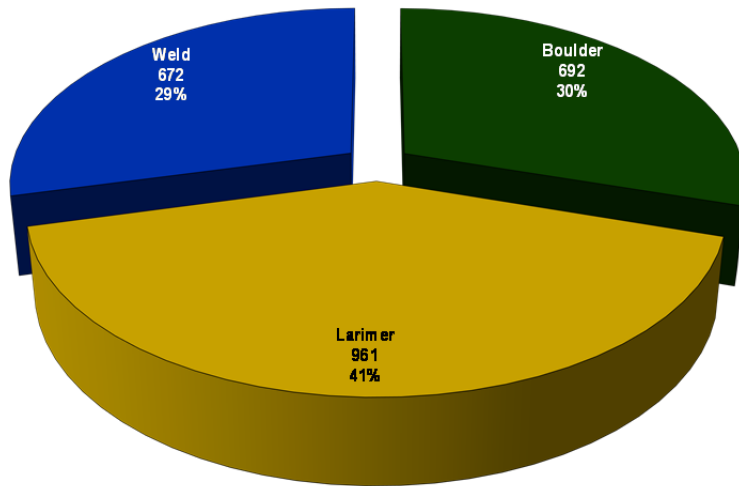
Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

## Market Statistics by County

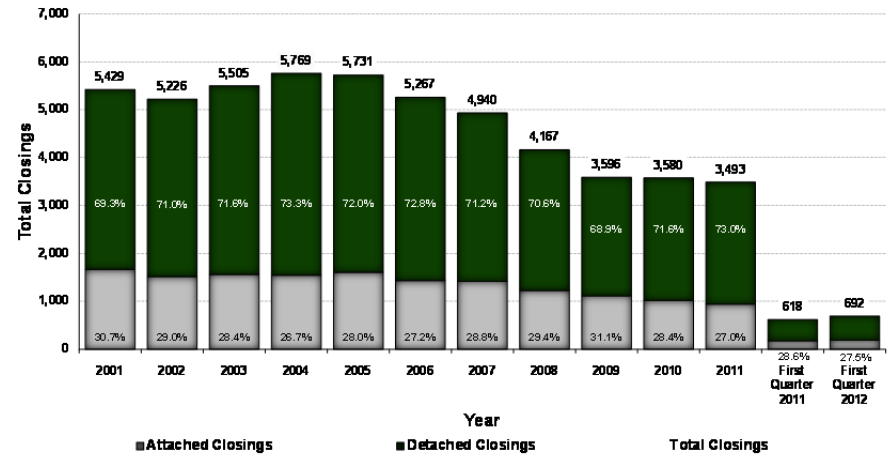
### Boulder County

Total Closings by County  
Northern Colorado Region  
First Quarter 2012



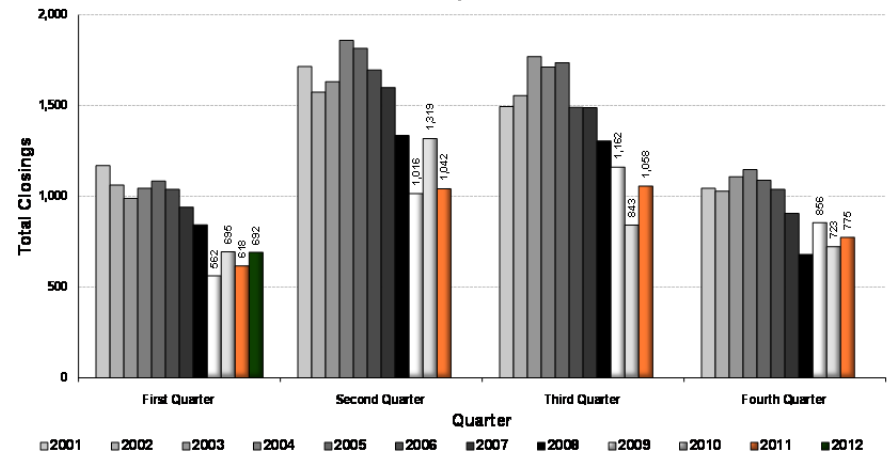
Sources: EREC; Data Provided by IRES, LLC

Historical Closing Trends  
Boulder County  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

Historical Closing Trends by Quarter  
Boulder County  
2001 - First Quarter 2012

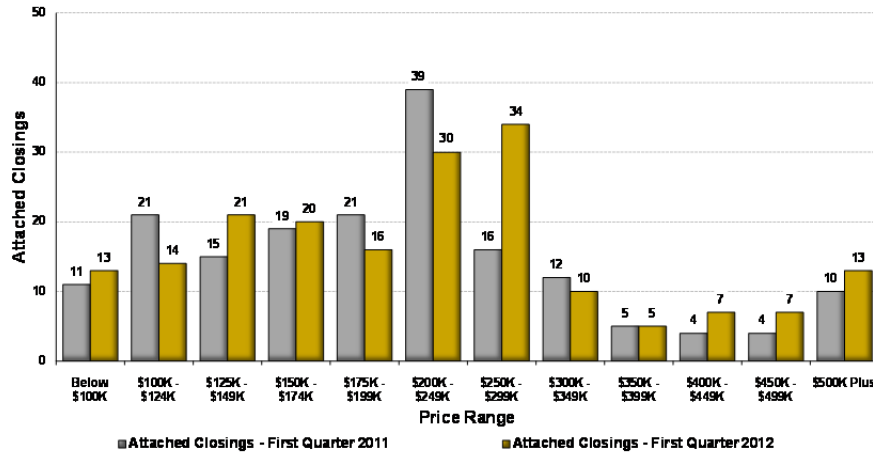


Sources: EREC; Data Provided by IRES, LLC



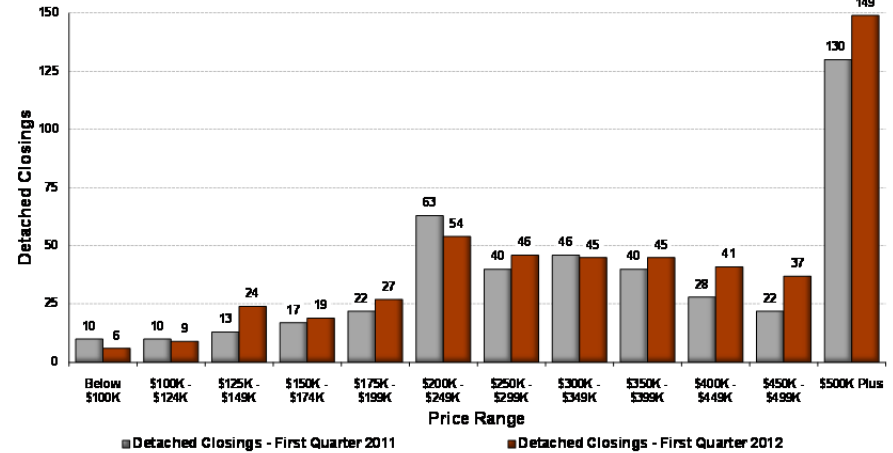
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Boulder County  
First Quarter 2011 vs. First Quarter 2012**



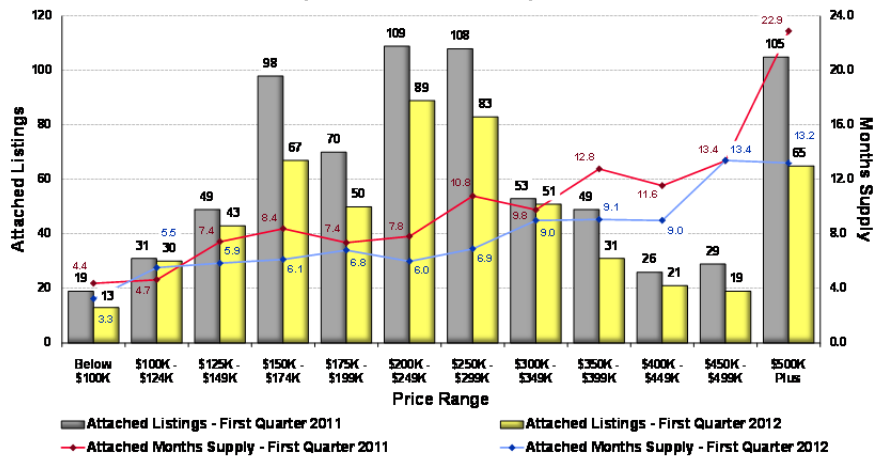
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Boulder County  
First Quarter 2011 vs. First Quarter 2012**



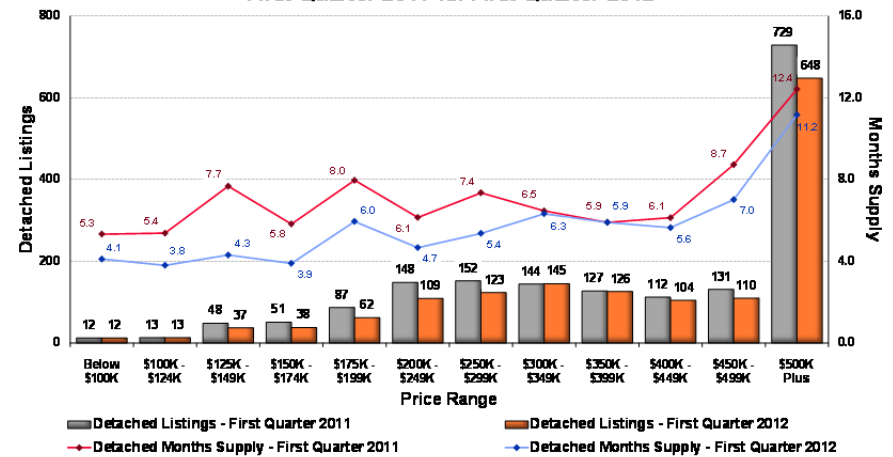
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Boulder County  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Boulder County  
First Quarter 2011 vs. First Quarter 2012**

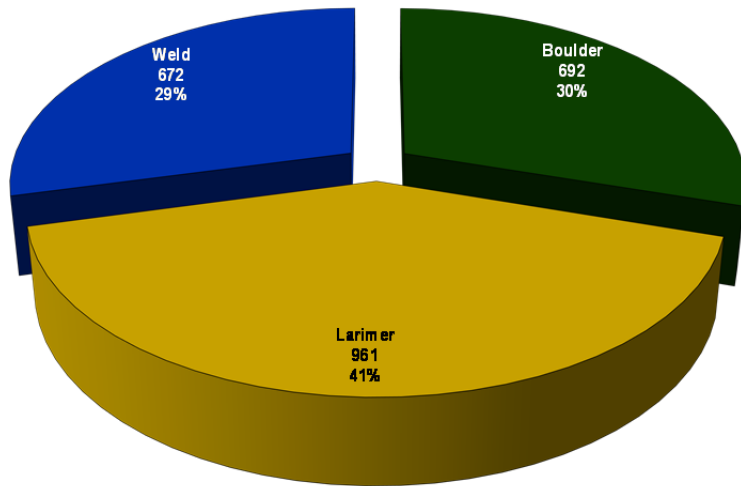


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

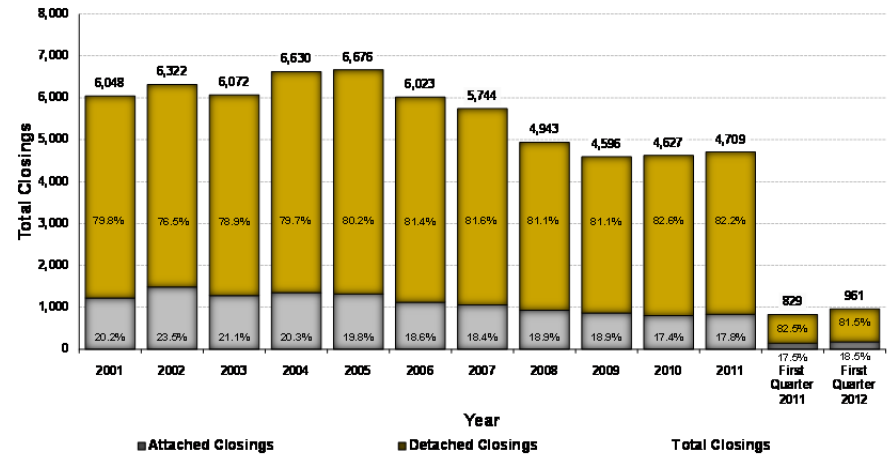
## Larimer County

Total Closings by County  
Northern Colorado Region  
First Quarter 2012



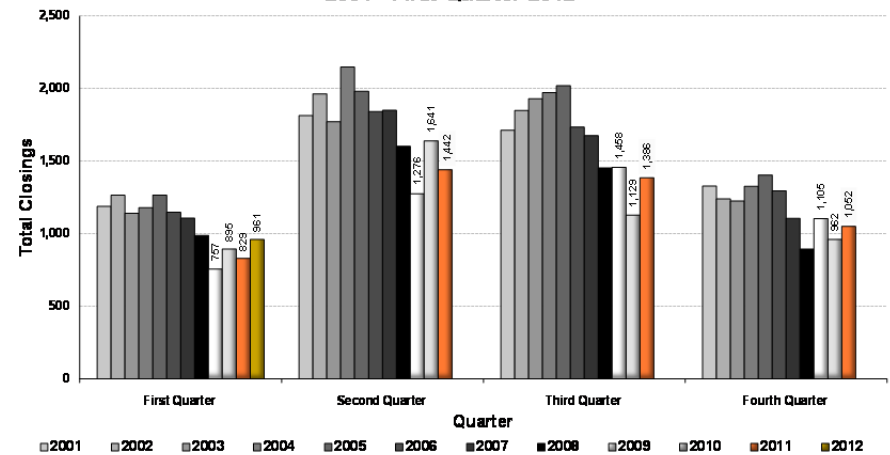
Sources: EREC; Data Provided by IRES, LLC

Historical Closing Trends  
Larimer County  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

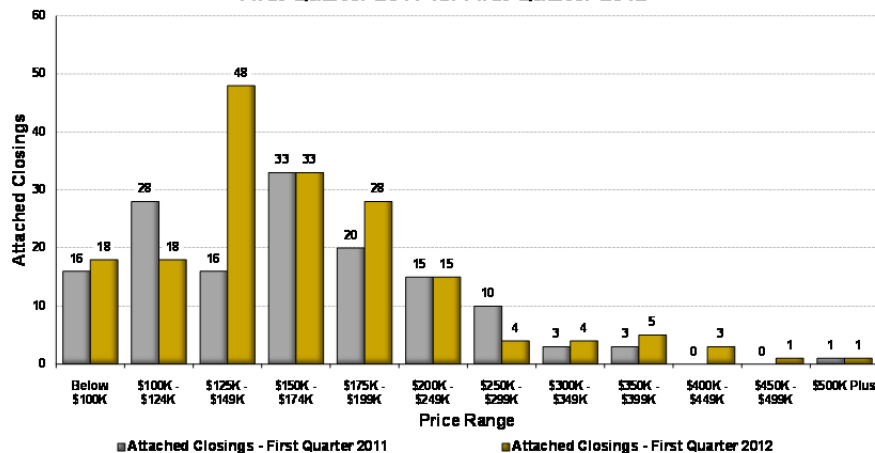
Historical Closing Trends by Quarter  
Larimer County  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

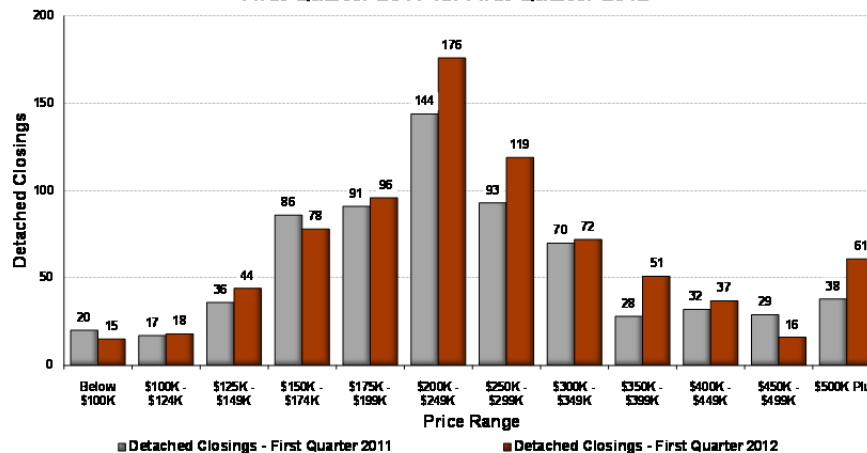
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Larimer County  
First Quarter 2011 vs. First Quarter 2012**



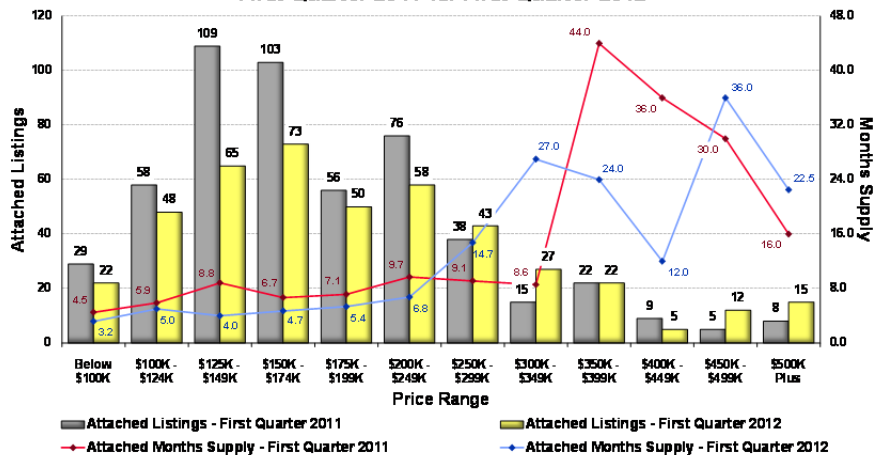
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Larimer County  
First Quarter 2011 vs. First Quarter 2012**



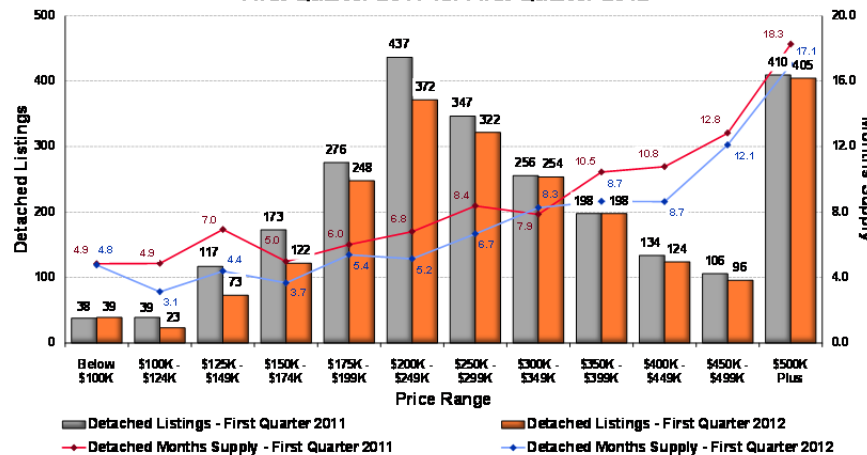
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Larimer County  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Larimer County  
First Quarter 2011 vs. First Quarter 2012**

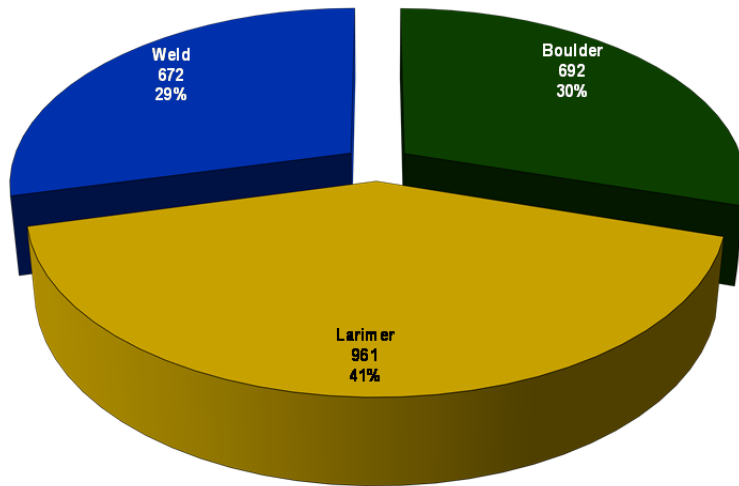


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

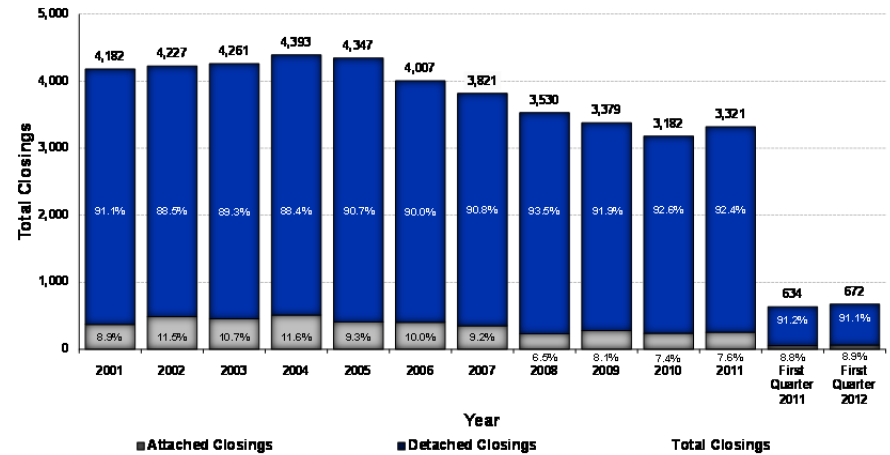
## Weld County

Total Closings by County  
Northern Colorado Region  
First Quarter 2012



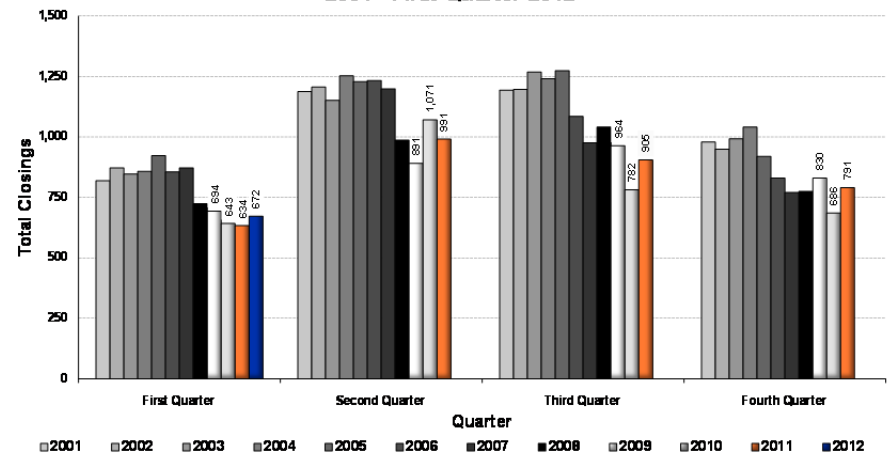
Sources: EREC; Data Provided by IRES, LLC

Historical Closing Trends  
Weld County  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

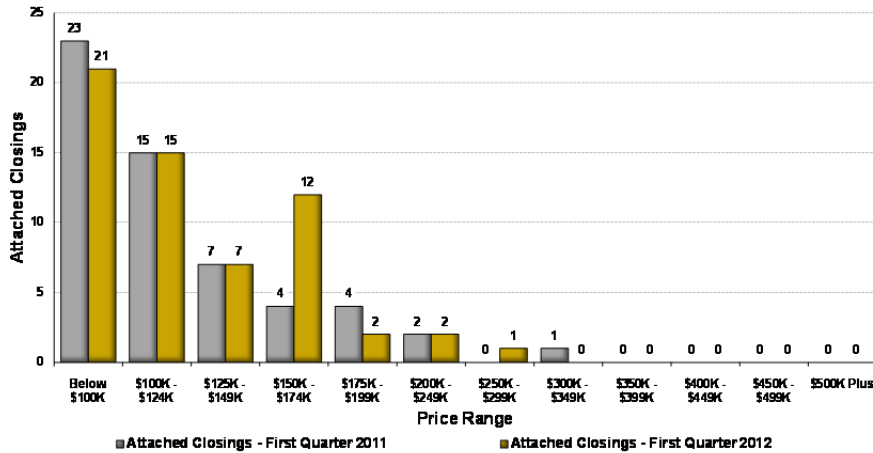
Historical Closing Trends by Quarter  
Weld County  
2001 - First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

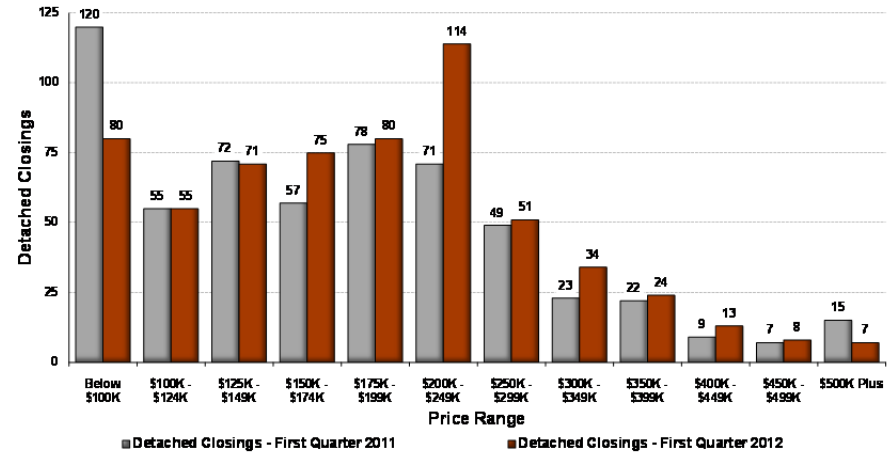
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Weld County  
First Quarter 2011 vs. First Quarter 2012**



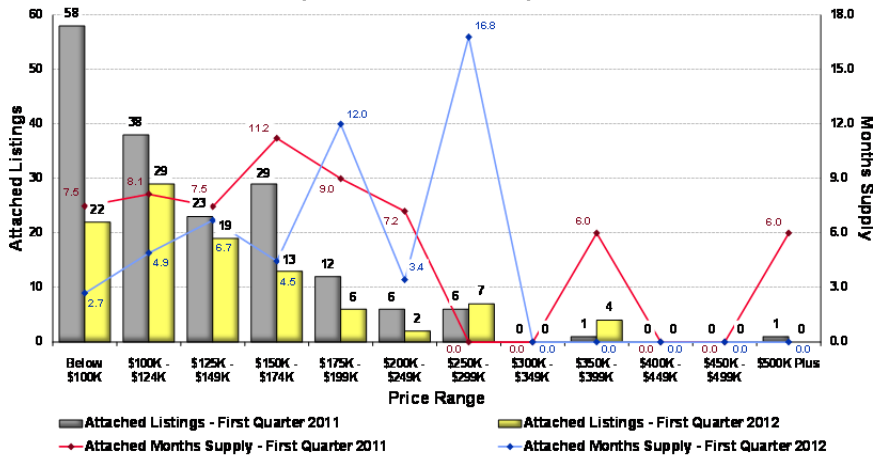
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**Detached Closing Trends by Price Range  
Weld County  
First Quarter 2011 vs. First Quarter 2012**



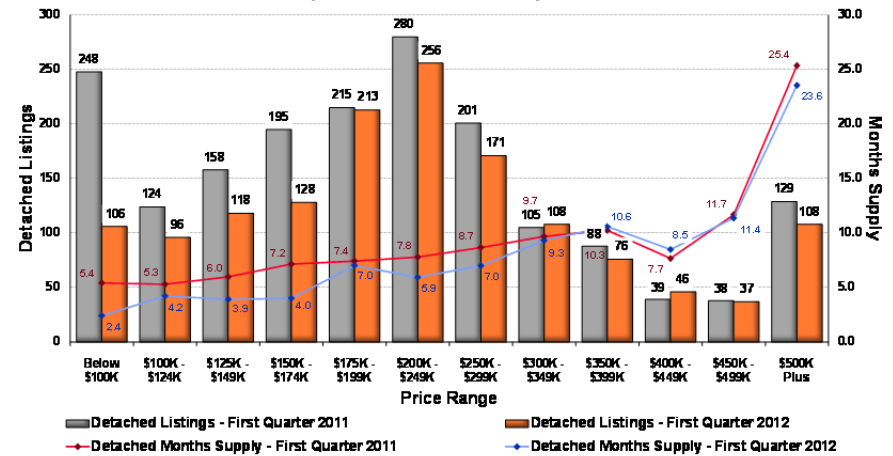
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Weld County  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Weld County  
First Quarter 2011 vs. First Quarter 2012**



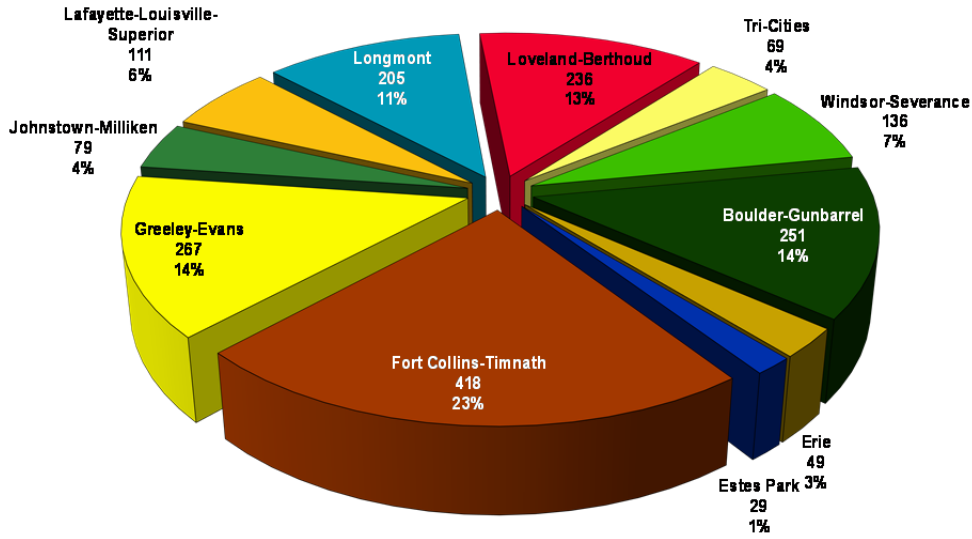
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# Market Statistics – Northern Colorado Region

## Market Statistics by Market Area

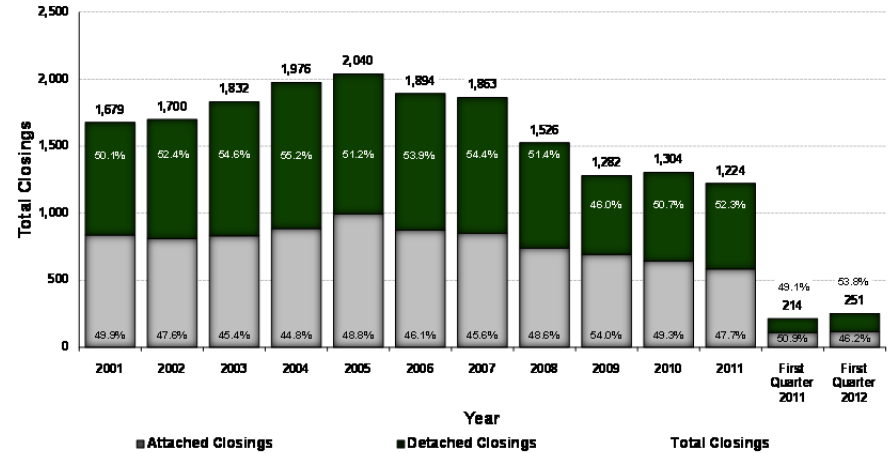
### Boulder-Gunbarrel

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



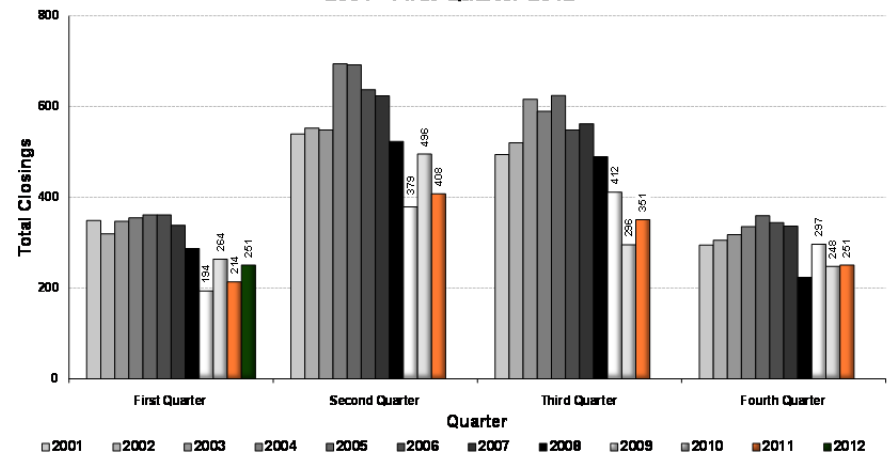
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Boulder-Gunbarrel  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

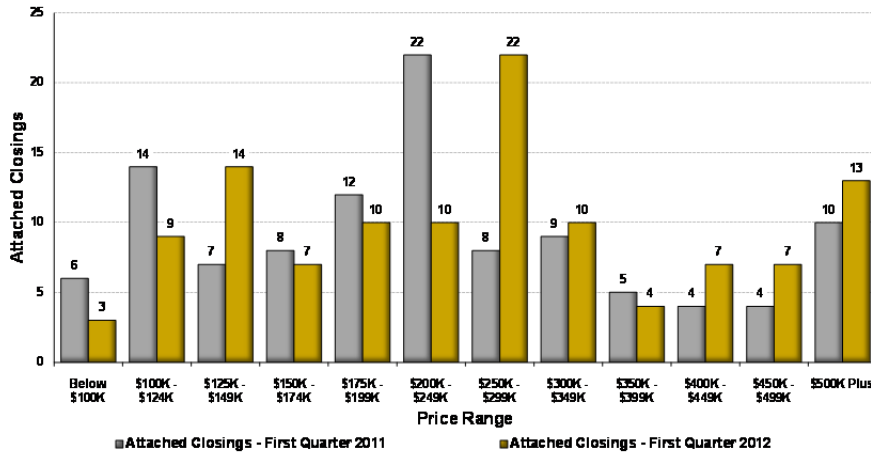
**Historical Closing Trends by Quarter  
Boulder-Gunbarrel  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

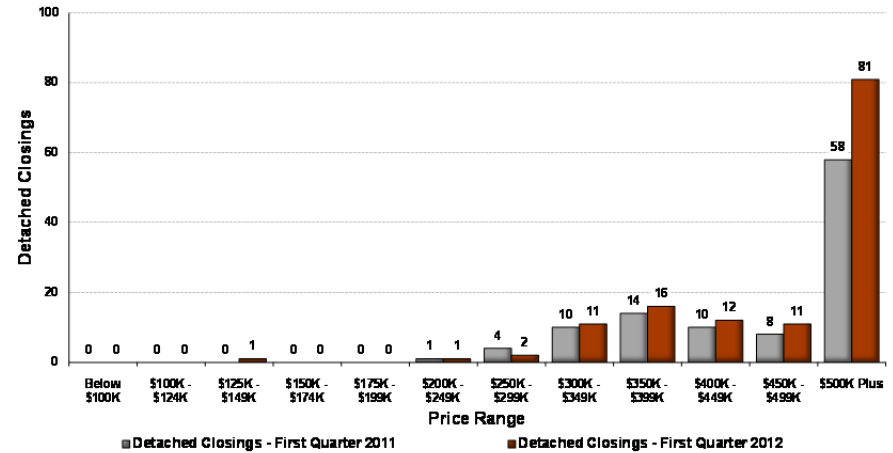
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Boulder-Gunbarrel  
First Quarter 2011 vs. First Quarter 2012**



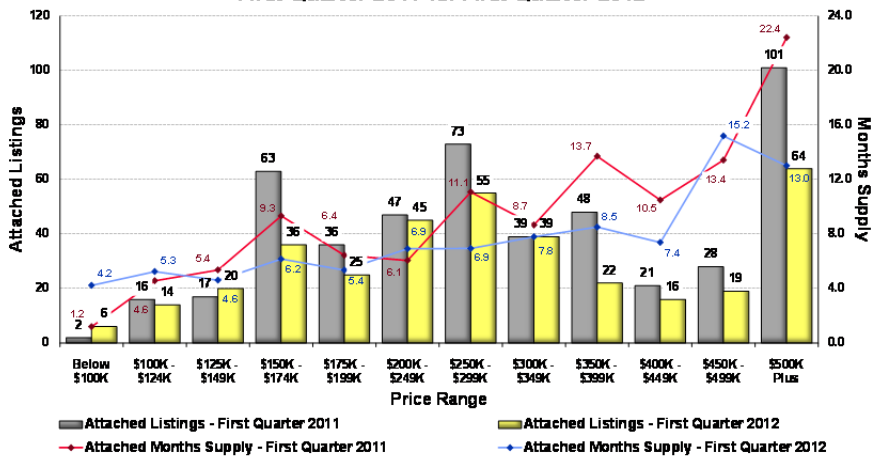
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Boulder-Gunbarrel  
First Quarter 2011 vs. First Quarter 2012**



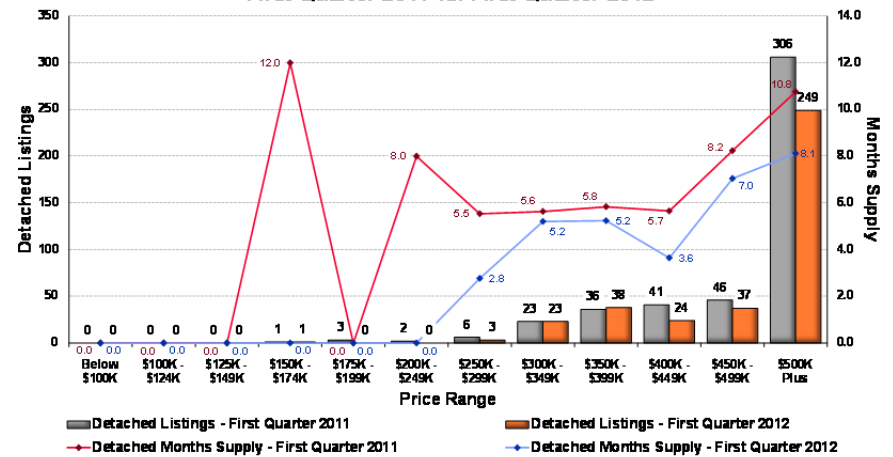
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Boulder-Gunbarrel  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Boulder-Gunbarrel  
First Quarter 2011 vs. First Quarter 2012**

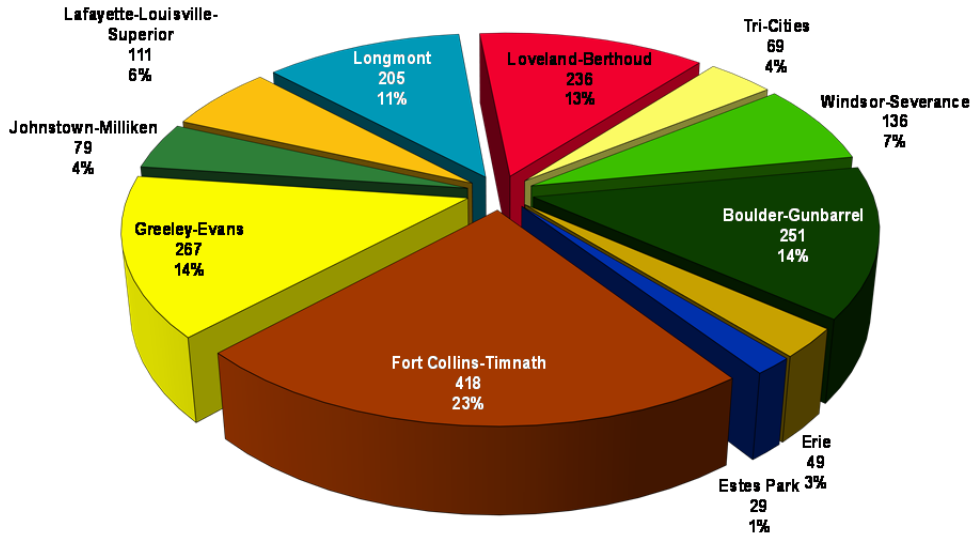


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

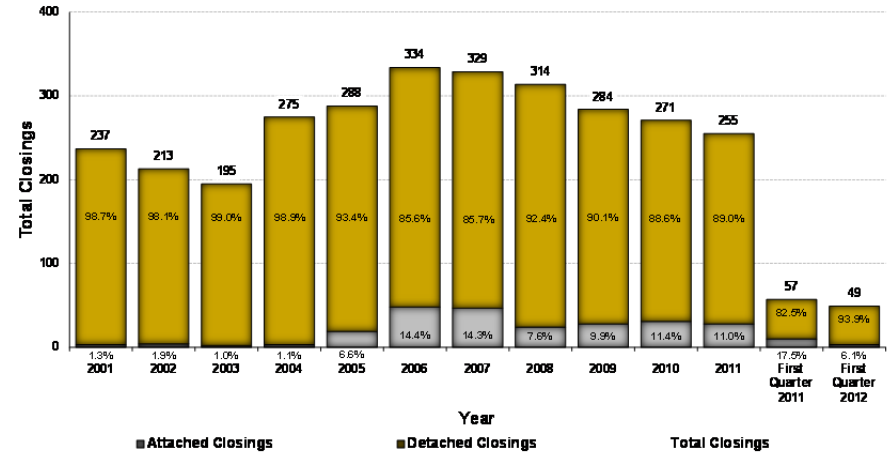
## Erie

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



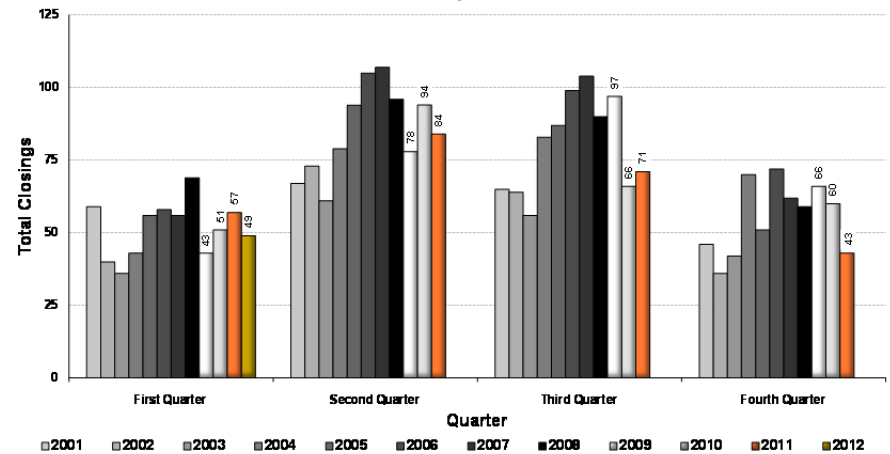
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Erie  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends by Quarter  
Erie  
2001 - First Quarter 2012**

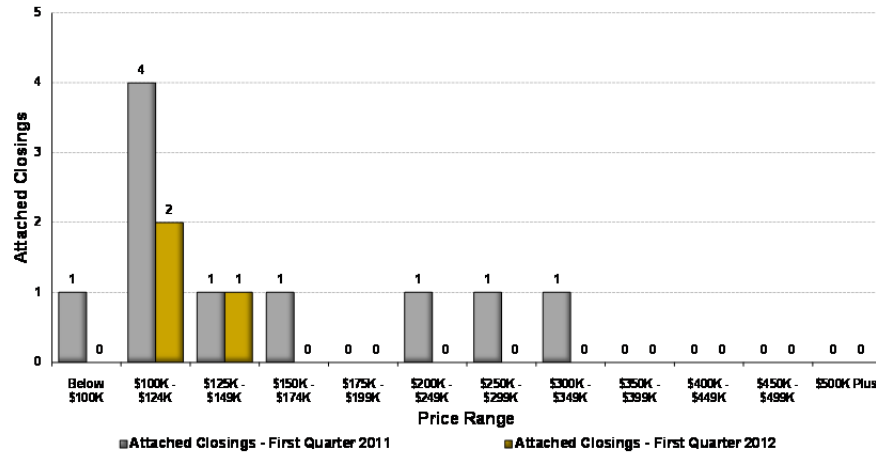


Sources: EREC; Data Provided by IRES, LLC



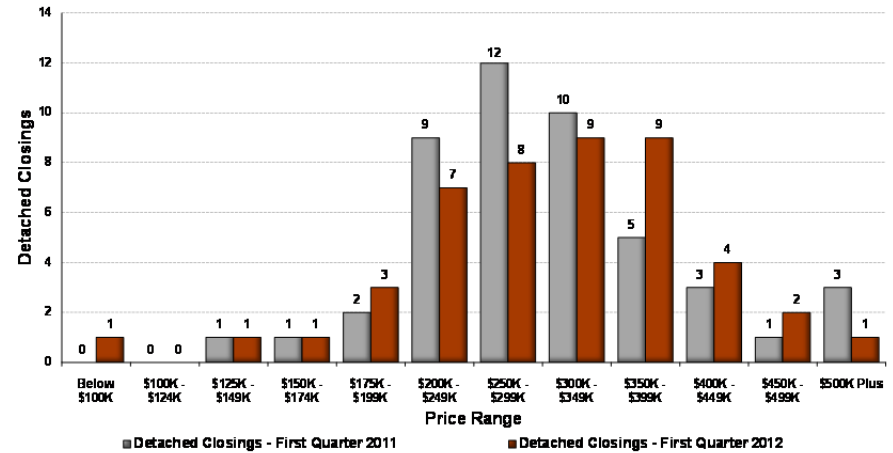
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range**  
Erie  
First Quarter 2011 vs. First Quarter 2012



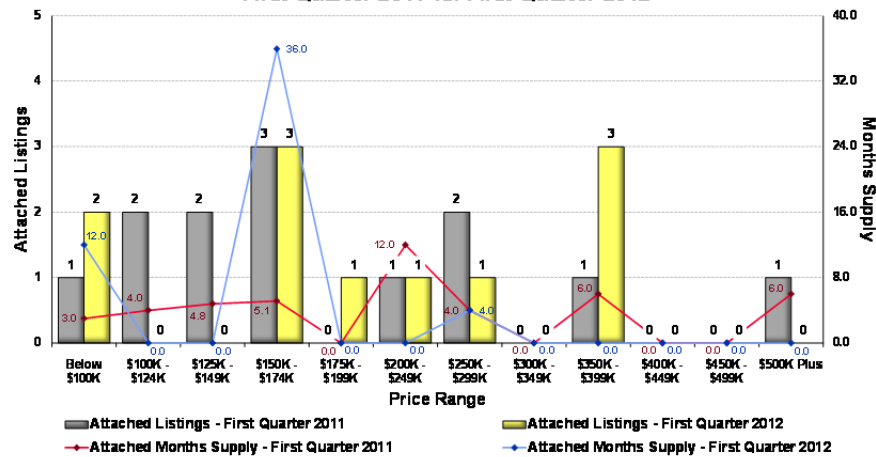
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range**  
Erie  
First Quarter 2011 vs. First Quarter 2012



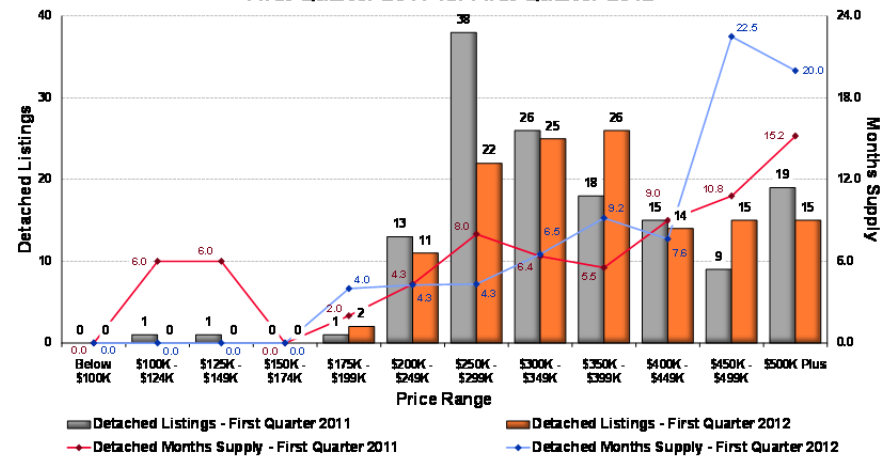
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range**  
Erie  
First Quarter 2011 vs. First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range**  
Erie  
First Quarter 2011 vs. First Quarter 2012

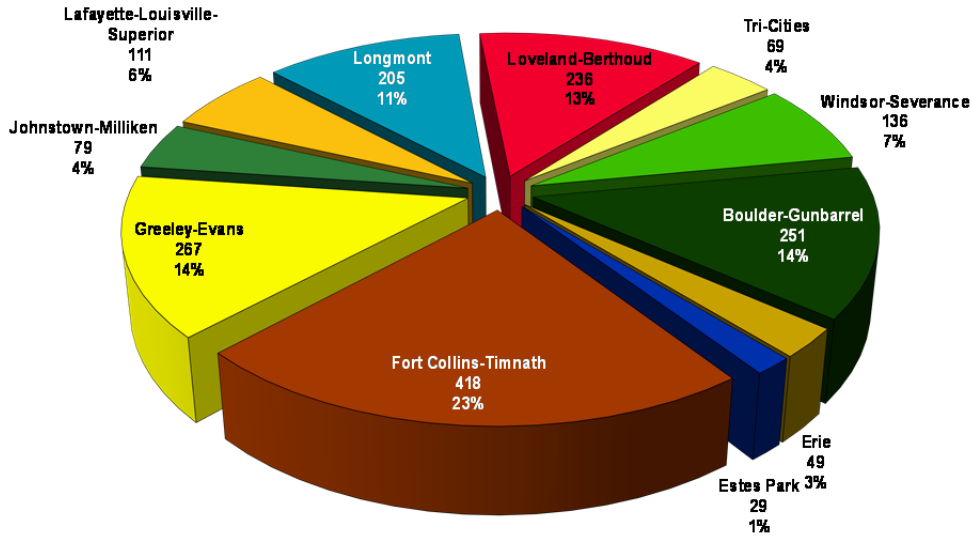


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

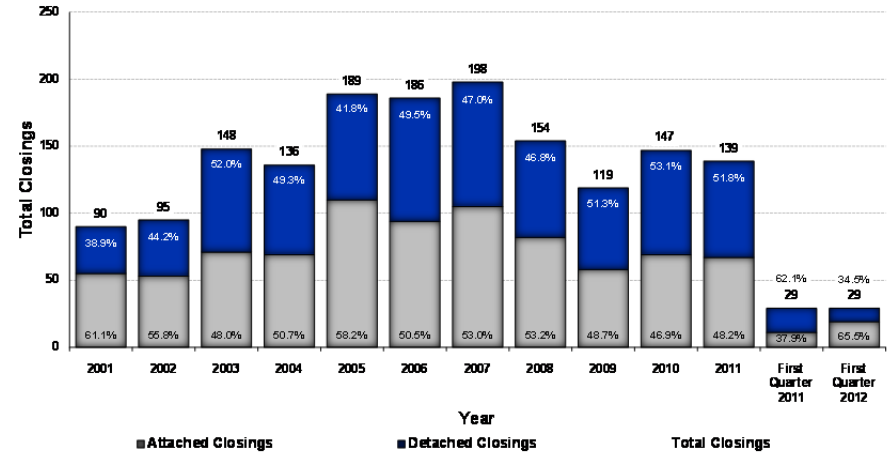
## Estes Park

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



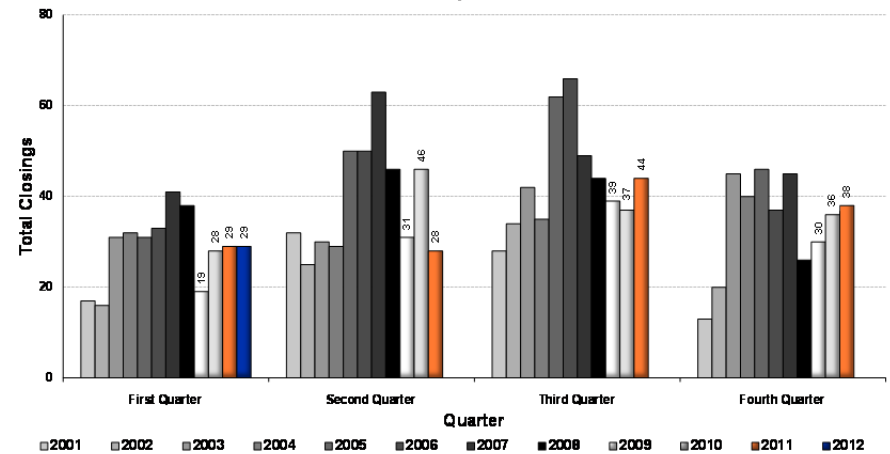
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Estes Park  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

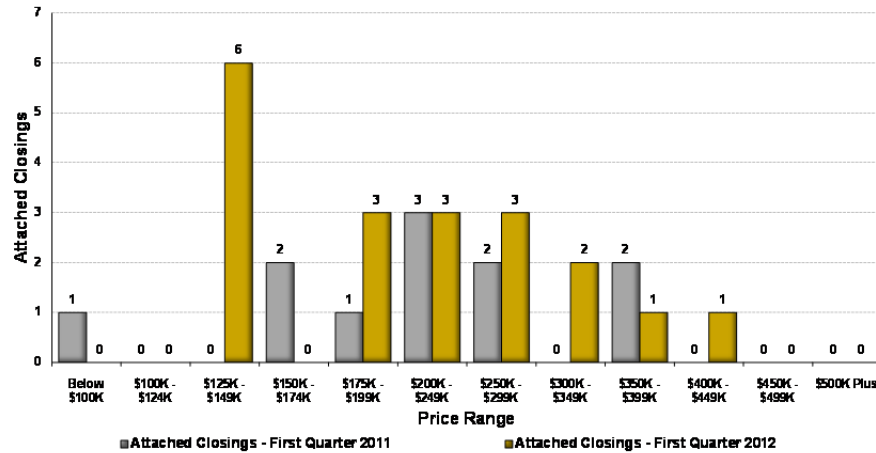
**Historical Closing Trends by Quarter  
Estes Park  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

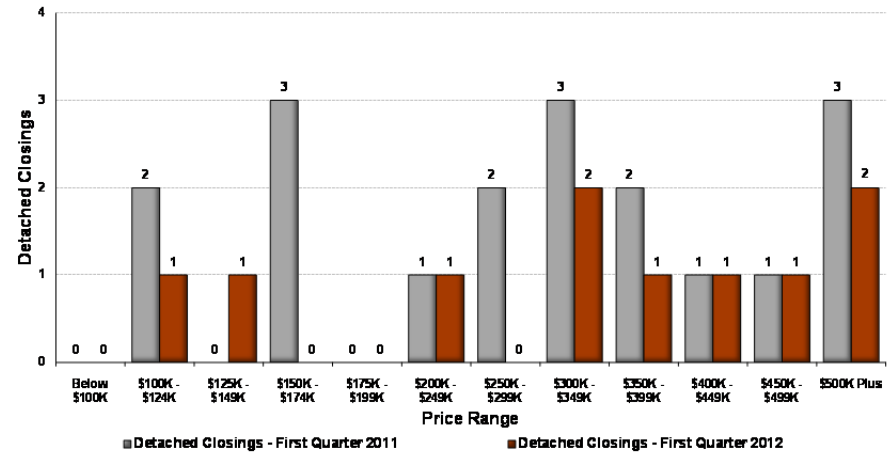
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Estes Park  
First Quarter 2011 vs. First Quarter 2012**



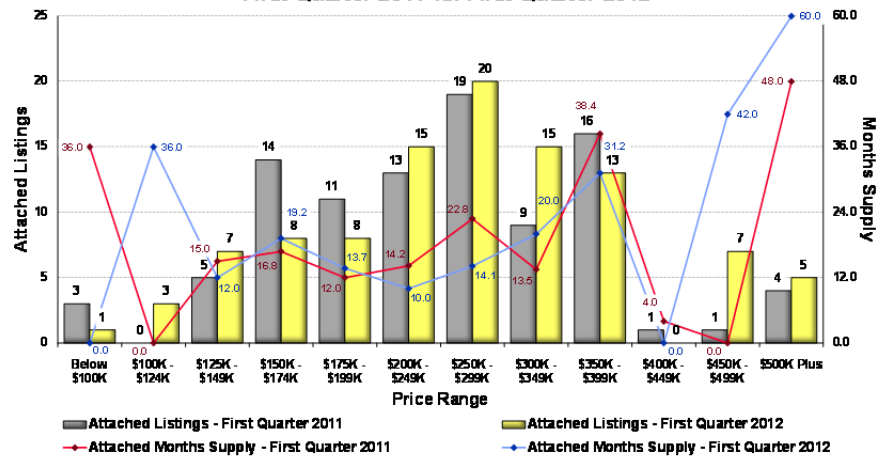
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Estes Park  
First Quarter 2011 vs. First Quarter 2012**



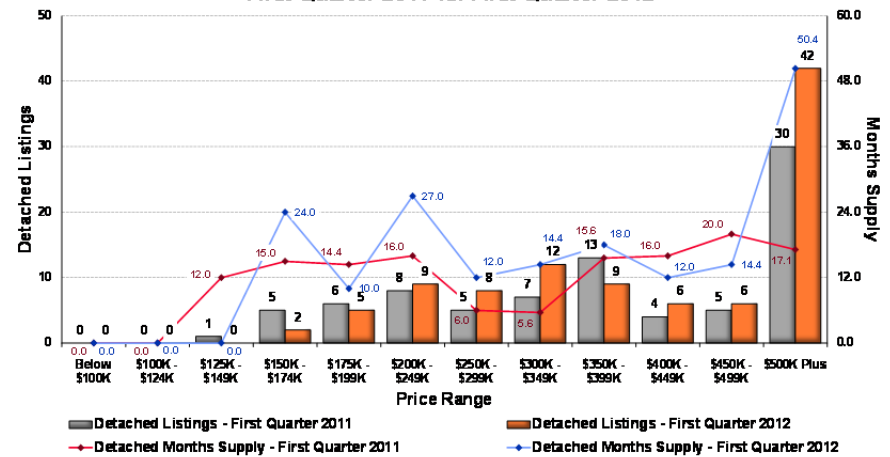
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Estes Park  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Estes Park  
First Quarter 2011 vs. First Quarter 2012**

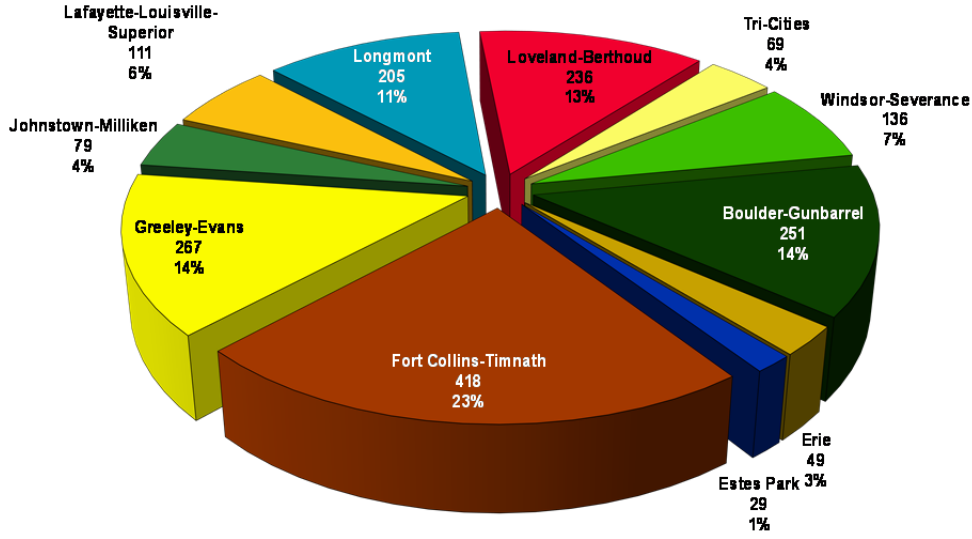


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

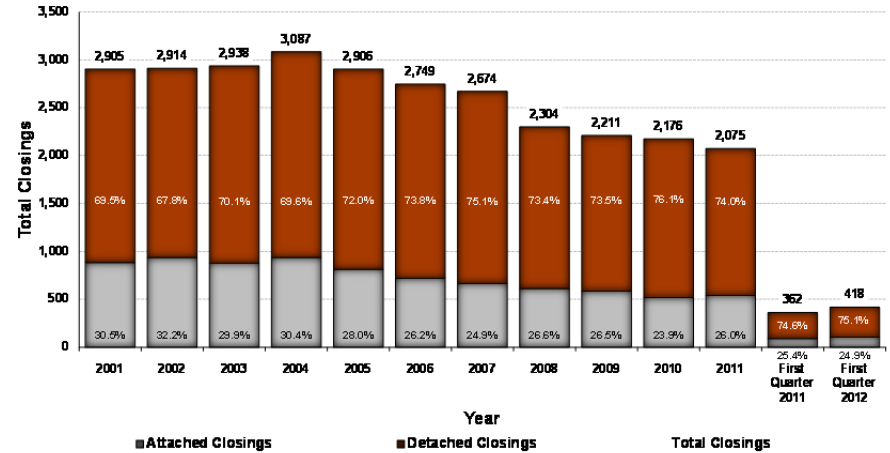
## Fort Collins-Timnath

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



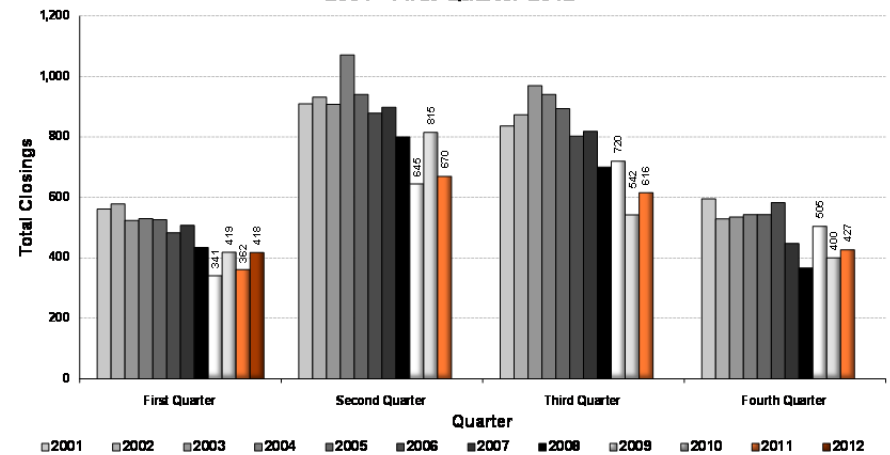
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Fort Collins-Timnath  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

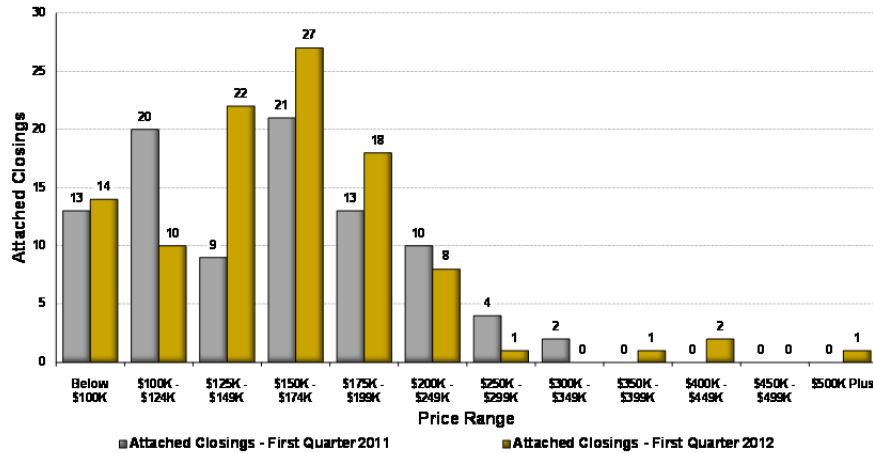
**Historical Closing Trends by Quarter  
Fort Collins-Timnath  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

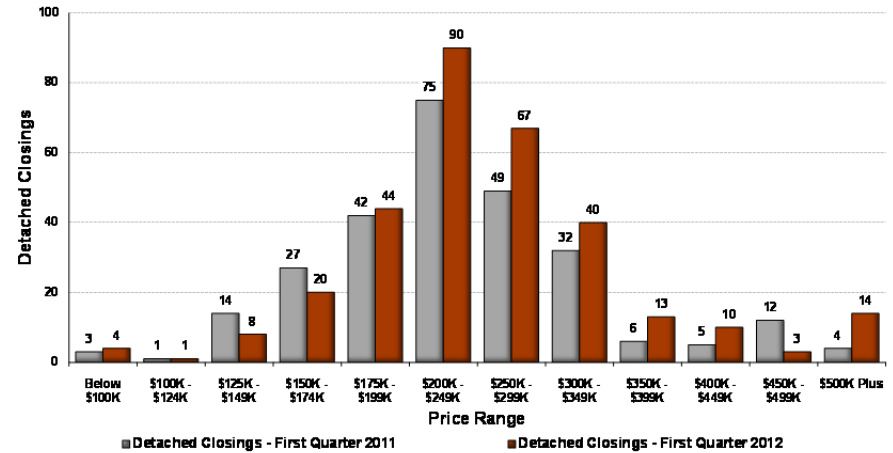
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Fort Collins-Timnath  
First Quarter 2011 vs. First Quarter 2012**



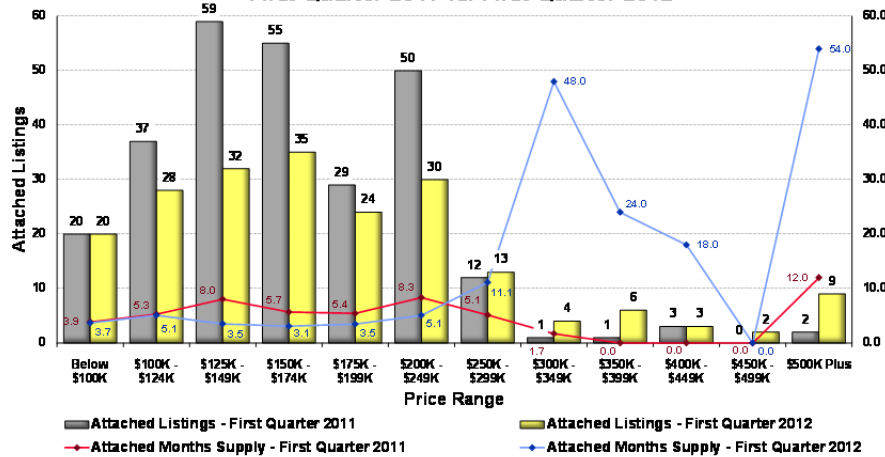
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Fort Collins-Timnath  
First Quarter 2011 vs. First Quarter 2012**



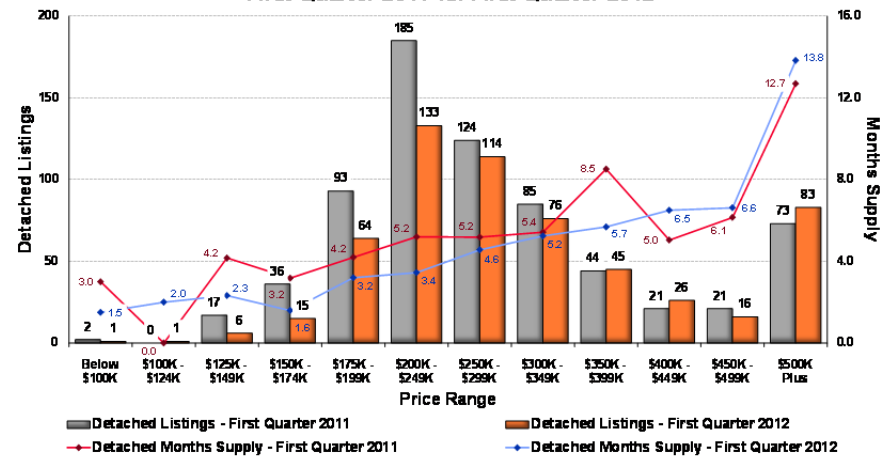
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Fort Collins-Timnath  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Fort Collins-Timnath  
First Quarter 2011 vs. First Quarter 2012**

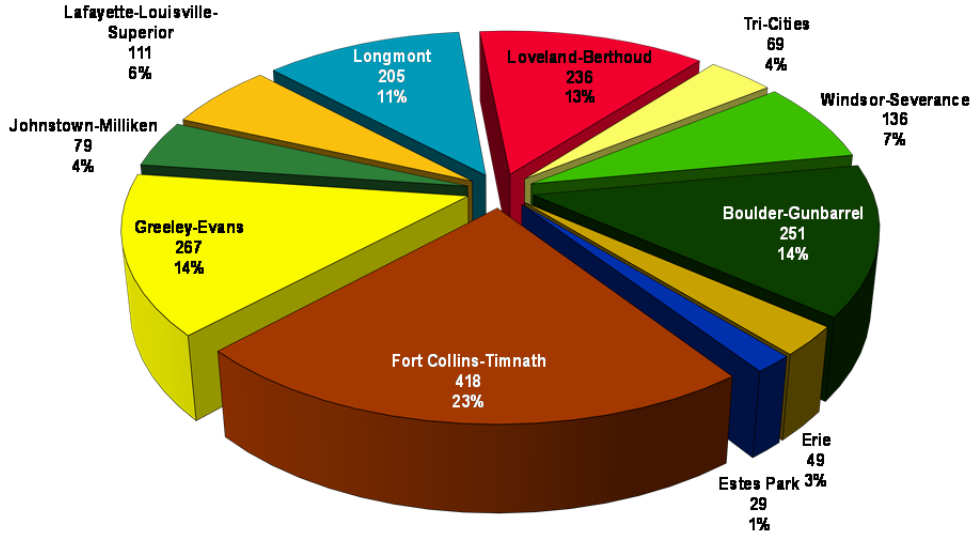


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

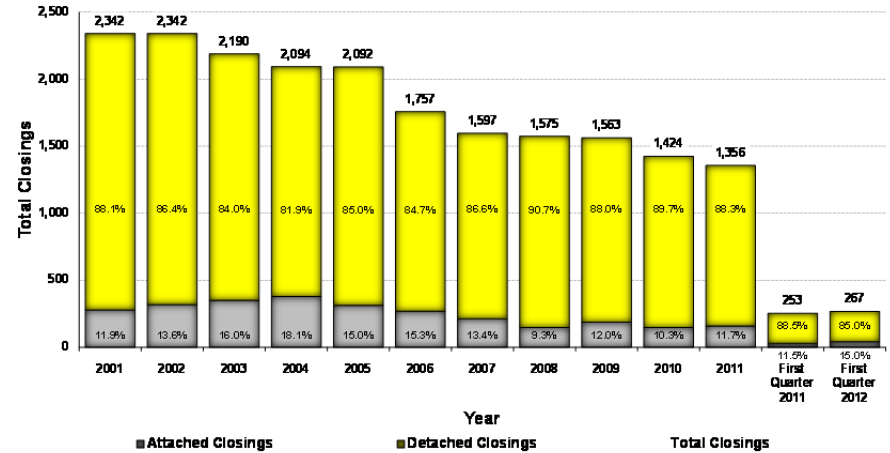
## Greeley-Evans

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



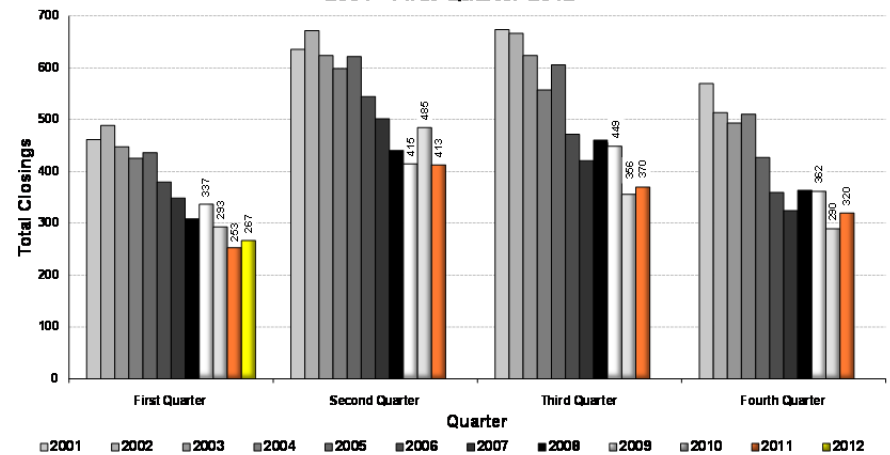
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Greeley-Evans  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

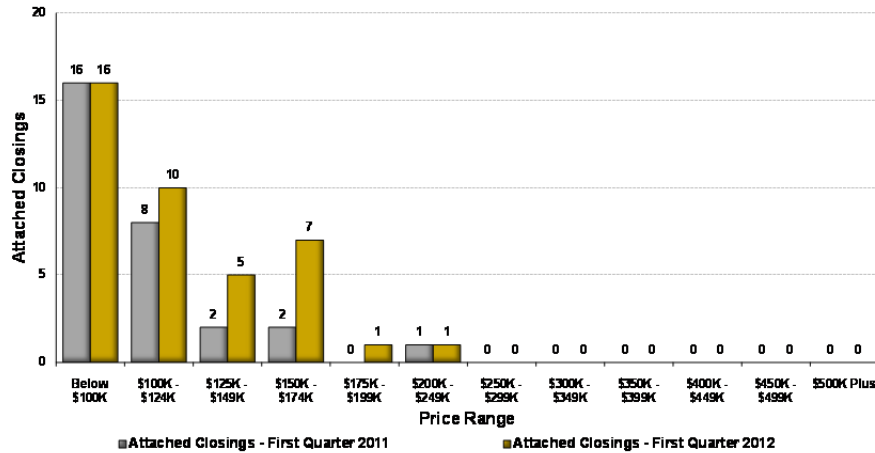
**Historical Closing Trends by Quarter  
Greeley-Evans  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

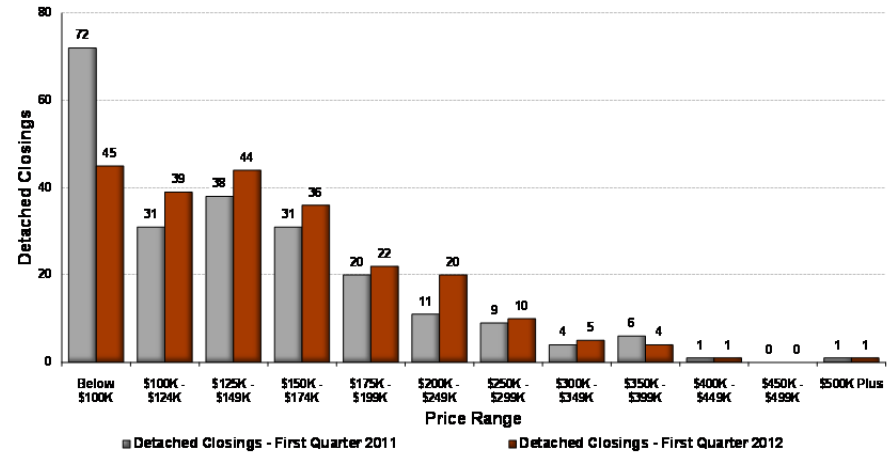
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Greeley-Evans  
First Quarter 2011 vs. First Quarter 2012**



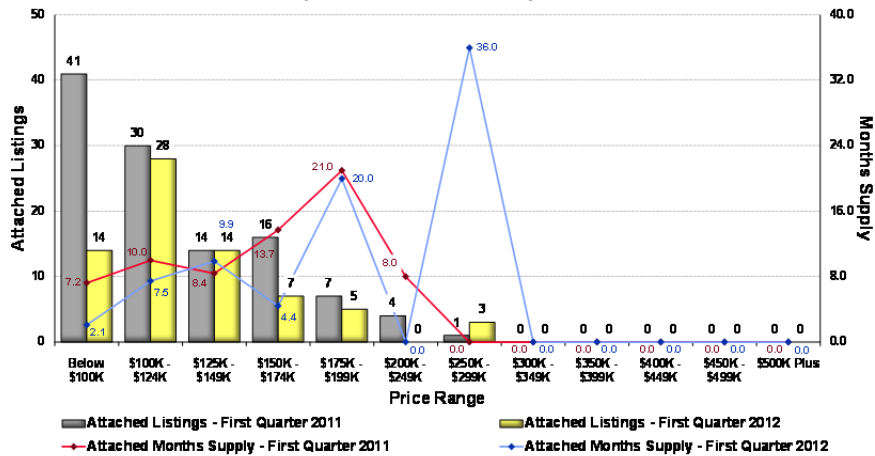
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Greeley-Evans  
First Quarter 2011 vs. First Quarter 2012**



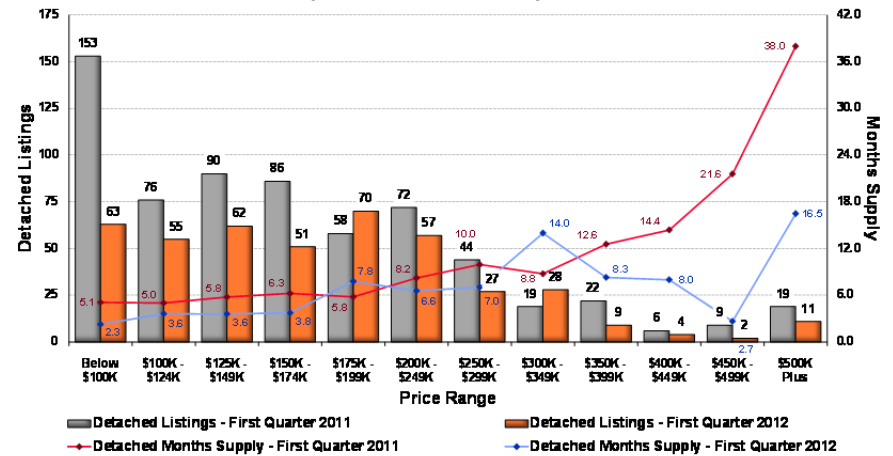
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Greeley-Evans  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Greeley-Evans  
First Quarter 2011 vs. First Quarter 2012**

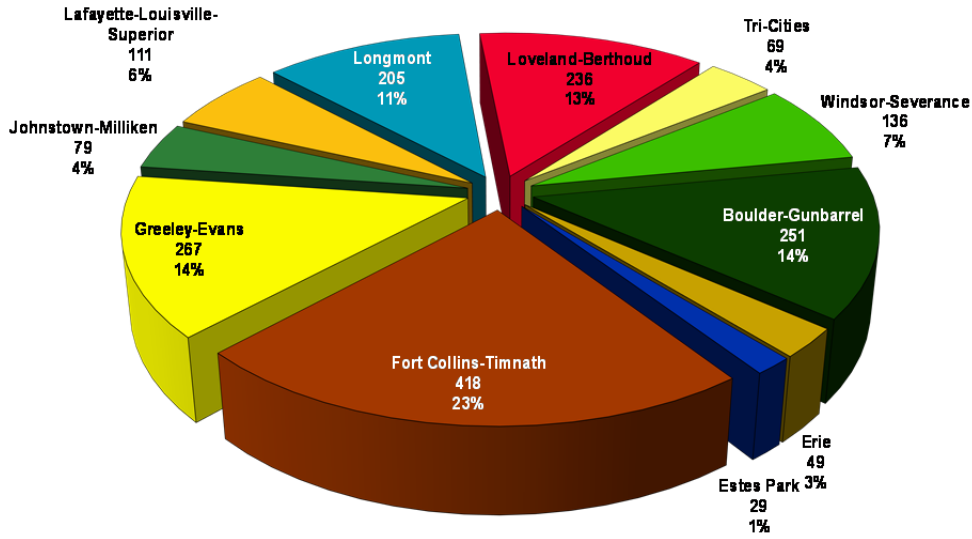


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

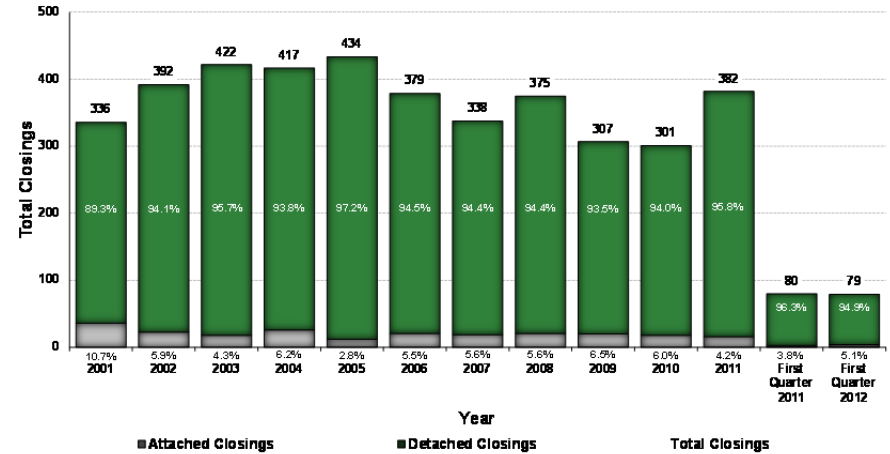
## Johnstown-Milliken

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



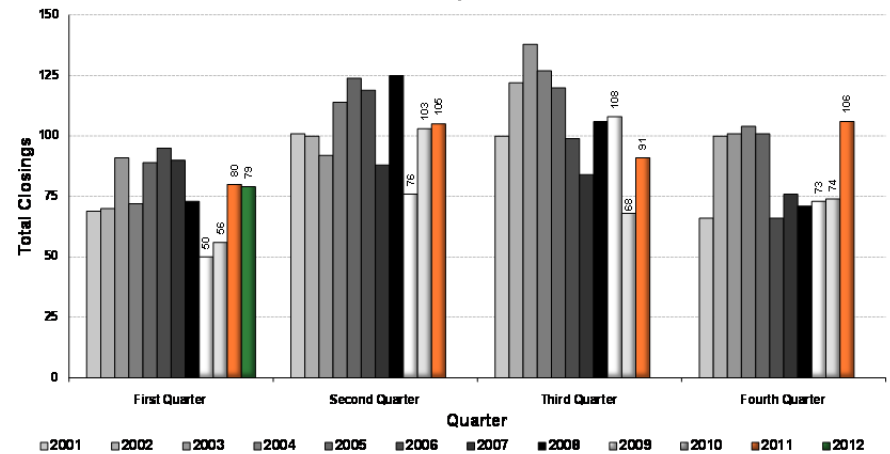
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Johnstown-Milliken  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends by Quarter  
Johnstown-Milliken  
2001 - First Quarter 2012**

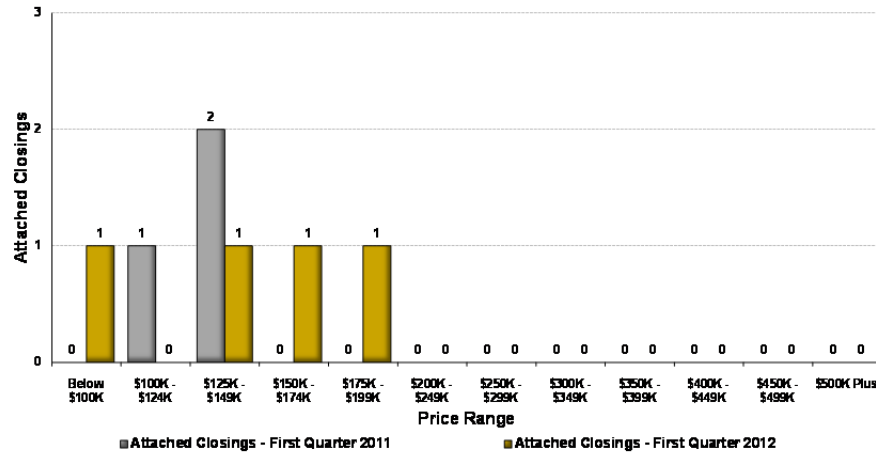


Sources: EREC; Data Provided by IRES, LLC



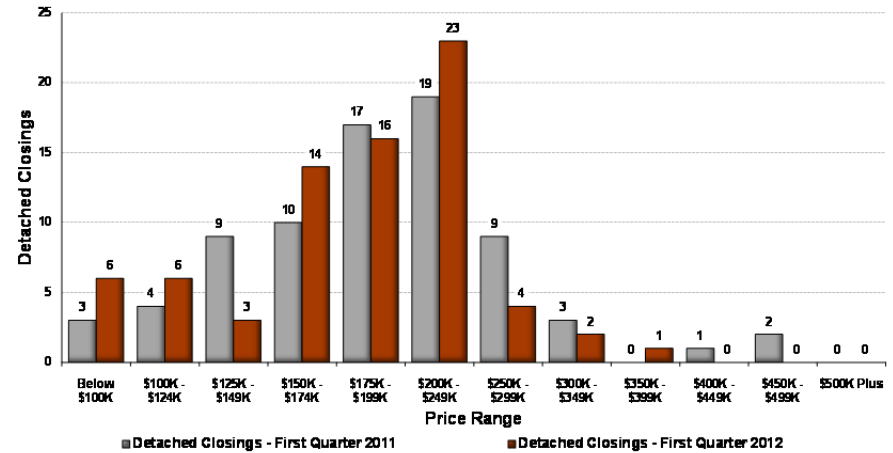
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Johnstown-Milliken  
First Quarter 2011 vs. First Quarter 2012**



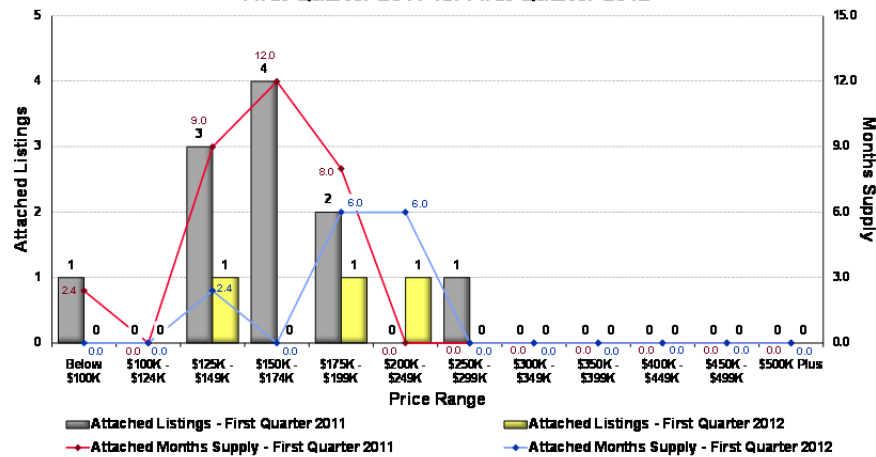
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Johnstown-Milliken  
First Quarter 2011 vs. First Quarter 2012**



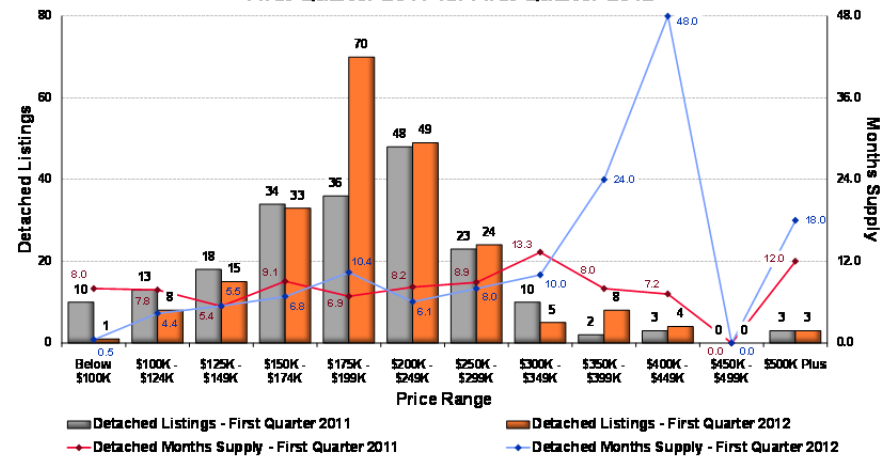
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Johnstown-Milliken  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Johnstown-Milliken  
First Quarter 2011 vs. First Quarter 2012**

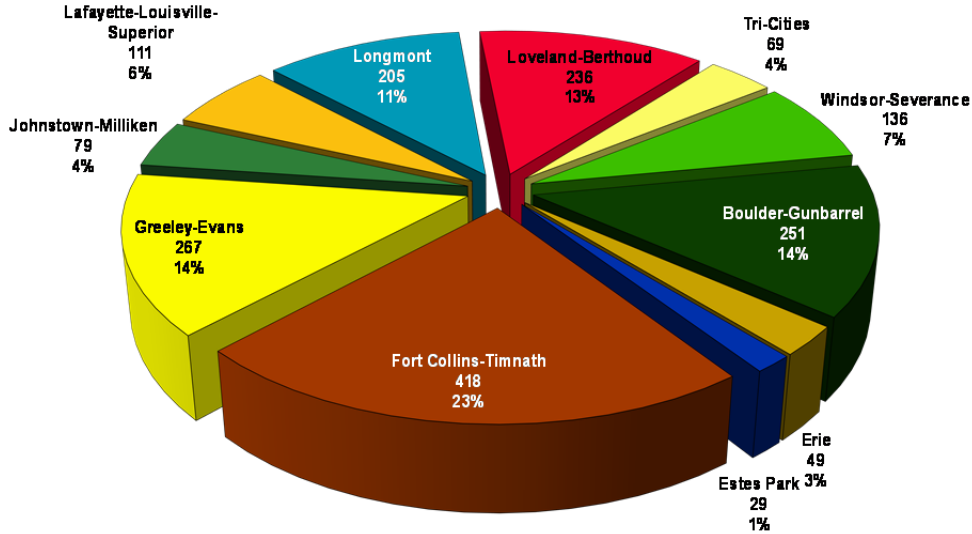


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

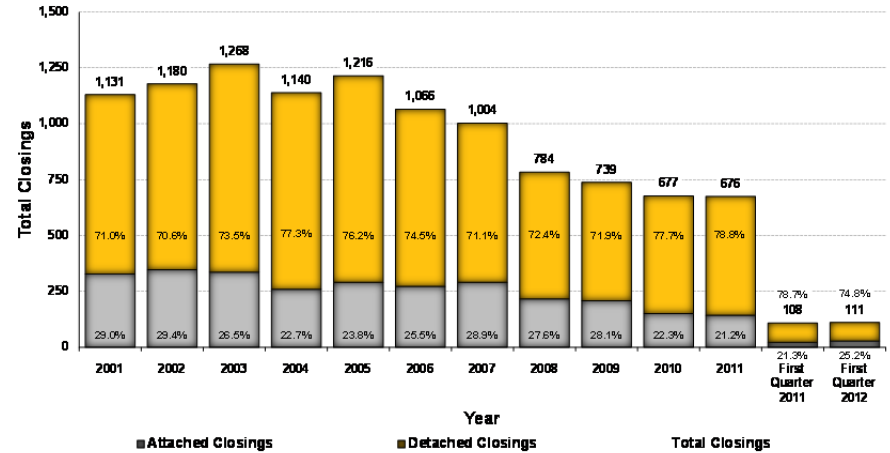
## Lafayette-Louisville-Superior

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



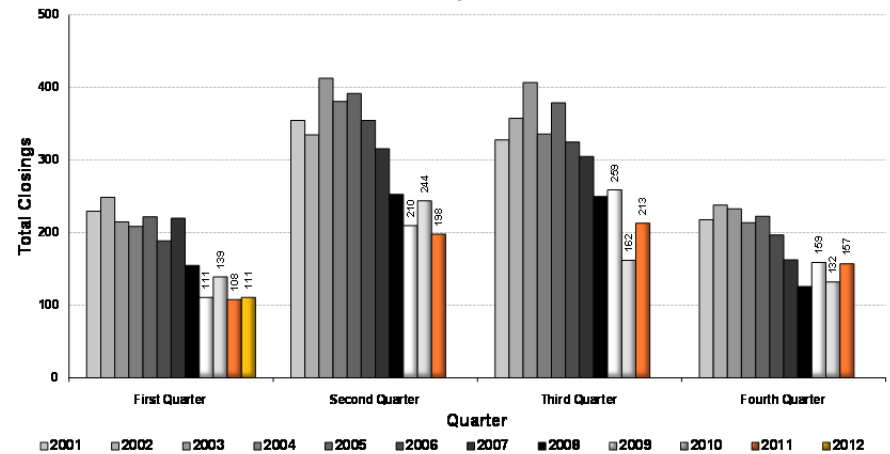
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Lafayette-Louisville-Superior  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

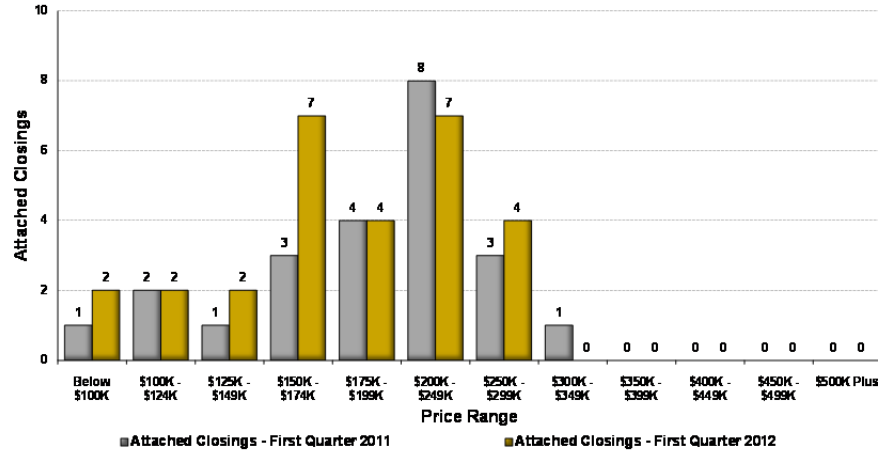
**Historical Closing Trends by Quarter  
Lafayette-Louisville-Superior  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

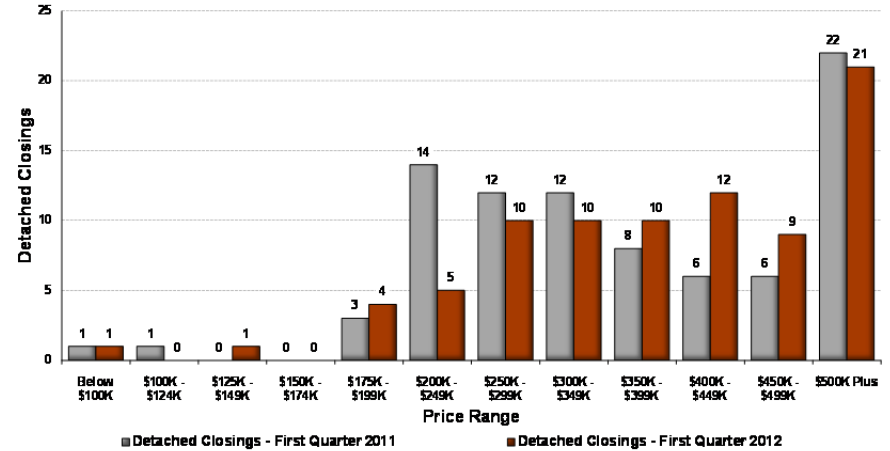
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range**  
Lafayette-Louisville-Superior  
First Quarter 2011 vs. First Quarter 2012



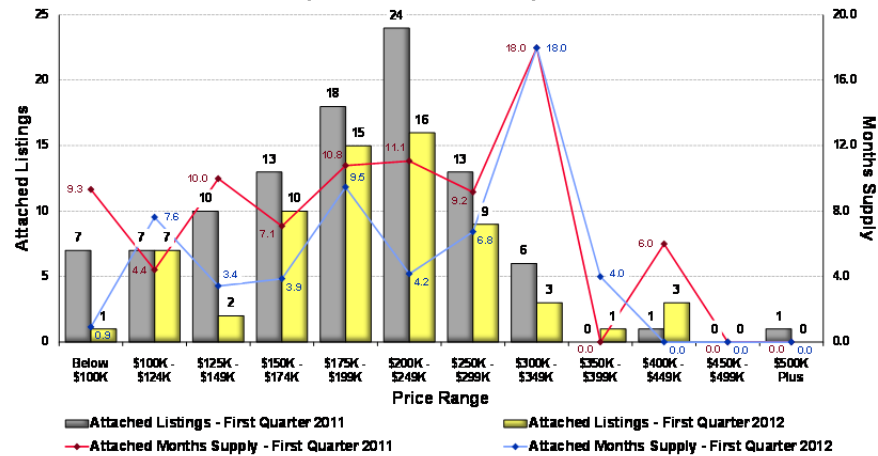
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range**  
Lafayette-Louisville-Superior  
First Quarter 2011 vs. First Quarter 2012



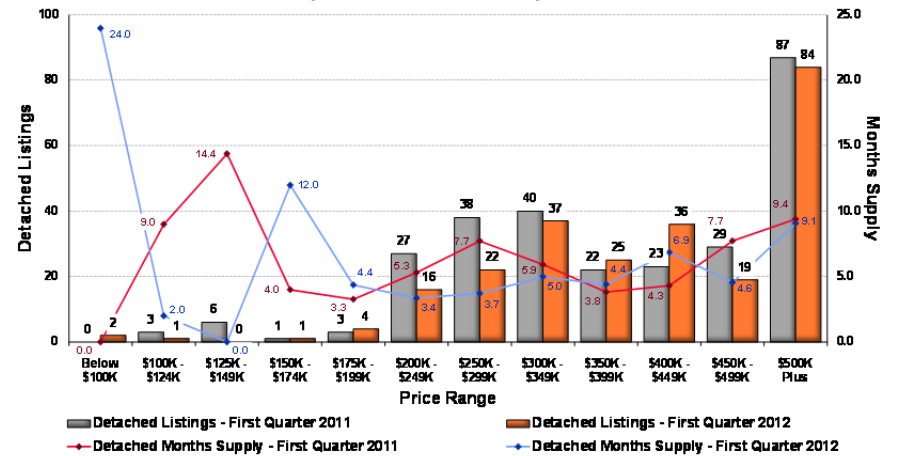
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range**  
Lafayette-Louisville-Superior  
First Quarter 2011 vs. First Quarter 2012



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range**  
Lafayette-Louisville-Superior  
First Quarter 2011 vs. First Quarter 2012

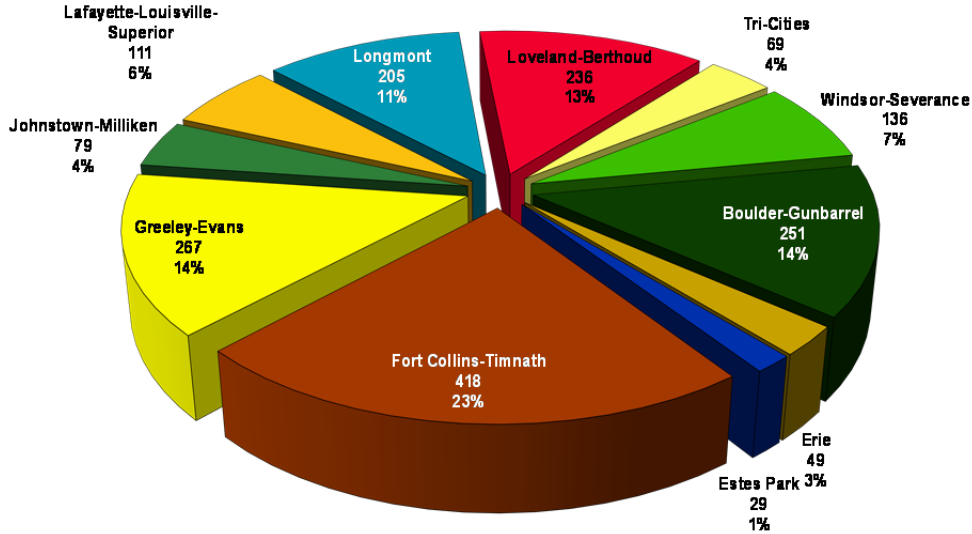


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

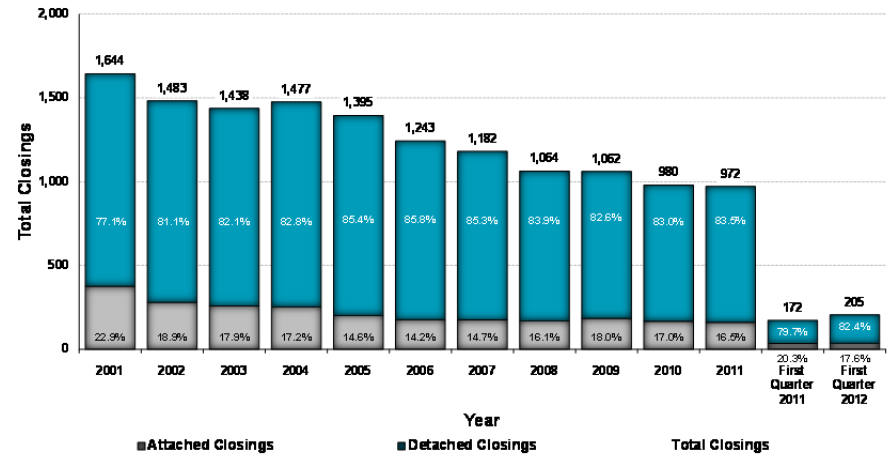
## Longmont

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



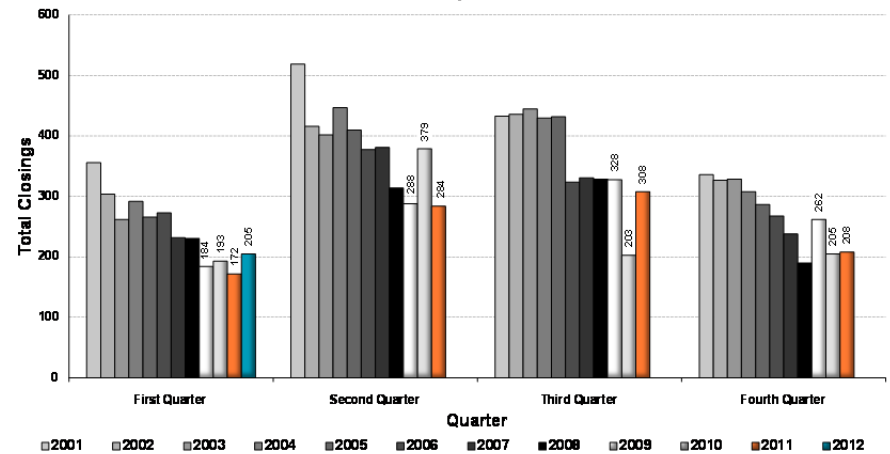
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Longmont  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

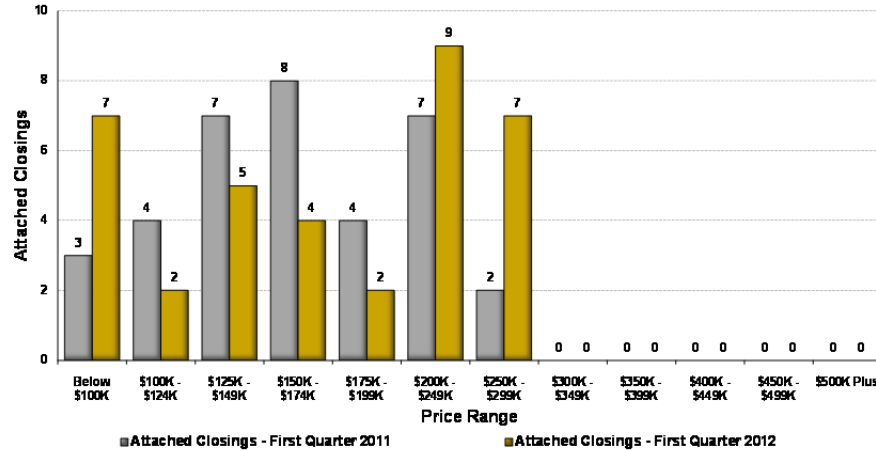
**Historical Closing Trends by Quarter  
Longmont  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

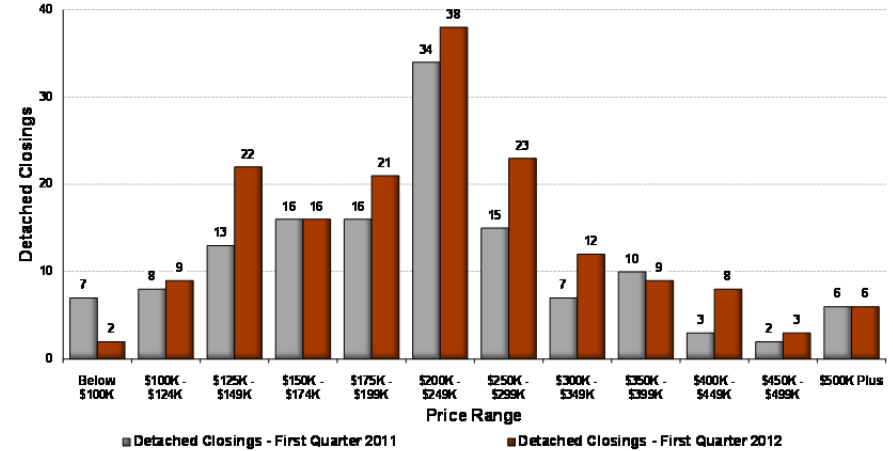
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Longmont  
First Quarter 2011 vs. First Quarter 2012**



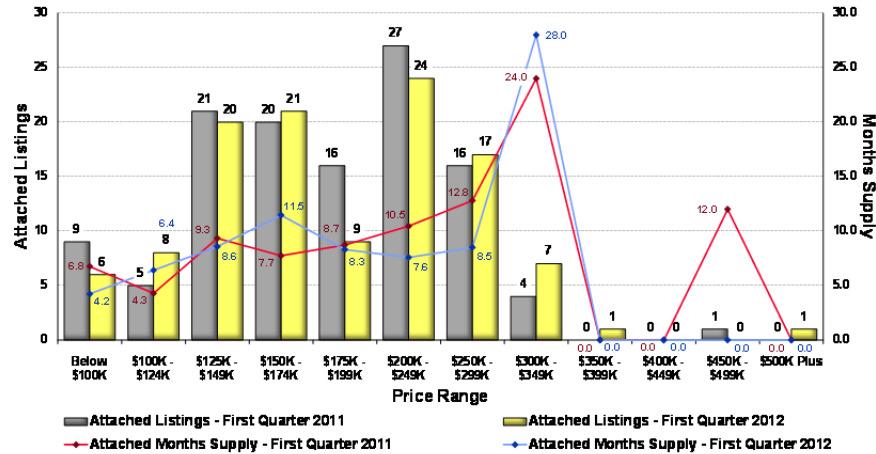
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Longmont  
First Quarter 2011 vs. First Quarter 2012**



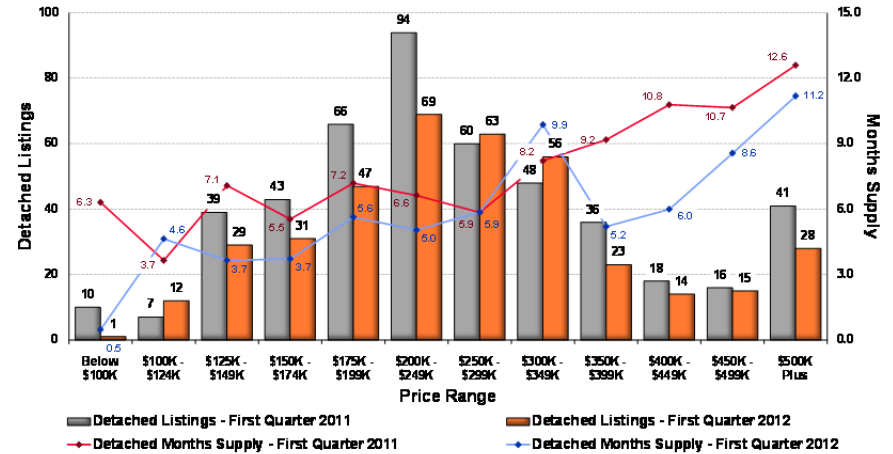
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Longmont  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Longmont  
First Quarter 2011 vs. First Quarter 2012**

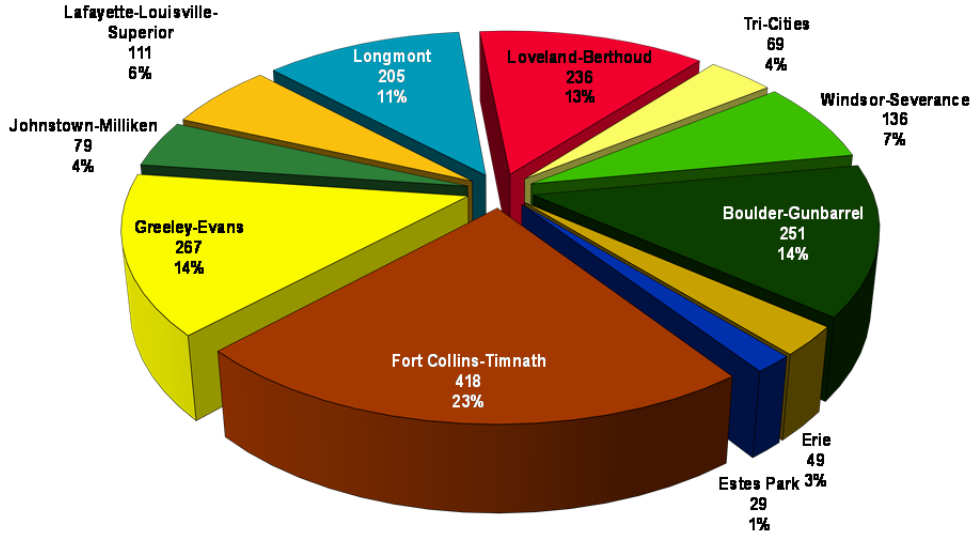


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

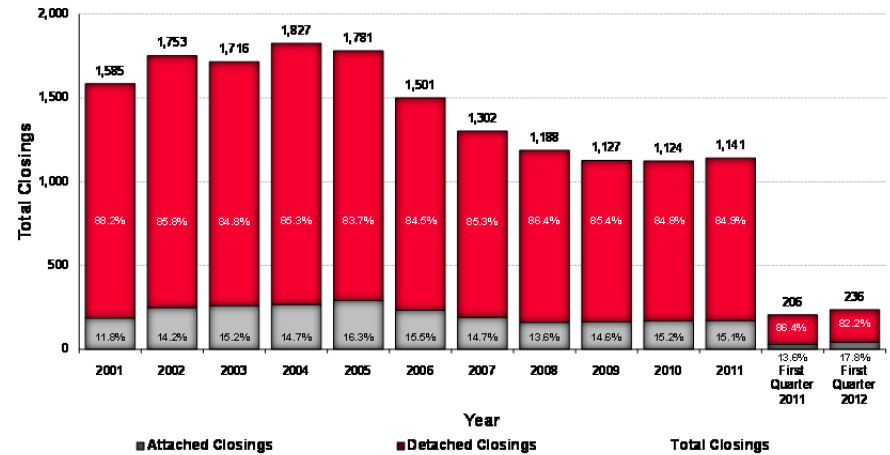
## Loveland-Berthoud

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



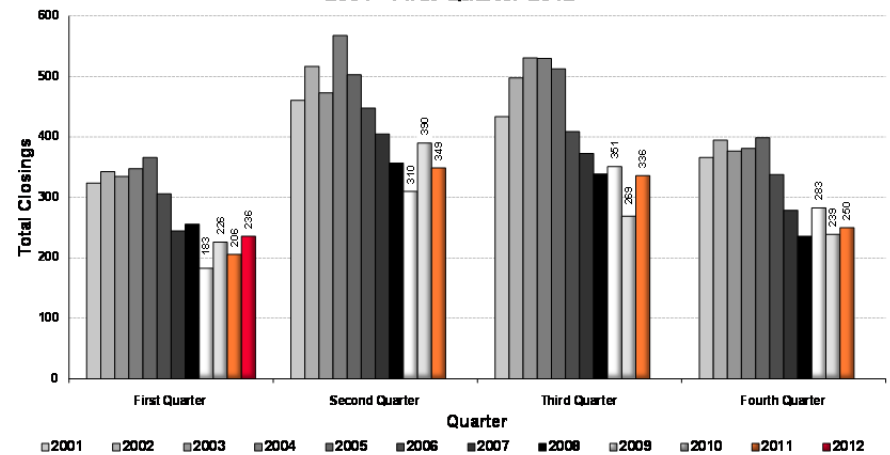
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Loveland-Berthoud  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

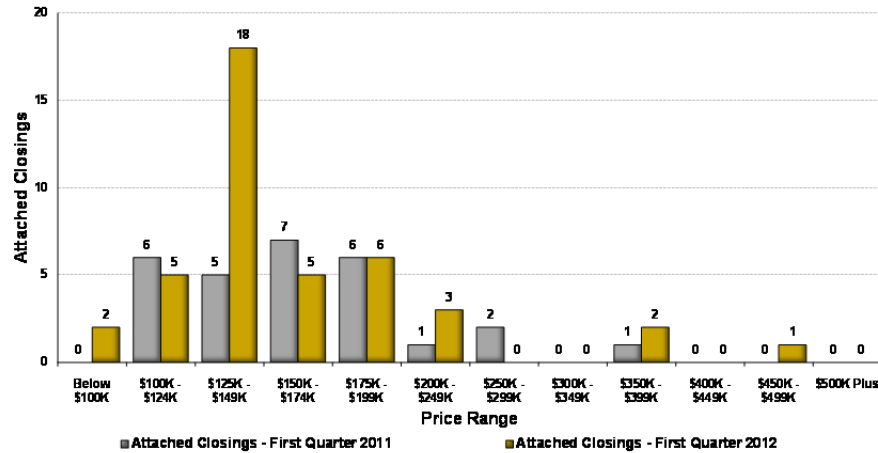
**Historical Closing Trends by Quarter  
Loveland-Berthoud  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

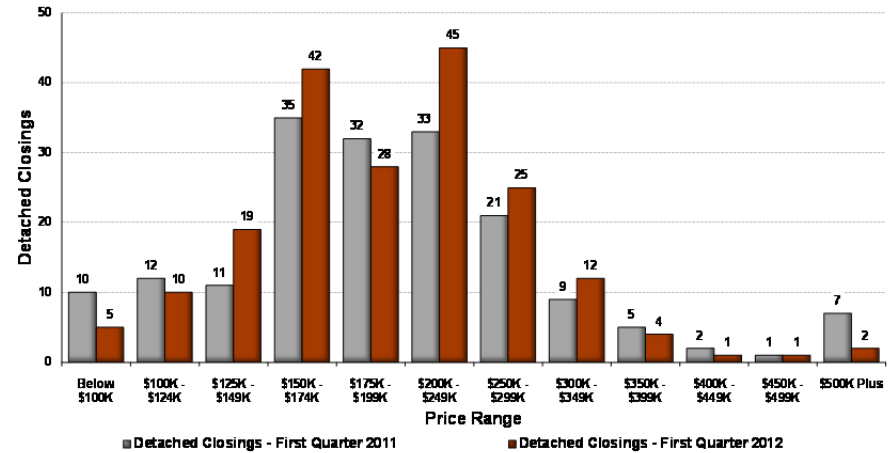
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Loveland-Berthoud  
First Quarter 2011 vs. First Quarter 2012**



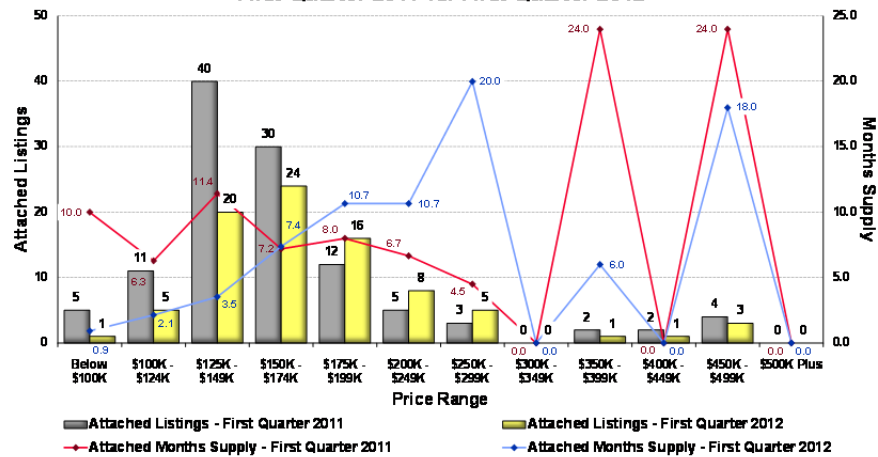
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Loveland-Berthoud  
First Quarter 2011 vs. First Quarter 2012**



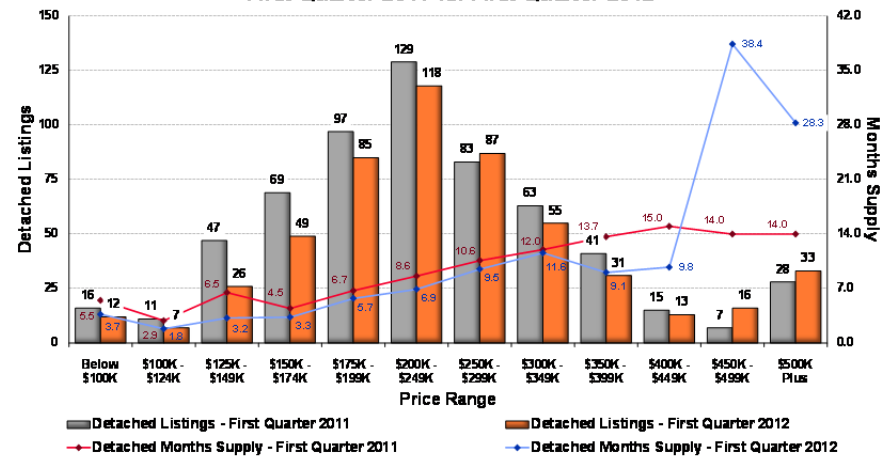
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Loveland-Berthoud  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Loveland-Berthoud  
First Quarter 2011 vs. First Quarter 2012**

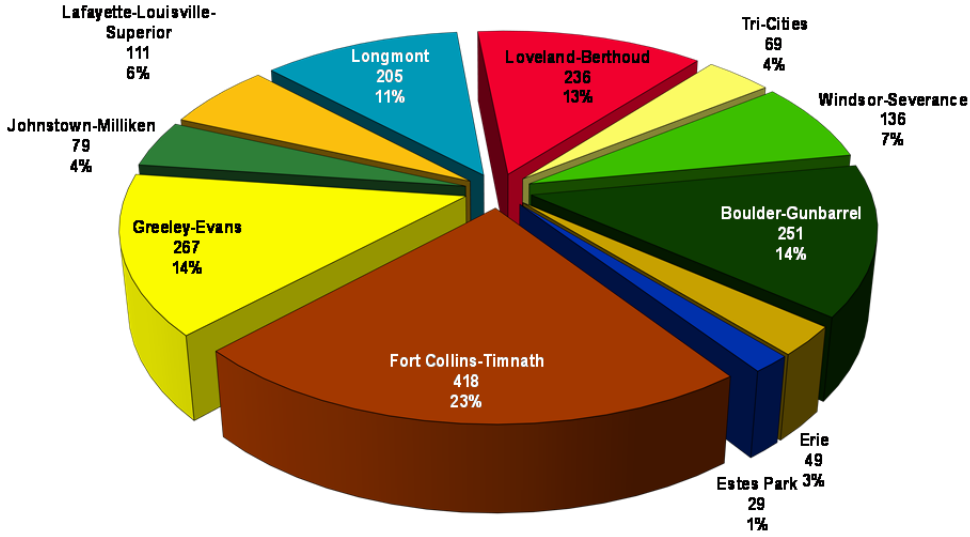


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

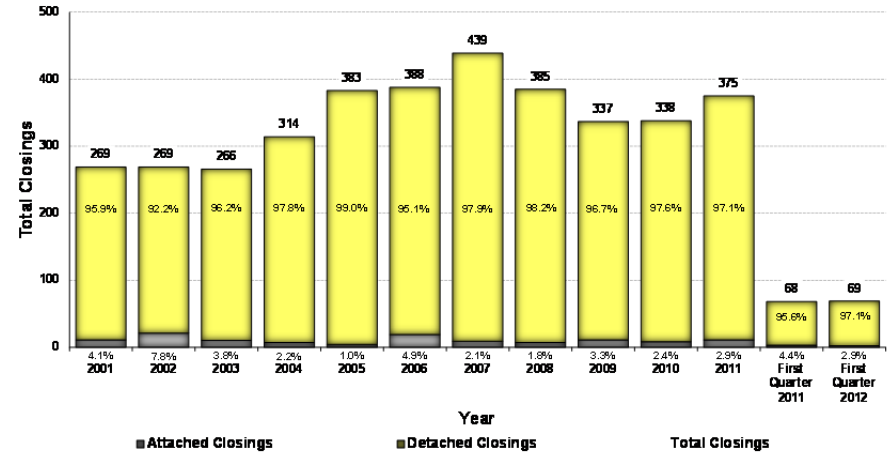
## Tri-Cities

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



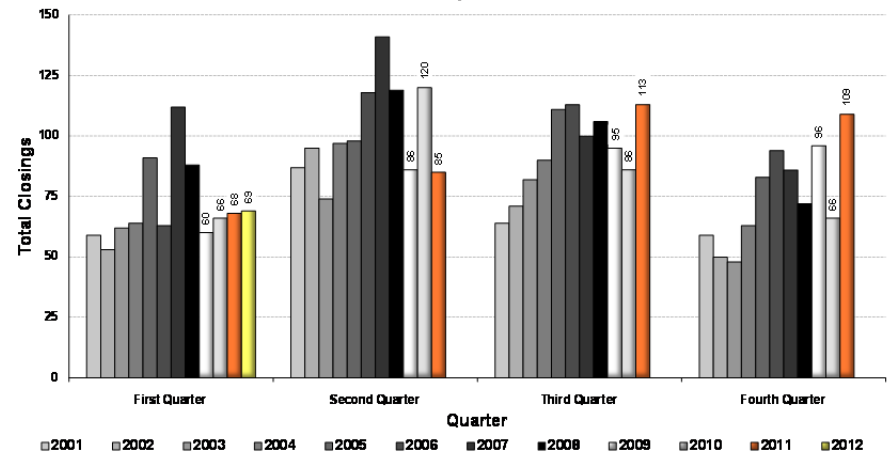
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Tri-Cities  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends by Quarter  
Tri-Cities  
2001 - First Quarter 2012**

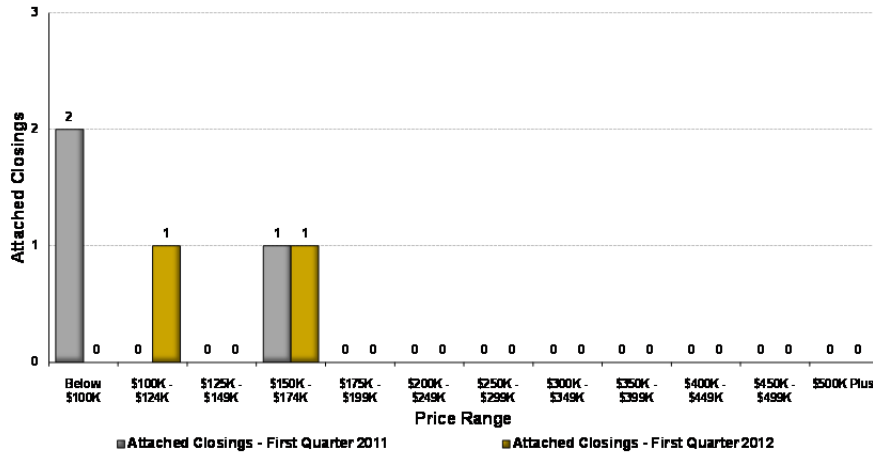


Sources: EREC; Data Provided by IRES, LLC



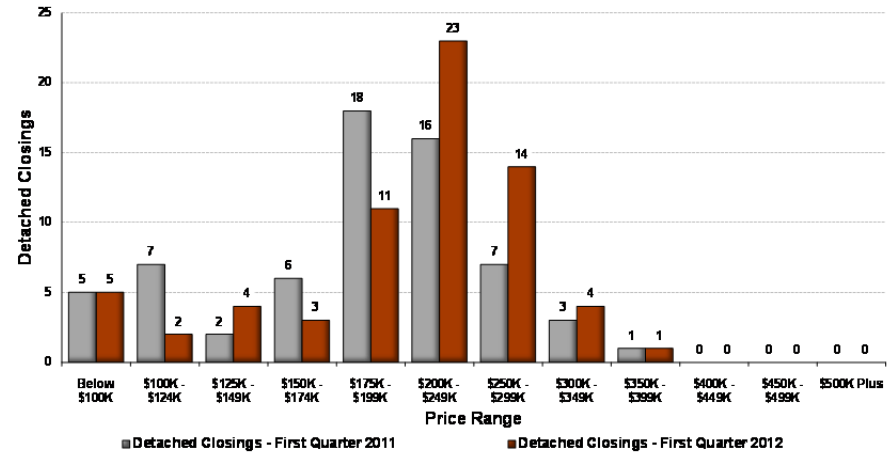
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Tri-Cities  
First Quarter 2011 vs. First Quarter 2012**



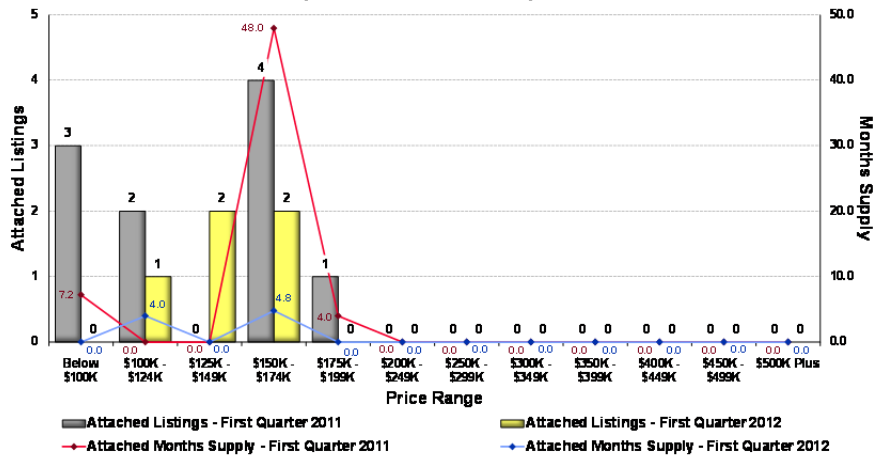
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Tri-Cities  
First Quarter 2011 vs. First Quarter 2012**



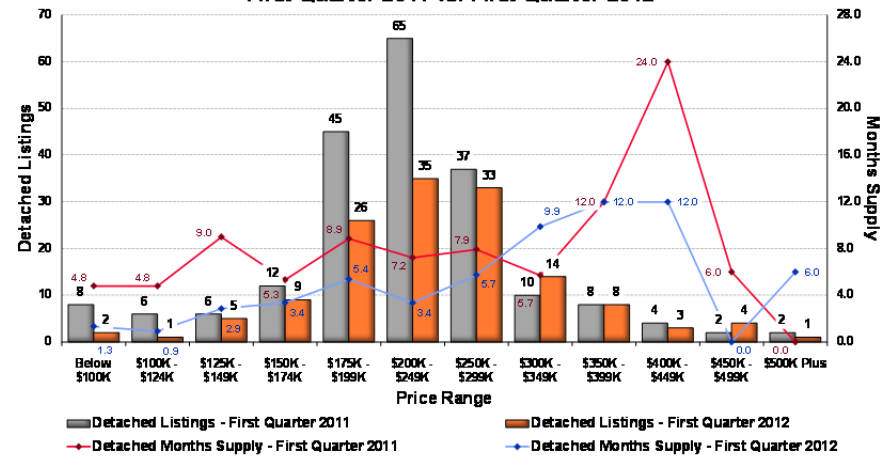
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Tri-Cities  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Tri-Cities  
First Quarter 2011 vs. First Quarter 2012**

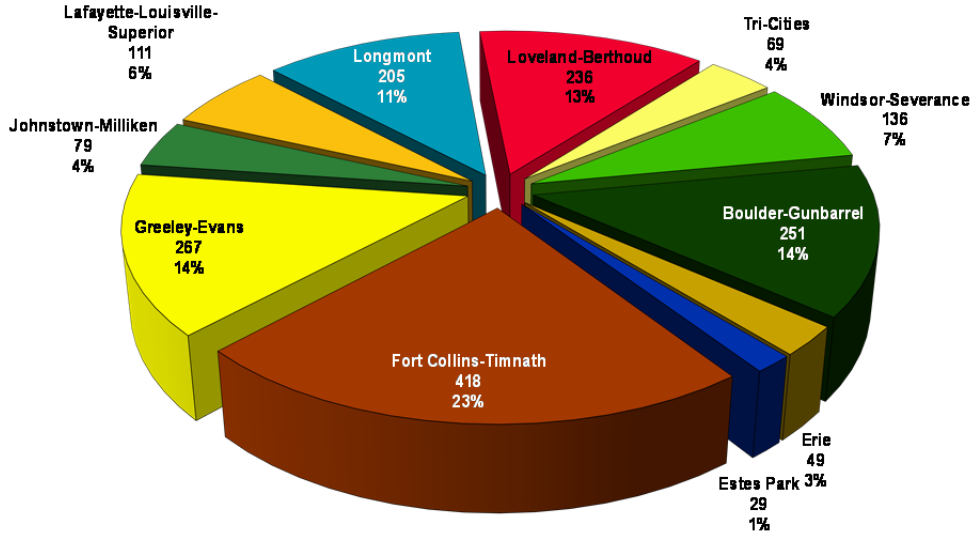


Sources: EREC; Data Provided by IRES, LLC

# Market Statistics – Northern Colorado Region

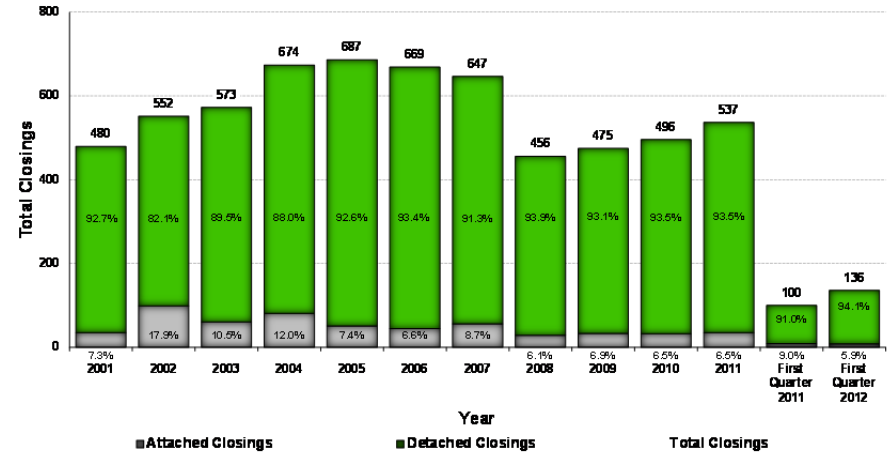
## Windsor-Severance

**Total Closings by Market Area  
Northern Colorado Region  
First Quarter 2012**



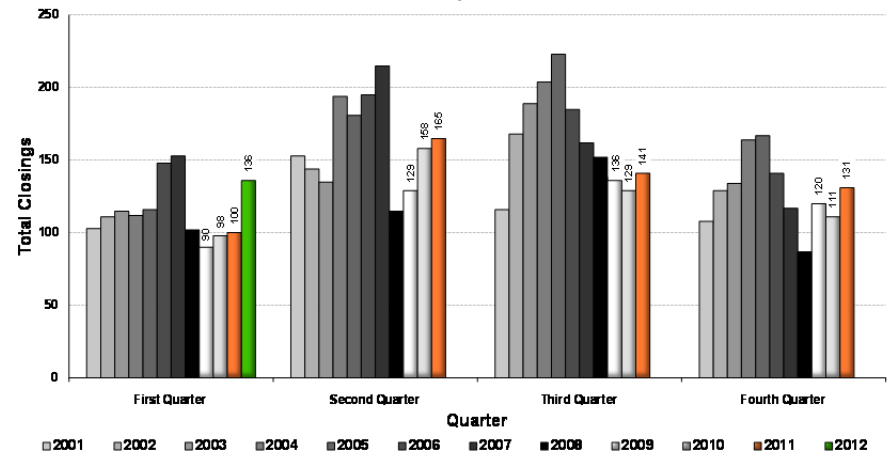
Sources: EREC; Data Provided by IRES, LLC

**Historical Closing Trends  
Windsor-Severance  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

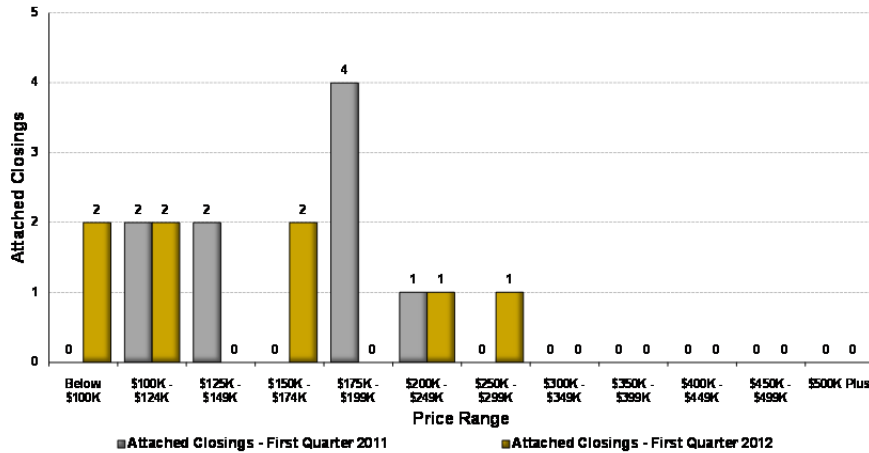
**Historical Closing Trends by Quarter  
Windsor-Severance  
2001 - First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

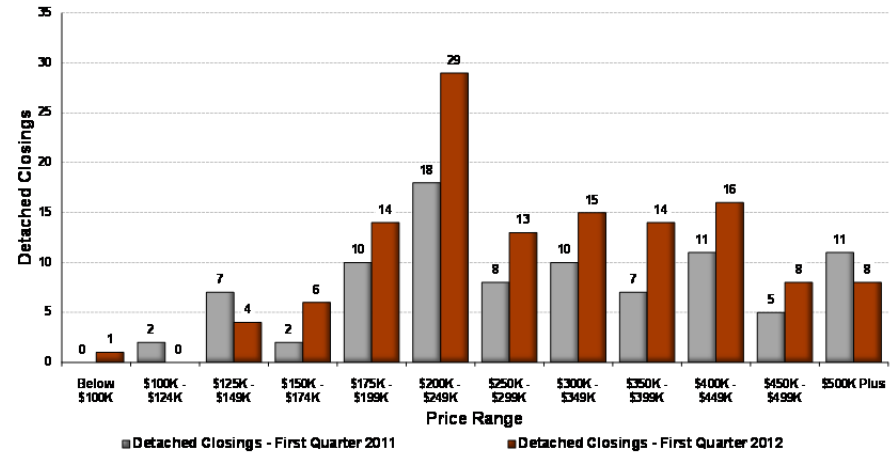
# Market Statistics – Northern Colorado Region

**Attached Closing Trends by Price Range  
Windsor-Severance  
First Quarter 2011 vs. First Quarter 2012**



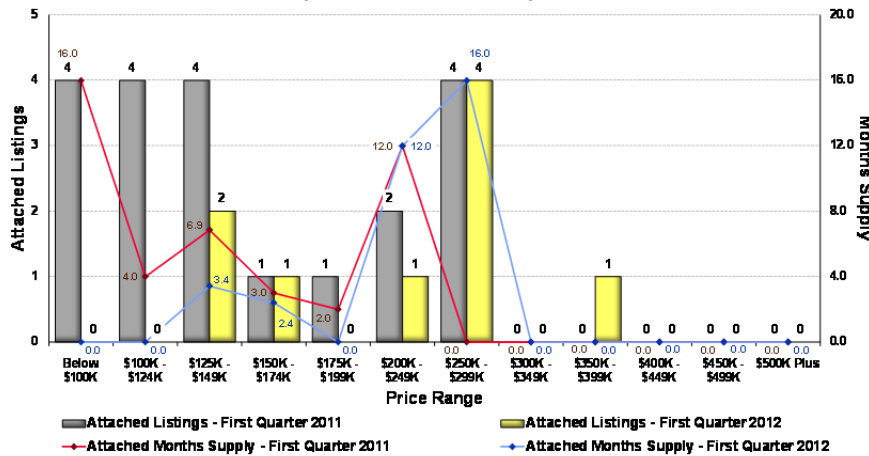
Sources: EREC; Data Provided by IRES, LLC

**Detached Closing Trends by Price Range  
Windsor-Severance  
First Quarter 2011 vs. First Quarter 2012**



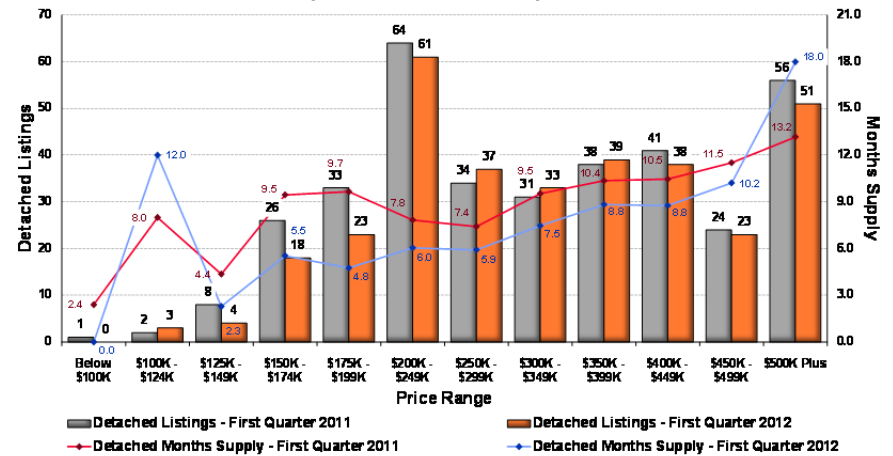
Sources: EREC; Data Provided by IRES, LLC

**Attached Listings & Months Supply by Price Range  
Windsor-Severance  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC

**Detached Listings & Months Supply by Price Range  
Windsor-Severance  
First Quarter 2011 vs. First Quarter 2012**



Sources: EREC; Data Provided by IRES, LLC







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[www.realestate.colostate.edu](http://www.realestate.colostate.edu)