

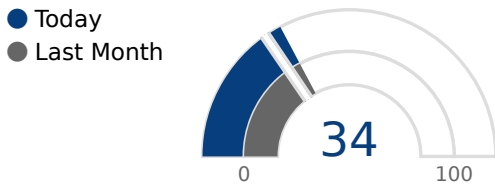


LONGMONT, CO
 Single-Family Homes

This week the median list price for Longmont, CO is \$500,000 with the market action index hovering around 34. This is about the same as last month's market action index of 34. Inventory has held steady at or around 440.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

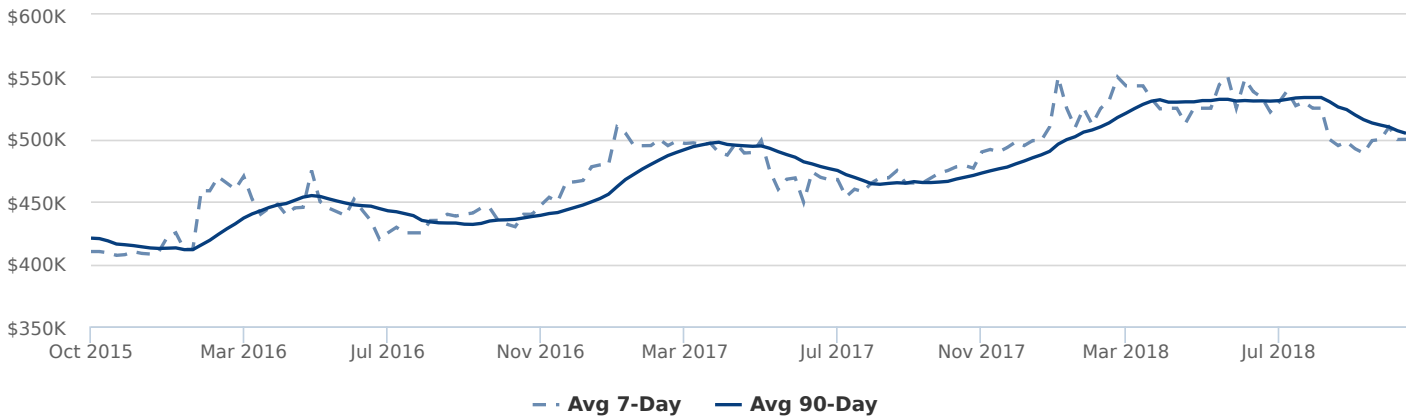
The market remains in a relative stasis in terms of sales to inventory and prices have been relatively stable for a few weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$500,000
Per Square Foot		\$183
Days on Market		86
Price Decreased		45%
Price Increased		5%
Relisted		32%
Inventory		440
Median House Rent		\$1,900
Most Expensive		\$9,850,000
Least Expensive		\$78,500
Market Action Index		34

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,125,000	5,004	0.5 - 1 acre	4	3	21	2	2	164
\$578,338	3,645	8,000 - 10,000 sqft	4	2	15	13	5	88
\$445,950	2,902	6,500 - 8,000 sqft	4	2	18	10	5	55
\$347,450	1,655	6,500 - 8,000 sqft	3	1	35	15	18	35