

Denver Metro

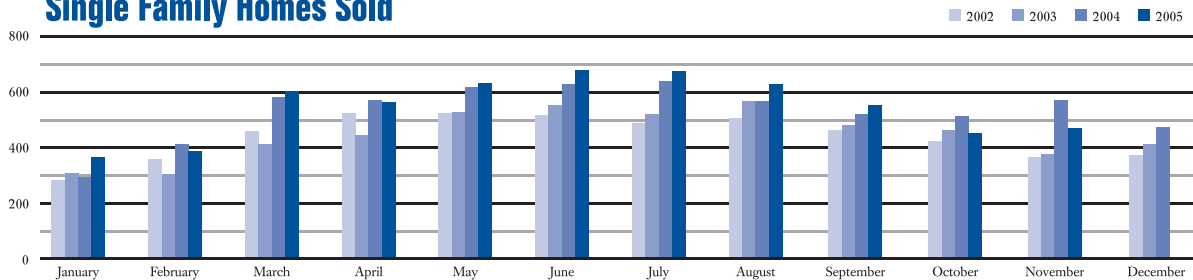
Residential
Resale Statistics
from MetroList

North

North

November YTD	List Price	Number of New Listings	Number of Sales	Sold Price	Average Days on the Market
2002	\$328,319	11,337	4,910	\$257,831	70
2003	\$321,531	10,786	4,951	\$263,141	96
2004	\$324,756	12,263	5,917	\$289,967	95
2005	\$347,342	12,654	6,013	\$297,565	91

Single Family Homes Sold

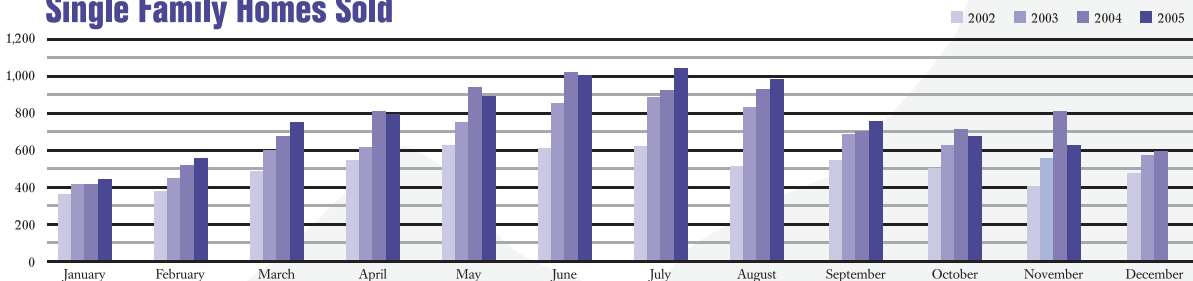


South

South

November YTD	List Price	Number of New Listings	Number of Sales	Sold Price	Average Days on the Market
2002	\$474,649	12,526	5,599	\$351,810	65
2003	\$495,547	13,319	7,263	\$356,759	89
2004	\$522,946	14,489	8,473	\$381,626	82
2005	\$555,972	14,552	8,521	\$419,053	82

Single Family Homes Sold



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Based on information from MetroList, Inc. Note: This representation is based in whole or in part on data supplied by MetroList, Inc. MetroList, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by MetroList, Inc. may not reflect all real estate activity in the market.

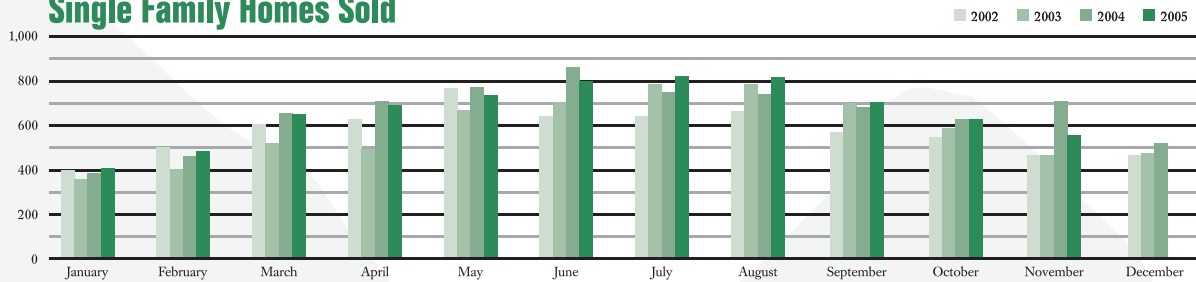


West

West

November YTD	List Price	Number of New Listings	Number of Sales	Sold Price	Average Days on the Market
2002	\$390,407	12,986	6,429	\$287,518	71
2003	\$392,154	11,958	6,473	\$300,476	90
2004	\$425,612	13,383	7,351	\$310,132	102
2005	\$459,039	12,986	7,293	\$320,541	109

Single Family Homes Sold

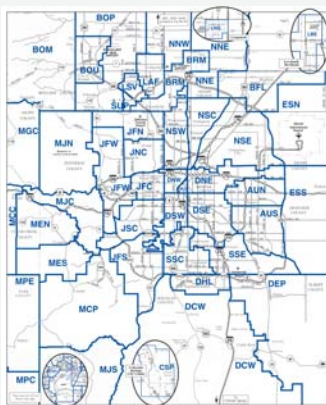
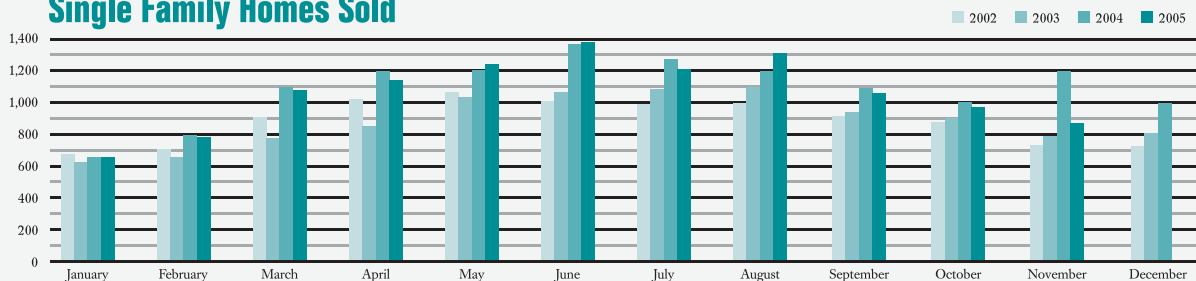


Central

Central

November YTD	List Price	Number of New Listings	Number of Sales	Sold Price	Average Days on the Market
2002	\$263,572	21,968	9,887	\$224,004	60
2003	\$263,146	20,660	9,810	\$230,713	80
2004	\$268,870	23,148	12,073	\$235,348	82
2005	\$282,285	23,703	11,692	\$246,949	85

Single Family Homes Sold



MetroList Metro Area Breakdown

North | BFL, BRM, ESN, LAF, LSV, NNE, NNW, NSC, NSE, NSW, SUP

South | DCW, DEP, DHL, SSC, SSE

West | JFC, JFN, JFS, JFW, JNC, JSC, MCC, MGC, MJC, MJN, MJS, MPC, MEN, MES, MPE, MCP

Central | AUN, AUS, DNE, DNW, DSE, DSW, ESS