

Regional Snapshot 2011 - Loveland/Berthoud Residential Detached

LOVELAND/BERTHOUD RES	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	
Active Listing Snapshot	855	881	960	966	1004	973	
Previous Year Active	941	1042	1099	1126	1117	1101	
<i>% Difference Previous Yr</i>	<i>-9.1%</i>	<i>-15.5%</i>	<i>-12.6%</i>	<i>-14.2%</i>	<i>-10.1%</i>	<i>-11.6%</i>	
# of Sold Listings	74	79	105	137	126	155	
Median Sales Price	\$240,000	\$207,439	\$206,025	\$212,500	\$200,000	\$220,000	
Previous Year Median	\$195,000	\$192,500	\$234,500	\$199,900	\$214,500	\$234,000	
<i>% Difference Previous Yr</i>	<i>23.1%</i>	<i>7.8%</i>	<i>-12.1%</i>	<i>6.3%</i>	<i>-6.8%</i>	<i>-6.0%</i>	
Average Days on Market (ADOM)	130	128	123	155	107	121	
YTD ADOM	130	128	126	136	129	127	
Previous Year ADOM	133	128	126	119	118	121	
<i>% Difference Previous Yr</i>	<i>-2.3%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>14.3%</i>	<i>9.3%</i>	<i>5.0%</i>	
YTD # of Listings Sold	74	153	258	395	521	676	
Previous Year # Sold	57	137	263	401	559	728	
<i>% Difference Previous Yr</i>	<i>29.8%</i>	<i>11.7%</i>	<i>-1.9%</i>	<i>-1.5%</i>	<i>-6.8%</i>	<i>-7.1%</i>	
Monthly \$ Volume	\$20,505,379	\$19,061,523	\$28,097,403	\$37,271,275	\$28,931,551	\$40,121,192	
Previous Year Monthly \$ Volume	\$13,173,437	\$19,241,626	\$34,334,746	\$34,199,536	\$39,407,269	\$47,395,158	
<i>% Difference Previous Yr</i>	<i>55.7%</i>	<i>-0.9%</i>	<i>-18.2%</i>	<i>9.0%</i>	<i>-26.6%</i>	<i>-15.3%</i>	
YTD \$ Volume	\$20,505,379	\$39,566,902	\$67,664,305	\$104,935,580	\$133,867,131	\$173,988,323	
Previous Year YTD \$ Volume	\$13,173,437	\$32,415,063	\$66,749,809	\$100,949,345	\$140,356,614	\$187,751,772	
<i>% Difference Previous Yr</i>	<i>55.7%</i>	<i>22.1%</i>	<i>1.4%</i>	<i>3.9%</i>	<i>-4.6%</i>	<i>-7.3%</i>	
LOVELAND/BERTHOUD RES (cont'd)	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD
Active Listing Snapshot	938	860	842	807	739	664	10489
Previous Year Active	1092	1054	1027	969	903	834	12305
<i>% Difference Previous Yr</i>	<i>-14.1%</i>	<i>-18.4%</i>	<i>-18.0%</i>	<i>-16.7%</i>	<i>-18.2%</i>	<i>-20.4%</i>	<i>-14.8%</i>
# of Sold Listings	134	154	115	117	95	115	1406
Median Sales Price	\$208,958	\$223,700	\$209,275	\$215,000	\$240,000	\$216,547	\$215,000
Previous Year Median	\$238,000	\$192,000	\$196,000	\$211,000	\$206,819	\$219,777	\$215,000
<i>% Difference Previous Yr</i>	<i>-12.2%</i>	<i>16.5%</i>	<i>6.8%</i>	<i>1.9%</i>	<i>16.0%</i>	<i>-1.5%</i>	<i>0.0%</i>
Average Days on Market (ADOM)	103	107	136	109	130	132	123
YTD ADOM	123	121	122	121	122	123	123
Previous Year ADOM	122	121	122	122	122	123	123
<i>% Difference Previous Yr</i>	<i>0.8%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-0.8%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>
YTD # of Listings Sold	810	964	1079	1196	1291	1406	1406
Previous Year # Sold	839	941	1055	1160	1250	1340	1340
<i>% Difference Previous Yr</i>	<i>-3.5%</i>	<i>2.4%</i>	<i>2.3%</i>	<i>3.1%</i>	<i>3.3%</i>	<i>4.9%</i>	<i>4.9%</i>
Monthly \$ Volume	\$34,972,044	\$39,203,681	\$28,248,798	\$29,399,779	\$28,950,472	\$30,765,648	\$365,528,745
Previous Year Monthly \$ Volume	\$32,486,983	\$25,128,272	\$29,834,886	\$27,400,541	\$24,289,790	\$26,065,297	\$352,957,541
<i>% Difference Previous Yr</i>	<i>7.6%</i>	<i>56.0%</i>	<i>-5.3%</i>	<i>7.3%</i>	<i>19.2%</i>	<i>18.0%</i>	<i>3.6%</i>
YTD \$ Volume	\$208,960,367	\$248,164,048	\$276,412,846	\$305,812,625	\$334,763,097	\$365,528,745	\$365,528,745

Previous Year YTD \$ Volume	\$220,238,755	\$245,367,027	\$275,201,913	\$302,602,454	\$326,892,244	\$352,957,541	\$352,957,541
% Difference Previous Yr	-5.1%	1.1%	0.4%	1.1%	2.4%	3.6%	3.6%

Statistics refer to the Loveland/Berthoud area (IRES Area 8), single family, detached properties and excludes mobile homes and timeshares. ADOM refers to Average Days on Market, which is calculated from the list date to the "Pending" or "Under Contract" date.

Regional Snapshot 2011 - Loveland/Berthoud Attached Dwelling

LOVELAND/BERTHOUD ATD DWELL	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	
Active Listing Snapshot	83	90	114	111	100	88	
Previous Year Active	115	133	125	139	130	115	
% Difference Previous Yr	-27.8%	-32.3%	-8.8%	-20.1%	-23.1%	-23.5%	
# of Sold Listings	12	7	9	14	21	20	
Median Sales Price	\$162,500	\$175,500	\$125,000	\$162,000	\$144,000	\$152,000	
Previous Year Median	\$129,500	\$146,900	\$150,000	\$147,000	\$154,000	\$152,000	
% Difference Previous Yr	25.5%	19.5%	-16.7%	10.2%	-6.5%	0.0%	
Average Days on Market (ADOM)	117	186	130	103	129	133	
YTD ADOM	117	142	138	127	127	129	
Previous Year ADOM	91	97	102	107	102	105	
% Difference Previous Yr	28.6%	46.4%	35.3%	18.7%	24.5%	22.9%	
YTD # of Listings Sold	12	19	28	42	63	83	
Previous Year # Sold	8	20	36	51	71	88	
% Difference Previous Yr	50.0%	-5.0%	-22.2%	-17.6%	-11.3%	-5.7%	
Monthly \$ Volume	\$1,892,050	\$1,434,000	\$1,399,050	\$2,769,854	\$3,192,750	\$3,191,000	
Previous Year Monthly \$ Volume	\$1,103,400	\$1,868,700	\$2,475,100	\$2,202,935	\$3,474,824	\$2,922,127	
% Difference Previous Yr	71.5%	-23.3%	-43.5%	25.7%	-8.1%	9.2%	
YTD \$ Volume	\$1,892,050	\$3,326,050	\$4,725,100	\$7,494,954	\$10,687,704	\$13,878,704	
Previous Year YTD \$ Volume	\$1,103,400	\$2,972,100	\$5,447,200	\$7,650,135	\$11,124,959	\$14,047,086	
% Difference Previous Yr	71.5%	11.9%	-13.3%	-2.0%	-3.9%	-1.2%	
LOVE/BERTH ATD DWELL (cont'd)	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD
Active Listing Snapshot	70	78	73	79	78	63	1027
Previous Year Active	126	124	126	115	83	78	1409
% Difference Previous Yr	-44.4%	-37.1%	-42.1%	-31.3%	-6.0%	-19.2%	-27.1%
# of Sold Listings	23	15	10	12	15	11	169
Median Sales Price	\$149,000	\$143,500	\$144,985	\$152,080	\$140,840	\$142,500	\$146,650
Previous Year Median	\$159,500	\$162,000	\$160,000	\$135,000	\$162,200	\$140,000	\$153,000
% Difference Previous Yr	-6.6%	-11.4%	-9.4%	12.7%	-13.2%	1.8%	-4.2%
Average Days on Market (ADOM)	127	114	105	119	108	89	120
YTD ADOM	128	126	125	124	122	120	120
Previous Year ADOM	107	108	108	108	111	112	112
% Difference Previous Yr	19.6%	16.7%	15.7%	14.8%	9.9%	7.1%	7.1%
YTD # of Listings Sold	106	121	131	143	158	169	169
Previous Year # Sold	99	113	122	132	151	169	169
% Difference Previous Yr	7.1%	7.1%	7.4%	8.3%	4.6%	0.0%	0.0%
Monthly \$ Volume	\$3,394,400	\$3,166,594	\$1,457,313	\$1,802,680	\$2,190,390	\$1,546,800	\$27,436,881
Previous Year Monthly \$ Volume	\$2,007,200	\$2,784,821	\$1,769,500	\$1,869,079	\$2,920,802	\$2,806,950	\$28,205,438
% Difference Previous Yr	69.1%	13.7%	-17.6%	-3.6%	-25.0%	-44.9%	-2.7%
YTD \$ Volume	\$17,273,104	\$20,439,698	\$21,897,011	\$23,699,691	\$25,890,081	\$27,436,881	\$27,436,881

Previous Year YTD \$ Volume	\$16,054,286	\$18,839,107	\$20,608,607	\$22,477,686	\$25,398,488	\$28,205,438	\$28,205,438
% Difference Previous Yr	7.6%	8.5%	6.3%	5.4%	1.9%	-2.7%	-2.7%

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