

METRO DENVER

MARKET REVIEW

Zip Code Appreciation 2009-Current



MEGAN ALLER Account Executive
720.229.6641 | maller@FirstAm.com

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Please note

The contents of this report reflect attached and detached single family (ASF+ DSF) in the 7 Metro Denver Counties: Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert and Jefferson.

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% Appreciation Year over Year



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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2009

Closed Transactions
38,552

Months of Inventory
6.3

Average DOM
84

Median DOM
47

% Close to List
98.1%

Odds of Selling
64.4%

Metro Appreciation
-2.1%

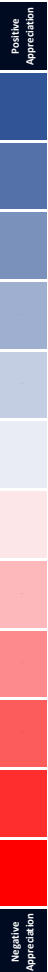
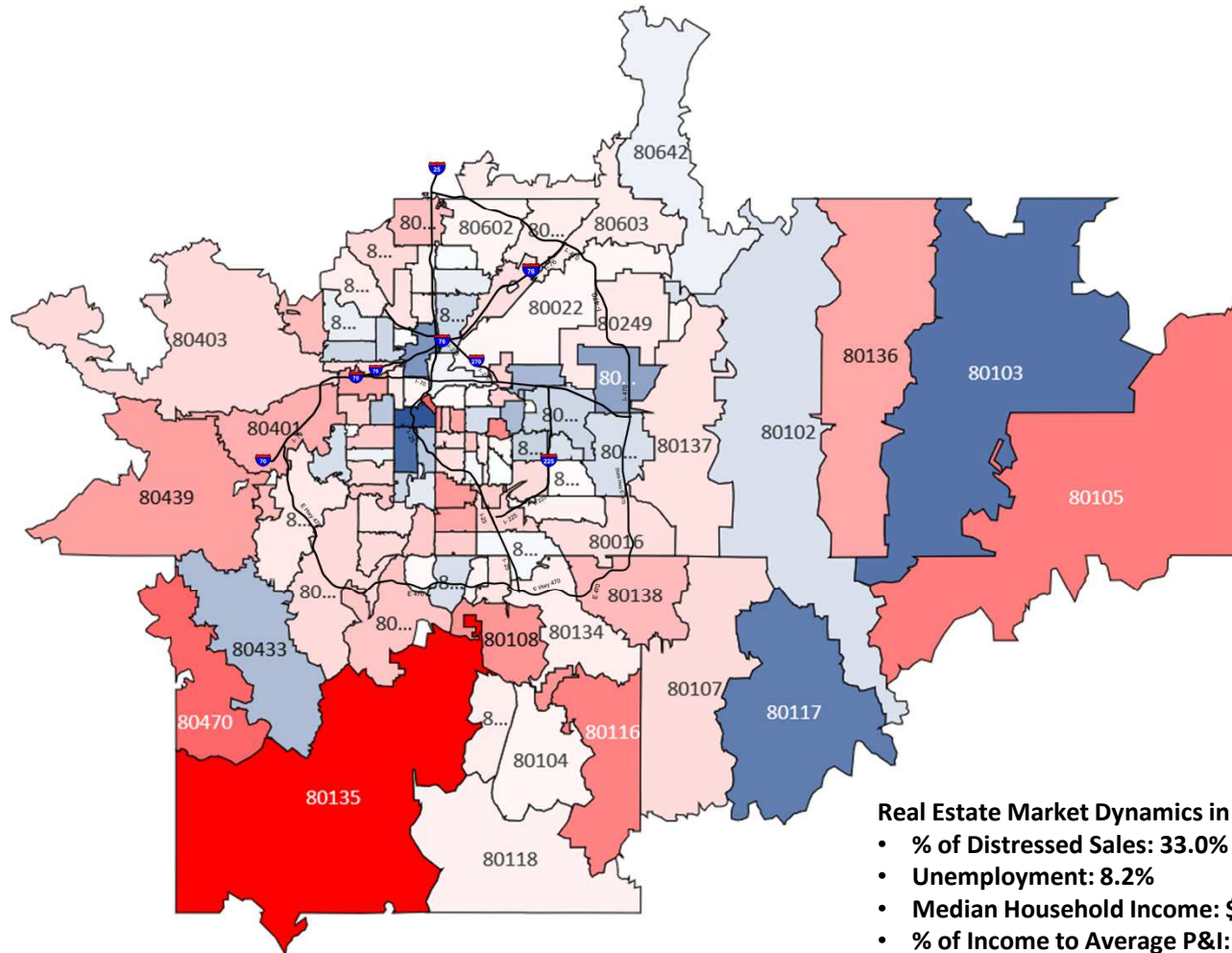
Average Price
\$240,237

Median Price
\$215,252

Average 30 Year Fixed Interest Rate
5.04%

Average P&I with 10% Down
\$1,290

2009
-43.2% 18.9%



Real Estate Market Dynamics in 2009 – Metro Denver

- % of Distressed Sales: 33.0%
- Unemployment: 8.2%
- Median Household Income: \$68,258
- % of Income to Average P&I: 22.7%

National

- % of Outstanding Loans to Household LTV: 53.2%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2010

Closed Transactions
35,624

Months of Inventory
10.5

Average DOM
86

Median DOM
52

% Close to List
98.0%

Odds of Selling
34.2%

Metro Appreciation
+6.3%

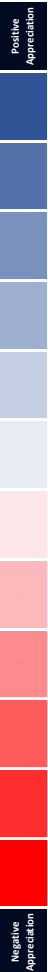
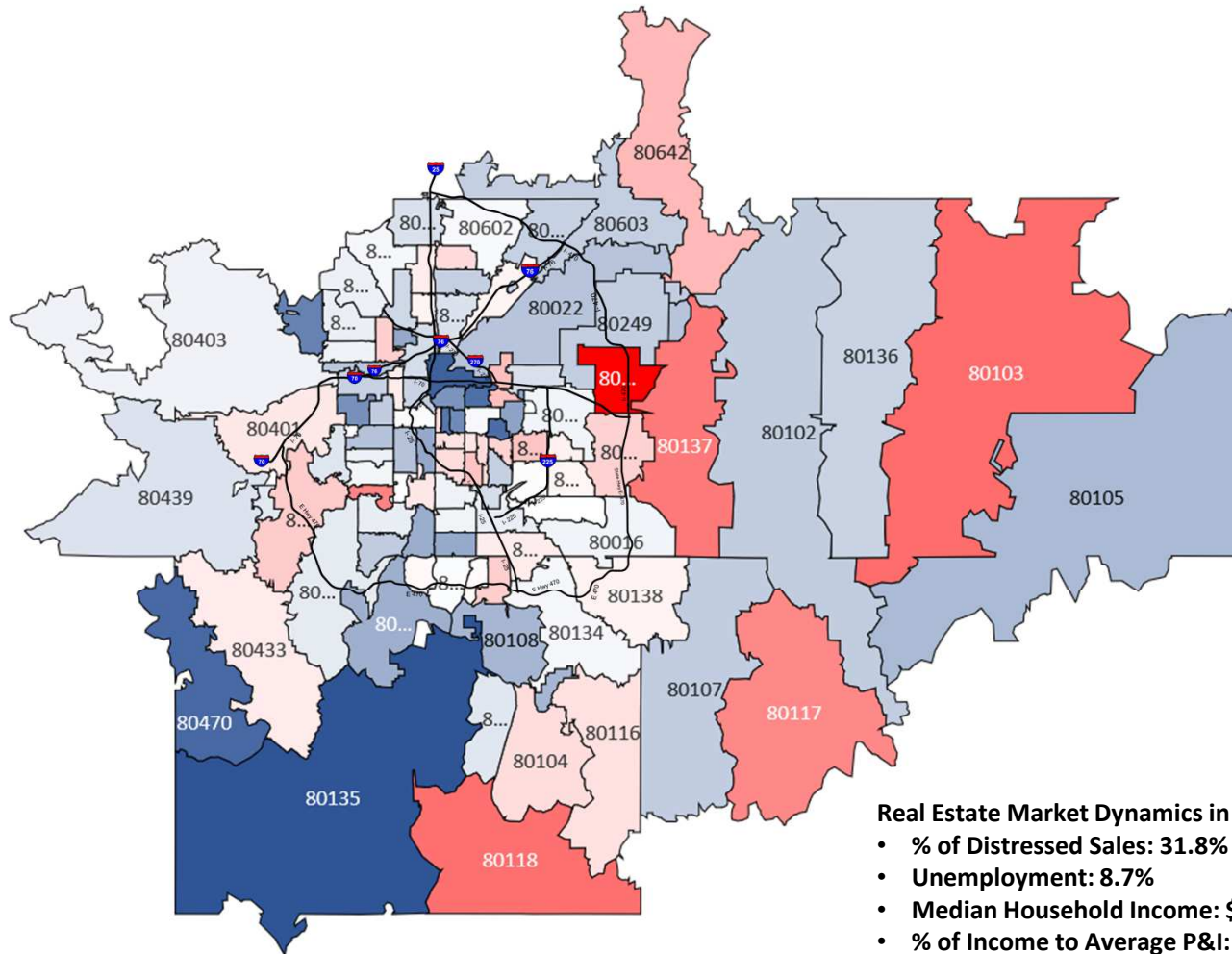
Average Price
\$252,950

Median Price
\$230,075

Average 30 Year Fixed Interest Rate
4.69%

Average P&I with 10% Down
\$1,333

2010
-26.7% 0.0% 22.2%



Real Estate Market Dynamics in 2010 – Metro Denver

- % of Distressed Sales: 31.8%
- Unemployment: 8.7%
- Median Household Income: \$67,566
- % of Income to Average P&I: 23.7%

National

- % of Outstanding Loans to Household LTV: 20.6%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2011

Closed Transactions
36,218

Months of Inventory
8.3

Average DOM
94

Median DOM
59

% Close to List
97.7%

Odds of Selling
46.1%

Metro Appreciation
-1.1%

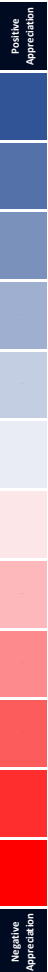
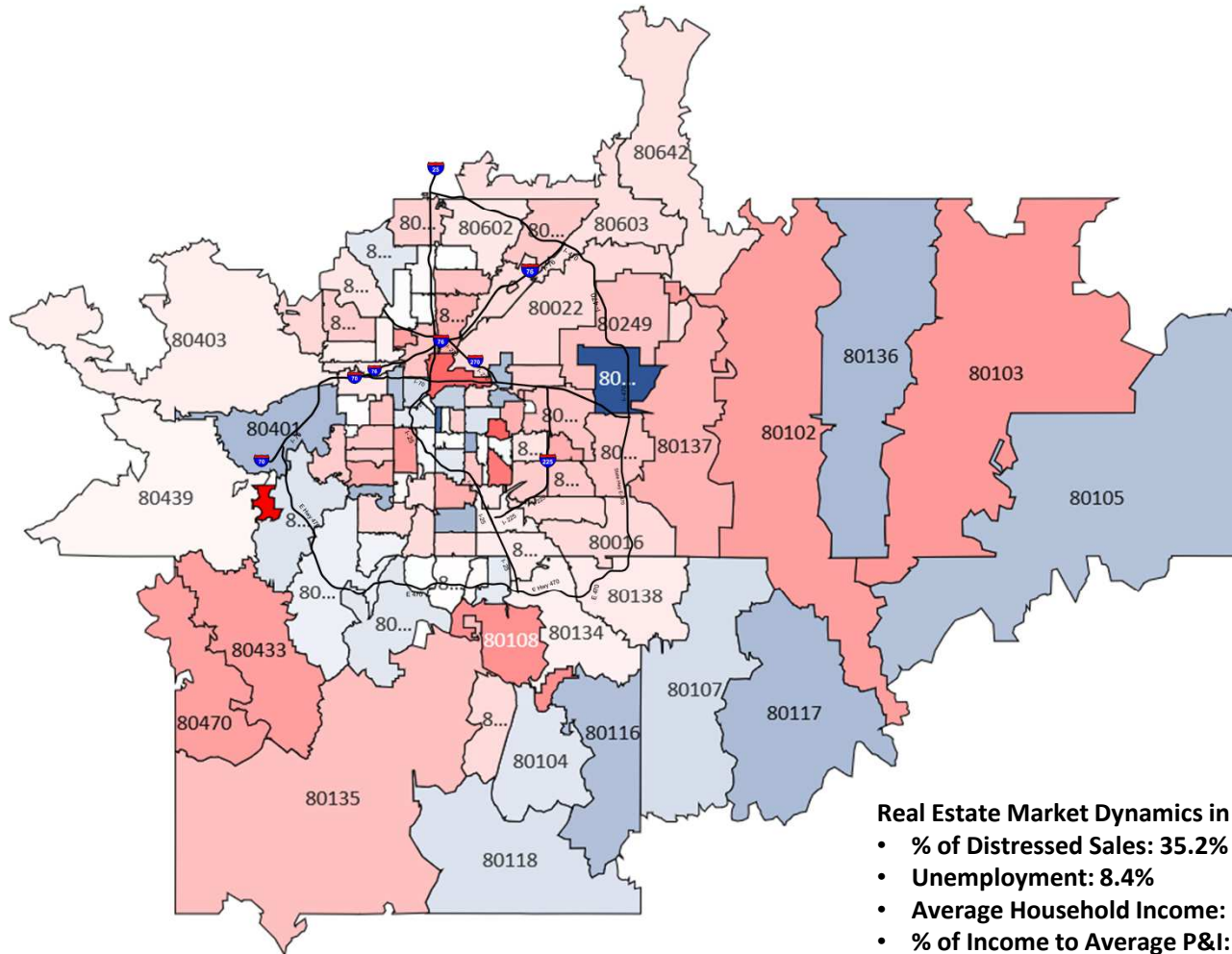
Average Price
\$252,950

Median Price
\$207,000

Average 30 Year Fixed Interest Rate
4.44%

Average P&I with 10% Down
\$1,143

2011
-26.9% 19.9%



Real Estate Market Dynamics in 2011 – Metro Denver

- % of Distressed Sales: 35.2%
- Unemployment: 8.4%
- Average Household Income: \$67,474
- % of Income to Average P&I: \$22.6%

National

- % of Outstanding Loans to Household LTV: 53.9%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2013

Closed
Transactions
51,494

Months of
Inventory
2.5

Average DOM
44

Median DOM
17

% Close to List
99.5%

Odds of Selling
61.8%

Metro
Appreciation
+9.2%

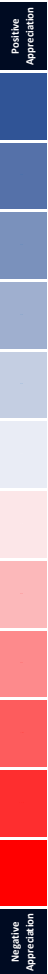
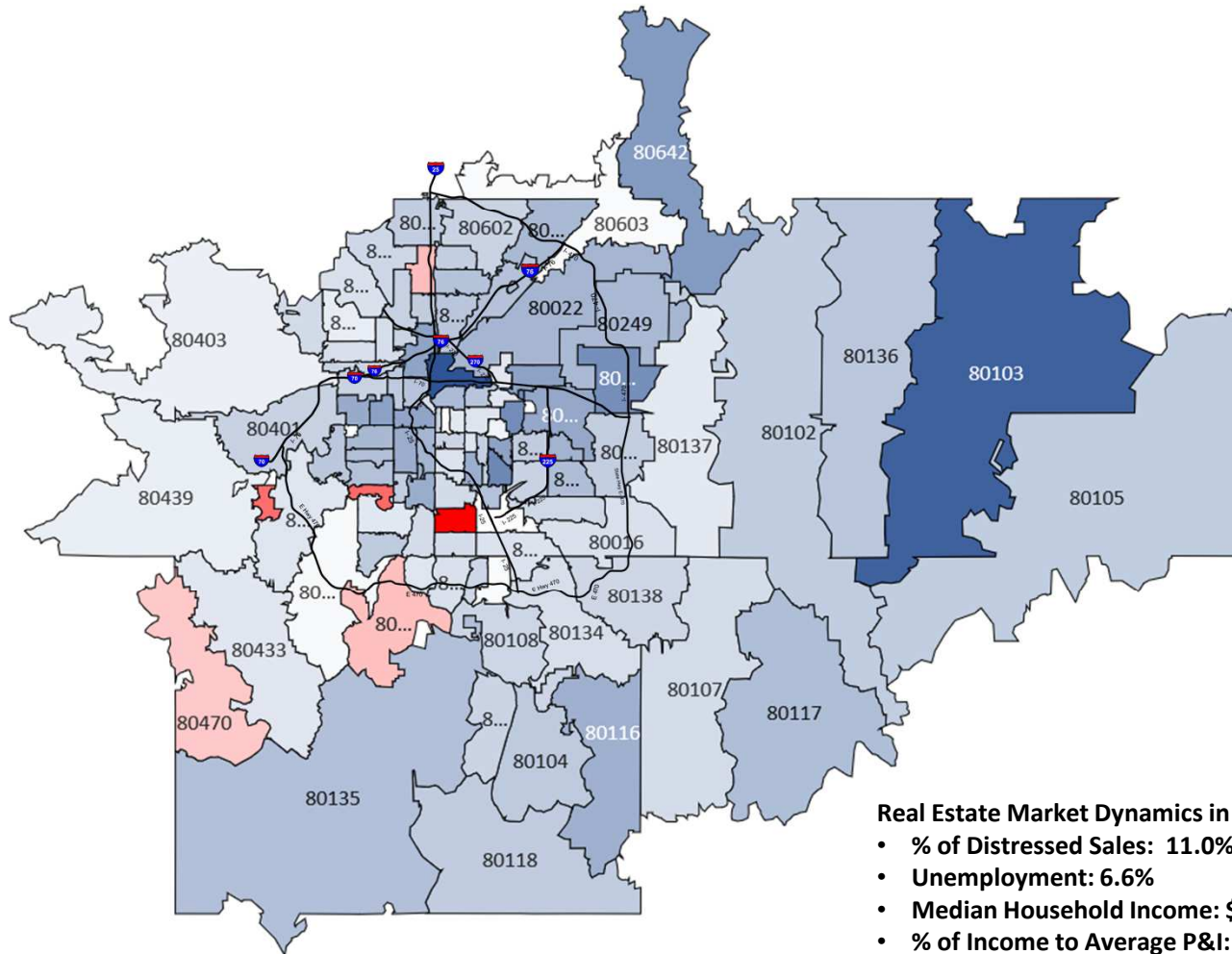
Average Price
\$304,495

Median Price
\$253,000

Average 30 Year
Fixed Interest Rate
4.02%

Average P&I with
10% Down
\$1,451

2013
-10.5% 42.3%



Real Estate Market Dynamics in 2013 – Metro Denver

- % of Distressed Sales: 11.0%
- Unemployment: 6.6%
- Median Household Income: \$71,509
- % of Income to Average P&I: 24.4%

National

- % of Outstanding Loans to Household LTV: 48.3%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2014

Closed Transactions
51,958

Months of Inventory
1.9

Average DOM
32

Median DOM
11

% Close to List
100.0%

Odds of Selling
87.7%

Metro Appreciation
+6.5%

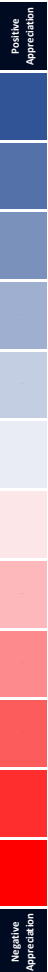
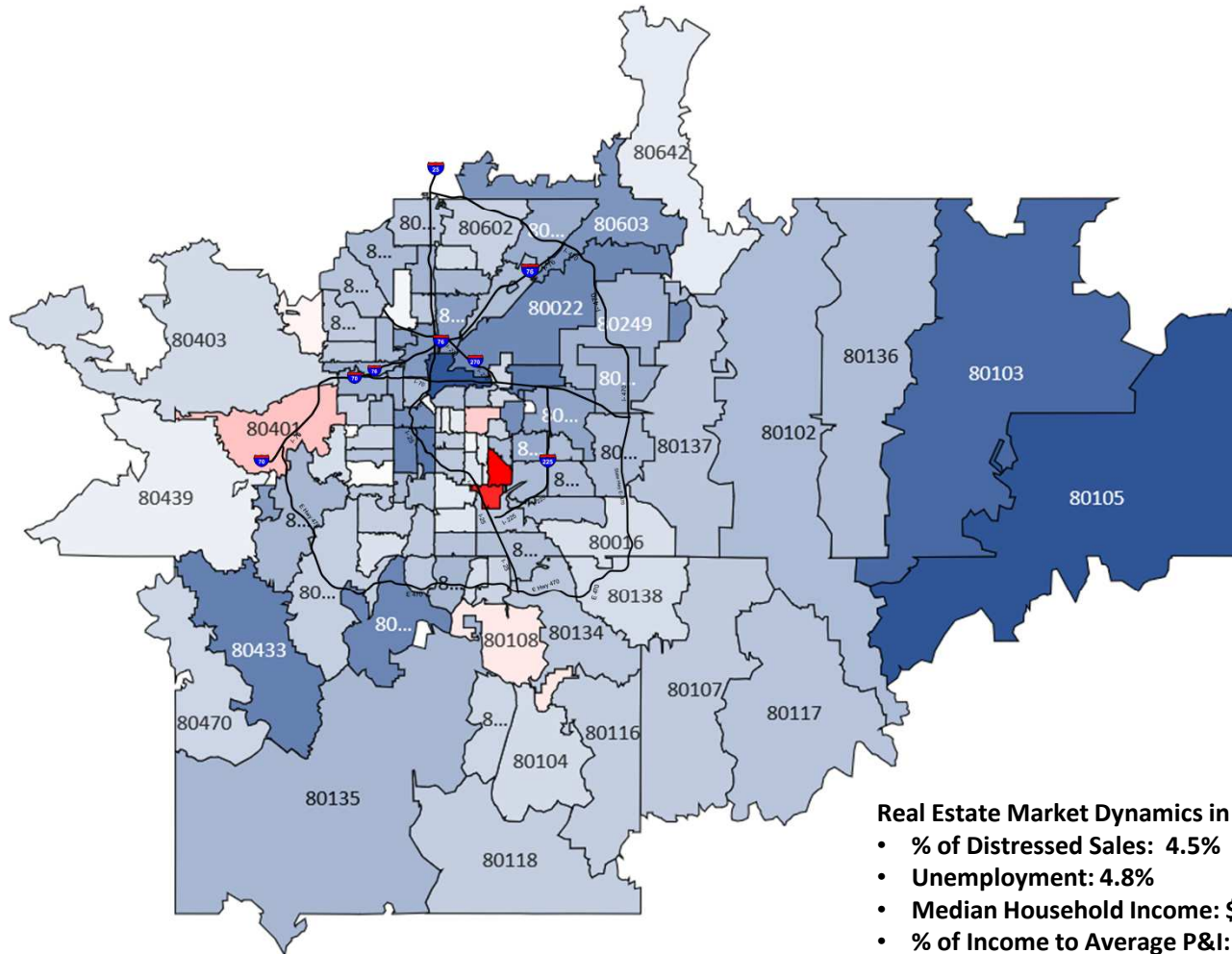
Average Price
\$324,237

Median Price
\$274,900

Average 30 Year Fixed Interest Rate
4.16%

Average P&I with 10% Down
\$1,600

2014
-9.1% 28.0%



Real Estate Market Dynamics in 2014 – Metro Denver

- % of Distressed Sales: 4.5%
- Unemployment: 4.8%
- Median Household Income: \$75,282
- % of Income to Average P&I: 25.5%

National

- % of Outstanding Loans to Household LTV: 44.6%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2015

Closed Transactions
53,963

Months of Inventory
1.5

Average DOM
23

Median DOM
7

% Close to List
100.0%

Odds of Selling
85.5%

Metro Appreciation
+12.1

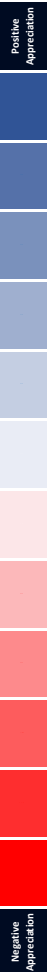
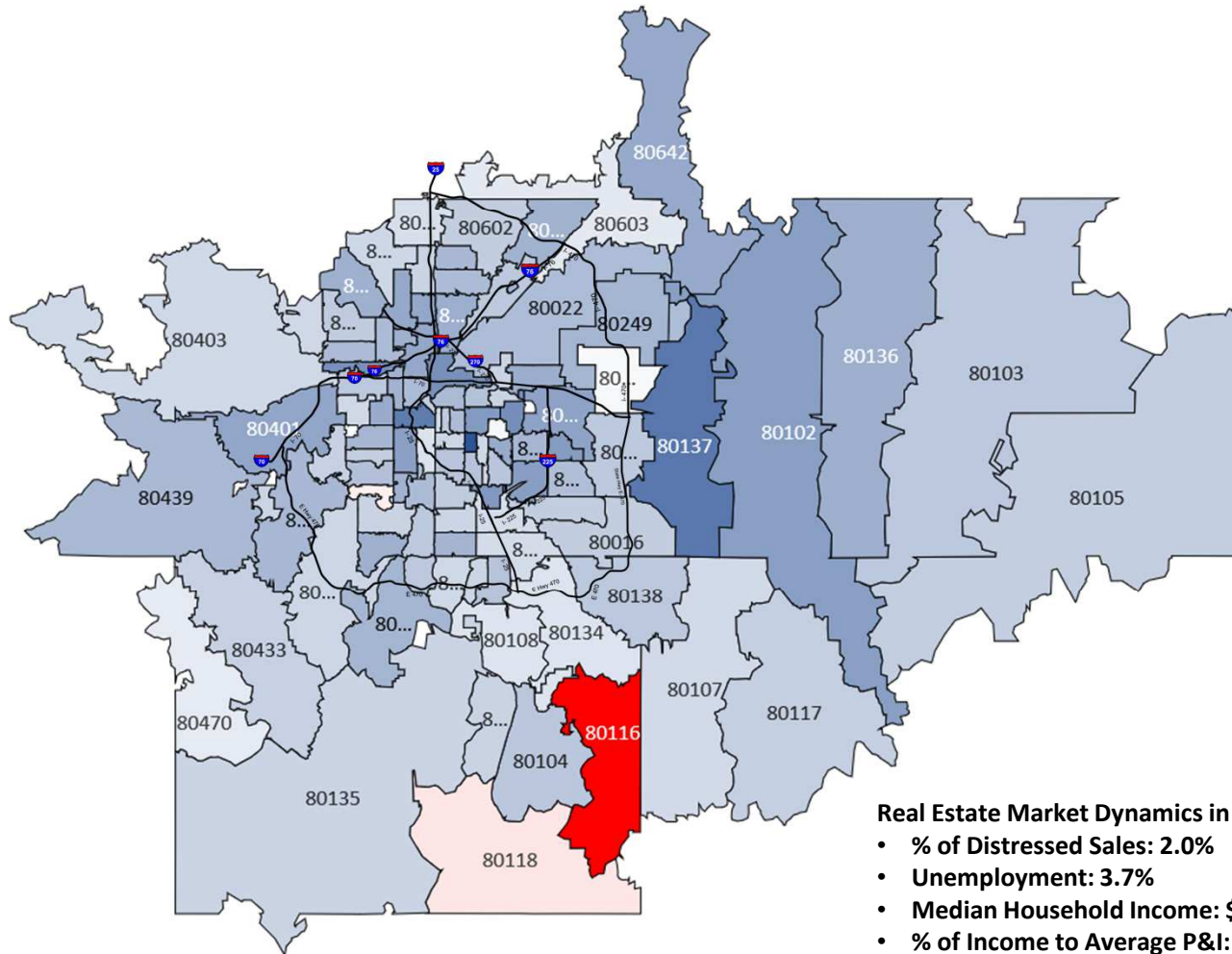
Average Price
\$361,533

Median Price
\$312,000

Average 30 Year Fixed Interest Rate
3.84%

Average P&I with 10% Down
\$1,717

2015
-7.5% 37.0%



Real Estate Market Dynamics in 2015 – Metro Denver

- % of Distressed Sales: 2.0%
- Unemployment: 3.7%
- Median Household Income: \$77,985
- % of Income to Average P&I: 26.4%

National

- % of Outstanding Loans to Household LTV: 42.0%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2016

Closed Transactions
53,830

Months of Inventory
1.4

Average DOM
25

Median DOM
7

% Close to List
100.0%

Odds of Selling
86.8%

Metro Appreciation
+9.2

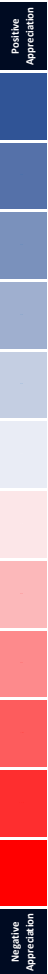
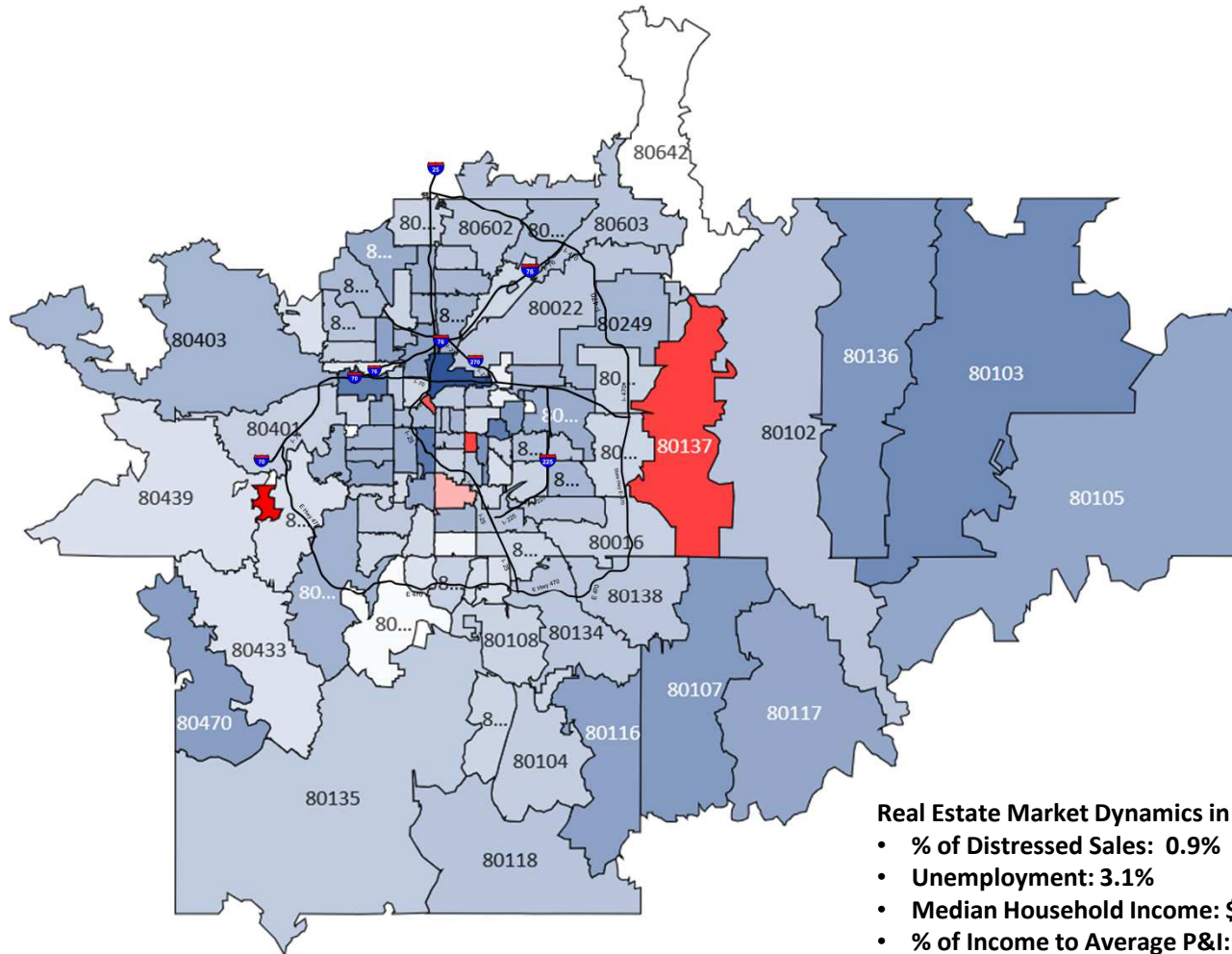
Average Price
\$396,822

Median Price
\$374,773

Average 30 Year Fixed Interest Rate
3.67%

Average P&I with 10% Down
\$1,830

2016
-10.5% 29.7%



Real Estate Market Dynamics in 2016 – Metro Denver

- % of Distressed Sales: 0.9%
- Unemployment: 3.1%
- Median Household Income: \$79,664
- % of Income to Average P&I: 27.6%

National

- % of Outstanding Loans to Household LTV: 39.9%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2017

Closed
Transactions
54,938

Months of
Inventory
1.2

Average DOM
25

Median DOM
8

% Close to List
100.0%

Odds of Selling
89.0%

Metro
Appreciation
+8.0%

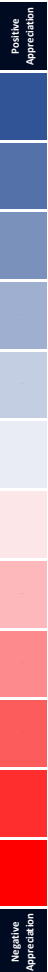
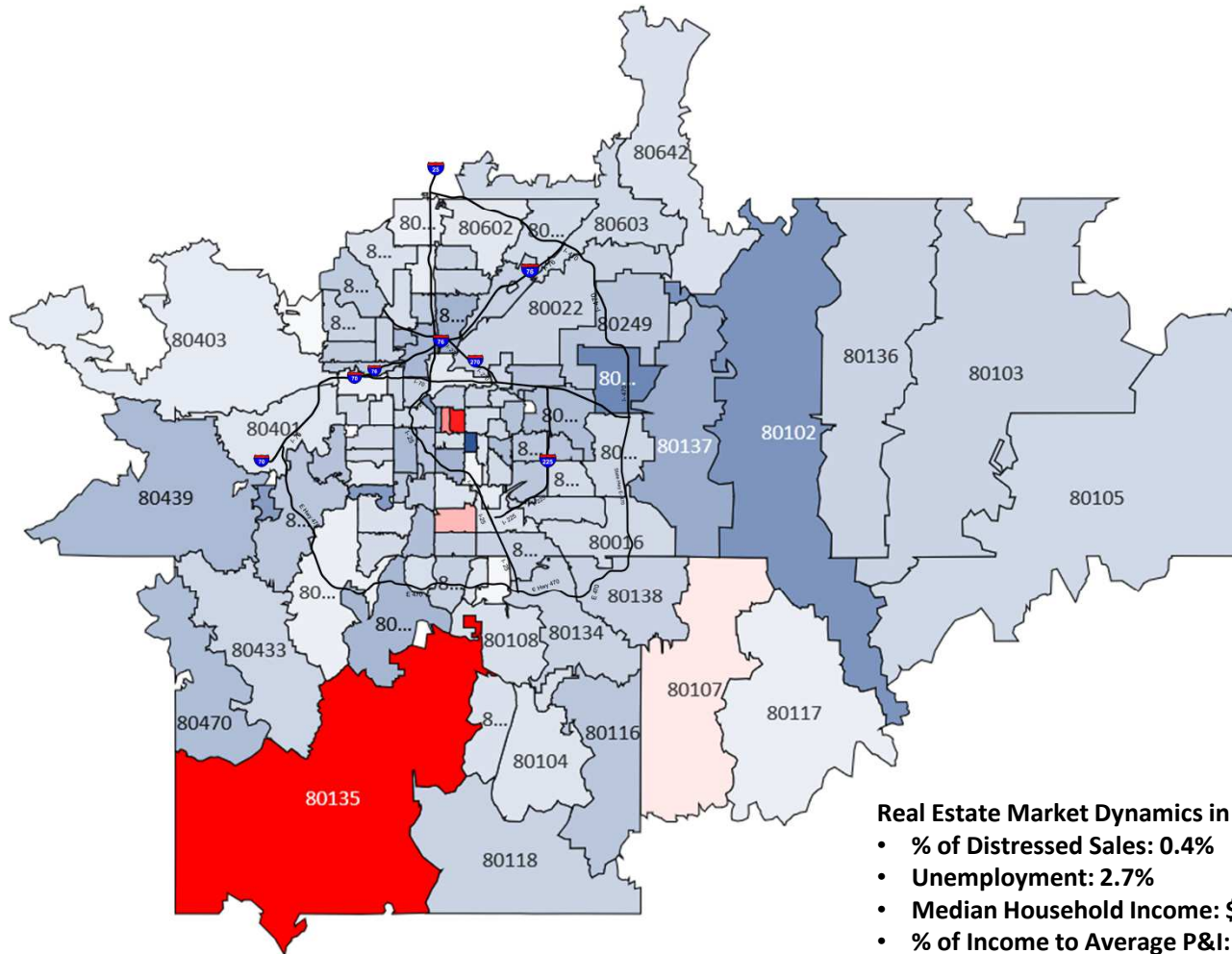
Average Price
\$428,670

Median Price
\$375,000

Average 30 Year
Fixed Interest Rate
3.98%

Average P&I with
10% Down
\$2,050

2017
-4.3% 36.0%



Real Estate Market Dynamics in 2017 – Metro Denver

- % of Distressed Sales: 0.4%
- Unemployment: 2.7%
- Median Household Income: \$84,828
- % of Income to Average P&I: 29.0%

National

- % of Outstanding Loans to Household LTV: 38.1%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2018

Closed Transactions
52,251

Months of Inventory
1.5

Average DOM
25

Median DOM
8

% Close to List
100.0%

Odds of Selling
82.7%

Metro Appreciation
+8.2%

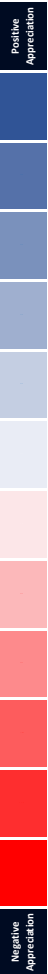
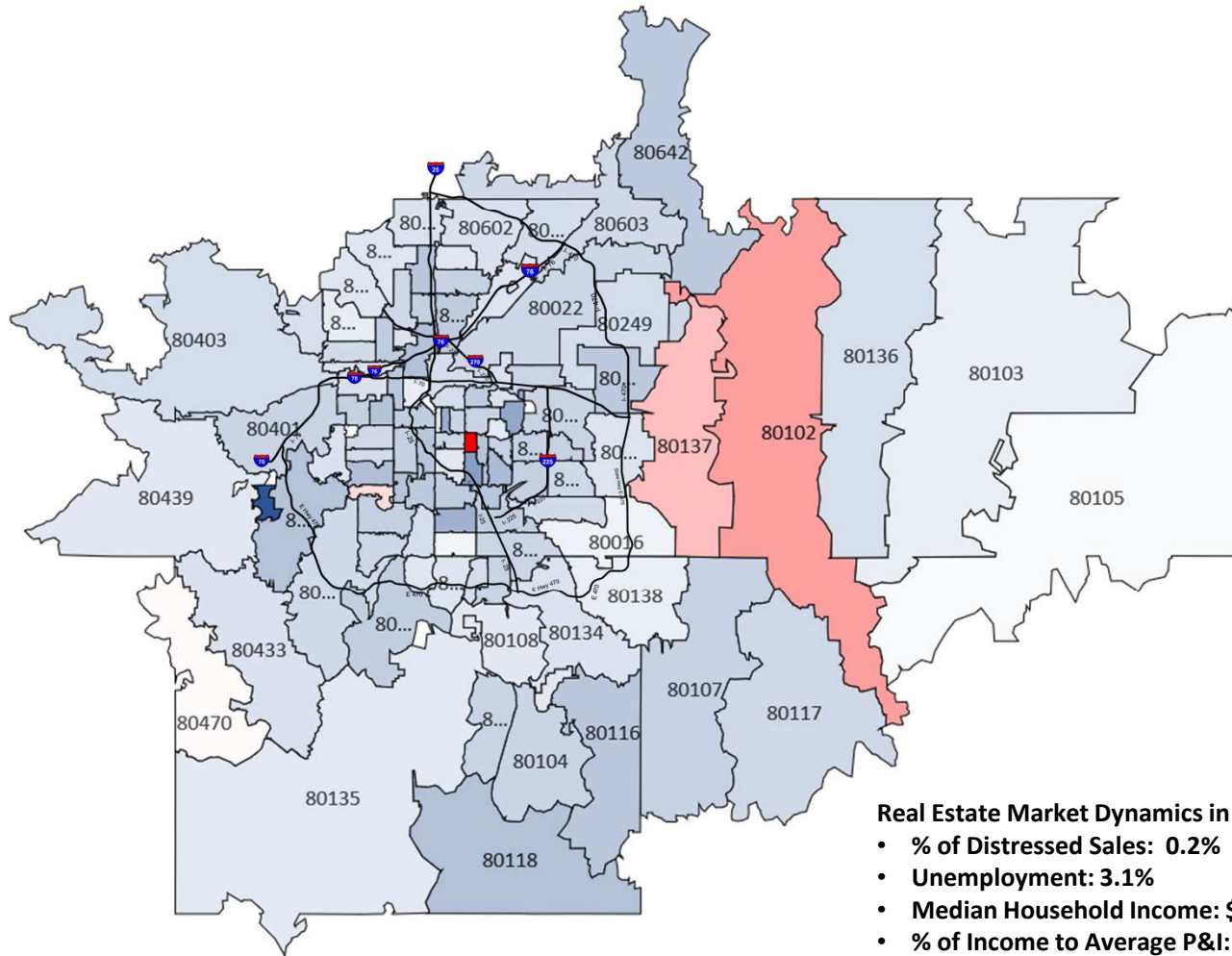
Average Price
\$463,873

Median Price
\$405,000

Average 30 Year Fixed Interest Rate
4.46%

Average P&I with 10% Down
\$2,370

2018
-12.8% 35.5%



Real Estate Market Dynamics in 2017 – Metro Denver

- % of Distressed Sales: 0.2%
- Unemployment: 3.1%
- Median Household Income: \$88,046
- % of Income to Average P&I: 32.3%

National

- % of Outstanding Loans to Household LTV: 36.8%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2019

Closed Transactions
54,584

Months of Inventory
1.8

Average DOM
31

Median DOM
13

% Close to List
100.0%

Odds of Selling
83.4%

Metro Appreciation
+2.4%

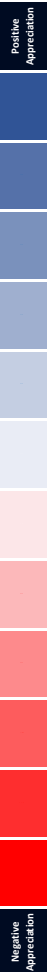
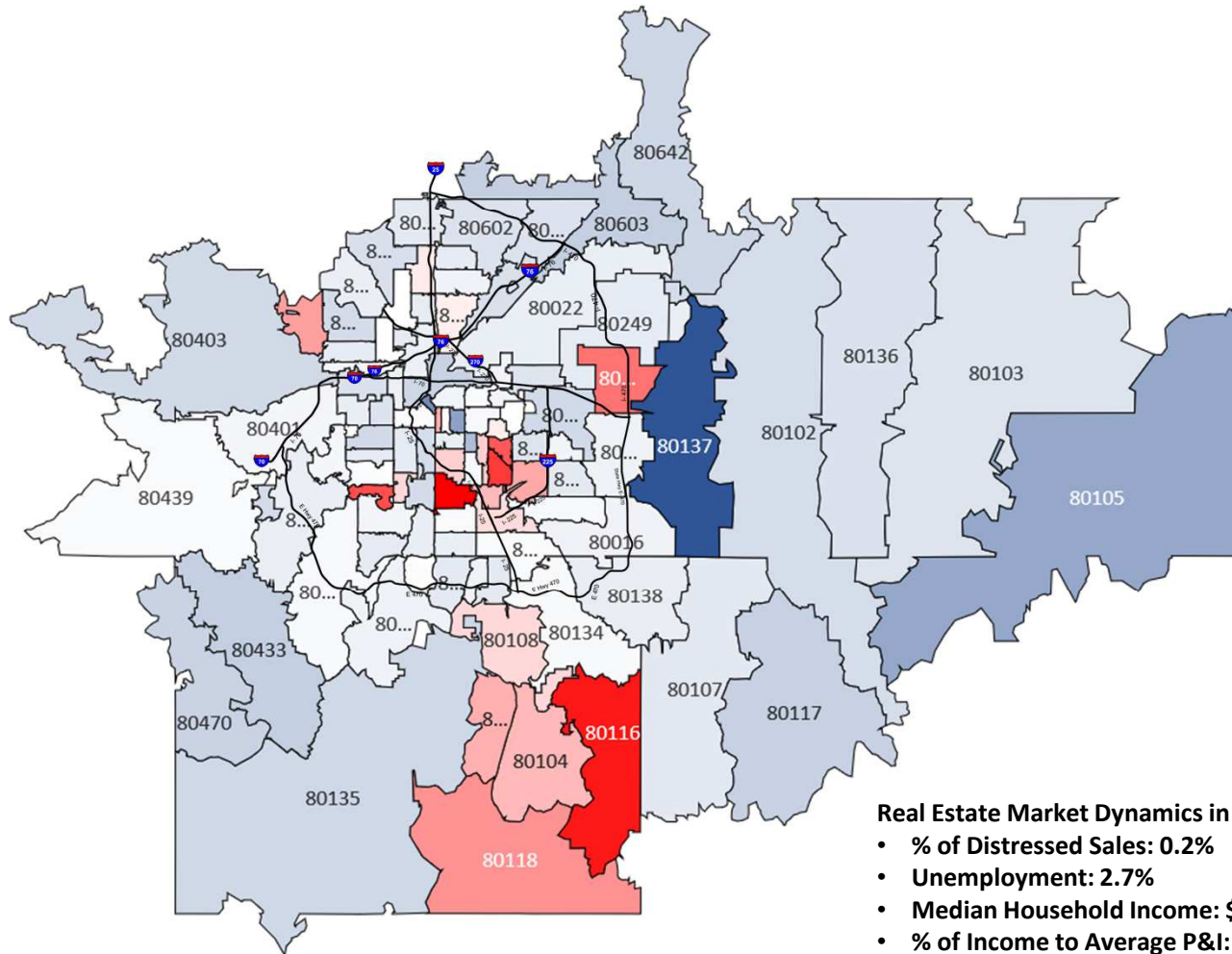
Average Price
\$475,222

Median Price
\$415,439

Average 30 Year Fixed Interest Rate
3.91%

Average P&I with 10% Down
\$2,261

2019
-7.0% 32.4%



Real Estate Market Dynamics in 2019 – Metro Denver

- % of Distressed Sales: 0.2%
- Unemployment: 2.7%
- Median Household Income: \$93,597
- % of Income to Average P&I: 29.0%

National

- % of Outstanding Loans to Household LTV: 35.6%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2020

Closed Transactions
58,550

Months of Inventory
1.4

Average DOM
27

Median DOM
7

% Close to List
99.94

Odds of Selling
92.3%

Metro Appreciation
+8.7%

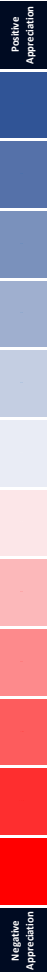
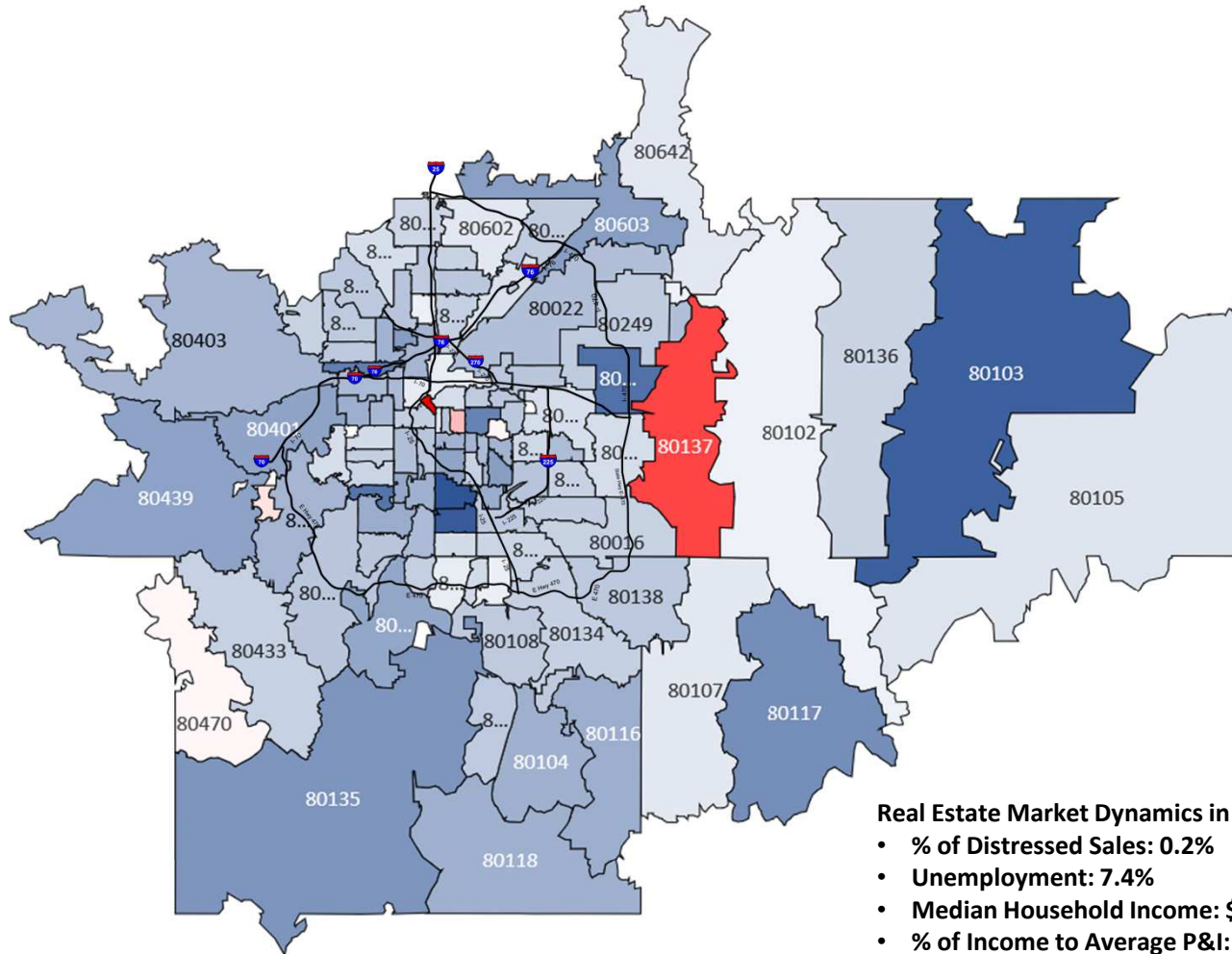
Average Price
\$516,454

Median Price
\$449,900

Average 30 Year Fixed Interest Rate
3.11%

Average P&I with 10% Down
\$2,221

2020
-13.4% 24.5%



Real Estate Market Dynamics in 2020 – Metro Denver

- % of Distressed Sales: 0.2%
- Unemployment: 7.4%
- Median Household Income: \$97,921
- % of Income to Average P&I: 27.2%

National

- % of Outstanding Loans to Household LTV: 35.2%

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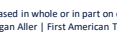
% Appreciation Year over Year



























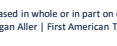
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Annual Appreciation- All Single Family Homes (ASF+DSF)														Positive Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Positive Appreciation
80002		-5.9%	7.2%	-2.7%	8.2%	10.7%	13.3%	24.1%	4.4%	11.7%	5.8%	1.6%	18.4%	
80003		4.5%	-5.0%	-1.5%	11.8%	8.6%	11.5%	14.8%	16.3%	9.4%	10.6%	0.2%	11.0%	Positive Appreciation
80004		4.5%	1.7%	-1.8%	10.6%	8.0%	8.6%	14.8%	8.8%	10.7%	7.5%	3.7%	7.8%	
80005		1.8%	2.2%	-5.1%	9.8%	4.7%	8.7%	11.2%	10.2%	9.1%	4.0%	6.8%	7.7%	Positive Appreciation
80007		-11.0%	16.2%	-4.1%	0.1%	8.9%	-0.3%	8.4%	5.1%	1.4%	6.4%	-2.6%	6.5%	
80010		7.5%	12.0%	-8.0%	12.9%	28.5%	18.6%	24.4%	17.9%	12.9%	18.5%	0.1%	8.0%	Positive Appreciation
80011		4.4%	1.5%	-6.3%	14.8%	21.6%	14.8%	20.1%	14.5%	13.8%	8.9%	7.1%	4.7%	
80012		4.9%	-6.0%	-2.9%	17.0%	12.6%	14.2%	15.7%	10.9%	11.7%	9.7%	5.0%	5.7%	Positive Appreciation
80013		-0.6%	-1.1%	-5.6%	10.2%	16.2%	10.8%	14.0%	12.4%	7.6%	8.1%	4.0%	6.5%	
80014		-5.9%	0.2%	-5.4%	13.2%	11.1%	11.3%	21.2%	7.7%	11.8%	10.1%	-2.4%	8.5%	Positive Appreciation
80015		-2.2%	0.0%	-3.8%	10.7%	9.7%	10.3%	10.9%	10.3%	8.6%	7.5%	1.3%	7.2%	
80016		-5.4%	1.4%	-3.8%	3.9%	7.6%	5.1%	10.9%	8.1%	7.8%	2.7%	2.4%	6.6%	Negative Appreciation
80017		3.2%	-1.5%	-8.4%	20.1%	18.7%	10.9%	21.5%	10.0%	12.4%	9.6%	2.1%	9.4%	
80018		3.5%	-4.7%	-6.0%	6.9%	12.2%	10.8%	11.7%	7.1%	8.5%	5.6%	2.5%	4.9%	Negative Appreciation
80019		10.2%	-26.7%	19.9%	14.7%	27.8%	12.9%	1.6%	7.6%	25.2%	11.2%	-3.9%	20.6%	
80020		-6.1%	1.1%	2.7%	-4.5%	9.9%	11.1%	8.6%	14.5%	6.2%	5.2%	5.9%	4.7%	Negative Appreciation
80021		-2.9%	1.9%	-2.7%	6.8%	7.6%	9.7%	17.0%	12.0%	10.9%	5.2%	3.2%	7.8%	
80022		-1.3%	7.7%	-3.8%	15.0%	18.1%	19.4%	14.3%	9.8%	9.1%	8.3%	3.2%	9.2%	Negative Appreciation
80023		-10.5%	3.9%	-4.7%	0.7%	12.3%	9.0%	7.1%	7.7%	3.3%	5.9%	4.1%	5.9%	
80030		-0.7%	11.3%	-9.9%	18.7%	10.8%	15.5%	16.9%	12.7%	14.3%	5.8%	4.0%	14.2%	Negative Appreciation
80031		-4.8%	5.1%	0.3%	8.2%	11.4%	1.4%	18.7%	7.4%	7.1%	7.9%	0.0%	8.5%	
80033		-14.2%	5.8%	-2.4%	9.3%	10.8%	12.2%	12.0%	22.8%	3.3%	6.1%	5.6%	9.8%	Negative Appreciation
80102		3.4%	6.5%	-10.0%	8.6%	12.5%	10.9%	20.9%	10.4%	22.5%	-4.8%	6.5%	2.0%	
80103		15.4%	-15.3%	-10.6%	-1.2%	39.1%	24.7%	11.9%	20.3%	9.2%	3.5%	5.2%	22.9%	Negative Appreciation

























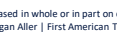
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Annual Appreciation- All Single Family Homes (ASF+DSF)														Positive Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Positive Appreciation
80104		-1.8%	-3.6%	2.9%	3.2%	13.3%	6.0%	12.1%	8.6%	5.6%	9.1%	-1.9%	11.3%	
80105		-22.1%	8.9%	7.0%	12.2%	12.5%	28.0%	10.7%	15.4%	8.1%	1.0%	16.5%	3.8%	Positive Appreciation
80107		-5.9%	6.5%	3.8%	0.0%	8.8%	8.5%	8.0%	17.7%	-0.4%	9.3%	4.3%	3.3%	
80108		-17.8%	9.4%	-11.6%	5.1%	10.2%	-0.8%	5.8%	7.6%	6.5%	4.8%	-1.1%	7.6%	Positive Appreciation
80109		-2.9%	3.2%	-3.9%	-1.9%	10.7%	6.8%	9.5%	7.4%	6.1%	9.0%	-2.2%	7.6%	
80110		2.4%	-2.5%	-3.3%	10.2%	20.4%	10.8%	14.7%	15.2%	11.2%	11.5%	6.7%	11.2%	Positive Appreciation
80111		-7.3%	2.2%	-1.6%	11.2%	0.3%	8.9%	7.5%	9.7%	5.9%	10.2%	-0.9%	7.7%	
80112		0.6%	-1.9%	-2.0%	4.9%	7.1%	10.4%	7.7%	7.1%	9.5%	8.8%	0.7%	6.1%	Positive Appreciation
80113		-17.0%	1.7%	-8.2%	16.2%	8.9%	3.9%	11.4%	-3.1%	6.0%	10.6%	-7.0%	24.5%	
80116		-21.0%	-3.1%	7.3%	1.1%	19.4%	8.1%	-7.5%	16.5%	11.9%	11.6%	-6.4%	11.5%	Positive Appreciation
80117		14.4%	-12.3%	7.8%	8.1%	16.0%	9.5%	10.5%	15.3%	3.5%	8.1%	8.8%	16.3%	
80118		-2.4%	-14.9%	3.3%	1.9%	12.6%	8.1%	-0.7%	10.1%	9.2%	13.0%	-3.0%	11.3%	Positive Appreciation
80120		-8.8%	10.7%	-3.7%	4.9%	8.6%	8.9%	11.9%	6.5%	13.6%	6.9%	3.4%	9.8%	
80121		-14.8%	1.6%	8.2%	16.0%	-10.5%	4.4%	9.2%	12.6%	-1.2%	16.1%	0.9%	23.5%	Positive Appreciation
80122		-8.4%	11.1%	-3.6%	3.8%	8.8%	9.8%	16.2%	2.0%	10.4%	2.3%	3.3%	5.2%	
80123		-4.4%	2.3%	-4.0%	6.4%	5.8%	7.7%	9.5%	9.2%	6.3%	9.8%	1.8%	11.8%	Positive Appreciation
80124		-4.5%	-5.1%	2.4%	6.3%	1.2%	7.1%	13.0%	5.4%	1.6%	9.0%	4.0%	2.2%	
80125		-9.7%	10.2%	2.8%	5.1%	-2.6%	19.9%	15.9%	0.9%	15.1%	10.3%	2.6%	12.8%	Positive Appreciation
80126		3.6%	0.4%	-0.2%	0.7%	7.6%	11.7%	8.5%	8.1%	10.0%	5.4%	4.1%	2.7%	
80127		-6.0%	2.7%	1.8%	5.7%	1.6%	7.9%	9.0%	13.3%	3.2%	7.8%	1.1%	8.3%	Positive Appreciation
80128		-5.9%	6.6%	1.4%	-3.1%	13.0%	4.8%	16.9%	7.3%	7.6%	8.5%	3.9%	8.3%	
80129		-1.0%	-0.6%	0.1%	2.5%	6.3%	9.1%	12.0%	5.2%	6.7%	5.2%	0.3%	6.9%	Positive Appreciation
80130		-2.1%	-0.5%	-0.6%	2.8%	9.9%	5.7%	9.1%	6.0%	5.8%	6.8%	2.4%	5.2%	
80134		-2.7%	1.1%	-1.5%	4.1%	8.0%	9.0%	5.8%	9.7%	9.3%	5.8%	1.2%	6.8%	Negative Appreciation









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Annual Appreciation- All Single Family Homes (ASF+DSF)														Positive Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Positive Appreciation
80135		-43.2%	22.2%	-6.7%	-12.2%	15.6%	11.8%	9.5%	9.0%	-4.3%	4.6%	7.5%	15.2%	
80136		-14.7%	5.8%	7.9%	-3.4%	13.9%	10.7%	17.1%	18.2%	9.0%	6.8%	5.5%	6.2%	Positive Appreciation
80137		-4.9%	-13.9%	-7.9%	19.5%	5.7%	9.3%	29.3%	-7.9%	17.5%	-3.2%	32.4%	-9.8%	
80138		-11.6%	-1.3%	-2.1%	3.3%	9.8%	5.6%	12.1%	9.7%	9.5%	3.6%	3.3%	7.8%	Positive Appreciation
80202		-26.4%	6.5%	0.4%	6.7%	8.0%	1.6%	10.8%	-6.9%	21.2%	1.5%	22.2%	-13.4%	
80203		-18.2%	-3.5%	17.4%	1.4%	11.5%	5.9%	8.1%	11.4%	17.5%	5.5%	-2.3%	3.9%	Positive Appreciation
80204		18.9%	0.6%	2.4%	18.9%	22.3%	18.3%	28.4%	11.9%	8.0%	10.5%	0.7%	7.0%	
80205		-1.0%	13.8%	5.3%	7.7%	16.9%	10.5%	15.0%	9.3%	10.7%	7.0%	2.2%	5.0%	Positive Appreciation
80206		-14.8%	15.1%	-5.0%	4.8%	5.7%	3.6%	14.6%	13.1%	-3.8%	9.0%	17.7%	-3.5%	
80207		-1.0%	18.7%	-3.4%	10.9%	14.4%	10.2%	13.3%	10.4%	9.4%	10.6%	0.9%	7.7%	Positive Appreciation
80209		-5.3%	-3.1%	-0.1%	6.6%	10.4%	8.8%	8.8%	10.6%	7.5%	8.4%	3.1%	10.9%	
80210		-5.3%	-3.6%	2.6%	3.9%	6.9%	9.0%	12.6%	7.7%	15.8%	5.0%	-1.3%	12.9%	Positive Appreciation
80211		-1.7%	5.7%	4.1%	11.4%	14.6%	10.7%	14.6%	6.8%	9.6%	3.9%	7.4%	2.8%	
80212		-3.5%	-1.8%	6.8%	5.6%	13.2%	13.0%	16.5%	9.2%	8.3%	11.4%	2.8%	9.9%	Positive Appreciation
80214		6.2%	6.7%	-6.3%	13.3%	23.3%	11.5%	18.2%	15.2%	5.6%	13.0%	5.3%	10.3%	
80215		-7.8%	14.4%	-0.2%	1.0%	21.0%	7.6%	8.4%	7.6%	7.6%	10.0%	3.5%	11.5%	Positive Appreciation
80216		1.2%	20.4%	-15.9%	32.8%	42.3%	27.7%	24.0%	29.7%	4.9%	6.8%	8.3%	2.6%	
80218		-7.9%	17.7%	-0.1%	11.4%	-0.1%	2.6%	11.3%	10.9%	-1.9%	16.6%	-0.1%	8.3%	Positive Appreciation
80219		16.3%	7.9%	-10.3%	18.6%	20.1%	19.9%	20.6%	14.2%	14.3%	9.8%	3.9%	9.2%	
80220		3.8%	0.9%	3.3%	7.9%	6.8%	-1.8%	22.0%	6.4%	7.4%	9.1%	1.4%	17.9%	Positive Appreciation
80221		11.6%	4.5%	-6.0%	16.8%	22.7%	16.7%	18.9%	16.2%	15.0%	12.9%	2.9%	10.6%	
80222		0.8%	-6.2%	-6.0%	7.7%	19.9%	4.6%	13.0%	10.7%	2.5%	20.0%	1.4%	6.6%	Positive Appreciation
80223		6.0%	11.2%	0.8%	10.6%	18.2%	22.3%	6.2%	23.3%	12.2%	11.8%	6.5%	8.3%	
80224		-3.1%	-3.8%	-0.4%	18.4%	11.9%	3.7%	8.4%	18.9%	6.1%	12.3%	-1.3%	9.8%	Negative Appreciation

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Annual Appreciation- All Single Family Homes (ASF+DSF)														Positive Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	
80226		-8.7%	7.9%	-5.8%	5.3%	17.5%	7.2%	15.6%	12.8%	7.8%	7.7%	7.0%	5.3%	
80227		-6.0%	1.3%	-8.5%	12.0%	15.4%	0.4%	13.7%	15.7%	5.2%	13.2%	0.4%	6.0%	
80228		3.5%	3.3%	-5.2%	2.6%	13.8%	5.5%	9.9%	13.1%	12.8%	6.2%	1.7%	4.9%	
80229		4.2%	3.8%	-8.0%	17.2%	14.1%	15.9%	17.5%	13.1%	15.9%	10.7%	-0.4%	6.8%	
80230		-19.5%	19.0%	-16.4%	9.4%	3.1%	7.4%	1.7%	22.5%	8.9%	4.6%	-0.5%	-0.4%	
80231		0.2%	6.1%	-13.9%	12.3%	29.5%	-9.1%	12.5%	5.7%	7.8%	13.9%	-5.4%	14.0%	
80232		1.5%	1.9%	-5.0%	7.7%	15.8%	9.6%	10.6%	13.7%	7.6%	7.4%	3.9%	6.9%	
80233		1.9%	6.2%	-6.3%	8.6%	15.2%	11.6%	14.6%	12.6%	9.1%	9.6%	2.4%	8.1%	
80234		-2.2%	-1.9%	-0.5%	10.8%	-2.7%	12.1%	9.3%	13.7%	3.9%	11.9%	-0.5%	7.5%	
80235		-9.4%	-12.8%	8.3%	39.3%	-6.1%	9.0%	-0.4%	7.5%	21.0%	-1.7%	-4.9%	19.9%	
80236		4.6%	-0.1%	-0.8%	9.5%	12.2%	11.3%	16.5%	6.2%	11.9%	12.4%	-1.1%	12.4%	
80237		-9.0%	4.3%	-2.5%	9.8%	15.0%	-7.8%	22.1%	6.8%	4.2%	11.7%	-1.9%	11.8%	
80238		-7.5%	-6.7%	7.6%	-2.2%	6.1%	6.5%	9.3%	2.9%	8.5%	6.1%	2.1%	8.1%	
80239		7.9%	4.0%	-4.9%	15.0%	23.0%	21.2%	17.6%	12.7%	12.8%	8.7%	5.0%	8.2%	
80241		0.4%	-3.7%	0.1%	9.3%	12.2%	6.1%	15.4%	9.8%	9.4%	5.3%	3.7%	6.6%	
80246		-9.4%	-2.6%	9.2%	-1.9%	6.7%	1.8%	37.0%	-7.7%	36.0%	-12.8%	12.5%	10.5%	
80247		-1.5%	-4.5%	0.7%	2.9%	22.8%	11.2%	18.3%	7.9%	13.9%	9.5%	-4.6%	10.8%	
80249		-3.8%	6.3%	-6.5%	14.6%	17.3%	12.5%	16.0%	12.8%	12.1%	7.2%	3.7%	7.5%	
80260		-2.8%	-1.1%	0.1%	16.6%	12.5%	8.8%	18.9%	12.4%	10.5%	9.8%	3.6%	2.1%	
80401		-13.5%	-2.4%	8.0%	3.9%	11.2%	-2.1%	19.4%	8.0%	5.3%	8.9%	1.7%	13.1%	
80403		-6.1%	1.6%	-1.7%	10.0%	3.8%	5.9%	8.3%	12.8%	4.2%	7.0%	7.0%	10.4%	
80433		7.4%	-2.1%	-10.1%	0.1%	6.2%	20.8%	9.9%	4.9%	8.7%	6.2%	9.2%	6.7%	
80439		-15.7%	3.6%	-1.0%	7.3%	4.2%	2.5%	15.1%	5.1%	14.5%	4.9%	0.9%	13.3%	
80454		-11.2%	3.0%	-26.9%	37.3%	-5.9%	16.1%	9.4%	-10.5%	20.8%	35.5%	6.7%	-1.5%	Negative Appreciation

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Annual Appreciation- All Single Family Homes (ASF+DSF)														Positive Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	
80465		-3.7%	-5.3%	3.0%	1.6%	6.2%	11.7%	15.4%	5.3%	11.8%	12.4%	3.0%	10.6%	
80470		-25.6%	19.5%	-9.9%	39.5%	-2.2%	6.8%	4.5%	17.0%	13.6%	-0.2%	8.3%	-0.4%	
80601		-2.8%	6.1%	-5.6%	14.1%	17.2%	13.6%	16.6%	11.2%	7.7%	6.9%	5.4%	7.3%	
80602		-1.8%	0.7%	-2.4%	4.5%	11.0%	7.6%	10.9%	9.9%	5.1%	6.2%	5.3%	3.4%	
80603		-3.0%	6.3%	-3.3%	8.5%	1.0%	17.3%	4.9%	10.1%	8.1%	7.9%	9.2%	13.9%	
80640		-5.3%	-1.2%	-3.6%	7.1%	15.1%	10.9%	11.8%	6.8%	9.8%	5.5%	5.8%	4.3%	
80642		1.5%	-7.4%	-2.9%	3.4%	24.9%	3.2%	18.5%	0.0%	6.2%	11.2%	7.7%	3.4%	
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														</

Appreciation by Zip Code vs. Metro Denver Average



*First American Title*TM

Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2009

Closed Transactions
35,624

Months of Inventory
10.5

Average DOM
86

Median DOM
52

% Close to List
98.0%

Odds of Selling

Metro Appreciation
+6.4%

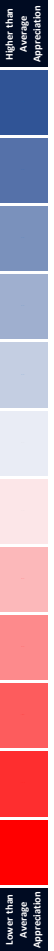
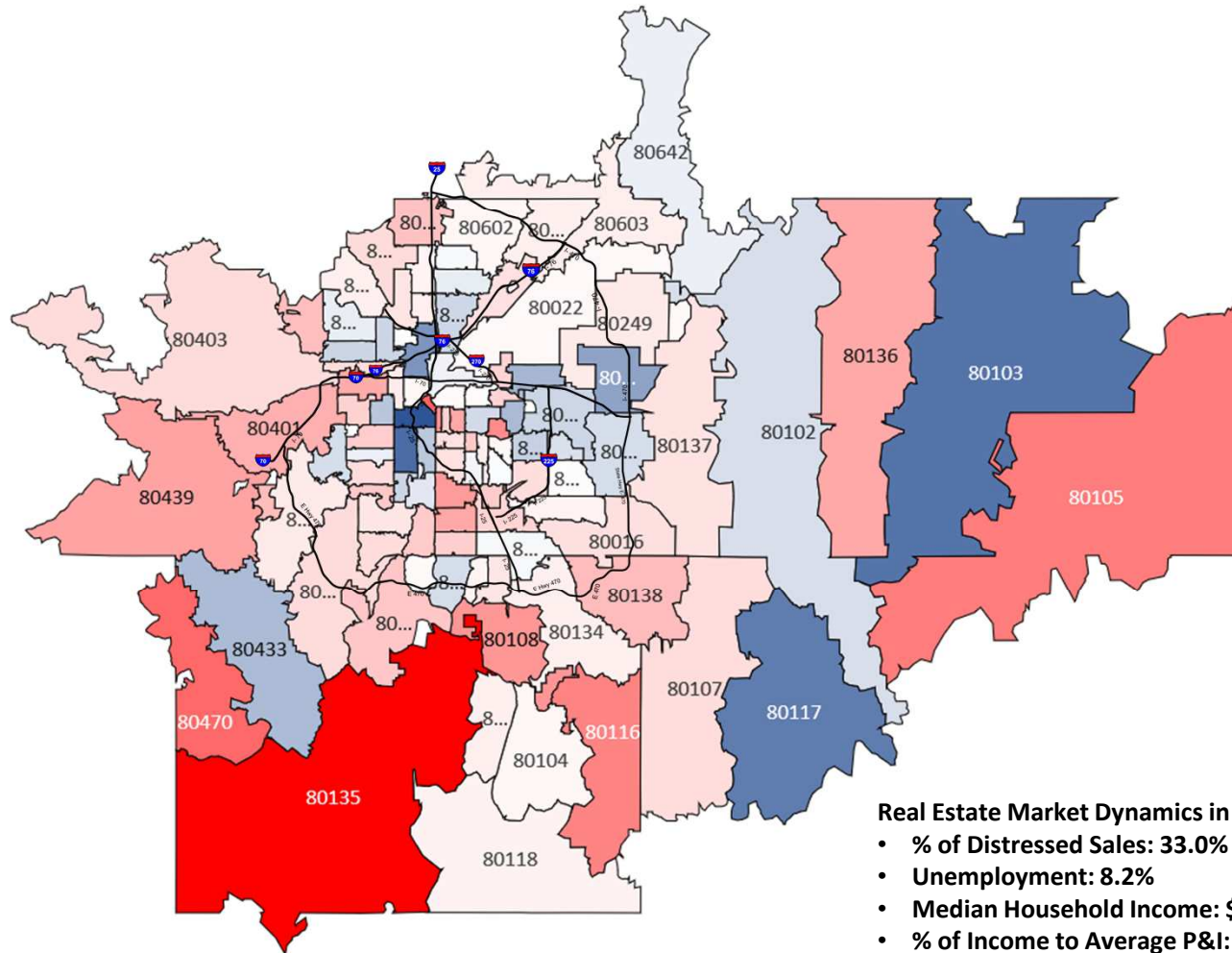
Average Price
\$255,676

Median Price
\$210,000

Average 30 Year Fixed Interest Rate
4.69%

Average P&I with 10% Down
\$1,187

2009
-43.2% 18.9%



Real Estate Market Dynamics in 2009 – Metro Denver

- % of Distressed Sales: 33.0%
- Unemployment: 8.2%
- Median Household Income: \$68,258
- % of Income to Average P&I: 22.7%

National

- % of Outstanding Loans to Household LTV: 53.2%

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First American Title™

Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2010

Closed
Transactions
35,624

Months of
Inventory
10.5

Average DOM
86

Median DOM
52

% Close to List
98.0%

Odds of Selling
34.2%

Metro
Appreciation
+6.3%

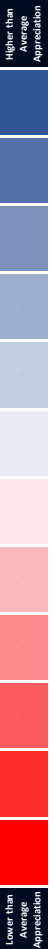
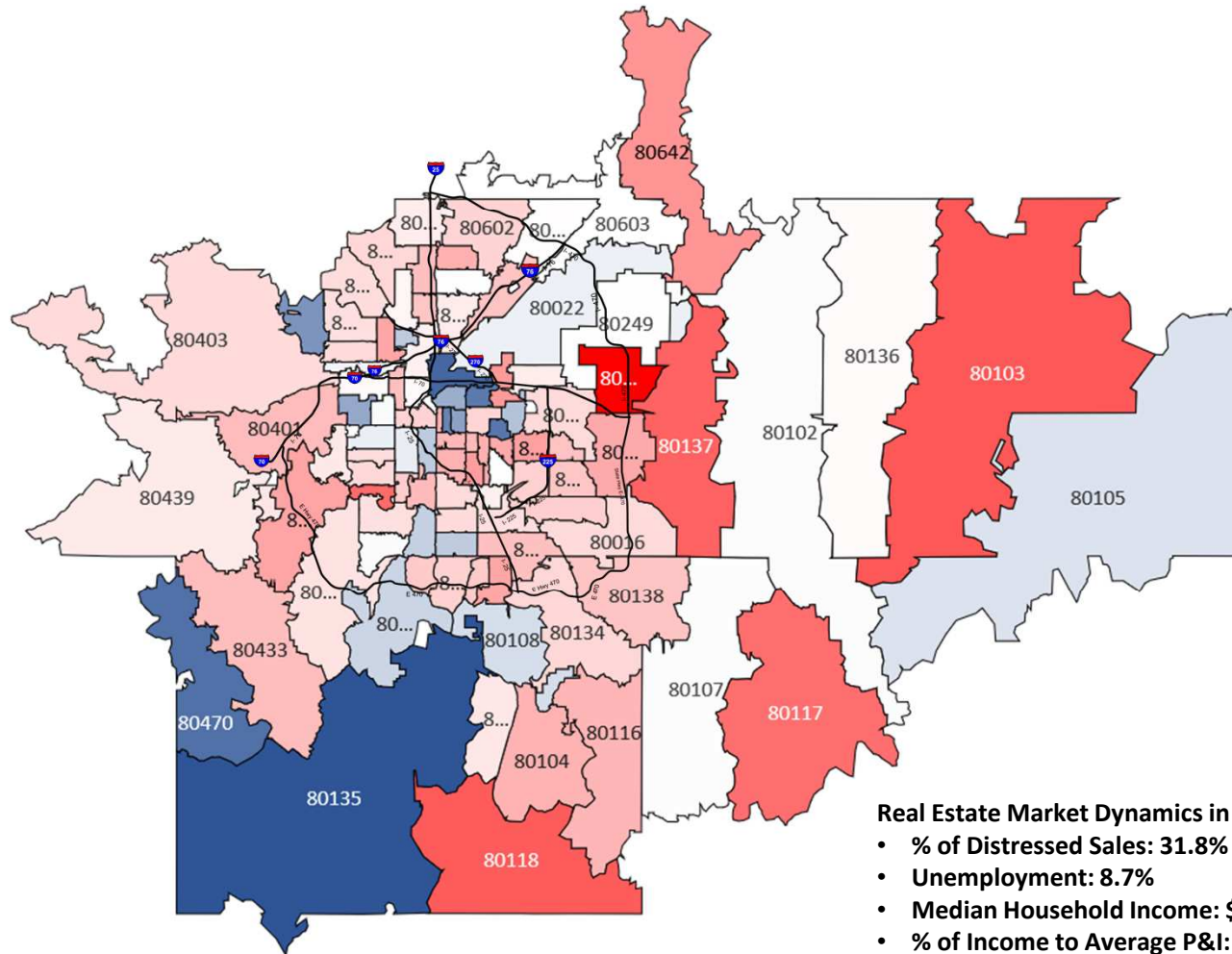
Average Price
\$252,950

Median Price
\$230,075

Average 30 Year
Fixed Interest Rate
4.69%

Average P&I with
10% Down
\$1,333

2010
-26.7% 22.2%



Real Estate Market Dynamics in 2010 – Metro Denver

- % of Distressed Sales: 31.8%
- Unemployment: 8.7%
- Median Household Income: \$67,566
- % of Income to Average P&I: 23.7%

National

- % of Outstanding Loans to Household LTV: 20.6%

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First American Title™

Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2011

Closed
Transactions
36,218

Months of
Inventory
8.3

Average DOM
94

Median DOM
59

% Close to List
97.7%

Odds of Selling
46.1%

Metro
Appreciation
-1.1%

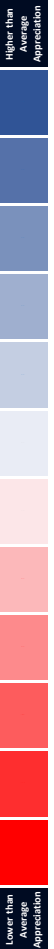
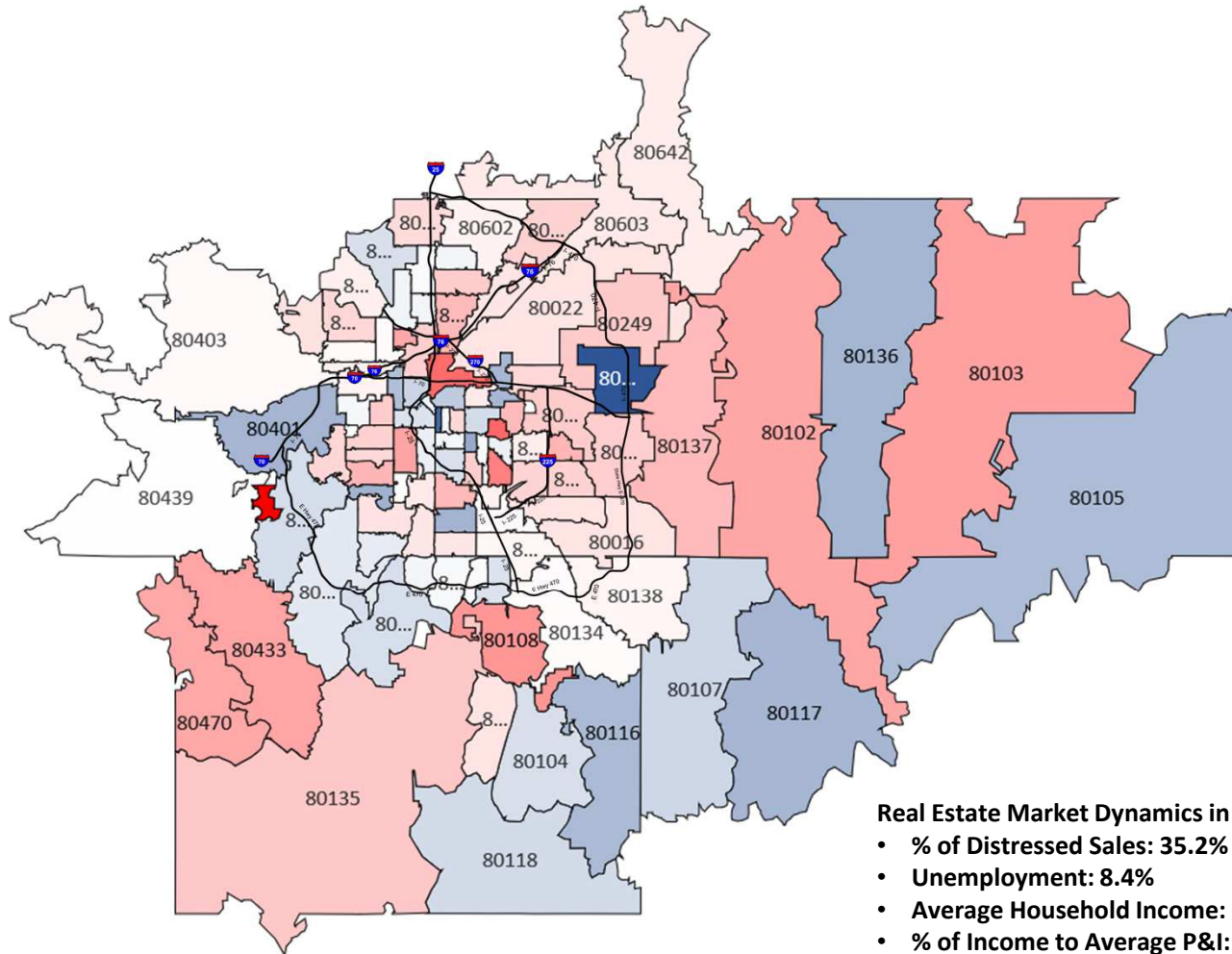
Average Price
\$252,950

Median Price
\$207,000

Average 30 Year
Fixed Interest Rate
4.44%

Average P&I with
10% Down
\$1,143

2011
-26.9% 19.9%



Real Estate Market Dynamics in 2011 – Metro Denver

- % of Distressed Sales: 35.2%
- Unemployment: 8.4%
- Average Household Income: \$67,474
- % of Income to Average P&I: \$22.6%

National

- % of Outstanding Loans to Household LTV: 53.9%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2012

Closed Transactions
43,079

Months of Inventory
4.6

Average DOM
67

Median DOM
31

% Close to List
98.6%

Odds of Selling
57.0%

Metro Appreciation
+10.3

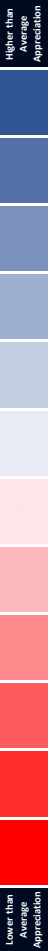
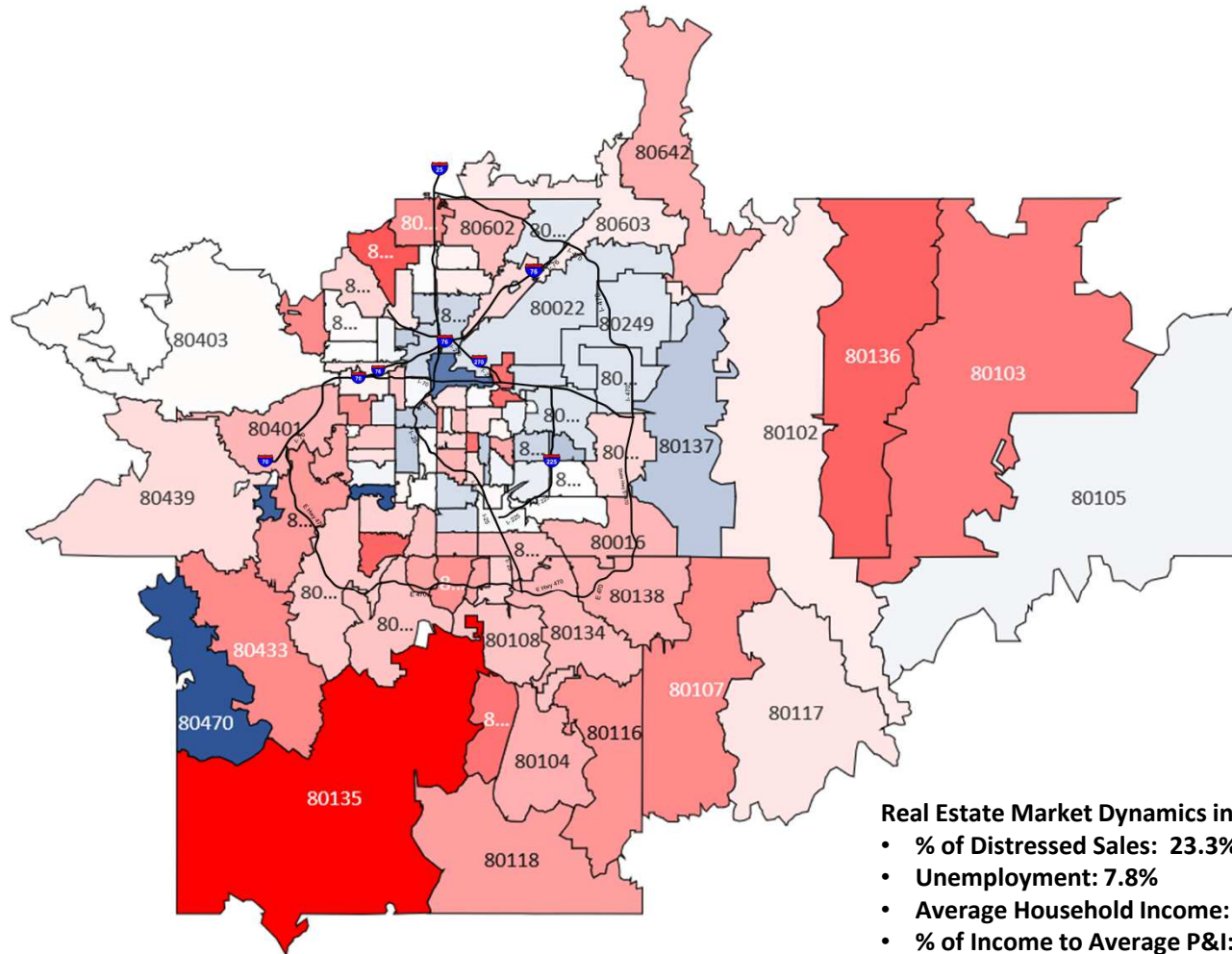
Average Price
\$278,975

Median Price
\$231,500

Average 30 Year Fixed Interest Rate
3.66%

Average P&I with 10% Down
\$1,147

2012
-12.2% 39.5%



Real Estate Market Dynamics in 2012 – Metro Denver

- % of Distressed Sales: 23.3%
- Unemployment: 7.8%
- Average Household Income: \$68,554
- % of Income to Average P&I: 21.4%

National

- % of Outstanding Loans to Household LTV: 52.9%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2013

Closed
Transactions
51,494

Months of
Inventory
2.5

Average DOM
44

Median DOM
17

% Close to List
99.5%

Odds of Selling
61.8%

Metro
Appreciation
+9.2%

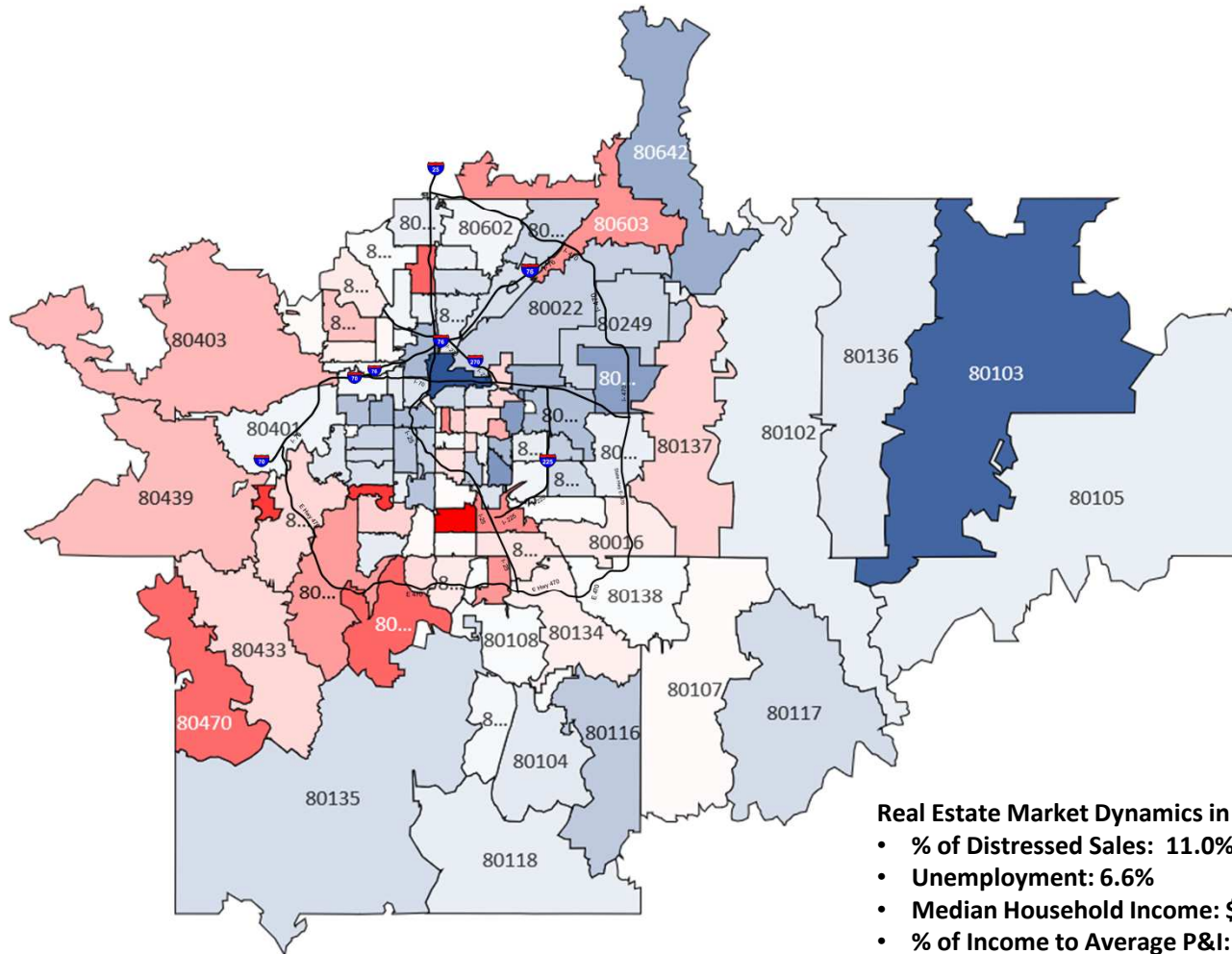
Average Price
\$304,495

Median Price
\$253,000

Average 30 Year
Fixed Interest Rate
4.02%

Average P&I with
10% Down
\$1,451

2013
-10.5% 42.3%



Real Estate Market Dynamics in 2013 – Metro Denver

- % of Distressed Sales: 11.0%
- Unemployment: 6.6%
- Median Household Income: \$71,509
- % of Income to Average P&I: 24.4%

National

- % of Outstanding Loans to Household LTV: 48.3%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2014

Closed Transactions
51,958

Months of Inventory
1.9

Average DOM
32

Median DOM
11

% Close to List
100.0%

Odds of Selling
87.7%

Metro Appreciation
+6.5%

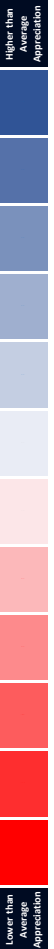
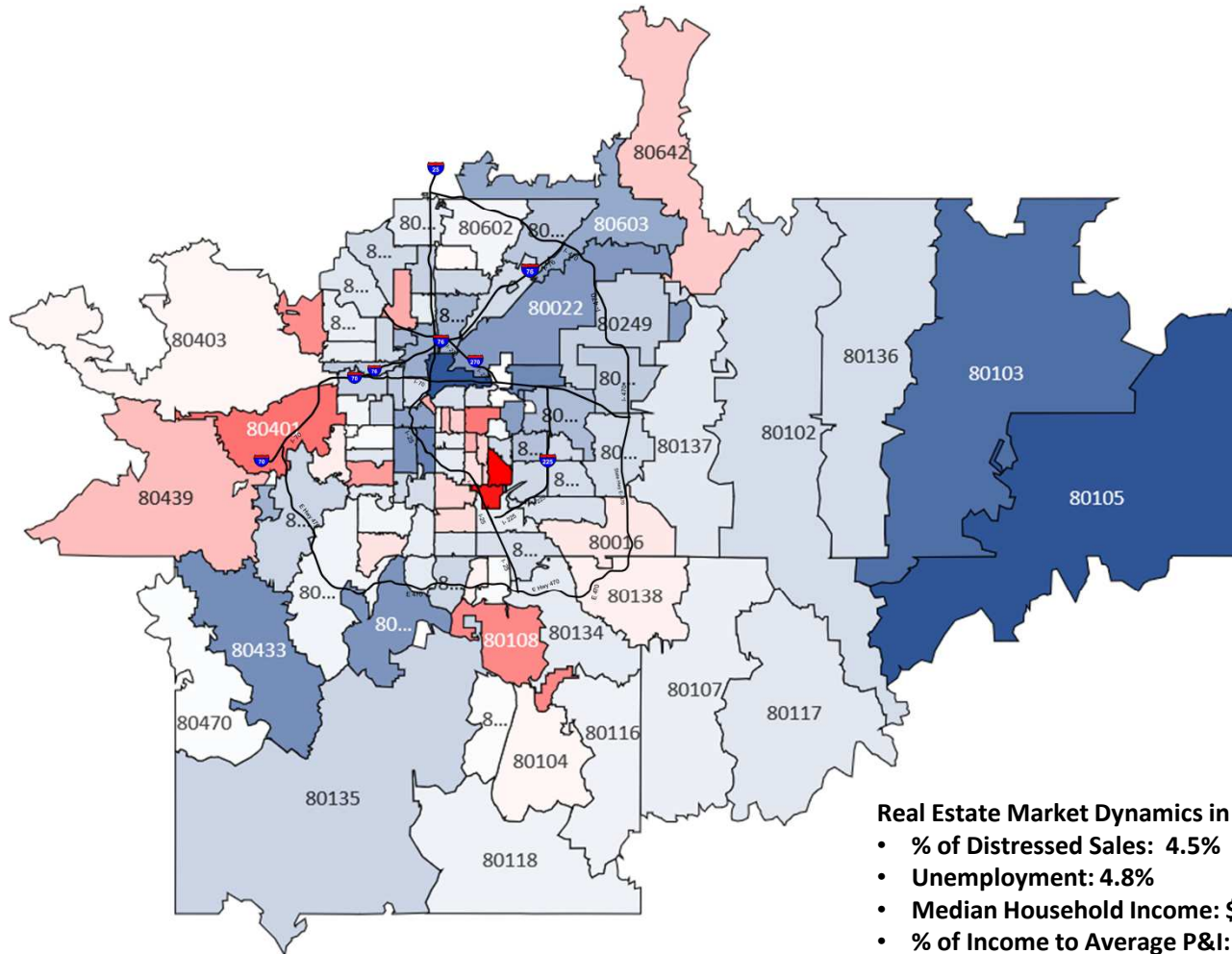
Average Price
\$324,237

Median Price
\$274,900

Average 30 Year Fixed Interest Rate
4.16%

Average P&I with 10% Down
\$1,600

2014
-9.1% 28.0%



Real Estate Market Dynamics in 2014 – Metro Denver

- % of Distressed Sales: 4.5%
- Unemployment: 4.8%
- Median Household Income: \$75,282
- % of Income to Average P&I: 25.5%

National

- % of Outstanding Loans to Household LTV: 44.6%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2015

Closed Transactions
53,963

Months of Inventory
1.5

Average DOM
23

Median DOM
7

% Close to List
100.0%

Odds of Selling
85.5%

Metro Appreciation
+12.1

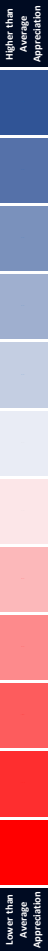
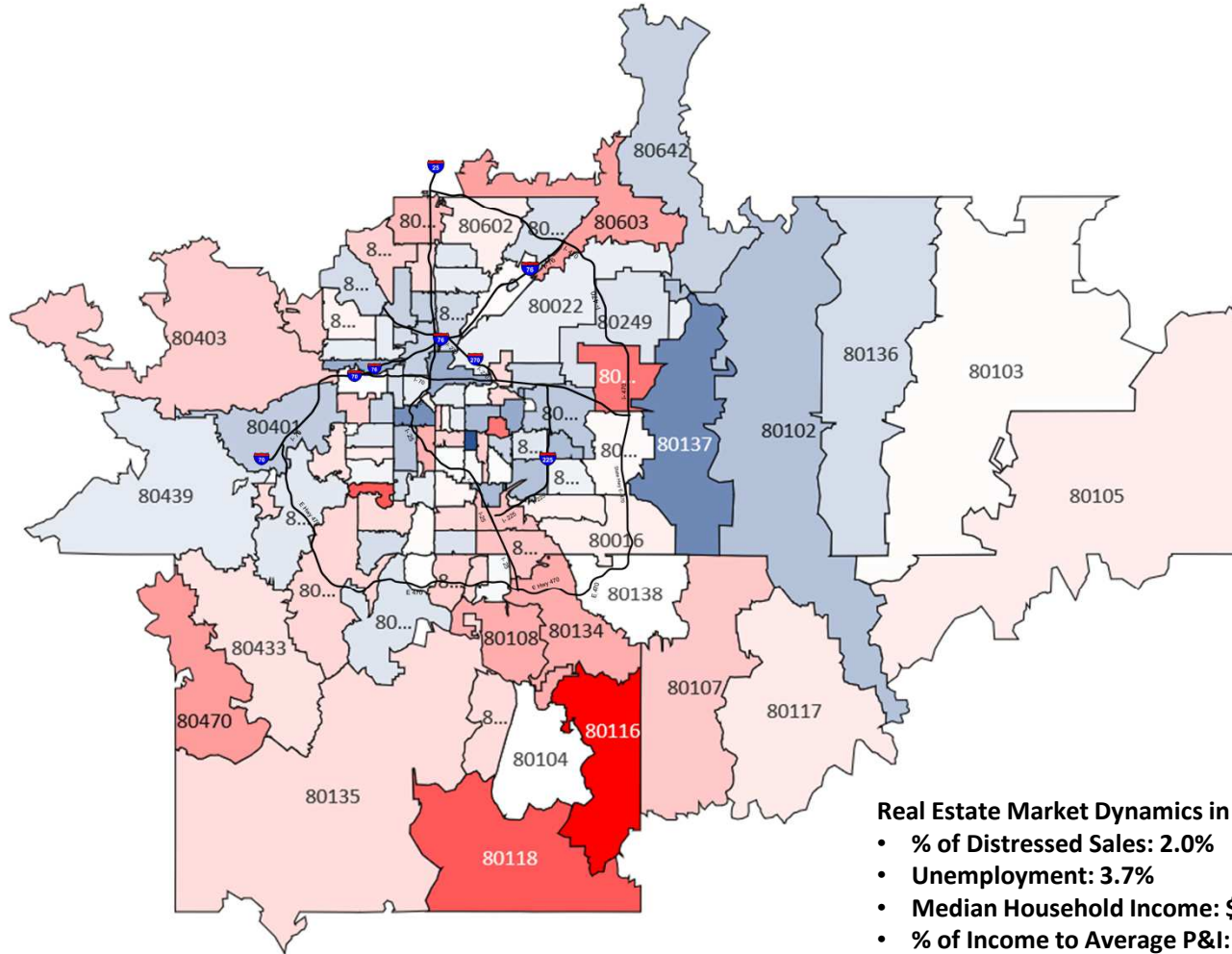
Average Price
\$361,533

Median Price
\$312,000

Average 30 Year Fixed Interest Rate
3.84%

Average P&I with 10% Down
\$1,717

2015
-7.5% 37.0%



Real Estate Market Dynamics in 2015 – Metro Denver

- % of Distressed Sales: 2.0%
- Unemployment: 3.7%
- Median Household Income: \$77,985
- % of Income to Average P&I: 26.4%

National

- % of Outstanding Loans to Household LTV: 42.0%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2016

Closed Transactions
53,830

Months of Inventory
1.4

Average DOM
25

Median DOM
7

% Close to List
100.0%

Odds of Selling
86.8%

Metro Appreciation
+9.2

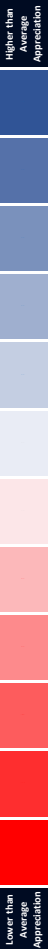
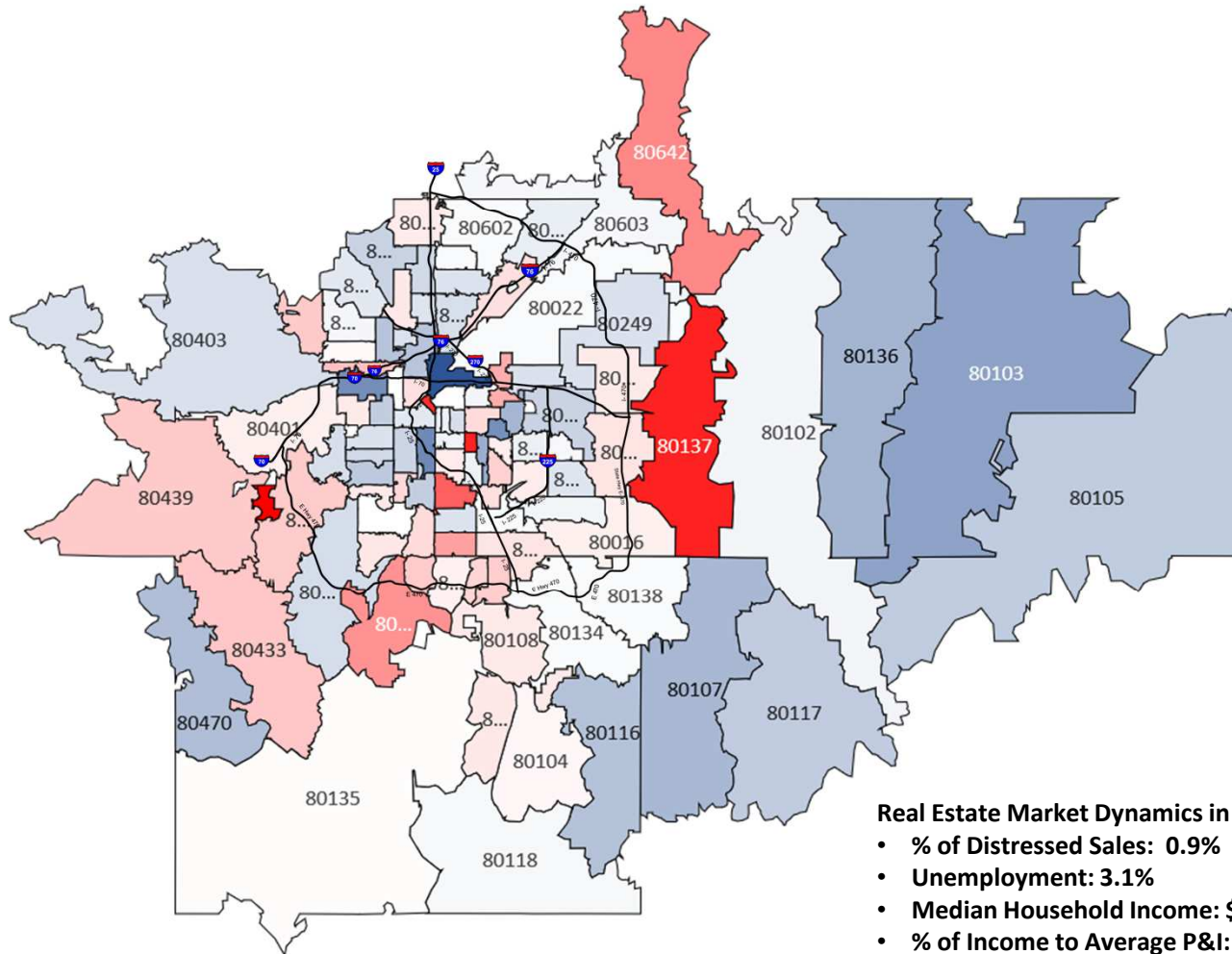
Average Price
\$396,822

Median Price
\$374,773

Average 30 Year Fixed Interest Rate
3.67%

Average P&I with 10% Down
\$1,830

2016
-10.5% 9.2% 29.7%



Real Estate Market Dynamics in 2016 – Metro Denver

- % of Distressed Sales: 0.9%
- Unemployment: 3.1%
- Median Household Income: \$79,664
- % of Income to Average P&I: 27.6%

National

- % of Outstanding Loans to Household LTV: 39.9%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2017

Closed Transactions
54,938

Months of Inventory
1.2

Average DOM
25

Median DOM
8

% Close to List
100.0%

Odds of Selling
89.0%

Metro Appreciation
+8.0%

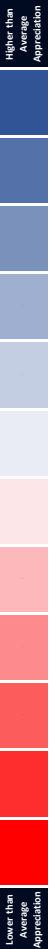
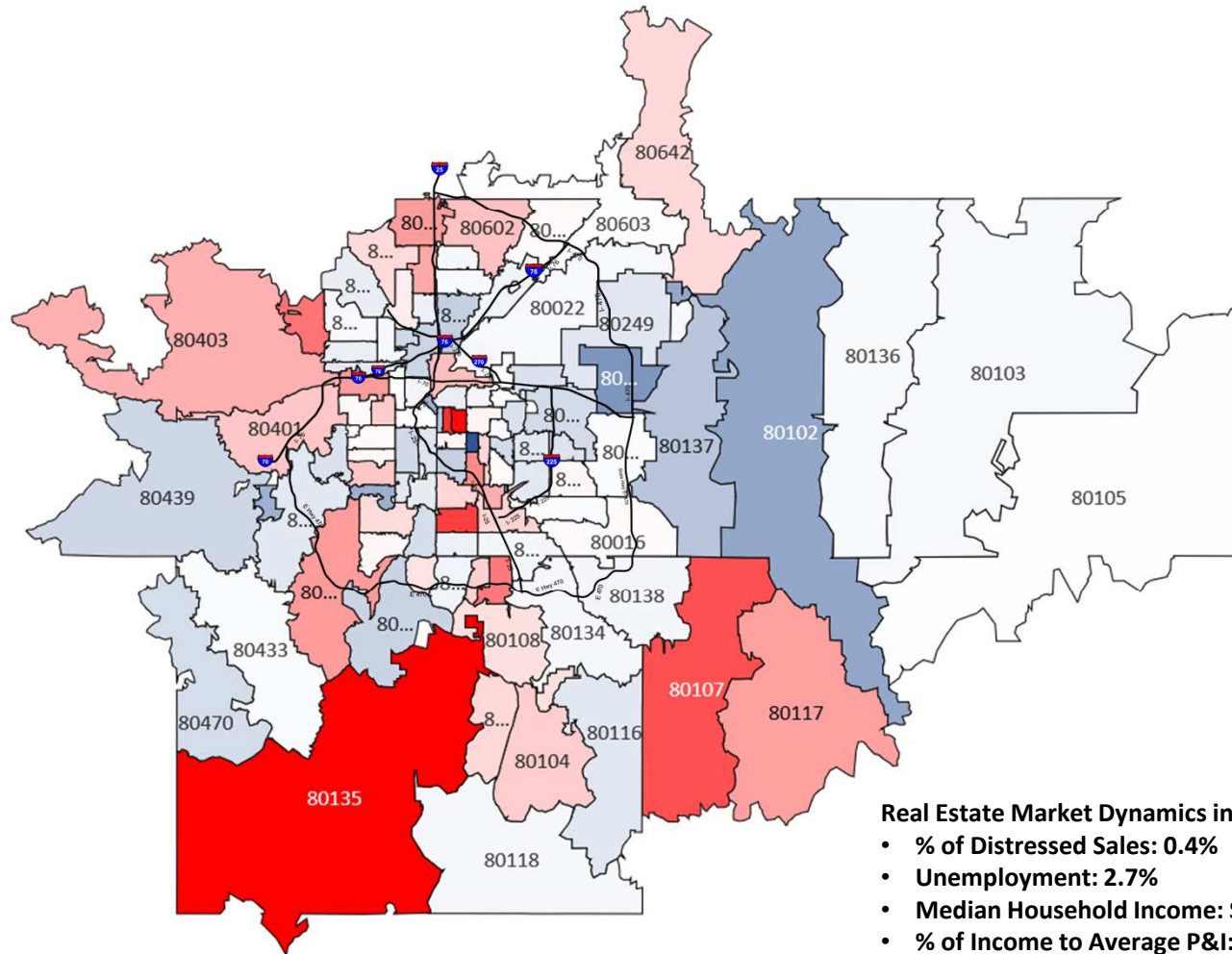
Average Price
\$428,670

Median Price
\$375,000

Average 30 Year Fixed Interest Rate
3.98%

Average P&I with 10% Down
\$2,050

2017
-4.3% 36.0%



Real Estate Market Dynamics in 2017 – Metro Denver

- % of Distressed Sales: 0.4%
- Unemployment: 2.7%
- Median Household Income: \$84,828
- % of Income to Average P&I: 29.0%

National

- % of Outstanding Loans to Household LTV: 38.1%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2018

Closed Transactions
52,251

Months of Inventory
1.5

Average DOM
25

Median DOM
8

% Close to List
100.0%

Odds of Selling
82.7%

Metro Appreciation
+8.2%

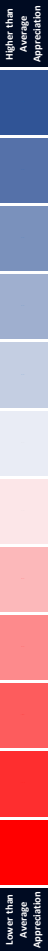
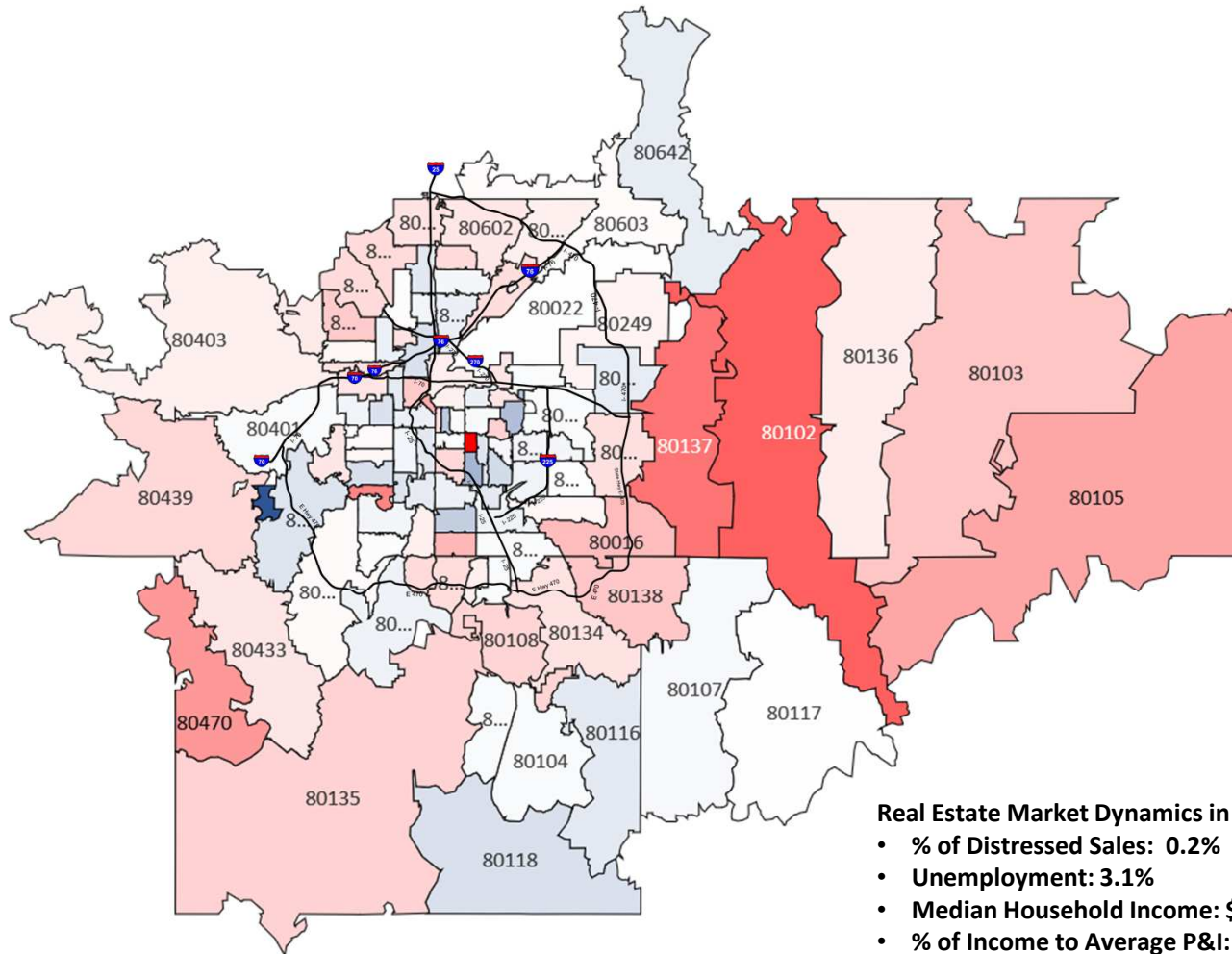
Average Price
\$463,873

Median Price
\$405,000

Average 30 Year Fixed Interest Rate
4.46%

Average P&I with 10% Down
\$2,370

2018
-12.8% 35.5%



Real Estate Market Dynamics in 2017 – Metro Denver

- % of Distressed Sales: 0.2%
- Unemployment: 3.1%
- Median Household Income: \$88,046
- % of Income to Average P&I: 32.3%

National

- % of Outstanding Loans to Household LTV: 36.8%

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Greater Metro Denver Attached and Detached Single Family Appreciation by Zip Code 2020

Closed Transactions
58,550

Months of Inventory
1.4

Average DOM
27

Median DOM
7

% Close to List
99.94

Odds of Selling
92.3%

Metro Appreciation
+8.7%

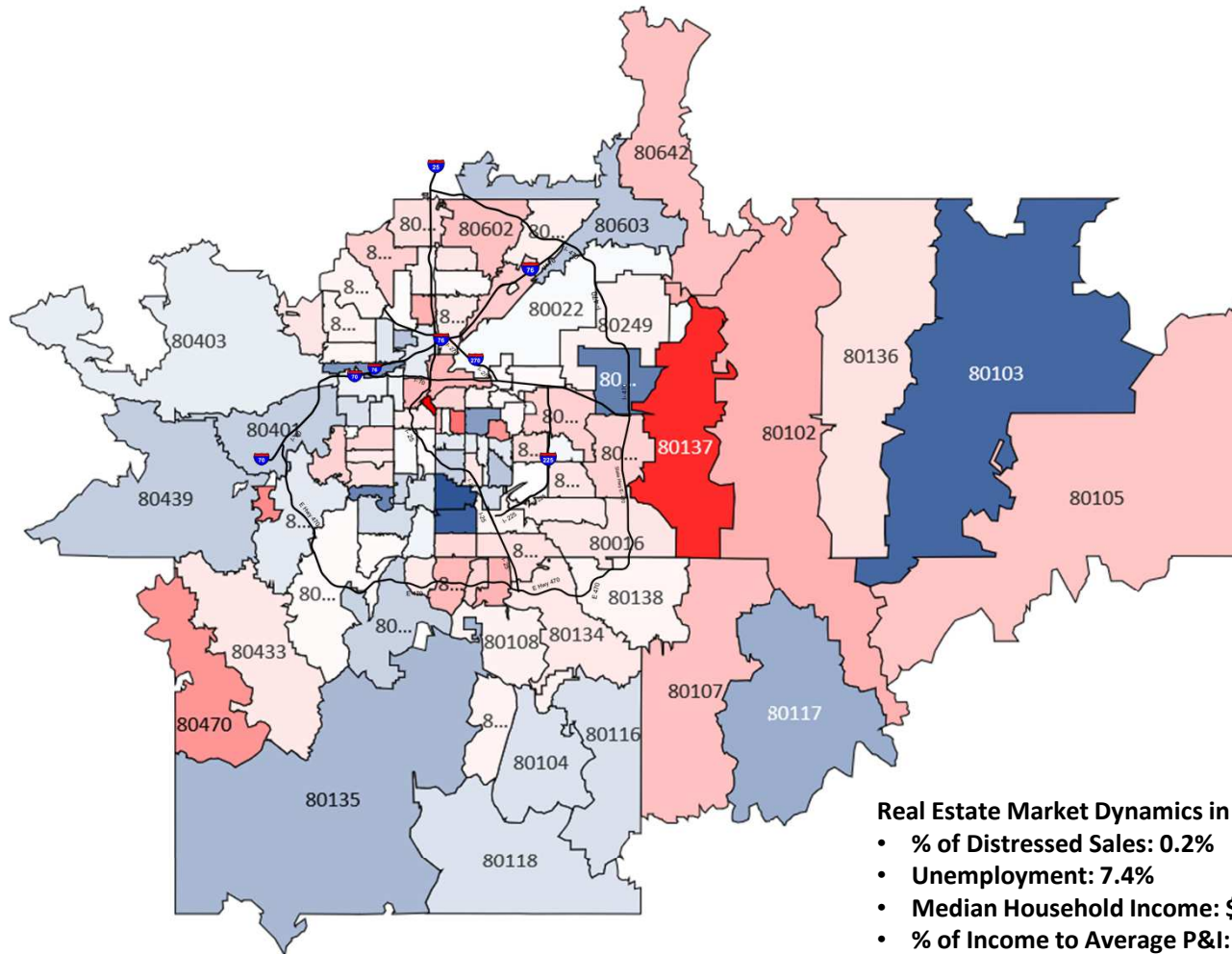
Average Price
\$516,454

Median Price
\$449,900

Average 30 Year Fixed Interest Rate
3.11%

Average P&I with 10% Down
\$2,221

2020
-13.4% 24.5%



Real Estate Market Dynamics in 2020 – Metro Denver

- % of Distressed Sales: 0.2%
- Unemployment: 7.4%
- Median Household Income: \$97,921
- % of Income to Average P&I: 27.2%

National

- % of Outstanding Loans to Household LTV: 35.2%

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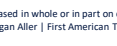
Appreciation by Zip Code vs. Metro Denver Average




























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Annual Appreciation- All Single Family Homes (ASF+DSF)														Higher than Average Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Higher than Average Appreciation
80002		-5.9%	7.2%	-2.7%	8.2%	10.7%	13.3%	24.1%	4.4%	11.7%	5.8%	1.6%	18.4%	
80003		4.5%	-5.0%	-1.5%	11.8%	8.6%	11.5%	14.8%	16.3%	9.4%	10.6%	0.2%	11.0%	Higher than Average Appreciation
80004		4.5%	1.7%	-1.8%	10.6%	8.0%	8.6%	14.8%	8.8%	10.7%	7.5%	3.7%	7.8%	
80005		1.8%	2.2%	-5.1%	9.8%	4.7%	8.7%	11.2%	10.2%	9.1%	4.0%	6.8%	7.7%	Higher than Average Appreciation
80007		-11.0%	16.2%	-4.1%	0.1%	8.9%	-0.3%	8.4%	5.1%	1.4%	6.4%	-2.6%	6.5%	
80010		7.5%	12.0%	-8.0%	12.9%	28.5%	18.6%	24.4%	17.9%	12.9%	18.5%	0.1%	8.0%	Higher than Average Appreciation
80011		4.4%	1.5%	-6.3%	14.8%	21.6%	14.8%	20.1%	14.5%	13.8%	8.9%	7.1%	4.7%	
80012		4.9%	-6.0%	-2.9%	17.0%	12.6%	14.2%	15.7%	10.9%	11.7%	9.7%	5.0%	5.7%	Higher than Average Appreciation
80013		-0.6%	-1.1%	-5.6%	10.2%	16.2%	10.8%	14.0%	12.4%	7.6%	8.1%	4.0%	6.5%	
80014		-5.9%	0.2%	-5.4%	13.2%	11.1%	11.3%	21.2%	7.7%	11.8%	10.1%	-2.4%	8.5%	Higher than Average Appreciation
80015		-2.2%	0.0%	-3.8%	10.7%	9.7%	10.3%	10.9%	10.3%	8.6%	7.5%	1.3%	7.2%	
80016		-5.4%	1.4%	-3.8%	3.9%	7.6%	5.1%	10.9%	8.1%	7.8%	2.7%	2.4%	6.6%	Lower than Average Appreciation
80017		3.2%	-1.5%	-8.4%	20.1%	18.7%	10.9%	21.5%	10.0%	12.4%	9.6%	2.1%	9.4%	
80018		3.5%	-4.7%	-6.0%	6.9%	12.2%	10.8%	11.7%	7.1%	8.5%	5.6%	2.5%	4.9%	Lower than Average Appreciation
80019		10.2%	-26.7%	19.9%	14.7%	27.8%	12.9%	1.6%	7.6%	25.2%	11.2%	-3.9%	20.6%	
80020		-6.1%	1.1%	2.7%	-4.5%	9.9%	11.1%	8.6%	14.5%	6.2%	5.2%	5.9%	4.7%	Lower than Average Appreciation
80021		-2.9%	1.9%	-2.7%	6.8%	7.6%	9.7%	17.0%	12.0%	10.9%	5.2%	3.2%	7.8%	
80022		-1.3%	7.7%	-3.8%	15.0%	18.1%	19.4%	14.3%	9.8%	9.1%	8.3%	3.2%	9.2%	Lower than Average Appreciation
80023		-10.5%	3.9%	-4.7%	0.7%	12.3%	9.0%	7.1%	7.7%	3.3%	5.9%	4.1%	5.9%	
80030		-0.7%	11.3%	-9.9%	18.7%	10.8%	15.5%	16.9%	12.7%	14.3%	5.8%	4.0%	14.2%	Lower than Average Appreciation
80031		-4.8%	5.1%	0.3%	8.2%	11.4%	1.4%	18.7%	7.4%	7.1%	7.9%	0.0%	8.5%	
80033		-14.2%	5.8%	-2.4%	9.3%	10.8%	12.2%	12.0%	22.8%	3.3%	6.1%	5.6%	9.8%	Lower than Average Appreciation
80102		3.4%	6.5%	-10.0%	8.6%	12.5%	10.9%	20.9%	10.4%	22.5%	-4.8%	6.5%	2.0%	
80103		15.4%	-15.3%	-10.6%	-1.2%	39.1%	24.7%	11.9%	20.3%	9.2%	3.5%	5.2%	22.9%	Lower than Average Appreciation


























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Annual Appreciation- All Single Family Homes (ASF+DSF)														Higher than Average Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Higher than Average Appreciation
80104		-1.8%	-3.6%	2.9%	3.2%	13.3%	6.0%	12.1%	8.6%	5.6%	9.1%	-1.9%	11.3%	
80105		-22.1%	8.9%	7.0%	12.2%	12.5%	28.0%	10.7%	15.4%	8.1%	1.0%	16.5%	3.8%	Higher than Average Appreciation
80107		-5.9%	6.5%	3.8%	0.0%	8.8%	8.5%	8.0%	17.7%	-0.4%	9.3%	4.3%	3.3%	
80108		-17.8%	9.4%	-11.6%	5.1%	10.2%	-0.8%	5.8%	7.6%	6.5%	4.8%	-1.1%	7.6%	Higher than Average Appreciation
80109		-2.9%	3.2%	-3.9%	-1.9%	10.7%	6.8%	9.5%	7.4%	6.1%	9.0%	-2.2%	7.6%	
80110		2.4%	-2.5%	-3.3%	10.2%	20.4%	10.8%	14.7%	15.2%	11.2%	11.5%	6.7%	11.2%	Higher than Average Appreciation
80111		-7.3%	2.2%	-1.6%	11.2%	0.3%	8.9%	7.5%	9.7%	5.9%	10.2%	-0.9%	7.7%	
80112		0.6%	-1.9%	-2.0%	4.9%	7.1%	10.4%	7.7%	7.1%	9.5%	8.8%	0.7%	6.1%	Higher than Average Appreciation
80113		-17.0%	1.7%	-8.2%	16.2%	8.9%	3.9%	11.4%	-3.1%	6.0%	10.6%	-7.0%	24.5%	
80116		-21.0%	-3.1%	7.3%	1.1%	19.4%	8.1%	-7.5%	16.5%	11.9%	11.6%	-6.4%	11.5%	Higher than Average Appreciation
80117		14.4%	-12.3%	7.8%	8.1%	16.0%	9.5%	10.5%	15.3%	3.5%	8.1%	8.8%	16.3%	
80118		-2.4%	-14.9%	3.3%	1.9%	12.6%	8.1%	-0.7%	10.1%	9.2%	13.0%	-3.0%	11.3%	Higher than Average Appreciation
80120		-8.8%	10.7%	-3.7%	4.9%	8.6%	8.9%	11.9%	6.5%	13.6%	6.9%	3.4%	9.8%	
80121		-14.8%	1.6%	8.2%	16.0%	-10.5%	4.4%	9.2%	12.6%	-1.2%	16.1%	0.9%	23.5%	Higher than Average Appreciation
80122		-8.4%	11.1%	-3.6%	3.8%	8.8%	9.8%	16.2%	2.0%	10.4%	2.3%	3.3%	5.2%	
80123		-4.4%	2.3%	-4.0%	6.4%	5.8%	7.7%	9.5%	9.2%	6.3%	9.8%	1.8%	11.8%	Higher than Average Appreciation
80124		-4.5%	-5.1%	2.4%	6.3%	1.2%	7.1%	13.0%	5.4%	1.6%	9.0%	4.0%	2.2%	
80125		-9.7%	10.2%	2.8%	5.1%	-2.6%	19.9%	15.9%	0.9%	15.1%	10.3%	2.6%	12.8%	Higher than Average Appreciation
80126		3.6%	0.4%	-0.2%	0.7%	7.6%	11.7%	8.5%	8.1%	10.0%	5.4%	4.1%	2.7%	
80127		-6.0%	2.7%	1.8%	5.7%	1.6%	7.9%	9.0%	13.3%	3.2%	7.8%	1.1%	8.3%	Higher than Average Appreciation
80128		-5.9%	6.6%	1.4%	-3.1%	13.0%	4.8%	16.9%	7.3%	7.6%	8.5%	3.9%	8.3%	
80129		-1.0%	-0.6%	0.1%	2.5%	6.3%	9.1%	12.0%	5.2%	6.7%	5.2%	0.3%	6.9%	Higher than Average Appreciation
80130		-2.1%	-0.5%	-0.6%	2.8%	9.9%	5.7%	9.1%	6.0%	5.8%	6.8%	2.4%	5.2%	
80134		-2.7%	1.1%	-1.5%	4.1%	8.0%	9.0%	5.8%	9.7%	9.3%	5.8%	1.2%	6.8%	Lower than Average Appreciation

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Annual Appreciation- All Single Family Homes (ASF+DSF)														Higher than Average Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Higher than Average Appreciation
80135		-43.2%	22.2%	-6.7%	-12.2%	15.6%	11.8%	9.5%	9.0%	-4.3%	4.6%	7.5%	15.2%	
80136		-14.7%	5.8%	7.9%	-3.4%	13.9%	10.7%	17.1%	18.2%	9.0%	6.8%	5.5%	6.2%	Higher than Average Appreciation
80137		-4.9%	-13.9%	-7.9%	19.5%	5.7%	9.3%	29.3%	-7.9%	17.5%	-3.2%	32.4%	-9.8%	
80138		-11.6%	-1.3%	-2.1%	3.3%	9.8%	5.6%	12.1%	9.7%	9.5%	3.6%	3.3%	7.8%	Higher than Average Appreciation
80202		-26.4%	6.5%	0.4%	6.7%	8.0%	1.6%	10.8%	-6.9%	21.2%	1.5%	22.2%	-13.4%	
80203		-18.2%	-3.5%	17.4%	1.4%	11.5%	5.9%	8.1%	11.4%	17.5%	5.5%	-2.3%	3.9%	Higher than Average Appreciation
80204		18.9%	0.6%	2.4%	18.9%	22.3%	18.3%	28.4%	11.9%	8.0%	10.5%	0.7%	7.0%	
80205		-1.0%	13.8%	5.3%	7.7%	16.9%	10.5%	15.0%	9.3%	10.7%	7.0%	2.2%	5.0%	Higher than Average Appreciation
80206		-14.8%	15.1%	-5.0%	4.8%	5.7%	3.6%	14.6%	13.1%	-3.8%	9.0%	17.7%	-3.5%	
80207		-1.0%	18.7%	-3.4%	10.9%	14.4%	10.2%	13.3%	10.4%	9.4%	10.6%	0.9%	7.7%	Higher than Average Appreciation
80209		-5.3%	-3.1%	-0.1%	6.6%	10.4%	8.8%	8.8%	10.6%	7.5%	8.4%	3.1%	10.9%	
80210		-5.3%	-3.6%	2.6%	3.9%	6.9%	9.0%	12.6%	7.7%	15.8%	5.0%	-1.3%	12.9%	Higher than Average Appreciation
80211		-1.7%	5.7%	4.1%	11.4%	14.6%	10.7%	14.6%	6.8%	9.6%	3.9%	7.4%	2.8%	
80212		-3.5%	-1.8%	6.8%	5.6%	13.2%	13.0%	16.5%	9.2%	8.3%	11.4%	2.8%	9.9%	Higher than Average Appreciation
80214		6.2%	6.7%	-6.3%	13.3%	23.3%	11.5%	18.2%	15.2%	5.6%	13.0%	5.3%	10.3%	
80215		-7.8%	14.4%	-0.2%	1.0%	21.0%	7.6%	8.4%	7.6%	7.6%	10.0%	3.5%	11.5%	Higher than Average Appreciation
80216		1.2%	20.4%	-15.9%	32.8%	42.3%	27.7%	24.0%	29.7%	4.9%	6.8%	8.3%	2.6%	
80218		-7.9%	17.7%	-0.1%	11.4%	-0.1%	2.6%	11.3%	10.9%	-1.9%	16.6%	-0.1%	8.3%	Higher than Average Appreciation
80219		16.3%	7.9%	-10.3%	18.6%	20.1%	19.9%	20.6%	14.2%	14.3%	9.8%	3.9%	9.2%	
80220		3.8%	0.9%	3.3%	7.9%	6.8%	-1.8%	22.0%	6.4%	7.4%	9.1%	1.4%	17.9%	Higher than Average Appreciation
80221		11.6%	4.5%	-6.0%	16.8%	22.7%	16.7%	18.9%	16.2%	15.0%	12.9%	2.9%	10.6%	
80222		0.8%	-6.2%	-6.0%	7.7%	19.9%	4.6%	13.0%	10.7%	2.5%	20.0%	1.4%	6.6%	Higher than Average Appreciation
80223		6.0%	11.2%	0.8%	10.6%	18.2%	22.3%	6.2%	23.3%	12.2%	11.8%	6.5%	8.3%	
80224		-3.1%	-3.8%	-0.4%	18.4%	11.9%	3.7%	8.4%	18.9%	6.1%	12.3%	-1.3%	9.8%	Lower than Average Appreciation

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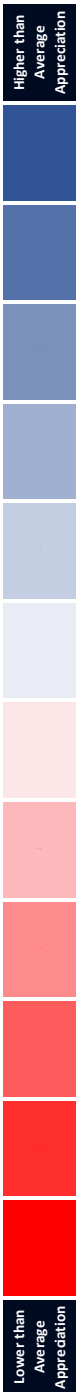
Annual Appreciation- All Single Family Homes (ASF+DSF)														Higher than Average Appreciation
Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%	Higher than Average Appreciation
80226		-8.7%	7.9%	-5.8%	5.3%	17.5%	7.2%	15.6%	12.8%	7.8%	7.7%	7.0%	5.3%	
80227		-6.0%	1.3%	-8.5%	12.0%	15.4%	0.4%	13.7%	15.7%	5.2%	13.2%	0.4%	6.0%	Higher than Average Appreciation
80228		3.5%	3.3%	-5.2%	2.6%	13.8%	5.5%	9.9%	13.1%	12.8%	6.2%	1.7%	4.9%	
80229		4.2%	3.8%	-8.0%	17.2%	14.1%	15.9%	17.5%	13.1%	15.9%	10.7%	-0.4%	6.8%	Higher than Average Appreciation
80230		-19.5%	19.0%	-16.4%	9.4%	3.1%	7.4%	1.7%	22.5%	8.9%	4.6%	-0.5%	-0.4%	
80231		0.2%	6.1%	-13.9%	12.3%	29.5%	-9.1%	12.5%	5.7%	7.8%	13.9%	-5.4%	14.0%	Higher than Average Appreciation
80232		1.5%	1.9%	-5.0%	7.7%	15.8%	9.6%	10.6%	13.7%	7.6%	7.4%	3.9%	6.9%	
80233		1.9%	6.2%	-6.3%	8.6%	15.2%	11.6%	14.6%	12.6%	9.1%	9.6%	2.4%	8.1%	Higher than Average Appreciation
80234		-2.2%	-1.9%	-0.5%	10.8%	-2.7%	12.1%	9.3%	13.7%	3.9%	11.9%	-0.5%	7.5%	
80235		-9.4%	-12.8%	8.3%	39.3%	-6.1%	9.0%	-0.4%	7.5%	21.0%	-1.7%	-4.9%	19.9%	Higher than Average Appreciation
80236		4.6%	-0.1%	-0.8%	9.5%	12.2%	11.3%	16.5%	6.2%	11.9%	12.4%	-1.1%	12.4%	
80237		-9.0%	4.3%	-2.5%	9.8%	15.0%	-7.8%	22.1%	6.8%	4.2%	11.7%	-1.9%	11.8%	Lower than Average Appreciation
80238		-7.5%	-6.7%	7.6%	-2.2%	6.1%	6.5%	9.3%	2.9%	8.5%	6.1%	2.1%	8.1%	
80239		7.9%	4.0%	-4.9%	15.0%	23.0%	21.2%	17.6%	12.7%	12.8%	8.7%	5.0%	8.2%	Lower than Average Appreciation
80241		0.4%	-3.7%	0.1%	9.3%	12.2%	6.1%	15.4%	9.8%	9.4%	5.3%	3.7%	6.6%	
80246		-9.4%	-2.6%	9.2%	-1.9%	6.7%	1.8%	37.0%	-7.7%	36.0%	-12.8%	12.5%	10.5%	Lower than Average Appreciation
80247		-1.5%	-4.5%	0.7%	2.9%	22.8%	11.2%	18.3%	7.9%	13.9%	9.5%	-4.6%	10.8%	
80249		-3.8%	6.3%	-6.5%	14.6%	17.3%	12.5%	16.0%	12.8%	12.1%	7.2%	3.7%	7.5%	Lower than Average Appreciation
80260		-2.8%	-1.1%	0.1%	16.6%	12.5%	8.8%	18.9%	12.4%	10.5%	9.8%	3.6%	2.1%	
80401		-13.5%	-2.4%	8.0%	3.9%	11.2%	-2.1%	19.4%	8.0%	5.3%	8.9%	1.7%	13.1%	Lower than Average Appreciation
80403		-6.1%	1.6%	-1.7%	10.0%	3.8%	5.9%	8.3%	12.8%	4.2%	7.0%	7.0%	10.4%	
80433		7.4%	-2.1%	-10.1%	0.1%	6.2%	20.8%	9.9%	4.9%	8.7%	6.2%	9.2%	6.7%	Lower than Average Appreciation
80439		-15.7%	3.6%	-1.0%	7.3%	4.2%	2.5%	15.1%	5.1%	14.5%	4.9%	0.9%	13.3%	
80454		-11.2%	3.0%	-26.9%	37.3%	-5.9%	16.1%	9.4%	-10.5%	20.8%	35.5%	6.7%	-1.5%	Lower than Average Appreciation

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Annual Appreciation- All Single Family Homes (ASF+DSF)

Zip Code	Trend	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Metro Denver		-2.1%	6.3%	-1.1%	10.3%	9.2%	6.5%	12.1%	9.2%	8.0%	8.2%	2.4%	8.7%
80465		-3.7%	-5.3%	3.0%	1.6%	6.2%	11.7%	15.4%	5.3%	11.8%	12.4%	3.0%	10.6%
80470		-25.6%	19.5%	-9.9%	39.5%	-2.2%	6.8%	4.5%	17.0%	13.6%	-0.2%	8.3%	-0.4%
80601		-2.8%	6.1%	-5.6%	14.1%	17.2%	13.6%	16.6%	11.2%	7.7%	6.9%	5.4%	7.3%
80602		-1.8%	0.7%	-2.4%	4.5%	11.0%	7.6%	10.9%	9.9%	5.1%	6.2%	5.3%	3.4%
80603		-3.0%	6.3%	-3.3%	8.5%	1.0%	17.3%	4.9%	10.1%	8.1%	7.9%	9.2%	13.9%
80640		-5.3%	-1.2%	-3.6%	7.1%	15.1%	10.9%	11.8%	6.8%	9.8%	5.5%	5.8%	4.3%
80642		1.5%	-7.4%	-2.9%	3.4%	24.9%	3.2%	18.5%	0.0%	6.2%	11.2%	7.7%	3.4%

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Index -Average Sold Price by Zip Code




























*First American Title*TM

Average Sold Price- All Single Family Homes (ASF+DSF)														
Zip Code	Trend	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Metro Denver		\$245,732	\$240,607	\$255,690	\$252,950	\$278,921	\$304,495	\$324,332	\$363,533	\$396,822	\$428,670	\$463,873	\$475,222	\$516,454
80002		\$195,967	\$184,469	\$197,748	\$192,312	\$208,159	\$230,406	\$260,936	\$323,691	\$337,982	\$377,452	\$399,244	\$405,804	\$480,666
80003		\$172,735	\$180,428	\$171,329	\$168,836	\$188,786	\$204,950	\$228,441	\$262,267	\$304,991	\$333,521	\$368,804	\$369,561	\$410,098
80004		\$210,933	\$220,388	\$224,076	\$220,034	\$243,411	\$262,871	\$285,452	\$327,635	\$356,353	\$394,562	\$424,102	\$439,930	\$474,255
80005		\$255,546	\$260,177	\$265,927	\$252,326	\$277,167	\$290,108	\$315,236	\$350,545	\$386,410	\$421,520	\$438,191	\$467,799	\$503,712
80007		\$452,665	\$402,849	\$468,285	\$449,206	\$449,856	\$489,676	\$487,980	\$529,068	\$555,993	\$563,617	\$599,924	\$584,174	\$622,425
80010		\$83,806	\$90,072	\$100,890	\$92,853	\$104,798	\$134,669	\$159,717	\$198,653	\$234,193	\$264,478	\$313,318	\$313,616	\$338,767
80011		\$103,489	\$108,087	\$109,700	\$102,842	\$118,077	\$143,529	\$164,840	\$197,906	\$226,546	\$257,864	\$280,929	\$300,980	\$315,137
80012		\$115,530	\$121,205	\$113,877	\$110,580	\$129,393	\$145,700	\$166,337	\$192,373	\$213,424	\$238,364	\$261,506	\$274,690	\$290,323
80013		\$170,855	\$169,767	\$167,956	\$158,528	\$174,760	\$203,081	\$225,000	\$256,468	\$288,200	\$310,103	\$335,362	\$348,782	\$371,283
80014		\$147,300	\$138,673	\$138,986	\$131,489	\$148,796	\$165,304	\$183,957	\$222,899	\$240,117	\$268,412	\$295,563	\$288,445	\$312,926
80015		\$218,577	\$213,866	\$213,951	\$205,775	\$227,759	\$249,884	\$275,701	\$305,768	\$337,395	\$366,467	\$394,090	\$399,385	\$428,038
80016		\$366,591	\$346,931	\$351,950	\$338,497	\$351,831	\$378,453	\$397,640	\$440,970	\$476,506	\$513,765	\$527,494	\$540,112	\$575,504
80017		\$113,218	\$116,876	\$115,115	\$105,417	\$126,630	\$150,352	\$166,791	\$202,709	\$223,022	\$250,765	\$274,792	\$280,611	\$307,127
80018		\$236,220	\$244,451	\$232,923	\$218,934	\$234,132	\$262,599	\$290,972	\$325,088	\$348,301	\$378,018	\$399,313	\$409,194	\$429,174
80019		\$140,139	\$154,383	\$113,093	\$135,549	\$155,496	\$198,726	\$224,327	\$227,931	\$245,170	\$307,004	\$341,377	\$328,200	\$395,668
80020		\$264,923	\$248,837	\$251,539	\$258,362	\$246,805	\$271,183	\$301,219	\$327,258	\$374,584	\$397,865	\$418,581	\$443,252	\$464,129
80021		\$210,565	\$204,402	\$208,296	\$202,730	\$216,428	\$232,792	\$255,274	\$298,710	\$334,572	\$370,875	\$390,316	\$402,765	\$434,128
80022		\$145,371	\$143,469	\$154,522	\$148,583	\$170,811	\$201,773	\$240,827	\$275,363	\$302,241	\$329,829	\$357,169	\$368,612	\$402,385
80023		\$448,371	\$401,156	\$416,797	\$397,206	\$400,032	\$449,289	\$489,734	\$524,261	\$564,549	\$583,040	\$617,531	\$642,557	\$680,255
80030		\$130,660	\$129,776	\$144,401	\$130,098	\$154,449	\$171,129	\$197,600	\$231,004	\$260,418	\$297,609	\$314,831	\$327,313	\$373,681
80031		\$214,121	\$203,785	\$214,105	\$214,692	\$232,197	\$258,700	\$262,363	\$311,457	\$334,647	\$358,305	\$386,709	\$386,836	\$419,606
80033		\$225,632	\$193,687	\$205,011	\$200,179	\$218,893	\$242,626	\$272,282	\$305,003	\$374,496	\$386,698	\$410,103	\$433,158	\$475,616
80102		\$189,614	\$196,058	\$208,875	\$187,976	\$204,082	\$229,669	\$254,612	\$307,935	\$339,830	\$416,381	\$396,462	\$422,037	\$430,389
80103		\$164,860	\$190,225	\$161,108	\$143,984	\$142,297	\$197,909	\$246,732	\$276,015	\$332,059	\$362,517	\$375,308	\$394,841	\$485,165

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Average Sold Price- All Single Family Homes (ASF+DSF)														
Zip Code	Trend	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Metro Denver		\$245,732	\$240,607	\$255,690	\$252,950	\$278,921	\$304,495	\$324,332	\$363,533	\$396,822	\$428,670	\$463,873	\$475,222	\$516,454
80104		\$270,021	\$265,247	\$255,768	\$263,087	\$271,609	\$307,705	\$326,032	\$365,587	\$396,868	\$419,079	\$457,074	\$448,251	\$498,877
80105		\$125,288	\$97,644	\$106,351	\$113,841	\$127,674	\$143,644	\$183,866	\$203,563	\$234,872	\$253,867	\$256,318	\$298,577	\$309,797
80107		\$302,802	\$284,879	\$303,289	\$314,803	\$314,831	\$342,623	\$371,695	\$401,339	\$472,280	\$470,507	\$514,415	\$536,703	\$554,334
80108		\$611,572	\$502,842	\$550,126	\$486,262	\$511,023	\$563,258	\$558,817	\$591,318	\$636,081	\$677,476	\$709,799	\$702,321	\$755,723
80109		\$323,629	\$314,283	\$324,251	\$311,723	\$305,857	\$338,622	\$361,734	\$396,097	\$425,494	\$451,633	\$492,298	\$481,529	\$518,242
80110		\$157,310	\$161,134	\$157,136	\$152,010	\$167,507	\$201,701	\$223,413	\$256,167	\$295,008	\$328,165	\$365,754	\$390,383	\$434,268
80111		\$467,486	\$433,169	\$442,594	\$435,683	\$484,471	\$485,771	\$529,058	\$568,502	\$623,858	\$660,724	\$727,789	\$720,994	\$776,755
80112		\$266,576	\$268,239	\$263,118	\$257,763	\$270,336	\$289,533	\$319,695	\$344,219	\$368,762	\$403,635	\$439,191	\$442,310	\$469,249
80113		\$689,411	\$572,188	\$581,868	\$534,094	\$620,768	\$675,749	\$701,894	\$781,626	\$757,377	\$802,610	\$887,898	\$825,519	#####
80116		\$593,400	\$469,013	\$454,490	\$487,733	\$493,060	\$588,946	\$636,546	\$589,101	\$686,073	\$767,492	\$856,863	\$802,307	\$894,812
80117		\$208,649	\$238,689	\$209,255	\$225,669	\$243,874	\$282,994	\$309,918	\$342,505	\$394,996	\$408,736	\$441,869	\$480,677	\$558,801
80118		\$500,465	\$488,532	\$415,895	\$429,747	\$437,946	\$493,250	\$533,377	\$529,414	\$582,843	\$636,686	\$719,718	\$698,201	\$777,000
80120		\$257,065	\$234,419	\$259,496	\$249,993	\$262,346	\$285,024	\$310,267	\$347,179	\$369,580	\$419,733	\$448,644	\$463,838	\$509,143
80121		\$548,833	\$467,518	\$474,983	\$513,879	\$595,870	\$533,504	\$556,720	\$608,081	\$685,001	\$676,926	\$785,690	\$792,460	\$978,706
80122		\$260,650	\$238,775	\$265,372	\$255,877	\$265,531	\$288,864	\$317,219	\$368,674	\$375,874	\$415,022	\$424,567	\$438,392	\$461,156
80123		\$291,755	\$278,867	\$285,365	\$273,936	\$291,410	\$308,358	\$332,155	\$363,616	\$397,046	\$422,084	\$463,480	\$471,983	\$527,793
80124		\$483,590	\$461,887	\$438,429	\$448,743	\$476,874	\$482,603	\$516,988	\$584,034	\$615,370	\$625,518	\$681,821	\$709,148	\$725,060
80125		\$317,356	\$286,554	\$315,906	\$324,778	\$341,366	\$332,601	\$398,773	\$462,314	\$466,454	\$537,031	\$592,300	\$607,445	\$684,981
80126		\$335,745	\$347,694	\$349,127	\$348,488	\$351,095	\$377,769	\$422,111	\$457,994	\$495,042	\$544,506	\$574,010	\$597,268	\$613,603
80127		\$312,785	\$293,918	\$301,762	\$307,081	\$324,684	\$329,882	\$355,943	\$388,023	\$439,472	\$453,621	\$488,945	\$494,117	\$534,994
80128		\$232,543	\$218,827	\$233,353	\$236,524	\$229,217	\$259,051	\$271,395	\$317,238	\$340,476	\$366,378	\$397,635	\$413,244	\$447,524
80129		\$316,620	\$313,509	\$311,620	\$312,077	\$320,018	\$340,225	\$371,198	\$415,926	\$437,448	\$466,846	\$491,098	\$492,810	\$526,684
80130		\$325,761	\$319,041	\$317,566	\$315,629	\$324,316	\$356,294	\$376,604	\$410,820	\$435,353	\$460,672	\$492,198	\$503,987	\$530,243
80134		\$313,553	\$305,213	\$308,537	\$303,901	\$316,318	\$341,614	\$372,422	\$394,088	\$432,440	\$472,477	\$500,063	\$505,826	\$540,398









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Average Sold Price- All Single Family Homes (ASF+DSF)														
Zip Code	Trend	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Metro Denver		\$245,732	\$240,607	\$255,690	\$252,950	\$278,921	\$304,495	\$324,332	\$363,533	\$396,822	\$428,670	\$463,873	\$475,222	\$516,454
80135		\$825,289	\$468,673	\$572,523	\$534,255	\$469,108	\$542,211	\$605,922	\$663,210	\$722,843	\$691,991	\$723,549	\$777,911	\$896,483
80136		\$201,127	\$171,583	\$181,527	\$195,924	\$189,297	\$215,592	\$238,607	\$279,511	\$330,357	\$360,146	\$384,469	\$405,602	\$430,697
80137		\$376,978	\$358,412	\$308,590	\$284,057	\$339,532	\$358,900	\$392,333	\$507,260	\$467,305	\$549,279	\$531,733	\$703,945	\$635,160
80138		\$372,770	\$329,627	\$325,338	\$318,500	\$328,853	\$361,228	\$381,593	\$427,648	\$469,313	\$513,904	\$532,279	\$549,834	\$592,705
80202		\$544,340	\$400,401	\$426,453	\$427,976	\$456,826	\$493,269	\$501,238	\$555,436	\$517,192	\$626,977	\$636,288	\$777,408	\$673,057
80203		\$235,818	\$193,004	\$186,288	\$218,756	\$221,913	\$247,492	\$261,979	\$283,304	\$315,594	\$370,907	\$391,462	\$382,596	\$397,358
80204		\$135,829	\$161,475	\$162,400	\$166,294	\$197,717	\$241,743	\$285,867	\$366,925	\$410,766	\$443,477	\$490,237	\$493,605	\$528,329
80205		\$202,440	\$200,365	\$228,095	\$240,203	\$258,771	\$302,397	\$334,170	\$384,288	\$420,183	\$464,954	\$497,384	\$508,100	\$533,302
80206		\$523,647	\$446,365	\$513,773	\$487,871	\$511,308	\$540,375	\$559,899	\$641,830	\$725,694	\$698,205	\$760,839	\$895,348	\$863,901
80207		\$222,855	\$220,706	\$262,062	\$253,229	\$280,882	\$321,357	\$354,050	\$401,251	\$443,018	\$484,676	\$536,217	\$541,140	\$582,781
80209		\$523,833	\$495,920	\$480,583	\$480,036	\$511,527	\$564,837	\$614,591	\$668,803	\$739,939	\$795,090	\$861,732	\$888,736	\$985,811
80210		\$456,361	\$432,047	\$416,644	\$427,656	\$444,482	\$475,102	\$517,948	\$583,239	\$628,044	\$727,311	\$763,916	\$754,123	\$851,718
80211		\$275,824	\$271,133	\$286,459	\$298,272	\$332,395	\$380,978	\$421,804	\$483,343	\$516,174	\$565,727	\$587,718	\$631,221	\$649,093
80212		\$288,872	\$278,673	\$273,544	\$292,069	\$308,518	\$349,138	\$394,695	\$459,869	\$502,405	\$543,967	\$606,101	\$622,787	\$684,656
80214		\$145,543	\$154,604	\$165,032	\$154,649	\$175,164	\$215,950	\$240,812	\$284,652	\$328,055	\$346,271	\$391,156	\$412,054	\$454,520
80215		\$238,960	\$220,371	\$252,041	\$251,613	\$254,131	\$307,515	\$330,850	\$358,752	\$386,051	\$415,581	\$457,118	\$472,926	\$527,331
80216		\$64,561	\$65,343	\$78,700	\$66,151	\$87,876	\$125,034	\$159,689	\$198,010	\$256,869	\$269,492	\$287,786	\$311,683	\$319,817
80218		\$322,671	\$297,129	\$349,702	\$349,515	\$389,210	\$389,012	\$399,252	\$444,453	\$492,763	\$483,256	\$563,696	\$562,963	\$609,755
80219		\$97,631	\$113,513	\$122,506	\$109,903	\$130,290	\$156,490	\$187,591	\$226,269	\$258,455	\$295,305	\$324,390	\$336,924	\$367,863
80220		\$325,814	\$338,280	\$341,369	\$352,468	\$380,151	\$405,922	\$398,646	\$486,241	\$517,390	\$555,697	\$606,491	\$614,960	\$724,995
80221		\$115,324	\$128,728	\$134,493	\$126,455	\$147,697	\$181,214	\$211,500	\$251,441	\$292,078	\$335,745	\$379,156	\$389,970	\$431,126
80222		\$242,443	\$244,475	\$229,256	\$215,455	\$231,966	\$278,234	\$290,907	\$328,769	\$364,069	\$373,052	\$447,494	\$453,644	\$483,605
80223		\$131,815	\$139,738	\$155,333	\$156,557	\$173,142	\$204,715	\$250,269	\$265,739	\$327,581	\$367,701	\$411,194	\$437,868	\$474,370
80224		\$226,053	\$219,068	\$210,685	\$209,934	\$248,531	\$278,159	\$288,449	\$312,648	\$371,843	\$394,346	\$442,854	\$436,974	\$479,726

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80226		\$202,522	\$184,920	\$199,470	\$187,964	\$197,943	\$232,493	\$249,131	\$288,030	\$324,856	\$350,097	\$376,959	\$403,253	\$424,490
80227		\$216,461	\$203,468	\$206,154	\$188,650	\$211,327	\$243,877	\$244,959	\$278,475	\$322,113	\$339,017	\$383,926	\$385,618	\$408,793
80228		\$244,639	\$253,230	\$261,524	\$247,836	\$254,277	\$289,485	\$305,372	\$335,613	\$379,510	\$428,262	\$454,621	\$462,182	\$484,910
80229		\$117,698	\$122,693	\$127,298	\$117,055	\$137,153	\$156,539	\$181,456	\$213,201	\$241,125	\$279,415	\$309,243	\$307,868	\$328,913
80230		\$466,036	\$375,324	\$446,542	\$373,438	\$408,492	\$421,100	\$452,335	\$460,031	\$563,498	\$613,729	\$641,664	\$638,725	\$635,925
80231		\$202,609	\$202,933	\$215,383	\$185,504	\$208,260	\$269,774	\$245,138	\$275,813	\$291,557	\$314,302	\$358,125	\$338,715	\$386,281
80232		\$185,435	\$188,299	\$191,908	\$182,323	\$196,306	\$227,230	\$249,155	\$275,623	\$313,461	\$337,208	\$362,326	\$376,531	\$402,699
80233		\$154,539	\$157,496	\$167,277	\$156,771	\$170,309	\$196,241	\$218,947	\$251,004	\$282,637	\$308,464	\$337,971	\$346,027	\$374,157
80234		\$238,918	\$233,632	\$229,151	\$227,923	\$252,504	\$245,686	\$275,510	\$301,259	\$342,461	\$355,885	\$398,351	\$396,168	\$426,022
80235		\$214,670	\$194,508	\$169,630	\$183,718	\$255,978	\$240,346	\$262,083	\$260,915	\$280,411	\$339,232	\$333,348	\$317,175	\$380,437
80236		\$166,731	\$174,318	\$174,062	\$172,745	\$189,089	\$212,125	\$236,170	\$275,175	\$292,351	\$327,078	\$367,592	\$363,720	\$408,846
80237		\$252,712	\$229,997	\$239,799	\$233,768	\$256,567	\$294,926	\$272,017	\$332,210	\$354,659	\$369,416	\$412,715	\$404,828	\$452,498
80238		\$428,329	\$396,103	\$369,517	\$397,742	\$389,134	\$412,928	\$439,875	\$480,902	\$495,070	\$536,916	\$569,929	\$581,724	\$628,645
80239		\$104,050	\$112,248	\$116,726	\$110,982	\$127,661	\$156,987	\$190,308	\$223,813	\$252,286	\$284,674	\$309,351	\$324,676	\$351,303
80241		\$202,558	\$203,392	\$195,766	\$196,019	\$214,156	\$240,326	\$255,041	\$294,215	\$322,966	\$353,179	\$371,806	\$385,624	\$410,885
80246		\$391,638	\$354,927	\$345,526	\$377,359	\$370,150	\$394,900	\$401,878	\$550,471	\$508,069	\$690,927	\$602,359	\$677,783	\$749,003
80247		\$121,381	\$119,584	\$114,178	\$114,958	\$118,342	\$145,343	\$161,637	\$191,177	\$206,258	\$234,994	\$257,314	\$245,570	\$272,191
80249		\$151,706	\$145,939	\$155,205	\$145,180	\$166,376	\$195,170	\$219,570	\$254,663	\$287,245	\$321,893	\$345,088	\$358,012	\$385,003
80260		\$121,006	\$117,580	\$116,266	\$116,432	\$135,806	\$152,775	\$166,280	\$197,647	\$222,097	\$245,351	\$269,387	\$279,126	\$285,099
80401		\$394,449	\$341,246	\$333,085	\$359,781	\$373,681	\$415,647	\$406,751	\$485,542	\$524,411	\$552,125	\$601,364	\$611,324	\$691,501
80403		\$400,174	\$375,661	\$381,807	\$375,282	\$412,880	\$428,489	\$453,962	\$491,712	\$554,802	\$578,059	\$618,388	\$661,759	\$730,640
80433		\$336,544	\$361,312	\$353,633	\$317,746	\$318,066	\$337,758	\$407,944	\$448,320	\$470,343	\$511,378	\$542,926	\$592,916	\$632,706
80439		\$496,341	\$418,195	\$433,275	\$429,155	\$460,538	\$479,848	\$492,015	\$566,419	\$595,402	\$681,890	\$715,610	\$722,254	\$818,319
80454		\$390,292	\$346,746	\$357,192	\$261,238	\$358,648	\$337,513	\$391,764	\$428,524	\$383,553	\$463,477	\$628,052	\$669,972	\$660,213

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80465		\$338,449	\$325,978	\$308,544	\$317,871	\$322,843	\$342,957	\$383,231	\$442,066	\$465,414	\$520,321	\$584,875	\$602,667	\$666,815
80470		\$287,267	\$213,860	\$255,635	\$230,364	\$321,301	\$314,173	\$335,475	\$350,519	\$410,123	\$465,964	\$465,035	\$503,604	\$501,489
80601		\$162,830	\$158,340	\$167,928	\$158,508	\$180,875	\$211,947	\$240,668	\$280,531	\$312,025	\$336,122	\$359,465	\$378,986	\$406,674
80602		\$283,815	\$278,771	\$280,793	\$274,115	\$286,343	\$317,801	\$341,894	\$379,233	\$416,600	\$437,746	\$464,803	\$489,587	\$506,308
80603		\$242,855	\$235,567	\$250,454	\$242,153	\$262,763	\$265,342	\$311,254	\$326,652	\$359,688	\$388,923	\$419,594	\$458,196	\$521,885
80640		\$206,015	\$195,017	\$192,692	\$185,787	\$198,993	\$229,096	\$254,165	\$284,191	\$303,586	\$333,431	\$351,746	\$372,000	\$388,115
80642		\$321,143	\$326,017	\$301,982	\$293,221	\$303,059	\$378,650	\$390,868	\$463,175	\$463,176	\$491,767	\$547,051	\$588,919	\$608,938

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Index Supplemental Market Indicators



First American Title™

Greater Metro Denver Market Dynamics By Year ASF + DSF

Metric	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Sales	38,552	35,624	36,218	43,079	51,494	51,958	53,963	53,830	54,938	52,251	54,584	58,550
Total Distressed Sales	12,729	11,336	12,736	10,038	5,649	2,347	1,080	499	217	127	99	146
% of Distressed Sales	33.0%	31.8%	35.2%	23.3%	11.0%	4.5%	2.0%	0.9%	0.4%	0.2%	0.2%	0.2%
Median Sold Price	\$215,252	230,075	\$207,000	\$231,500	\$253,000	\$274,900	\$312,000	\$347,773	\$375,000	\$405,000	\$415,439	\$449,900
Median Household Income	\$68,258	\$67,556	\$67,789	\$70,724	\$71,509	\$75,282	\$77,985	\$79,664	\$84,828	\$88,046	\$93,597	\$97,921
% Change Household Income	-1.1%	-1.0%	0.3%	4.3%	1.1%	5.3%	3.6%	2.2%	6.5%	3.8%	6.3%	4.6%
Unemployment	8.2%	8.7%	8.4%	7.8%	6.6%	4.8%	3.7%	3.1%	2.7%	3.1%	2.7%	7.4%
Average Interest Rate	5.0%	4.7%	4.4%	3.6%	4.0%	4.2%	3.8%	3.7%	4.0%	4.6%	3.9%	3.1%
Average P&I Payment Based on Median Sold Price, 30 Year Fixed Loan and 10% Downpayment	\$1,290	\$1,333	\$1,277	\$1,263	\$1,451	\$1,600	\$1,717	\$1,830	\$2,050	\$2,370	\$2,261	\$2,221
% of Income to Average P&I	22.7%	23.7%	22.6%	21.4%	24.4%	25.5%	26.4%	27.6%	29.0%	32.3%	29.0%	27.2%
%of Outstanding Loans to Household Market Value	53.2%	53.4%	53.9%	52.9%	48.3%	44.6%	42.0%	39.9%	38.1%	36.8%	35.6%	35.2%
Population, Denver-Aurora-Lakewood MSA	2,552,195	2,554,523	2,602,918	2,650,274	2,700,529	2,753,973	2,812,896	2,856,755	2,891,776	2,931,665	2,967,239	3,017,682*
% Change in Population	2.1%	0.1%	1.9%	1.8%	1.9%	2.0%	2.1%	1.6%	1.2%	1.4%	1.2%	1.7%*

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Greater Metro Denver Cash vs. Financed Transactions

Year	All Prices			\$0-\$500k			\$500k-\$1M			\$1M-\$1.5M			\$1.5M-\$2.0M			\$2-\$3M		
	Total	Cash	% Financed	Total	Cash	% Financed	Total	Cash	% Financed	Total	Cash	% Financed	Total	Cash	% Financed	Total	Cash	% Financed
2010	35,624	7,121	81.7%	33,833	6,605	80.5%	2,307	393	83.0%	281	60	78.6%	92	29	68.5%	44	22	50.0%
2011	36,218	7,951	78.0%	33,513	7,407	77.9%	2,447	425	82.6%	300	82	72.7%	28	30	-7.1%	46	24	47.8%
2012	43,079	8,703	79.8%	39,338	8,013	79.6%	3,335	524	84.3%	383	102	73.4%	45	48	-6.7%	69	22	68.1%
2013	51,494	9,210	82.1%	46,154	8,246	82.1%	4,852	742	84.7%	502	130	74.1%	59	64	-8.5%	78	40	48.7%
2014	51,958	8,979	82.7%	45,838	7,833	82.9%	5,572	920	83.5%	567	141	75.1%	54	59	-9.3%	99	43	56.6%
2015	53,963	8,854	83.6%	45,791	7,330	84.0%	7,534	1,253	83.4%	736	195	73.5%	60	73	-21.7%	111	43	61.3%
2016	53,830	8,091	85.0%	43,671	6,363	85.4%	9,411	1,408	85.0%	856	205	76.1%	76	81	-6.6%	149	49	67.1%
2017	54,938	8,123	85.2%	42,237	5,985	85.8%	11,839	1,736	85.3%	1,078	271	74.9%	103	111	-7.8%	166	56	66.3%
2018	52,251	7,885	84.9%	37,303	5,409	85.5%	13,886	1,989	85.7%	1,274	305	76.1%	124	137	-10.5%	218	83	61.9%
2019	54,584	7,451	86.3%	37,859	5,049	86.7%	15,444	1,873	87.9%	1,469	326	77.8%	133	144	-8.3%	237	93	60.8%
2020	58,550	7,110	87.9%	36,386	4,153	88.6%	19,878	2,254	88.7%	1845	413	77.6%	553	171	69.1%	352	151	57.1%

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Sourcing Page

Megan Aller

First American Title Insurance Company

720-229-6641

Maller@FirstAm.com

Title insurance license: 360158

Real estate license: FA100080623, Porchlight Real Estate Group

REALTOR NRDS: 219534435

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