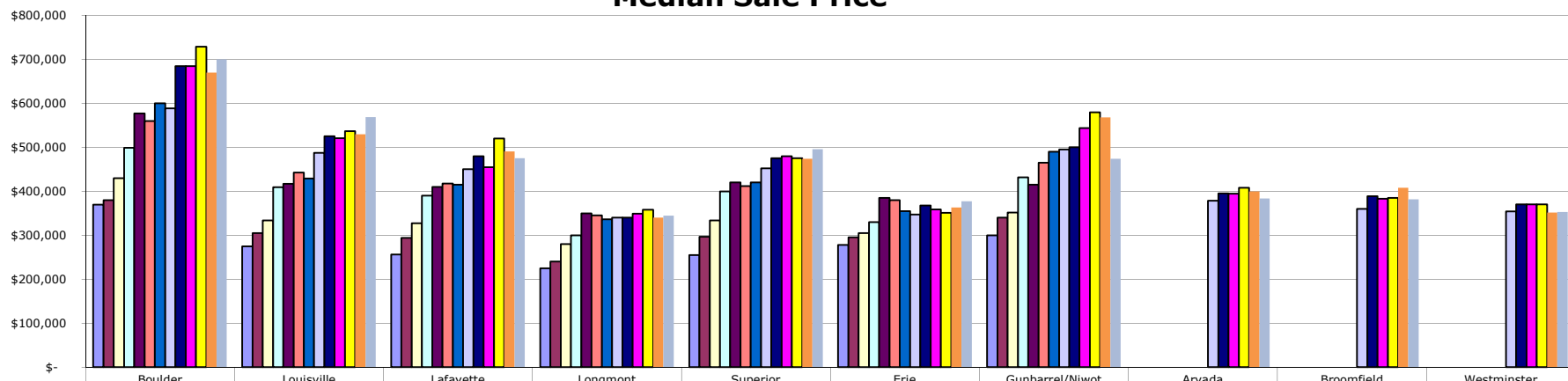


CHART 1

Large Homes Median Sale Price



| | Boulder | Louisville | Lafayette | Longmont | Superior | Erie | Gunbarrel/Niwot | Arvada | Broomfield | Westminster |
|------|-----------|------------|-----------|-----------|-----------|-----------|-----------------|-----------|------------|-------------|
| 1997 | \$369,500 | \$275,000 | \$256,000 | \$224,900 | \$255,000 | \$278,000 | \$299,900 | | | |
| 1998 | \$380,000 | \$305,000 | \$294,000 | \$239,900 | \$296,500 | \$295,000 | \$340,000 | | | |
| 1999 | \$429,500 | \$333,900 | \$327,500 | \$280,000 | \$334,000 | \$305,000 | \$351,900 | | | |
| 2000 | \$499,000 | \$409,000 | \$389,900 | \$299,900 | \$399,500 | \$330,000 | \$432,000 | | | |
| 2001 | \$577,000 | \$417,000 | \$410,000 | \$349,900 | \$419,900 | \$385,000 | \$415,000 | | | |
| 2002 | \$560,000 | \$442,500 | \$417,500 | \$345,000 | \$412,000 | \$380,000 | \$465,000 | | | |
| 2003 | \$600,000 | \$428,900 | \$415,000 | \$336,000 | \$420,000 | \$355,000 | \$490,000 | | | |
| 2004 | \$588,500 | \$487,500 | \$450,000 | \$340,000 | \$452,000 | \$347,500 | \$495,000 | \$378,500 | \$360,000 | \$354,500 |
| 2005 | \$685,000 | \$525,000 | \$479,900 | \$340,000 | \$475,000 | \$368,000 | \$500,000 | \$395,000 | \$389,000 | \$370,500 |
| 2006 | \$685,000 | \$520,800 | \$454,900 | \$349,000 | \$480,000 | \$359,000 | \$544,000 | \$394,900 | \$383,000 | \$370,000 |
| 2007 | \$729,000 | \$536,600 | \$520,000 | \$358,000 | \$475,000 | \$351,000 | \$580,000 | \$408,000 | \$385,000 | \$370,000 |
| 2008 | \$670,000 | \$530,000 | \$490,500 | \$340,000 | \$474,000 | \$363,000 | \$568,000 | \$400,000 | \$408,000 | \$351,500 |
| 2009 | \$700,000 | \$569,000 | \$475,000 | \$344,500 | \$496,000 | \$377,500 | \$474,000 | \$384,000 | \$381,500 | \$353,000 |

2300-3000 Square Feet
Excluding Basement

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New Homes Excluded