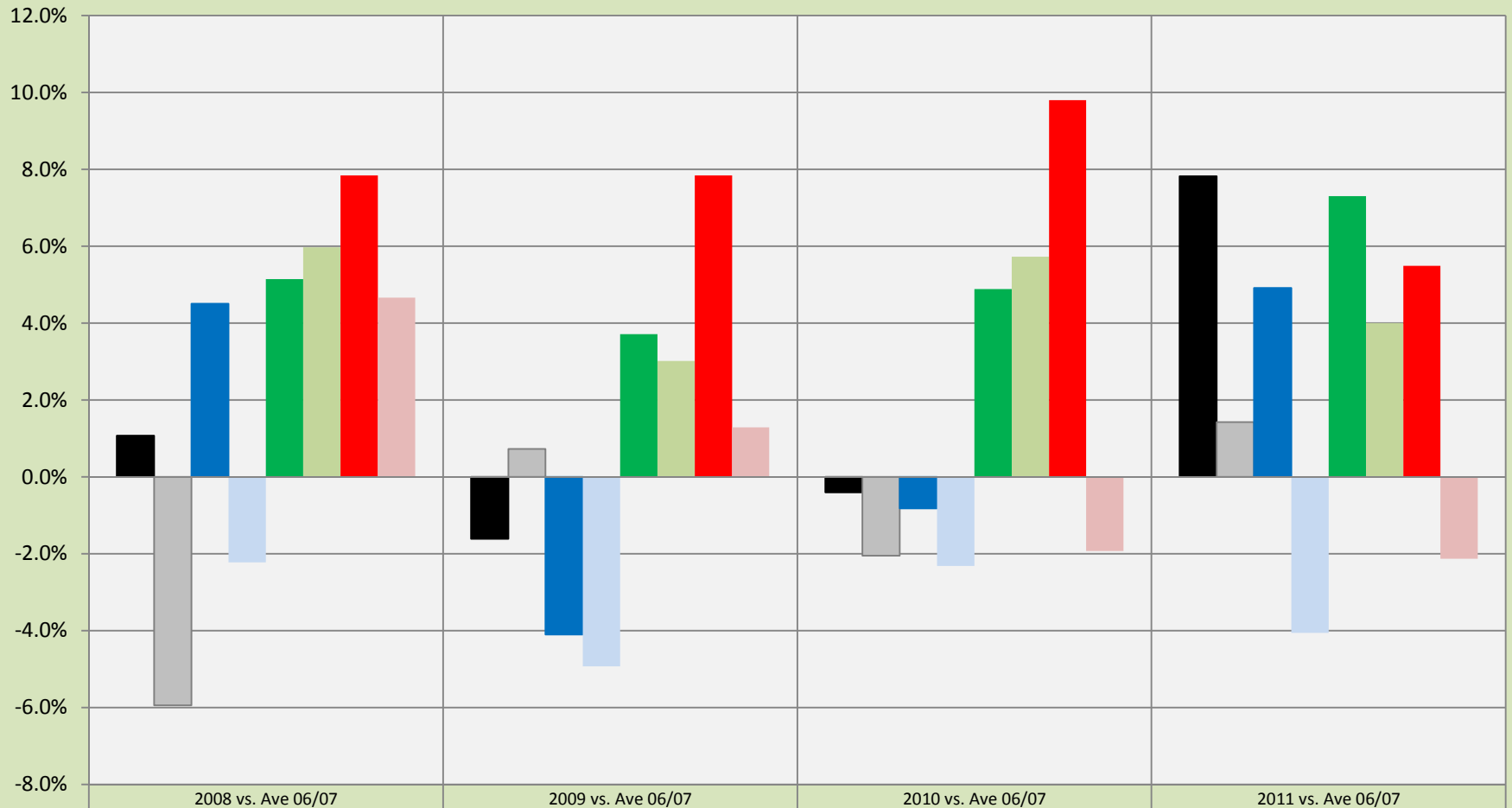


Boulder Median Prices: 2008 to 2011 vs Average of 2006:2007

Incorporating Data from County Tax Records and MLS Database



	2008 vs. Ave 06/07	2009 vs. Ave 06/07	2010 vs. Ave 06/07	2011 vs. Ave 06/07
■ Large Houses (Tax Data)	1.1%	-1.6%	-0.4%	7.8%
■ Large Houses (MLS Data)	-5.9%	0.7%	-2.0%	1.4%
■ Mid-Sized Houses (Tax Data)	4.5%	-4.1%	-0.8%	4.9%
■ Mid-Sized Houses (MLS Data)	-2.2%	-4.9%	-2.3%	-4.1%
■ Small Houses (Tax Data)	5.1%	3.7%	4.9%	7.3%
■ Small Houses (MLS Data)	6.0%	3.0%	5.7%	4.0%
■ Condos/TH (Tax Data)	7.8%	7.8%	9.8%	5.5%
■ Condos/TH (MLS Data)	4.7%	1.3%	-1.9%	-2.1%