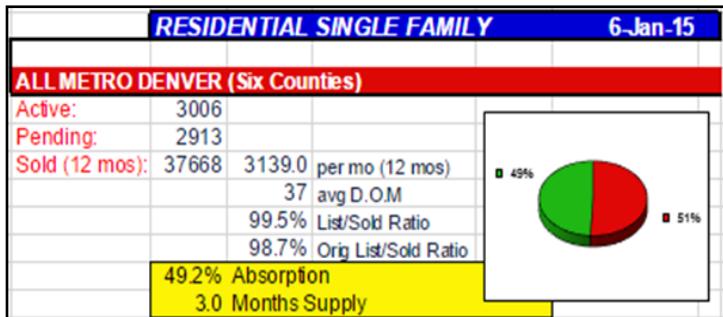




JANUARY MARKET REPORT BROUGHT TO YOU BY: KC BUTLER & THE "HOME" TEAM

2014 By the Numbers

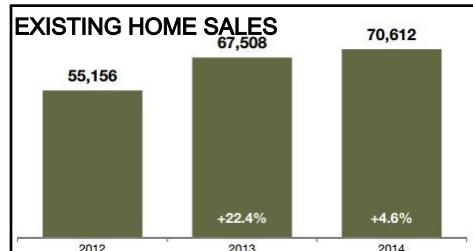
Considering the transition from one year to the next occurs in the dead of winter, it's notable that the Real Estate market currently has abundant life. That is, according to the averages. Market "average" performance is only useful as a thumbnail gauge. For instance, coming into the New Year, 49% of homes for sale are under contract, aka 49% Absorption. Pretty healthy.



Just one layer deeper, we see that Douglas County has only 39% absorption and Adams County reigns supreme at 60%! Yearend tallies show a 14% increase in average home values. At the same time median home prices rose just 6.6% in Adams County, but rose 25% in neighboring Broomfield County. Drill yet deeper into the neighborhoods, and price bands, and the numbers swing

wildly. The truth is sometimes shocking, so my best advice is to assume nothing, and get the factual and pertinent data before making any important decisions.

Sales overall remain brisk, with 2014 slightly outpacing 2013 in a continuing growth pattern that is expected to accelerate somewhat in 2015.



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