

This is a great real estate market!

THE WORLD AS WE KNEW IT CHANGED IN AUGUST OF 2007. That was the month that the sub-prime crisis escalated and we all noticed a difference. Our buyers began to have trouble getting loans, showings dropped and we were seeing fewer homes go under contract. In East Washington Park we sold 96 homes the first half of the year and 54 the second half. In West Washington Park we dropped from 132 the first half to 88 the second. The overall effect for the year was a slight decrease in number of sales yet we still saw an overall increase in average price and price per square foot in most categories. Despite what you may have read or heard in Washington Park we do not have declining values.

Why is this a great real estate market? Because it is one of the best times to buy a new home in years. Rates are low and there is plenty to choose from. If you would like a detailed report of each sale that was used to prepare this report, it can be found on Shelley's web site DenverHomesHere.com. Prior reports are also archived on the site. Buyers can go to "Find a Home" to access the Denver MLS. A buyer can also sign up to receive a daily e-mail of new listings that fit their criteria.

Sellers can find out what their home is worth by clicking on the "Tell Me What My Home is Worth" button and filling out the information. With this information, Shelley can e-mail you sales of homes that appear to be similar to yours. This should provide you with a range of value. For a more precise estimate of value, Shelley would need to visit your home to see how it compares to the similar homes that have sold. If you would like this more accurate estimate of value, contact Shelley to make an appointment for a free market analysis.



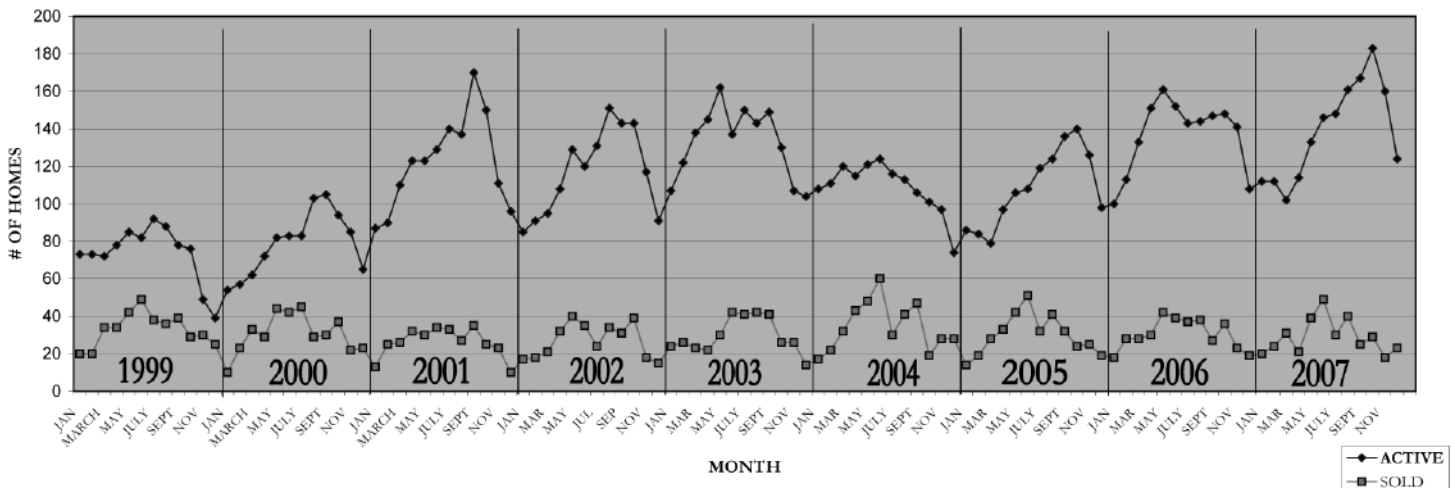
Shelley has been selling homes in the Washington Park neighborhood for 26 years and has lived in West Washington Park even longer. If you are looking for a seasoned professional, who can use her years of experience to give you expert real estate advice, call her. Working primarily by referral, Shelley knows that only when she puts her client's best interests ahead of her own, will those clients feel satisfied with her service and in turn refer others to her. This philosophy holds her to a higher standard than is commonly found in the real estate industry. Your call to Shelley at 303-331-4562 will be warmly received.

WASHINGTON PARK SOLD HOMES through December 2007

| SALES PRICE: | EAST SIDE | | | | | | | | WEST SIDE | | | | | | | | | | | | |
|--------------------|-----------------------------|-------------|------------|------------|-------------------|------------|------------|------------|---------------|-----------|------------|------------|-----------------|------------|------------|------------|------------|-------------|-------------|-------------|---|
| | UNIVERSITY (West side only) | | | | MARION-UNIVERSITY | | | | DOWNING-OGDEN | | | | EMERSON-SHERMAN | | | | LINCOLN | | | | |
| | 2007 | 2006 | 2005 | 2004 | 2007 | 2006 | 2005 | 2004 | 2007 | 2006 | 2005 | 2004 | 2007 | 2006 | 2005 | 2004 | 2007 | 2006 | 2005 | 2004 | |
| \$0 -199,999 | | | | 1 | 1 | | 1 | 1 | 1 | | | | 4 | 11 | 9 | 10 | | | | | 8 |
| \$200 - 299,999 | 1 | 2 | 2 | 3 | 2 | | 1 | 4 | 1 | 4 | 3 | 8 | 28 | 32 | 28 | 73 | 7 | 5 | 1 | 4 | |
| \$300 - 399,999 | | 2 | 4 | 1 | 13 | 20 | 33 | 65 | 13 | 14 | 11 | 29 | 61 | 75 | 66 | 55 | | | | 1 | |
| \$400 - 499,999 | 3 | | | | 37 | 59 | 52 | 45 | 21 | 12 | 10 | 16 | 33 | 27 | 19 | 19 | 1 | | | | |
| \$500 - 599,999 | | | | | 34 | 30 | 25 | 21 | 19 | 13 | 8 | 7 | 8 | 9 | 8 | 7 | | | | | |
| \$600 - 699,999 | | | | | 15 | 22 | 15 | 19 | 10 | 8 | 9 | 3 | 13 | 3 | 1 | | | | | | |
| \$700 - 799,999 | | | | | 9 | 8 | 16 | 7 | 1 | 4 | 1 | 1 | 3 | | | | | | | | |
| \$800 - 899,999 | | | | | 11 | 13 | 9 | 5 | 2 | 1 | 2 | 1 | | | | | | | | | |
| \$900 - 999,999 | | | | | 10 | 5 | 2 | 1 | | 1 | 1 | 1 | | | | | | | | | |
| \$1 million | | | | | 18 | 15 | 5 | 4 | 2 | | | | | | | | | | | | |
| TOTAL SOLD | 4 | 4 | 6 | 5 | 150 | 172 | 159 | 172 | 70 | 57 | 45 | 66 | 150 | 157 | 131 | 164 | 8 | 5 | 2 | 12 | |
| Avg Price/Sq Ft | 317.95 | 275.12 | 329.89 | 247.88 | 361.5 | 362.28 | 337.7 | 318.75 | 358.20 | 332.12 | 326.46 | 293.93 | 289.92 | 278.56 | 263.99 | 245.90 | 221.06 | 190.78 | 165.72 | 185.40 | |
| High Price/Sq Ft | 447.37 | 300.24 | 404.21 | 306.38 | 567.57 | 537.78 | 485.66 | 446.06 | 548.82 | 510.09 | 442.36 | 401.23 | 450.33 | 475.07 | 400.10 | 415.57 | 282.22 | 291.27 | 171.07 | 267.77 | |
| Low Price/Sq Ft | 224.16 | 229.67 | 234.2 | 198.58 | 200.06 | 174.14 | 198.55 | 168.72 | 174.08 | 143.33 | 209.29 | 161.85 | 140.28 | 159.92 | 147.76 | 113.91 | 157.32 | 149.05 | 160.37 | 134.04 | |
| % CHANGE | 16% | -17% | 33% | -5% | -0% | 7% | 6% | 7% | 8% | 2% | 11% | 4% | 4% | 5% | 7% | 7% | 16% | 15% | -11% | -6% | |
| Median Price/Sq Ft | 300.14 | 285.28 | 330.59 | 243.7 | 348.02 | 363.53 | 336.06 | 321.27 | 357.54 | 330.76 | 328.31 | 292.75 | 282.58 | 270.53 | 264.31 | 243.47 | 225.61 | 168.94 | 166 | 189.78 | |
| % CHANGE | 5% | -14% | 36% | -2% | -4% | 8% | 5% | 6% | 8% | 1% | 12% | 5% | 4% | 2% | 9% | 9% | 34% | 2% | -13% | -11% | |
| Median Sold Price | 413,000 | 279,500 | 310,750 | 314,000 | 558,000 | 512,400 | 475,000 | 428,000 | 486,000 | 485,500 | 470,000 | 395,000 | 372,900 | 348,950 | 337,500 | 299,900 | 259,500 | 220,000 | 306,500 | 245,580 | |
| % CHANGE | 48% | -10% | -1% | 6% | 9% | 8% | 11% | 8% | 0% | 3% | 19% | 16% | 7% | 3% | 13% | 5% | 18% | -28% | 25% | 23% | |

Information in this report is Based on information from Metrolist, Inc on 1/9/08. **NOTE: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist, Inc. may not reflect all real estate activity in the market.

WASHINGTON PARK ACTIVE/SOLD Beginning January 1999 through December 2007



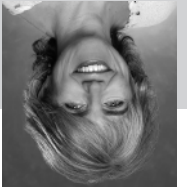


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