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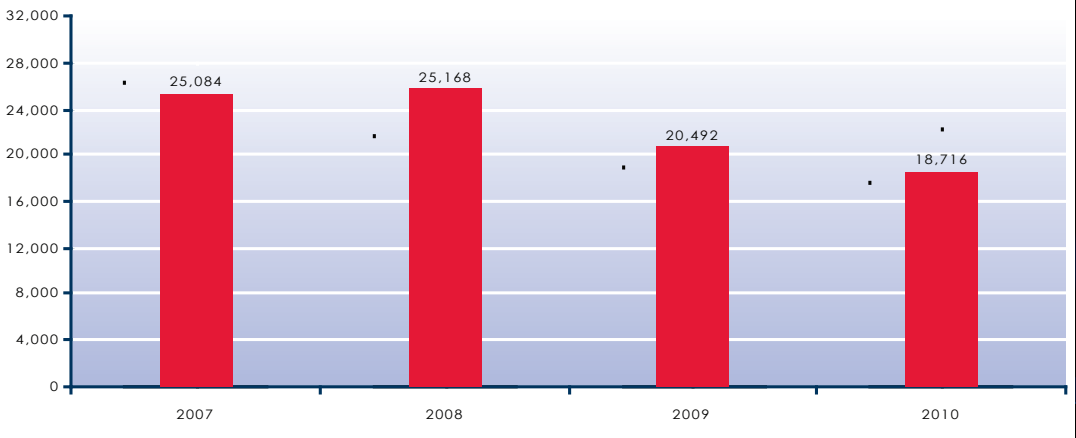
Monthly Market Update

THIS REAL ESTATE SUMMARY WILL POSITION YOU TO MAKE THE BEST EDUCATED DECISION REGARDING YOUR REAL ESTATE FINANCIAL PLAN.

"If you believe real estate is cyclical, then the facts show the market has hit bottom and is on the way back up."

There are five reasons why 2010 will be a more consistent year in residential real estate in Denver

METRO DENVER PROPERTY INVENTORY



- **FIRST:** 2010 will have lower inventories of homes.
- **SECOND:** The extension & expansion of the Homebuyer Tax Credits.
- **THIRD:** Denver's pipeline of homes under contract after January is the highest it has been since 2006.
- **FOURTH:** Sold data has hit lows in both Single Family and Condos.
- **FIFTH:** The Market is bouncing along the bottom and will improve throughout 2009.

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Monthly Market Update

2010 FEBRUARY

OVERALL 2010 WILL BRING COMPELLING REASONS TO BUY REAL ESTATE IN DENVER.

- The \$8,000 tax credit for first time homebuyers and the \$6,500 dollar tax credit for existing home buyers will increase demand the first half of 2010.
- Interest rates are at historical lows and will rise in 2010.
- Fewer new home starts will mean more resale homes will be absorbed.
- Check out the RE/MAX Property Action on April 10, 2010.
- Upper end homes will offer extraordinary concessions making for a perfect time to acquire the home of your dreams.

WHAT CAN BUYERS DO TODAY?

- Take advantage of your "Move-up Power" by exploring what it would take to lease your existing home and get an exceptional deal on your next home.
- Get qualified before starting your search.
- Be creative in your offers to add closing costs, HOA dues or points to make the monthly payment more attractive to you short term.

WHAT CAN SELLERS DO TODAY?

- Have a market price for your home and a cash price for home as a way to attract buyers.
- Consider reverse offers on upper end properties.
- In the lower price ranges, be the best conditioned to get multiple offers.

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