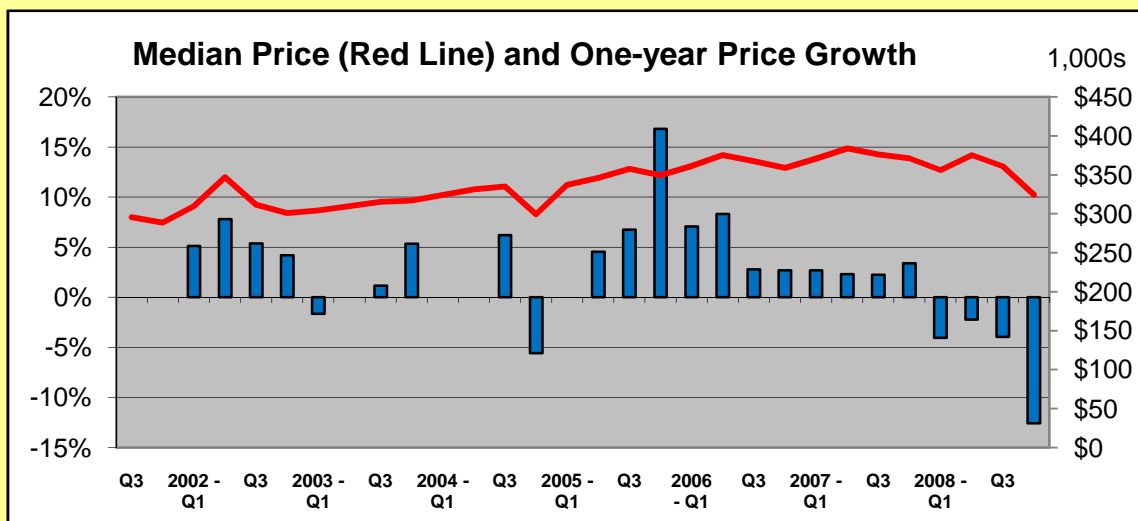


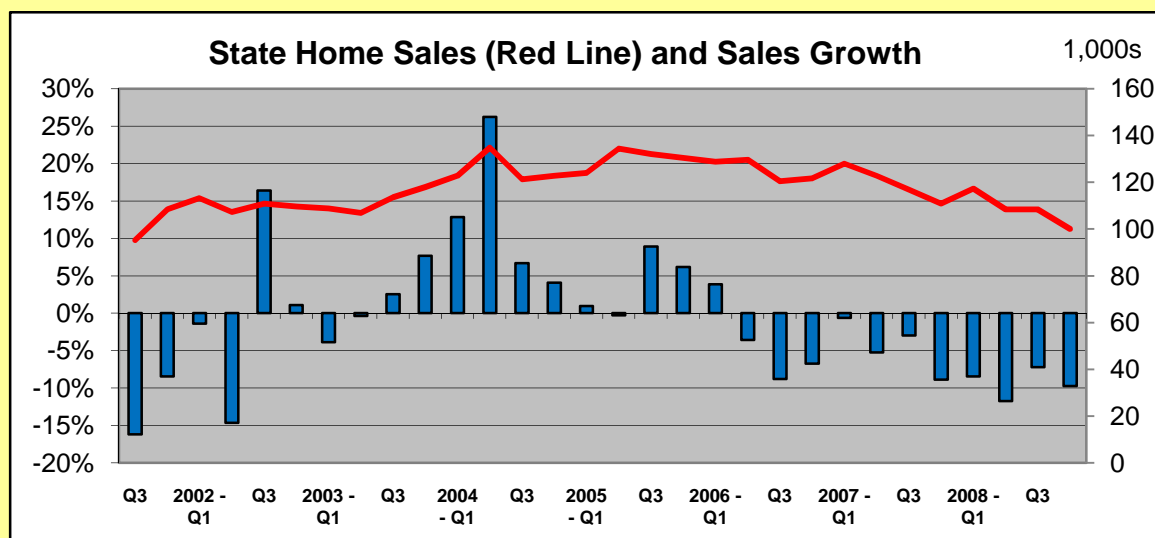


## Boulder Area Metro Market Report, Fourth Quarter 2008

### Today's Market...



	Boulder	U.S.	Local Trend
<b>Price Activity</b>			
Current Median Home Price (2008 - Q4)	\$324,400	\$180,800	
1-year Appreciation (2008 - Q4)	-12.6%	-7.0%	Weak for this metro area
3-year Appreciation (2008 - Q4)	-7.2%	-19.8%	Weak for this market
3-year (12-quarter) Housing Equity Gain	-\$25,100	-\$44,567	
7-year (28 q) Housing Equity Gain	-\$6,800	-\$13,167	
9-year (36 q) Housing Equity Gain	-\$22,400	\$16,967	



Home Sales and Construction Growth	Colorado	U.S.	
*State Existing Home Sales (Q4)	-9.7%	-16.4%	Weak compared to local average

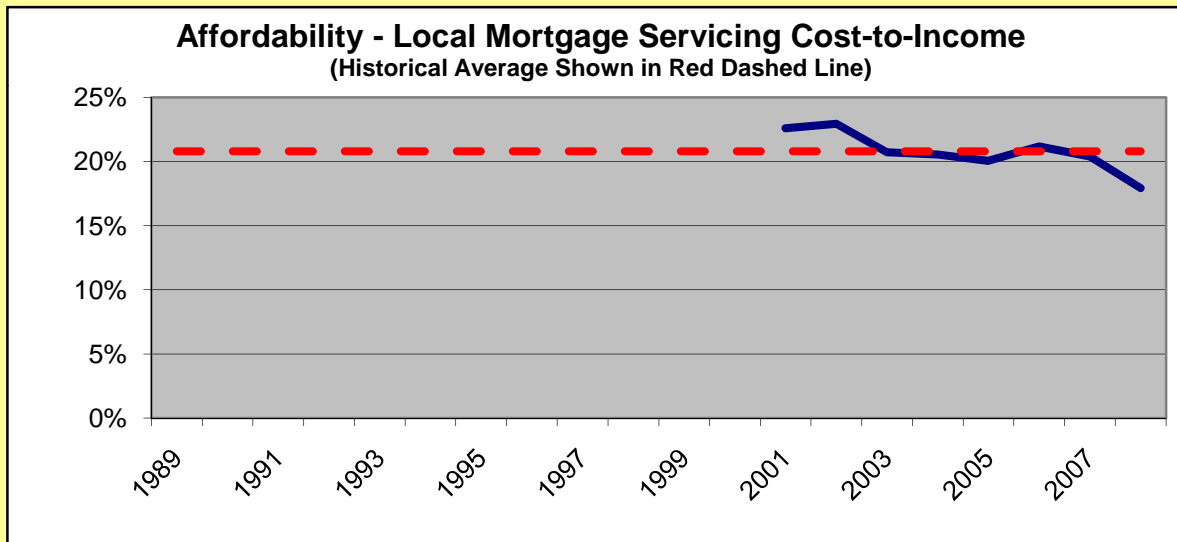
\*versus same quarter, year-ago

# Local Supply and Demand...

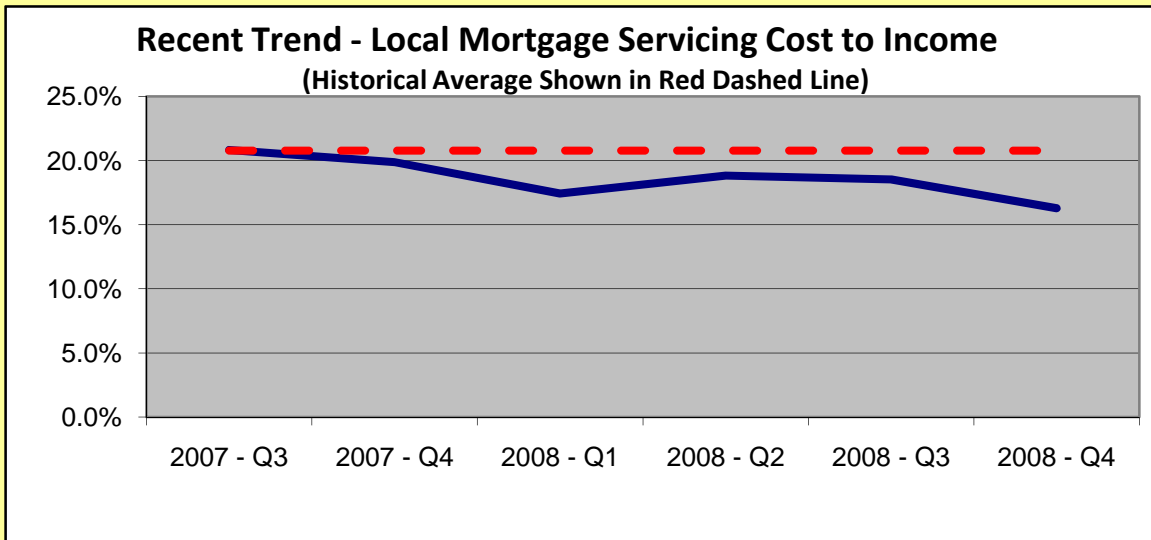
Local Economic Outlook	Boulder	U.S.	
1-year Job Additions (2008 - Dec)	2,300	Not Comparable	Soft for this market
3-year Job Additions (2008 - Dec)	9,000	Not Comparable	Weaker than local average
State Economic Activity Index	Colorado	U.S.	
12-month change (2008 - Dec)	-0.6%	-0.9%	Weak compared with nation
36-month change (2008 - Dec)	6.4%	4.5%	Good relative to the nation

Local Fundamentals	Boulder	U.S.	
1-year (12 month) Job Growth Rate	1.4%	-0.4%	Respectable compared to other markets
3-year (36 month) Job Growth Rate	5.5%	2.5%	Stronger than most metro areas
1-year Job Gain to New Single-Family Homes	6.8	0.0	Good compared to the nation
3-year Job Gain to New Single-Family Homes	6.3	13.9	Weak compared to the nation
** Single-Family Housing Permits (2008 - Dec)	-41.0%	-41.3%	Important to reduce supply

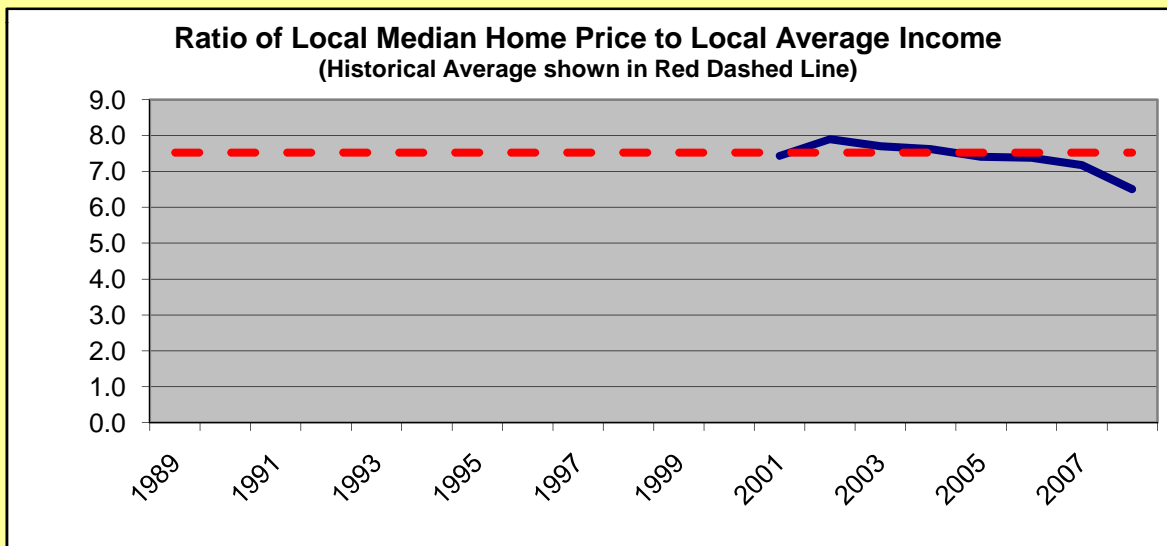
\*\*Rolling 12-month sum vs. a year ago



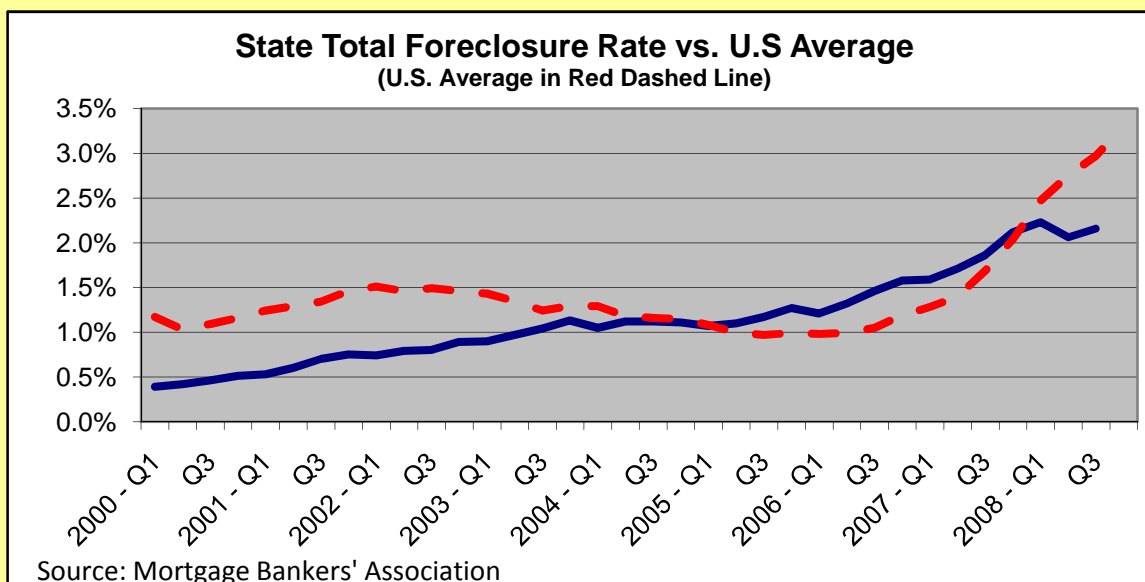
Monthly Mortgage Payment to Income	Boulder	U.S.	
Ratio for all of 2008	19.1%	21.4%	Good local affordability
Ratio for 2008 - Q4	16.3%	20.6%	Improving and historically strong
Historical Local Average	20.8%	23.2%	Good relative to the nation



Median Home Price to Income	Boulder	U.S.	
Ratio for 2008	6.7	7.4	Good Relative to Local History
Historical Local Average	7.5	7.2	Weak Compared to Nation Average



# Looking Deeper....



Monthly Market Data - October 2008	Boulder	U.S.	
<b>PRIME</b> Market Share	88.4%	84.2%	Lower subprime exposure than average
<b>SUBPRIME</b> and <b>Alt-A</b> Market Share	11.6%	15.8%	Strong Compared to the Nation
<b>TOTAL</b> Foreclosure + REO Rate	0.4%	1.2%	Little local increase relative to year ago
<b>TOTAL</b> Foreclosure + REO Rate (same period, 1-year earlier)	0.3%	0.5%	Compared to the national average, today's local rate is low
<b>SUBPRIME</b> Foreclosure + REO Rate	5.9%	14.0%	There has been little change locally compare to year ago
<b>SUBPRIME</b> Foreclosure + REO Rate (same period, 1-year earlier)	5.7%	7.2%	Locally, today's foreclosure rate is low relative to the national average
<b>ALT-A</b> Foreclosure + REO Rate	2.8%	9.0%	A large local increase occurred compared to a year ago
<b>ALT-A</b> Foreclosure + REO Rate (same period, 1-year earlier)	1.7%	2.5%	Today's local rate is low compared to the national average

Monthly Foreclosure data provided by First American CoreLogic, LoanPerformance data

# The Mortgage Market

