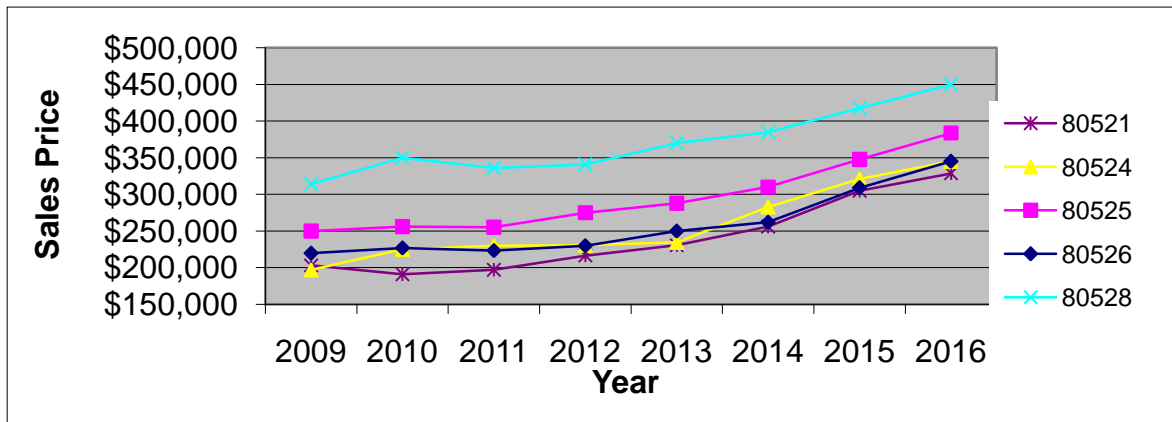


THE RIPP REPORT

FORT COLLINS EXISTING HOME SALES DATA REPORT

MEDIAN PRICE PER ZIP CODE 2009-2016

	80521	80524	80525	80526	80528
2009	\$203,000	\$197,000	\$250,000	\$219,900	\$314,000
2010	\$191,000	\$225,000	\$256,000	\$227,000	\$350,000
2011	\$197,000	\$230,000	\$255,250	\$223,450	\$336,000
2012	\$216,500	\$230,500	\$275,000	\$230,000	\$340,750
2013	\$230,500	\$234,500	\$287,900	\$250,000	\$369,950
2014	\$256,000	\$282,750	\$310,000	\$262,000	\$385,000
2015	\$305,000	\$321,000	\$347,750	\$309,100	\$417,500
2016	\$328,750	\$345,000	\$383,750	\$345,000	\$450,000
YR CHANGE	7.8%	7.4%	10.4%	11.6%	7.9%



Data acquired from IRE, local supplier for MLS information. Data pertains to existing home sales only, listed in MLS.

PREPARED BY ROBERT L. RIPP, SRA
RESIDENTIAL APPRAISER 970-279-3499