

Real Estate Overview

Key Information

	Pueblo City	Denver City	Colorado Springs City	Boulder City
Median Value	\$113,230	\$215,540	\$191,230	\$396,110
Change Since 1990	133%	173%	133%	223%
Median Cost (sq. ft.)	\$101	\$213	\$152	\$375
Median Size (sq. ft.)	1,122	1,012	1,254	1,056
Median Age (yrs.)	46	47	28	33

These measures assist you with direct comparison across areas.

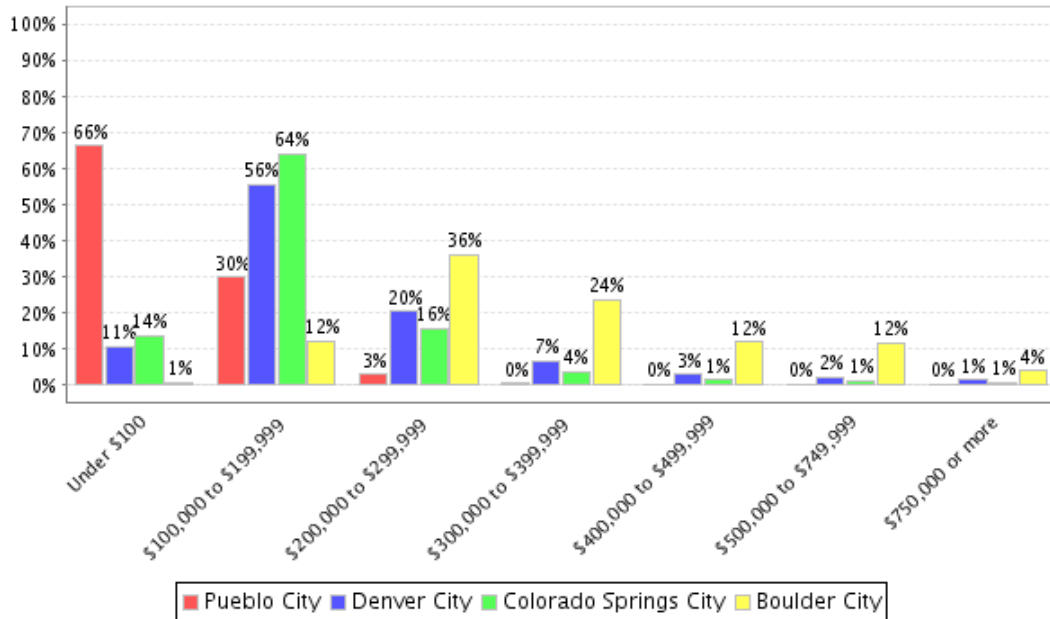
Median Value provides a basis for general comparison. Note that prices may vary substantially within a small area.

Median Cost (sq. ft) allows you to compare different residences on a unit cost basis and determine which areas are most affordable.

Median Size provides a general indication of whether residences will provide sufficient space for you.

Notes:

Residential Price Distribution (Based on 2000 US Census Data)

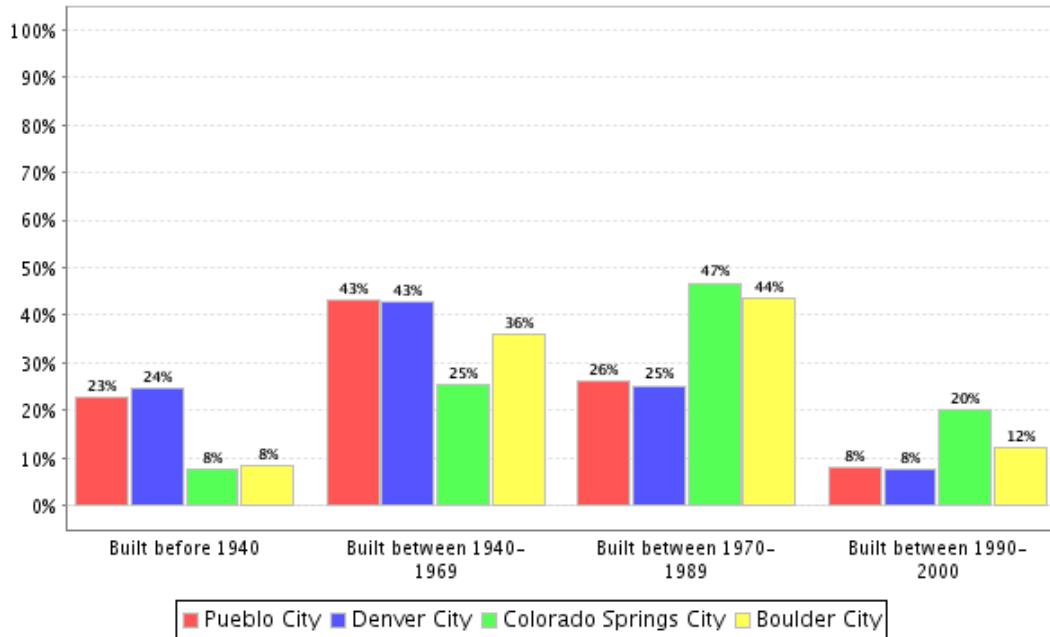


	Pueblo City	Denver City	Colorado Springs City	Boulder City
Under \$100	66%	11%	14%	1%
\$100,000 to \$199,999	30%	56%	64%	12%
\$200,000 to \$299,999	3%	20%	16%	36%
\$300,000 to \$399,999	0%	7%	4%	24%
\$400,000 to \$499,999	0%	3%	1%	12%
\$500,000 to \$749,999	0%	2%	1%	12%
\$750,000 or more	0%	1%	1%	4%

Using the Price Distribution information:

Price differences across areas: allows you to determine if there is a diverse range of residential property and which areas may be relatively more affordable.

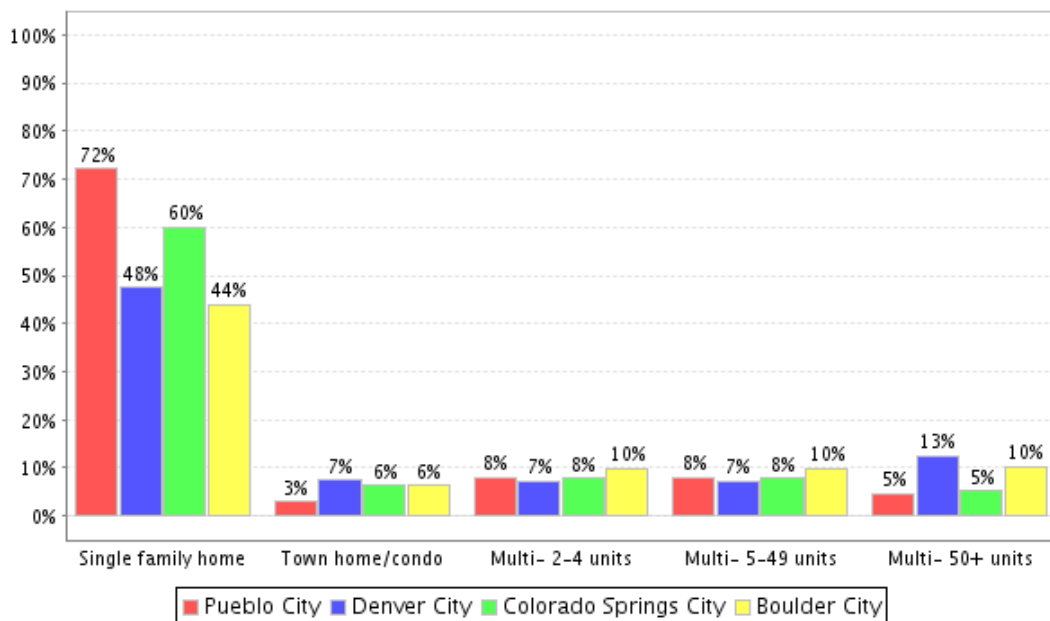
Age Ranges for Residential Real Estate



Using the Age Range Information:

Residential properties are grouped together based on year and generally represent distinct periods in residential style, size and design. Thus, you can determine which areas have properties with the characteristics you want.

Type Of Residences Available



Using the Residential Type Information:

The categories shown will assist you in targeting areas with the type of residential property for which you are looking.

Local School District Info

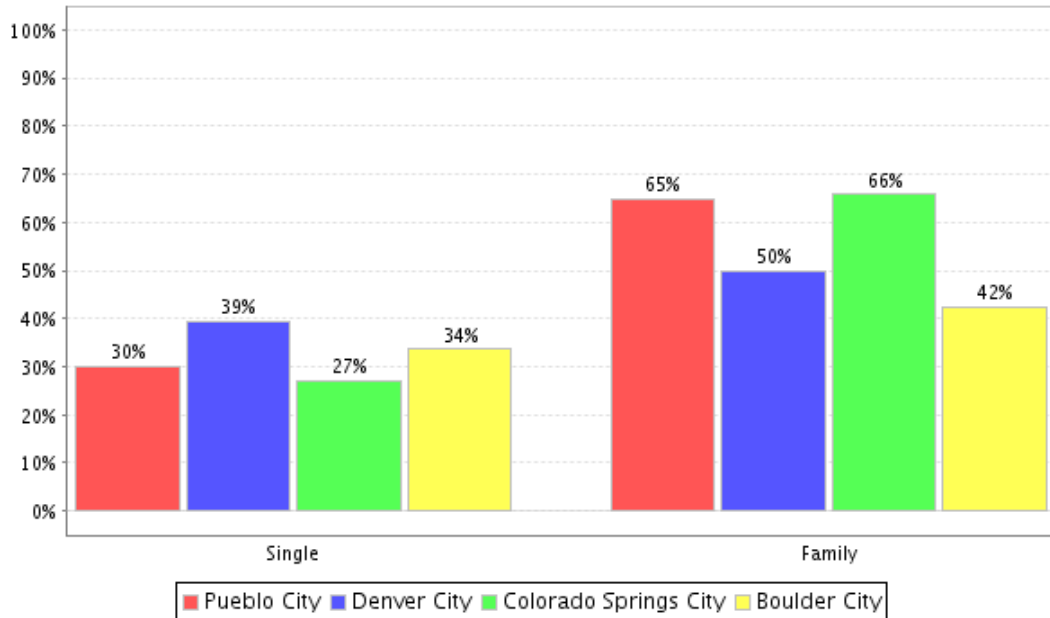
Comparative Summary

An area may be served by either a single Unified district, or by Elementary and Secondary districts.

	Pueblo City	Denver City	Colorado Springs City	Boulder City
Student to Teacher Ratio	16	16	17	16
Diff. from state avg.	0	0	0	0
Expenditure per Student	\$6,483	\$9,655	\$8,077	\$8,335
Diff. from state avg.	(\$793)	\$2,379	\$801	\$1,059
Diploma Rate	0%	0%	0%	0%
Diff. from state avg.	0%	0%	0%	0%
Dropout Rate	0%	0%	0%	0%

Community Overview

Households



Other types of households are not included and number will not sum to 100%

Occupation

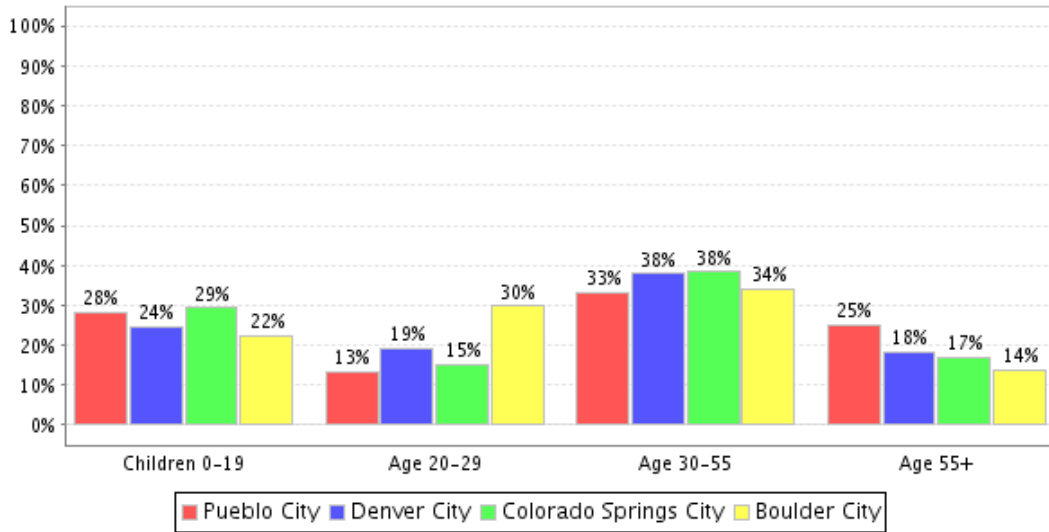
	Pueblo City	Denver City	Colorado Springs City	Boulder City
Sales	29%	26%	28%	23%
Professional Executive	27%	38%	38%	54%
Service	19%	15%	15%	14%
Blue Collar	25%	21%	19%	9%

People Moving into the Community (Based on 2000 US Census Data)

	Pueblo City	Denver City	Colorado Springs City	Boulder City
New to area: 1990-2000	54%	43%	40%	34%

Provides insight into the tradeoff between stability and ease of resale. Fewer new people may indicate a stable area, but may also point to the possibility of having difficulty selling in the event you must move.

Age Distribution



Wealth / Economic Recap

	Pueblo City	Denver City	Colorado Springs City	Boulder City
Median Income	\$34,098	\$45,425	\$51,843	\$51,460
Change since 1990	66%	81%	79%	75%

Taxes

	Pueblo City	Denver City	Colorado Springs City	Boulder City
Median Real Estate Tax	\$633	\$947	\$770	\$1,966
Median Property Tax	0.73%	0.57%	0.52%	0.65%

Population

	Pueblo City	Denver City	Colorado Springs City	Boulder City
Total Population	102,121	554,636	360,890	94,673
Change since 1990	4%	19%	28%	14%

Education

	Pueblo City	Denver City	Colorado Springs City	Boulder City
High School	79%	79%	91%	95%
Bachelors	11%	22%	21%	36%