

Relocating to Boulder County



Compliments of:
THE JANET LEAP TEAM

Your #1 Resource for sales, rentals
& financing in Boulder County



JANET LEAP
Broker Associate
Re/Max of Boulder
(720) 938-4197 cell
janetleap@boulderco.com



TODD ULRICH
Property Manager+ Broker Associate
PG Rentals at Re/Max of Boulder
(303) 564 -4762 cell
todd@pgrentals.com



AMANDA SESSA
Senior Home Loan Consultant
SWBC Mortgage Corp. | NMLS #257356
(303) 883-8858 cell
asessa@swbc.com

WM&E;
of Boulder INC.,

(303) 448-7000 | boulderco.com | 425 Canyon Blvd. #10 Boulder CO 80302



SWBC®
Mortgage

G}
EQUAL HOUSING
LENDER

Living in Boulder County

What we offer and where we work

Let us be your long-term, professional real estate advisors!

Real Estate Sales

Residential Purchase & Sales
Single Family Homes
Condominiums
Investment Property
Corporate Housing

Property Management

Locating rental properties
to meet employees needs
Short or Long Term
Furnished or non-furnished
Executive Rentals
Student Rentals
Rental Management

Mortgage Services

Finding the best rates
& loan products
Consultation
Refinancing
Pre-Approval

**Plus, access to our extensive referral list of proven
& trusted local service providers**

Areas of Expertise

Boulder

Louisville

Superior

Niwot

Lafayette

Erie

Longmont

Lyons

Broomfield

Westminster



Living in Boulder

Referrals

We can provide recommendations for proven and trusted local service providers, such as:

Accounting and Tax Services	Legal
Appliance Purchases and Maintenance	Locksmith
Architecture	Masonry
Asbestos Mitigation	Monitoring Services
Carpentry and Framing	Moving and Packing
Carpet and Vinyl	Painting
Carpet Cleaning	Pest Extermination and Mitigation
Complete Landscaping and Sprinklers	Plumbing
Concrete and Asphalt	Radon Mitigation
Design and Development	Roofing and Gutters
Drywall and Texture	Sales and Rental Inspections
Electrical	Sewer and Drain
Excavating	Snow Removal
Fencing and Decks	Staging
Fire Suppression and Monitoring	Temporary Labor
General and Post Construction Cleaning	Tenant Screening
General Contracting	Tile
General Housecleaning	Towing
HVAC and Boilers	Tree Removal and Care
Interior Design	Windows and Doors
Landscaping	and more...

Please call us for contact information on these and many more service providers in the area

Living in Boulder County

Quick Facts

City of Boulder

28.7 square miles

founded in 1858

elevation: 5,340 feet

Weather

Four distinct seasons and more than 300 days of sunshine per year!

Average Temperatures:

Spring 60 / 32° F

Summer 80 / 50° F

Fall 76 / 47° F

Winter 48 / 11° F

2016 Percipiation | Boulder, Colorado

Source: Earth System Research Laboratory

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year Total
.37	1.44	3.84	3.34	2.01	2.37	.61	1.06	.45	.38	.47	.91	17.25

Distance to various points of interest:

Red Rocks:	30 miles
Golden:	20 miles
Denver:	30 miles
Estes Park:	40 miles
Rocky Mtn. Ntl. Park:	40 miles
Colorado Springs:	98 miles
Fort Collins:	55 miles

Ski Resorts

Eldora	20 miles
Winter Park	90 miles
Copper Mtn	90 miles
Vail Resort	115 miles
Breckenridge	100 miles

Sister Cities:

Dushanbe, Tajikistan
Jalapa, Nicaragua
Lhasa, Tibet
Mante, Mexico
Yamagata, Japan

What is a Sister City?

Sister cities are two cities from geographically and politically distinct areas that are paired, with the goal of fostering human contact and cultural links. They often (though by no means always) have similar demographics and other characteristics.

Living in Boulder County

Demographics

Boulder County Population by Municipality

City	July 2010		July 2014		Change 2010 – 2013	
	Population	Share	Population	Share	Absolute Change	Percentage Change
Boulder	97,910	33.1%	105,270	33.6%	4,850	5.0%
Longmont*	86,381	29.2%	90,732	28.9%	3,724	4.3%
Lafayette	24,548	8.3%	26,786	8.5%	2,137	8.7%
Louisville	18,408	6.2%	20,047	6.4%	1,061	5.8%
Superior*	12,499	4.2%	12,857	4.1%	334	2.7%
Erie*	8,397	2.8%	9,170	2.9%	631	7.5%
Lyons	2,038	0.7%	1,946	0.6%	64	3.1%
Nederland	1,447	0.5%	1,498	0.5%	39	2.7%
Jamestown	274	0.1%	260	0.1%	8	2.9%
Ward	150	0.1%	154	0.0%	4	2.7%
Unincorp. Area	43,553	14.7%	44,988	14.3%	1,417	3.3%
Boulder County	295,605	100.0%	313,708	100.0%	14,269	4.8%
Colorado	5,049,717		5,264,890		215,173	4.3%

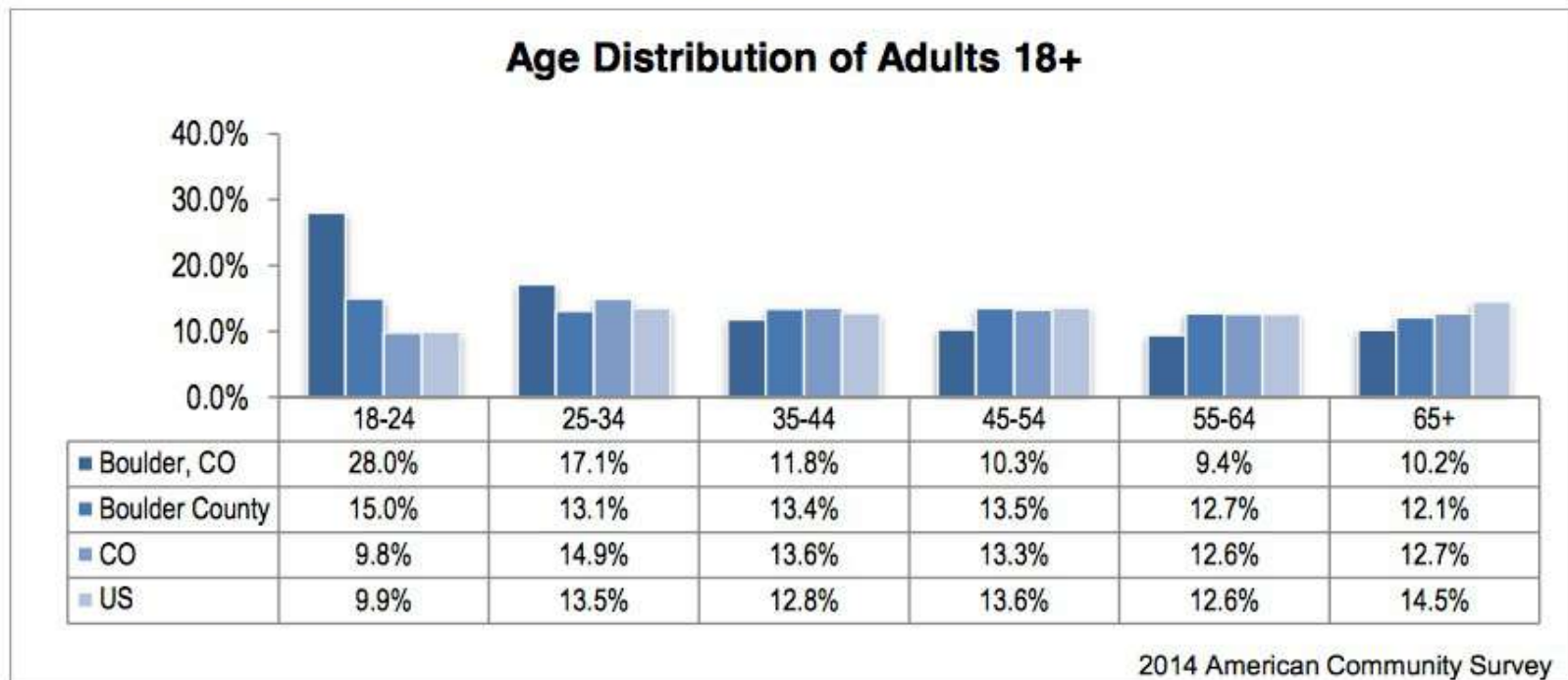
Colorado State Demography Office *Cities in more than one county (figures include Boulder County population only). Population estimates for Census and Colorado State Demography Office differ slightly.

Source: Boulder Economic Council

Living in Boulder County

Demographics Cont.

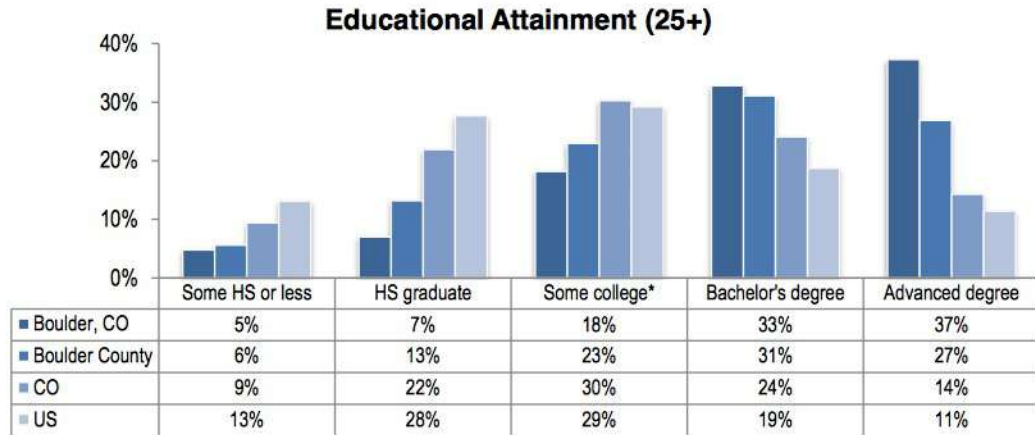
The median age of city of Boulder residents is 29.9, an increase of 2.2 years from the last year's median of 27.7. This compares to the national median of 37.7 years. Approximately 28% of the adult population in Boulder is in the 18 to 24 age category. This is just under three times the percentage for the state and national population (10.3% and 10.2%, respectively), highlighting the effect of the university on city demographics.



Source: Boulder Economic Council

Living in Boulder County

Demographics Cont.



US Census, 2014 American Community Survey (* includes Associates degree)

Industries Employing Residents

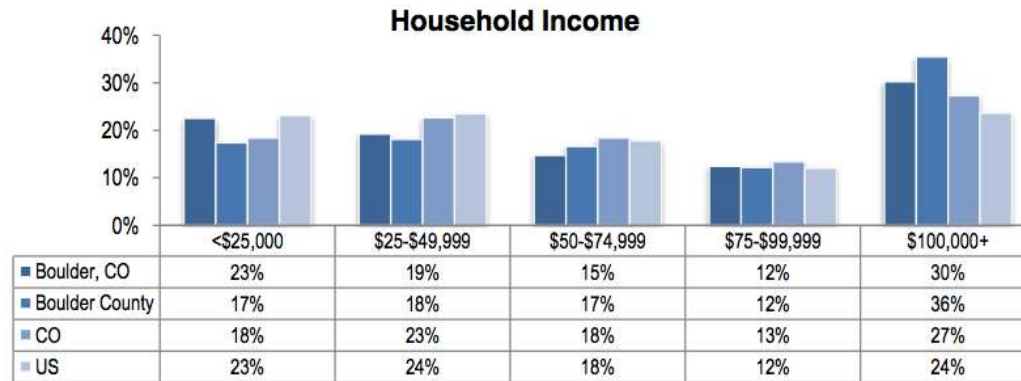
	City of Boulder	Boulder County	Colorado	U.S.
Educational services; health care and social assistance*	24.8%	21.9%	20.4%	23.0%
Professional, scientific; management; administrative	19.7%	17.2%	13.4%	11.1%
Arts, entertainment, recreation; accommodation, food services	15.6%	12.7%	11.1%	9.8%
Manufacturing	6.1%	9.6%	6.6%	10.3%
Retail Trade	8.8%	9%	10.8%	11.5%
Other services	4.6%	4.9%	5.3%	4.9%
Construction	3.5%	5.3%	7.9%	6.3%
Finance, insurance; real estate, leasing	6.4%	6.4%	6.8%	6.5%
Public administration	2.9%	3.1%	4.6%	4.7%
Wholesale Trade	1.8%	2.6%	2.6%	2.7%
Information	3.2%	3.3%	3.2%	2.2%
Transportation and warehousing; utilities	1.9%	2.7%	4.5%	5.0%
Agriculture, forestry, and fishing; mining	0.7%	1.2%	2.7%	2.0%

US Census, 2014 American Community Survey (based on NAICS codes). *Includes universities and public schools.

Source: Boulder Economic Council

Living in Boulder County

Demographics Cont.



US Census, 2014 American Community Survey

Average Annual Wages by Industry: City of Boulder, Boulder County, and Colorado (Including Full-Time, Part-Time, and Seasonal Workers)

	City of Boulder Average Wage	Boulder County Average Wage	Colorado Average Wage
Information	\$109,115	\$108,332	\$95,831
Management of Companies and Enterprises	\$98,738	\$93,417	\$133,912
Finance and Insurance	\$102,201	\$91,723	\$82,934
Professional, Scientific, and Tech Services	\$93,393	\$99,058	\$87,127
Manufacturing	\$83,763	\$79,428	\$65,149
Wholesale Trade	\$78,220	\$90,575	\$77,158
Government (includes public universities and schools)	\$59,780	\$54,092	\$50,923
Construction	\$51,830	\$48,612	\$53,664
Real Estate and Rental and Leasing	\$48,233	\$50,986	\$50,550
Health Care and Social Assistance	\$46,722	\$48,397	\$46,789
Transportation and Warehousing	\$41,073	\$40,889	\$50,524
Other Services	\$39,652	\$36,752	\$36,223
Administrative and Waste Mgmt Services	\$42,443	\$36,079	\$35,818
Educational Services	\$34,012	\$33,242	\$38,650
Retail Trade	\$29,847	\$30,511	\$29,097
Arts, Entertainment, and Recreation	\$22,601	\$21,601	\$33,091
Accommodation and Food Services	\$20,203	\$18,777	\$19,444
Mining (includes oil and gas extraction)	0	\$75,881	\$113,020
Utilities	0	\$89,898	\$89,905
Agriculture, Forestry, Fishing and Hunting	0	\$32,213	\$32,453
Total Industries	\$62,522	\$59,852	\$52,723

Source: Colorado Department of Labor and Employment (QCEW 2014), Business Research Division, University of Colorado Note: Agricultural, Forestry, Fishing & Hunting, Mining, and Utilities industries data not reported for the city of Boulder due to small population size. Self-employed and contract labor excluded.

Source: Boulder Economic Council

Living in Boulder County

Employment

Largest Boulder County Employers

Company	No. of Full-Time Boulder County Employees	No. of Worldwide Employees	Website
IBM Corp.	2,800	431,212	ibm.com
Level 3 Communications Inc.	2,500	10,000	level3.com
Ball Corp.	2,014	14,600	ball.com
Oracle Corp.	2,000	122,000	oracle.com
Covidien PLC	1,780	38,000	covidien.com
Walmart	1,450	2.2 million	walmart.com
Seagate Technology	1,387	52,100	seagate.com
Urban Lending Solutions	930	1,773	urban---ls.com
DigitalGlobe	927	1,334	digitalglobe.com
Hunter Douglas Window Fashions Division	912	17,000	hunterdouglas.com
Intrado Inc.	853	1,199	intrado.com
Target Corp.	800	361,000	target.com
King Soopers	700	375,000	kingsoopers.com
Emerson Process Management	625	2,900	emersonprocess.com
Whole Foods Market Inc.	618	56,700	wholefoodsmarket.com
TransFirst Holdings Inc.	600	958	transfirst.com
Vail Resorts Inc.	590	28,043	vailresorts.com
Sandoz Inc.	550	26,500	us.sandoz.com
(TIE) Qualcomm Inc.	500	31,000	qualcomm.com
(TIE) The WhiteWave Foods Company	500	3,800	whitewave.com

Source: Daily Camera

BOULDER COUNTY'S TOP EMPLOYERS IN DEPTH:



IBM has a state-of-the-art Business Continuity and Recovery Services site in Boulder. The site allows customers to recover their businesses from an outage emergency. Over \$34 million was invested to create this site, which opened for business in January, 1997. In 2005 a \$6.5 million expansion project was complete. Today, the site provides 11 fully equipped testing suites incorporating the latest in Clear Cube technology which includes flat panel displays and improved connectivity.

Source: <http://www-1.ibm.com/services>



Level 3 Communications is a premier global communications provider headquartered in Broomfield, Colorado, that provides communications services to enterprise, government and carrier customers. Anchored by extensive fiber networks on three continents and connected by undersea facilities, our global services platform features deep metro assets reaching more than 500 markets in more than 60 countries. Level 3's global network reliably and securely provides enhanced, scalable network capabilities to address the increasingly complex operating environment of today's technology landscape.

Source: <http://www.level3.com/en/about-us/>



Ball Corporation is a provider of metal packaging for beverages, foods and household products, and of aerospace and other technologies and services to commercial and governmental customers. Founded in 1880, the company employs more than 14,500 people worldwide. Ball Corporation stock is traded on the New York Stock Exchange under the ticker symbol BLL.

Source: <http://www.ball.com/about-ball/>



Oracle is dedicated to unleashing innovation by simplifying IT. Find out about the Executive and Board of Directors leadership teams who drive the company's direction. Learn about Oracle's History, and the Innovation and Acquisitions that will help shape its future, as well as Customer Successes and Oracle Excellence Awards winners.

Source: <http://www.oracle.com/us/corporate/index.html>



Covidien and Medtronic are committed to improving the lives of patients through ground-breaking medical technologies.

By bringing our companies together, we are able to expedite our ability to create the meaningful innovations and therapies that fuel our mission to improve patients' lives.

<http://careers.covidien.com/about-us/about-covidien-group>

Living in Boulder County

Dining Out

RESTAURANTS IN BOULDER COUNTY

Oak at Fourteenth 1400 Pearl Street Boulder | 303-444-3622 | www.oakatfourteenth.com

Oak at Fourteenth is a stylish neighborhood restaurant featuring local and seasonal New American Cuisine in a friendly and professional atmosphere.

Boulder Cork 3295 30th St, Boulder | 303.443.9505 | www.bouldercork.com

A local favorite since 1969. Offers a variety of foods including steaks, prime rib and seafood. Wine Spectator Award of Excellence for 10 years.

The Mediterranean Restaurant 1002 Walnut St, Boulder | 303.444.5335 | www.themedboulder.com

For more than seventeen years, the locally owned 'Med' has been offering a menu that brims with Italian, Spanish, French, and Greek cuisine.

Mountain Sun/Southern Sun Pub & Brewery 1535 Pearl St, Boulder | 303.546.0886 & 627 S. Broadway, Boulder | 303.543.0886 | www.mountainsunpub.com

Good Food! Good Beer! Good Times!

Carelli's 645 30th St, Boulder, CO 80303 | 303.938.9300 | www.carellis.com

Authentic Italian cuisine crafted with only the freshest and finest ingredients.

Centro Latin Kitchen 950 Pearl St, Boulder | 303.442.7771 | www.centrolatinkitchen.com

Innovative, soulfully delicious Latin cuisine. Great Happy Hour specials on food and drinks.

Oskar Blues Grill & Brew 303 Main Street, Lyons | 303-823-6685 & 1555 S Hover Rd, Longmont | 303.485.9400 | www.oskarblues.com

Cajun, Creole and Southern-style comfort foods, as well as some great micro brews, featuring Oskar Blues beers. Two locations.

Larkburger 2525 Arapahoe Ave, Boulder | 303.444.1487 | www.larkburger.com

Gourmet Angus beef burgers and handcut fries - for something extra special, order the truffle burger or truffled fries.

The Huckleberry 700 Main St, Louisville | 303.666.8020 | www.thehuckleberry.com

In the heart of Historical Downtown Louisville, the Huckleberry serves comfort food with a modern twist. Voted best brunch in Boulder County.

The Ghost BBQ + Spirits 2028 14th Street, Boulder | 303.938.9350 | theghostbbq.com

Lunch or dinner! Authentic BBQ sauces and sides in a cozy atmosphere

Living in Boulder County

Dining Out

Flagstaff House Restaurant 1138 Flagstaff Rd, Boulder | 303.442.4640 | www.flagstaffhouse.com

Offers a unique fine dining experience combining an award-winning wine list, exquisite food, and the personal touch of a family-owned restaurant. Plus a killer view of Boulder!

Efrain's Mexican Restaurant 1630 63rd St #10, Boulder | 303.440.4045 and 451 S Pratt Pkwy, Longmont | 720.494.0777 | www.efrainsrestaurant.com

One of the most authentic Mexican restaurants in the area!

Colterra 210 Franklin St, Niwot | 303.652.0777 | www.colterra.com

Colterra serves up a delectable mix of Southern French and Northern Italian cuisine featuring the best local ingredients, in peak season and in full flavor.

Frasca Food and Wine 1738 Pearl St, Boulder | 303.442.6966 | www.frascafoodandwine.com

Featuring James Beard Award winner Chef Lachlan MacKinnon-Patterson's creations and Master Sommelier Bobby Stuckey's wine pairings, Frasca's menu is a tribute to the food of Friuli-Venezia Giulia, Italy. The menu changes seasonally to make the most of current harvests. Frasca offers guests an exciting assortment of wines to enjoy with their meals, cellaring over 200 varietals.

The Kitchen 1039 Pearl St, Boulder | 303.544.5973 | www.thekitchencafe.com

The Kitchen is a community bistro located in downtown Boulder. Open for lunch and dinner 7 days a week and brunch on Saturday and Sunday. The menu evolves seasonally and reflects simple and straightforward preparation of comfortable classics.

McDevitt Taco Supply @tacosupply | 720.515.7543 | www.mcdevittacosupply.com

The Kitchen is a community bistro located in downtown Boulder. Open for lunch and dinner 7 days a week and brunch on Saturday and Sunday. The menu evolves seasonally and reflects simple and straightforward preparation of comfortable classics.

Jax Fish House 928 Pearl St, Boulder | 303.444.1811 | www.jaxfishhouseboulder.com

Consistently voted to the "best of" Awards of Boulder, for 15 years, Jax has served up the finest and freshest the ocean has to offer to the masses that squeeze into the packed Pearl Street hotspot. Prepare yourself for the welcoming, yet wild vibe that is Jax.

Brasserie Ten Ten 1011 Walnut St, Boulder | 303.998.1010 | www.brassrietenten.com

One of Boulder's favorite gathering places, Brasserie Ten Ten has been delighting customers with our French inspired cuisine since it's opening in 2003.

Living in Boulder County

Events

The Bolder Boulder www.bolderboulder.com

Called, "the best mass participation race in the United States" by Runners World Magazine, the Bolder BOULDER is one of the largest road races in the world. The race attracts more than 50,000 runners and walkers and draws professional athletes from all over the world to compete for one of the largest non-marathon prize purses in road racing. The race winds through neighborhoods with live music and entertainment along the course and finishes in the University of Colorado's Folsom Field.

Boulder Creek Festival www.bouldercreekfestival.com

The Boulder Creek Festival includes three days of festivities featuring a large variety of events, activities, food and entertainment unique to the Boulder community. Twelve event areas with 500 vendors showcase everything from community arts and crafts to health alternatives and technology while six performance stages feature a spectrum of music and dance. The Festival also features carnival rides, food and beverage vendors, and the signature event: The Great Rubber Duck Race!

Boulder Fall Festival www.dbi.org

The Fall Festival is a 3-day autumn event on the Pearl Street Mall that combines the food, music and brews of a traditional Oktoberfest with children's carnival rides, Boulder's best local musicians, area non-profit booths and artisans from throughout the country.

CU Conference on World Affairs www.Colorado.edu/cwa/

The University of Colorado's Conference on World Affairs is a forum on a variety of topics - encompassing music, literature, environmental activism, science, journalism, visual arts, diplomacy, technology, spirituality, the film industry, politics, business, medicine, human rights and so on. Every year in April approximately 100 participants representing a wide range of backgrounds gather in Boulder for what the New York Times calls "a week-long extravaganza of discussion and debate". All events are free and open to the public.

Farmer's Market www.boulderfarmers.org

Every Saturday morning and Wednesday evening from April through October, the Boulder County Farmer's Market comes alive! Vibrant with color, lively chatter and friendly faces, the Market hosts thousands of Boulder County residents and out of town visitors each week. Markets located in Boulder and Longmont.

Living in Boulder County

Parks + Recreation

Open Space in Boulder County Open Space properties are as diverse and distinctive as the environments throughout Boulder County. Many of these areas are open to the public and offer excellent outdoor recreational activities for all County residents and visitors.

Bald Mountain consists of 108 acres of backcountry. Pines to Peaks Trail is a one-mile multiuse loop trail to the summit that provides excellent overlooks of the eastern plains and the Continental Divide.

Betasso Preserve consists of 773 acres of backcountry. The 3.2 mile, moderate to difficult Canyon Loop Trail is an easier hike if started from the east trailhead.

Caribou Ranch consists of 2,180 acres of backcountry. An additional 1,489 acres are protected through an adjacent county conservation easement.

Rock Creek Farm consisting of 1,151 acres, has 2.8 miles of multiuse trails: the 1.5-mile Mary Miller trail and the 1.3-mile Cradleboard Trail.

Coal Creek Trail is 7 miles long. Rock Creek Trail which will go along Rock Creek is only partially finished.

Hall Ranch consists of 3,206 acres of backcountry.

Heil Valley Ranch consists of 4,923 acres of backcountry. The 1.3-mile Lichen Trail, is only open to pedestrians. Two multiuse trails: the 2.5-mile Wapiti Trail and the 2.6-mile Ponderosa Loop Trail.

Lagerman has a multiuse 1.6-mile loop trail around the reservoir.

At **Legion Park**, you can enjoy a good view of the Flatirons and the Continental Divide. It is a small, 28 acre mesa covered with plains scrubland that overlooks the Hillcrest, Leggett- Owen and Valmont reservoirs.

Mud Lake is located about 2 miles north of Nederland at the junction of Hwy 72 and County Road 126.

Pella Crossing has the 1.9-mile trail Braly Trail around the three ponds on the east side of N. 75th St. and the 1-mile Marlatt Trail on the west side of N. 75th St.

Rabbit Mountain contains over 2,888 acres of backcountry. There are over 5 miles of multiuse trails. Eagle Wind Trail (3 miles), the Little Thompson Overlook Trail (1 mile) and the Indian Mesa Trail (1.3 miles) are all multiuse trails.

Walden Ponds has 2.6 miles of multiuse trails that guide hikers, equestrians, anglers and bicycle riders around ponds and marsh areas.

Walker Ranch has over 3,778 acres of backcountry. There are over 12 miles of multiuse trails at Walker Ranch. The Walker Ranch Loop (8.2 miles) and the Meyers Homestead Trail (2.5 miles) are both multiuse trails.

RECREATION IN BOULDER COUNTY

Rated the "#1 Sports Town in America" by Outside Magazine, Boulder is a Mecca for outdoor activities and recreational opportunities.

Here are some of the outdoor activities that make Boulder #1:

Cycling & Mountain Biking

Boulder County offers a variety of biking trails throughout the area, suitable for all abilities. Bike lanes, bike routes and multiuse paths make up nearly 100 miles of linked bike-ways within Boulder City's limits.

Hiking

Boulder County's open space trails will reveal flower-filled meadows in the summer and snow-capped vistas in the winter. Take advantage of the City of Boulder's 200 miles of public hiking trails or the 16-mile Boulder Creek Path, which runs through the middle of town.

River Rafting and Kayaking

The best time to venture into Colorado's white water is late spring and early summer with high stream flow. You will find a variety of rapids for all ability levels, with trips through challenging waters or wilderness settings.

Rock Climbing

With hundreds of climbing opportunities, it's no wonder that Boulder is home to some of the world's best climbers.

Golfing

Boulder has five public golf courses, ranging from Flatirons Golf Course, which is a beautifully maintained, classic-style course with incredible views to Lake Valley Golf Club, a links-style championship course challenging enough to test the most avid golfer.

Open Space

In 1967, Boulder became the first city in the United States to tax itself for funds to be used specifically for the acquisition, management and maintenance of Open Space. City Open Space now protects almost two-thirds of the Boulder Valley, commonly referred to as the "greenbelt." At this point, the City has acquired approximately 6,100 acres of Mountain Parks lands, 2,700 acres of other park lands, 29,000 acres of Open Space and 480 acres of utility lands, for a total of 38,500 acres. The County Open Space Program now owns over 54,000 acres.

Living in Boulder County

Activities for Kids

When it gets cold outside, here are some great places around Boulder county to take little ones to play...

Indoor Pools

East Boulder Rec Center, 5660 Souix Dr, Boulder | (303)441-4400

Leisure pool with small tot slide, large twisting water slide, bubble beach and lazy river. Temp around 92 degrees

North Boulder Rec Center, 3170 Broadway, Boulder (303) 413-7260

Zero depth entry leisure pool with play structure and accessible slide. Temp around 87 degrees.

Longmont Rec Center, 350 Quail Rd, Longmont (303) 774-4800

Zero depth entry, lazy river, tube slide, body slide, tree slide, water fountains, tot area and more.

Louisville Rec Center, 801 Grant St, Louisville (303) 666-7400

Adventure splash down pool with water features, 160 foot water slide.

Bob L. Burger Rec Center, 111 West Baseline Rd, Lafayette (303) 665-0469

Zero depth entry, large rock waterfall, mushroom raindrops, bubble mattress, small waterslide, lazy river and 20 foot high, 150 foot long water slide. Temp around 88 degrees.

Erie Community Center, 450 Powers St, Erie (303)926-2550

Leisure pool with fun play features, 2-story pool slide with splash tank, lazy river.

Broomfield Community Center/Paul Derda Rec Center, 13201 Lowell Blvd, Broomfield (303)460-6900

Inner tube slide, body slid, lazy river, family spa, butterfly toddler slide.

Classes, etc.

Boulder Indoor Cycling, 3550 Frontier Ave, Ste A, Boulder (303)292-5464 www.boulderindoorcycling.com

Teaches kids ages 2 to 10 years all fundamental skills they will need to master the sport of bicycle riding in an energetic and fun environment.

The Little Gym, 4800 Baseline Rd, Ste C106, Boulder (303) 444-4742 www.thelittегym.com

Programs filled with movement, music, learning cooperation and fun for kids ages 4 months to 12 years.

Gymboree, 2525 Arapahoe Ave, H-7, Boulder (303) 546-0081 www.gymboreeclases.com

Play, art, music and school skills classes, plus open gym time for kids ages 0-5 years old.

Boulder JCC, 3800 Kalmia Ave, Boulder (729)364-1812 www.boulderjcc.org

Music, movement, creative arts and open gym time in tumbling room for kids from 0 to 5 years.

Erie Rec Center, 450 Powers St, Erie (303)926-2550

Gymnastics, music, dance and art classes for kids from 1 to 16 years.

Boulder Indoor Soccer, 2845 29th St, Boulder (303)440-0809 www.boulderindoorsoccer.com

Living in Boulder County

Activities for Kids Cont.

Indoor Playgrounds and Open Play Areas

B&C Bounce Town Longmont, 1821 Lefthand Circle, Unit C, Longmont (303)774-9550 www.bncbouncers.com

Indoor bounce facility - open bounce time and parties for kids

Itty Bitty City, 700 Longs Peak Ave, Longmont (303)651-8404 www.ci.longmont.co.us

A part of Longmont Rec Center - a weekly drop-in open gym for preschool aged children (ages 6 months to 5 years old)

Pump It Up, 8835 W 116th Circle, Broomfield (303)466-7867 www.pumpitupparty.com

Private indoor arena, filled with gigantic inflatable slides, bounce houses, obstacle courses and more! Pop in playtime and parties for kids.

WOW Museum, 110 N. Harrison Ave, Lafayette (303)604-2424 www.wowmuseum.com

A place for toddlers and school age children and their families, offering a variety of interactive and informative educational and creative exhibits and programs.

Broomfield Community Center, 13201 Lowell Blvd, Broomfield (303)460-6900

Kid's Zone indoor playground - slides, a climbing gym, fun forms to climb on and more! Game room for older kids with 2 air hockey tables, foosball, video games, juke box and vending machines.

Flatiron Crossing Mall, Flatiron Crossing and Interlocken Loop, Broomfield www.flatironcrossing.com

Kid's Crossing Play Area - indoor play area, located on the upper level in the food court.

Story Times, etc.

Borders Books and Music, Locations in Boulder, Longmont and Broomfield www.borders.com

Special events and performances for kids, Kid's Story Time and a play area for kids in the Childrens' book section.

Local Public Libraries - Check websites for story times throughout the week

Boulder Public Libraries <http://boulderlibrary.org> 3 branch locations in downtown, south and east Boulder

Longmont Public Library www.ci.longmont.co.us/library 409 4th Ave.

Louisville Public Library www.louisville-library.org/ 951 Spruce St.

Lafayette Public Library www.cityoflafayette.com 775 W. Baseline Rd.

Broomfield Mamie Doud Eisenhower Public Library www.broomfield.org/library/ 3 Community Park Rd.

Lyons Library www.lyonslibrary.org/index.htm 4209 Joliet Ave.

Erie Children's Library www.eriechildrenslibrary.org 625 Pierce St.

Sledding Hills

Foothills Park, 800 Cherry Ave, Boulder

Scott Carpenter Park, 1505 30th St, Boulder

Chatauqua Mesa, the land west of the Chatauqua Meadow Trail, Boulder

Whitetail Park, 2550 Autumn Ridge Blvd, Lafayette

Autumn Ash Park, 401 Lucerne Dr, Lafayette

Living in Boulder County

Education

EDUCATION IN BOULDER COUNTY

Boulder County Public Schools place quite high in national and statewide rankings. In addition to magnet schools designed for students with special needs or interests, Boulder's open enrollment policy allows students to enroll in their own neighborhood school, a different neighborhood's school, or a focus or alternative school.

Boulder's public and private educational offerings are numerous. Be it Montessori, Waldorf, religious, arts-oriented, language-oriented, or simply "back-to-basics," there is something for everyone. From pre-school through high school, parents can choose from a wide variety of options. College-bound students can choose from a number of higher education opportunities. The University of Colorado is known for both its academic excellence and its aesthetically-pleasing campus. CU-Boulder is most renowned for its science programs, and psychology, biology, and English are some of the most popular undergraduate majors. CU-Boulder professors have been granted prestigious awards over the years, including the 1989 Nobel Prize in Chemistry. Other higher education centers in Boulder include the Naropa Institute, whose educational philosophy is based on the Buddhist contemplative tradition, the Boulder College of Massage Therapy and Front Range Community College. Continuing Education courses are also offered through a number of forums. The University of Denver, the University of Colorado at Denver, Regis University, and Metropolitan State College are all located in Denver. Colorado State University is in Fort Collins, about an hour north of Boulder, and the Colorado School of Mines and Red Rocks Community College are in Golden, about a 20-minute drive south of Boulder.

For a wealth of information regarding the school system, public and private offerings, day care centers, extracurricular activities, K-12 options, and colleges and universities in the Boulder area, please visit The Boulder Community Network Education Center: http://bcn.boulder.co.us/univ_school/index.html



ARTS & CULTURE IN BOULDER

In addition to the more than 30 art galleries, 4 museums and 32 movie and live theaters, Boulder offers a variety of enriching and entertaining attractions throughout the year:

Colorado Shakespeare Festival Named one of the top three Shakespeare festivals in the nation by TIME Magazine, the Colorado Shakespeare Festival draws over 40,000 audience members each season, with many performances sold out. In addition to the production of several Shakespeare plays each summer, the CSF also offers several other programs to accompany the Festival. Such programs include Shakespeare in Production, a sequence of courses that deals with all aspects of producing Shakespeare's plays, a free Sunday night lecture series, school outreach programs, The Working Stages new play workshop showcase of Southwest Playwrights & backstage tours. www.coloradoshakes.org

International Film Series The International Film Series is a non-profit, calendar film series that shows over 100 films a year on the University of Colorado at Boulder campus. The film series is locally programmed by Pablo Kjolseth, who has been a film programmer since 1989. www.internationalfilmseries.com

Colorado Music Festival Founded in 1976, the Colorado Music Festival educates, entertains and challenges audiences of all ages by presenting classical music performed by extraordinary professional musicians from around the world at the historic Chautauqua Auditorium in Boulder. Sunday evenings feature the CMF Chamber Orchestra, Tuesdays bring chamber and world music ensembles, and Thursday and Friday evenings showcase the full CMF Festival Orchestra. www.coloradomusicfest.org

Louisville Downtown Street Faire Running Friday evenings in the summer from 5 to 9pm. Music usually starts around 6. Food and beverages are available. Because of the great sponsors, this event is free! So c'mon Downtown for great music, food, artisans, children's activities, and a wonderful small town vibe. www.louisvilledba.com/street_faire.htm

Downtown Boulder ArtFair Throughout its 31 years, ArtFair has attracted local, national and international artisans whose works span mediums from watercolor, acrylics, photography and jewelry to large sculptures and works of fiber. ArtFair puts Downtown Boulder in the spotlight, introducing visitors to our fantastic and unique restaurants and retailers with the beautiful natural surroundings of Boulder Creek and the Flatirons as the backdrop. To complement the visual art show, ArtFair also provides two small musical entertainment areas as part of the show. www.downtownboulder.com

Living in Boulder County

Transportation

Boulder County Transit System

Boulder County works with the Regional Transportation District (RTD) and other city governments around the region to constantly improve and expand our extensive transit network. One of the most exciting aspects of transit in Boulder County is the Community Transit Network (CTN), started by the City of Boulder in 1994. Consisting of the HOP, SKIP, BOUND, JUMP, BOLT, STAMPEDE and DASH, the Community Transit Network is a partnership between Boulder County and the Cities of Boulder, Longmont, Louisville and La-fayette to create a grid system of unique-looking, comfortable buses that provide high frequency service. All have a unique identity and amenities shaped with community input and direction. Additional unique transit service provided within Boulder County includes Call-n-Ride service in Longmont, Louisville and Superior for citizens wanting door-to-door service from their home to RTD Park-n-Rides or community centers. Boulder County also helps provide the Access-a-Ride service for special needs citizens needing transit service around Boulder County.

Eco Pass Eco Pass is an annual transit pass purchased by a company and its employees or a collection of residences. The pass provides unlimited usage of RTD services. All Eco Pass cardholders are also eligible to use the Guaranteed Ride Home program from Ride Arrangers free of charge. This program gives cardholders a free taxi ride home in the event of an emergency, illness or unexpected schedule change that requires you to work late.

Flatiron Flyer The Flatiron Flyer is RTD's brand new bus rapid transit service that will transform your travels between Denver, Boulder and all points in-between. Bus Rapid Transit (BRT) is a type of bus service used across the nation to provide convenient, frequent, schedule-free travel options.



Living in Boulder County

Fun Facts

FUN FACTS & TRIVIA

Among 14 comparable cities, Boulder ranks no.1 in people who walk to work, work at home and drive with more than one person in the car. It ranks second among those who bike.

Parts of the movie "Sleeper," with Woody Allen, were filmed at the National Center for Atmospheric Research.

Bicycling is so highly regarded in Boulder that sometimes the city plows the Boulder Creek bike path before they plow the streets!

The exterior of the house located in Boulder was used as the characters' home in the well-known "Mork & Mindy" television show. It is now a private residence.

Baseline Road is a significant east-west route to both Boulderites & cartographers, for it marks the 40th parallel on world maps.

Boulder's Third Flatiron towers 1,400 feet high, a few hundred feet higher than the Empire State Building, and has been climbed by people without using their hands, on roller skates, naked and in 8 minutes (by separate climbers).

A 1992 survey by the Centers for Disease Control found that Colorado had fewer overweight people per capita and more people who exercise than any other state.

The Flatiron Mountains got their name by pioneer women who said they looked like flat, metal irons used to iron their clothes.

Scott Carpenter, a NASA astronaut, grew up in Boulder. He named his space capsule after his home on Aurora and 7th. The capsule was Aurora 7.

With Coors, Anheuser-Busch and local microbreweries, this area has become the largest beer-producing triangle in the world.

Robert Redford was a janitor at The Sink, before moving on to become famous!

Boulder has more used bookstores per capita than any other city in the country.

Recent visitor counts to Boulder Mountain Parks found a ratio of 1 dog to every 5 visitors.

Every year, Boulder Mountain Parks core area receives 1.8 million visits. If that many people made a human chain, it would stretch from Boulder, Colorado to New York City!

In 1967, Boulder became the first city in the United States to tax itself for funds to be used specifically for the acquisition, management and maintenance of Open Space.

Living in Boulder County

Area Information

LONGMONT located within Boulder County, is a city with 22 square miles, over 300 days of sunshine, and a spectacular view of the Rocky Mountains. Longmont sits at an elevation of 4,979 feet above sea level. With over 1500 acres of parks and open space, Longmont is perfect for outdoor enthusiasts. Longmont is also home to several high-tech companies and a vibrant restaurant scene. It is conveniently located 37 miles from Denver, 16 miles from Boulder, and 30 miles from the scenic Trail Ridge Road. Population: 89,919

LAFAYETTE has a rich cultural heritage, unique neighborhoods, a vibrant economy and easy access to an active life-style. It is a community that cherishes their distinct hometown feeling, while maintaining and developing the benefits that come with today's very best technology. Lafayette is a city with 8.2 square miles and sits at an elevation of 5,236 feet above sea level. Lafayette's panoramic view of the Rocky Mountains inspires its view into the future. Lafayette values its heritage, its neighborhoods, a vibrant economy, and active lifestyles. They envision a future that mixes small town livability with balanced growth and superior City services. Population: 26,784

LOUISVILLE, incorporated in 1882, lies in Boulder County roughly six miles east of the City of Boulder and 25 miles northwest of Denver. The city has been repeatedly named one of the best small towns in which to live by Money Magazine. Historic Downtown Louisville is the home of eclectic businesses and wonderful eateries, as well as a summer music festival series, including food, beverages, artisans and children's activities. At this time, the city owns, either alone or in conjunction with other governmental entities, approximately 1700 acres of designated open space. The residential size of the City is not likely to grow significantly as there is little room. Population: 19,588

LYONS is located at the entrance to both the North and South St. Vrain Rivers, only twenty miles east of Rocky Mountain National Park. Beautiful red cliffs border the town, which features enough amenities to be comfortable but still enjoys a traditional small-town atmosphere. Lyons has mild climate. It is cool in the summer and fairly warm in the winter since it is located in a bowl surrounded by sandstone. There's rarely a day without at least a few rays of sunshine! Population: 2,102 Area: 1.5 sq. mi. Elevation: 5,375 feet above sea level

NEDERLAND is 17 miles west of, and 3000 feet above, the city of Boulder, and is the largest town along the Peak to Peak Scenic Highway that runs more than 55 miles from Black Hawk/Central City to Estes Park. Along the way, motorists will pass ghost towns, Golden Gate Canyon State Park, the Indian Peaks Wilderness Area, Longs Peak (14,255'), and Rocky Mountain National Park. The road is well paved and open all year. It is one of the most scenic drives in the state. Nederland is served by regularly scheduled daily RTD Bus Service to and from Boulder. Elevation: 8,233 feet above sea level. Population: 1,491

ALLENSPARK Established in 1918, this scenic town shows the way to some of Colorado's most famous and beautiful areas. Allenspark's hiking trails, located at an altitude of 8,500 feet, provide wonderful views of the changing aspen trees in autumn. Elevation: 8,450 Feet above sea level Land Area: 42.8 Square Miles Population: 528

Living in Boulder County

Area Information Cont.

Named after Calvin Ward, **WARD** is located on highway 160 northwest of Denver at an elevation of over 9,000 feet, you will see a town twice ravaged by fire. There were a number of high producing mines in Ward, the most prominent being the Columbia Mine which produced \$5 million in ore during its prime. At the turn of the century, the second fire nearly destroyed the entire town. Despite the fire and the lapse of time since, Ward is still a ghost town of much interest to visitors. Population: 155

JAMESTOWN Historic Jamestown, in the mountains to the west of Boulder, is one of the oldest mining camps in Colorado. Remnants of the mining town's hotels, dance halls and parlor houses are still present here. Present-day Jamestown is a quiet mountain community; steep canyon walls and thick forests surrounding the hamlet limit its growth. Elevation: 6,929 Feet above sea level Land Area: .7 Square Miles Population : 283

SUPERIOR has a new development known as Rock Creek Ranch. Although the land was subdivided in 1987, development continues today. Through 2000, approximately 1900 single-family homes and 1600 multi-family homes have been developed in Rock Creek swelling Superior's population to approximately 12,865. Future development plans of the Town include commercial development, retail development, multi-family residential units, and single family homes. The Town is approximately seven square miles in area has 540 acres of park and open space and 25 miles of trails.

ERIE which was once home to coal mines, railroads and agriculture, today is a vibrant community comprised of many friendly neighborhoods. Erie's quality of life is exceptional, with a glorious 340 days of sunshine per year. You may take advantage of their wonderful weather by playing a round at Erie's new 18-hole championship golf course. Kids of all ages will enjoy the Town's Skate Park and other outdoor entertainment is abundant. Current population: 19,723 ultimate population: 38,000 Land Area: 50 Square-Miles.

NIWOT A vintage community combining a rich historical past with present day conveniences. Old Town Niwot features charming Victorian buildings, gourmet restaurants and Cottonwood square. Located 10 minutes from Boulder and 5 minutes from Longmont. Elevation: 5,095 Feet above sea level Land Area: 4.1 Square Miles Population: 4,006

GUNBARREL area began as a 668-acre subdivision located just seven miles north of Boulder back in 1963 shortly after construction of IBM's plant near 63rd Street and Colorado Hwy. 119. The City of Boulder had agreed to extend utility lines and to annex it into Boulder with 3 - 5 years, and today it has still remained outside of Boulder. The residents are served by volunteer fire firefighters and the County Sheriffs. In 1993, the county residents established a General Improvement District to acquire open space and improve their streets. Residents have rejected two major annexation attempts, though some minor residential areas have been annexed. The area is governed by the Boulder County Commissioners and the Boulder City Council. Population: 9,263

Living in Boulder County

Useful Contacts

Useful Contact in Boulder + Beyond

STORAGE FACILITIES

Ace Self-Storage (Boulder)
(303) 444-7870
www.aceselfstorageboulder.com

SecurCare Self Storage, Inc. (Boulder)
(303) 444-7867
www.securcareselfstorage.com

A-1 Storage (Lafayette)
(303) 665-2120

NATIONAL MOVING COMPANIES

Man & A Van Moving & Storage
(303) 545-6683
www.BoulderMovers.com

Joyce Van Lines
(303) 449-2222 / (800) 210-7878
www.joycevanlines.com

NEWSPAPERS

Colorado Daily
www.coloradodaily.com

Daily Camera
www.dailycamera.com

Longmont Times Call
www.longmontfyi.com

Denver Post
www.Denverpost.com

Lafayette, Louisville, Erie, Superior News
www.coloradohometownnews.com

Broomfield Enterprise
www.Broomfieldenterprise.com

BOULDER

City of Boulder
www.ci.boulder.co.us

Boulder Chamber of Commerce
www.boulderchamber.com

LAFAYETTE

City of Lafayette
www.cityoflafayette.com

Lafayette Chamber of Commerce
www.chamber.lafayette.co.us

LONGMONT

City of Longmont
www.ci.longmont.co.us

Longmont Chamber of Commerce
www.longmontchamber.org

LOUISVILLE

City of Louisville
www.ci.louisville.co.us

Louisville Chamber of Commerce
www.louisvillechamber.com

WESTMINSTER

City of Westminster
www.ci.westminster.co.us

BROOMFIELD

City of Broomfield
www.ci.broomfield.co.us

Broomfield Chamber of Commerce
www.broomfieldchamber.org

Living in Boulder County

Welcome

ABOUT BOULDER COUNTY | Information about the geography and attributes of Boulder County

Boulder County is large and diverse, featuring everything from the spectacular scenery of Rocky Mountain National Park (a national treasure) to lush farmland, and one of the nation's largest concentrations of re-search laboratories and high-tech industry.

Situated in the north-central part of Colorado, Northwest of Denver, the western border of the County is the Continental Divide. The eastern half of the County is rolling plains, and the western half is mountainous.

The territory within Boulder County first became part of the United States in 1803 with the Louisiana Purchase. The first record of modern settlement in Boulder County dates from March 1859 where reference is made in a letter to the laying out of the City of Boulder. In 1861 the Colorado Territory was created with Boulder being one of the 17 counties represented in the first Territorial Assembly. Native Americans were the first inhabitants of the County. They were followed by settlers, gold miners, farmer's, coal miners and traders.

Today, Boulder County remains diversified, with both rural and urban settings. The University of Colorado at Boulder, two school districts and numerous scientific, research and recreational facilities are among the attributes of the County. Population of the county is approximately 302,525 with about 102,569 in the City of Boulder, another 87,249 in the City of Longmont, 15,995 in Lafayette, 25,091 in Louisville and the remainder dispersed throughout the smaller towns of Lyons, Nederland, Ward, Jamestown, Superior and Erie and unincorporated areas, including the communities of Niwot, Gunbarrel and Allenspark.

The County encompasses 741 square miles and is situated on the eastern slope of the Rocky Mountains. Elevations within the boundaries of the County vary from the 5,000-foot level of the plains to the 14,000-foot peaks of the Continental Divide. The cornerstone of the original Boulder County Courthouse was laid on July 4, 1882. It marked the official designation of a public square in the Town of Boulder and the meeting place of the Boulder County Commissioners. The original structure was considered elaborate for a small pioneer town.

Boulder has a dry, moderate climate with four distinct seasons and over 300 days of sunshine a year—more than San Diego or Miami. Boulder residents are well-educated and local public schools are excellent. Boulder Valley District schools are consistently ranked among the best in the state. Average SAT scores are significantly higher than state and national averages.

Boulder is consistently ranked as one of the nation's healthiest places to live.

The Boulder area offers a wide choice of housing options, homes are competitively priced, and home values have remained stable.

Boulder is located in the Mountain Time Zone, only 30 minutes from the big-city amenities of Denver and 45 minutes from the Denver International Airport.

Boulder offers an impressive variety of dining, shopping, art and cultural activities.

The cost of living in the Boulder area compares favorably to other areas of the US.

Living in Boulder County

Cultural History

CULTURAL HISTORY | History of the people and events that have shaped Boulder County

The imprint of people that have shaped Boulder County has been as diverse as the land forms themselves. The Apaches, Arapaho and Cheyenne tribes inhabited eastern Boulder County until 1867. Whites of European descent came to exploit Boulder County's natural resources: beaver, bison, gold, silver and coal and with them those who set up towns to supply them and ship their wares to market. Following the Homestead Act of 1862, many came to live on ranches and farms. African Americans and Asians came later.

Until recently, the remnants of their settlements could be found in many places in Boulder County. As time goes on, however, Boulder County loses more and more of the archaeological and historical sites that give us a tie to the past. Many of these sites are being purposely destroyed while others slowly erode away. Encroaching development has created an urgency to preserve these significant sites.

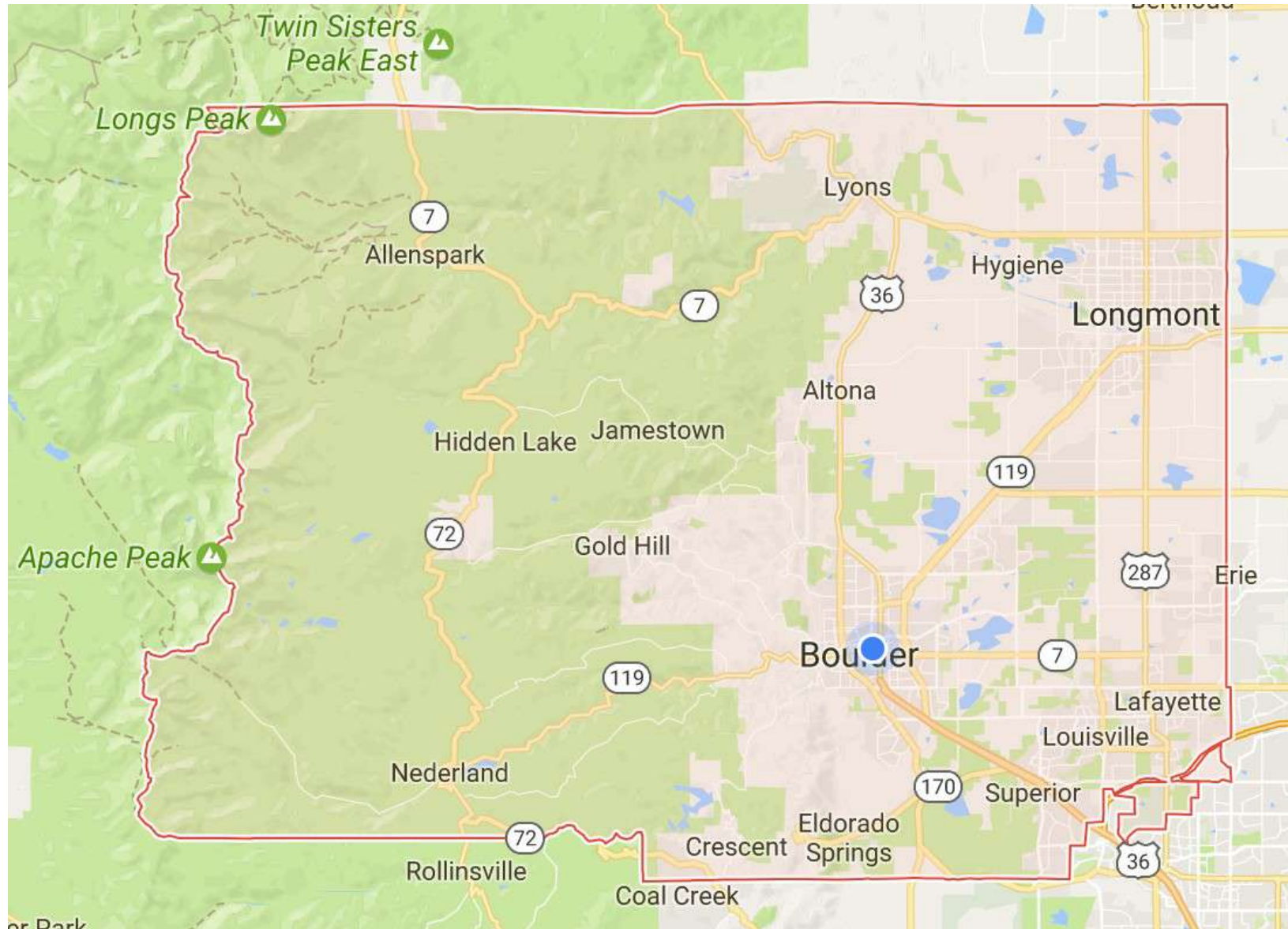
On September 29, 1992, County Commissioners adopted regulations creating Boulder County's Historic Preservation Program, the first of its kind in the state. The program is individualized for Boulder County and makes every effort to identify and protect prehistoric and historic sites using a combination of education and incentives rather than stringent regulations.

On January 20, 2004, Boulder County Parks and Open Space was awarded a \$62,300 grant from the State Historical Fund to continue its efforts to complete a comprehensive historic sites survey for buildings 50 years of age or older in unincorporated areas of the County.

Work on this project began with 740 site surveys currently completed and an estimated 1800 surveys yet to be completed. With the generous support of the State Historical Fund and matching county funds, this phase of the project will add 200 surveys to the inventory. Future phases of this project are anticipated in order to achieve the goal to survey every qualifying building.

Parks and Open Space operates and maintains the Agricultural Heritage Center at the Lohr/McIntosh Farm. The center highlights many aspects of Boulder County's agricultural history and development from the late 1890s to 1925.

BOULDER COUNTY



Testimonials for Janet Leap

"Amazing real estate agent! My boyfriend and I just bought our first home and it was a very positive experience thanks fully to Janet. She really cares about getting you the right home for you and goes out of her way to make it happen. We had a long hunt for the perfect home but she never showed any impatience and was always on the look out for things we may have not noticed in homes (such as flood damage etc). She connected us with a bank, electrician, inspector etc. that got us really well set up for the home. Pretty much anything we needed she got us connected with. Totally full service. She was also able to set up viewing really flexibly, which was great since my job causes me to work weird hours. I seriously can't think of enough praise to send her way! LOVE the new house!"- Lauren Egli

"Janet really takes the time to learn what her clients like, even when they don't realize it! And even though I looked at over what seemed like 20 houses, she always something else waiting. I'm in love with the house she helped me find."-Kimberlee Ott

"It is with gratitude that we share a bit about our experience working with Janet Leap searching for and purchasing a new home. We have bought and sold homes before, however, we have never experienced such comprehensive excellence from a realtor!! This time around, there were challenges we had not previously experienced created by a marketplace that was extraordinarily competitive(homes selling the day they went on the market at above asking price, etc.). In spite of these challenges, our experience at each phase of this process exceeded expectations and Janet's seasoned professionalism, creativity in establishing prospects and resourcefulness at 'crunch time' led us to closing on the perfect property in our favorite neighborhood.! Janet went above and beyond for us- we'll always recommend her enthusiastically."-John

"Janet is very knowledgeable as well as thorough and reliable - essential qualities when timing is critical. I always recommend her to friends and customers. I trust her judgment and she truly cares about her clients."-Kathy K

"Janet has helped my buy 2 homes and sell one. I love that she gets right down to business. The time we spend together is not only enjoyable, but very productive. For the 2 purchases, we were under contract in only a few short weeks after we had started looking. I would recommend Janet because she has a lot of integrity. She will not let you buy a home that cannot pass a thorough inspection."-Chris W

"Janet was so very helpful! She introduced us to an area where we could build a home and stayed in touch with us through the whole process. Since we were living far away, she regularly checked on our home and sent us progress reports. She is knowledgeable, hard-working, thorough, and professional. We would recommend her highly to anyone!"-Gilbert

"I have purchased multiple investment properties with Janet. She is responsive, understood what we were looking for, and most importantly was able to get units to contract, helped with the due dilligence, and finally close the transactions. Highly recommended."-Bill Seith

Testimonials for Janet Leap

Cont.

"Janet has helped us buy and sell multiple properties. **Her strong work ethic, honesty and responsiveness set her apart.** She helped us successfully negotiate two foreclosed properties. We've used her network of service professionals (hvac, painting, property management, etc...) several times. In my opinion, she goes above and beyond. We recommend her to all of our friends."-Jean

"I'm a first time buyer. **Janet took the time to explain** details to me that others would know already. She is kind, professional, experienced, and most of all - a joy to work with! She has a wealth of knowledge of the area (Boulder County, especially) and has worked with a number of contractors too. So if you need improvements or repairs completed, she can help you with recommendations for plumbers, painters, carpenters, and more that will fit your budget. I will definitely recommend Janet to friends looking to buy or sell a home, and will use her again if/when I'm in the market again."-Chris Goeke

"**Janet helped us sell our rental property in Lafayette.** She worked well with our tenants coordinating showing and such. She priced our house well and said we would probably get an offer higher than asking price, and we did! 6K over asking!! Her responsiveness to our emails, texts and phone calls was immediate. House sold in one day! We would recommend Janet to everyone who is looking for a realtor! On a personal note..Janet is one cool chick!"-Tanya

"I experienced several other agents in the metro area and **luckily came upon Janet.** The difference was night and day. She was able to work around my busy schedule and I could work with her via email, messaging, and electronic documents. She was a great source of information and support during this stressful adventure, and you will benefit from her negotiation skills. You've got to have a buyer's agent in this market so don't wait. Drop that zero and get yourself a Janet Leap!"-Keith Mosley

"**I would recommend Janet to anyone and everyone involved in the home buying or selling process.** She is so good at what she does and was more than willing to hold our hand through the process of buying our very first home. Janet went so far above and beyond what is generally expected out of a real estate agent and we now happily call her a friend. Can't imagine working with anyone else. Hire her...today. You'll be very happy you did."-Ryan Ross

"**Janet Leap is a great Agent.** Without her expertise, I do not believe we would have been able to sell our house for the price we needed and in such a short amount of time. Janet was extremely reliable and helped us deal with various issues that occurred during this process. For example, during a scheduled showing, some personal items were stolen from our house. Janet helped us get through the issue and made us feel comfortable with continuing the selling process. She immediately changed our lockbox and also made sure that all future showings were scheduled directly through her. She shines at handling the unexpected issues that can occur during the selling process. Janet was also incredibly knowledgeable of the market and the things that need to be done to set your house apart from all of the others. We highly recommend Janet Leap and would absolutely use her for our real estate needs in the future."-Kristin Uhl

Testimonials for Janet Leap

Cont.

"Janet is AMAZING! She helped us with a long, thorough search of Longmont to find our home. We are a family with 2 young children. Having young children of her own, Janet totally understood what we were looking for and was always available. She's friendly, funny and completely knowledgeable. Once we found our house, she moved quickly and was great negotiator helping us navigate the process efficiently. I'm so grateful for her and her expertise."-Stacey

"I have been in the real estate business for over 10 years as a Realtor and Appraiser myself. Moving into a completely new area of the country was somewhat intimidating even for me. Janet was not only very informative about the area but dealt with all the minor issues involved so my family and I had the least amount of stress as possible. In all my experience with buying, selling, and appraising real estate, I can honestly say this was the best experience I have ever had. I would highly recommend Janet Leap as a Realtor and expert in the area."-Casey Gamero

"Janet is simply outstanding. She exceeded our expectations with her incredible expertise, thoughtfulness, willingness and dedication. Janet truly went the extra mile for us--she quickly understood what we were looking for, provided excellent counsel without overstepping her bounds, and was a true, trusted partner throughout our experience. I would recommend Janet to anyone who is searching for someone who is easy to work with, an expert in her field, enjoyable to be around, and truly passionate. We thoroughly enjoyed our experience with her."-Jill Holmstrom

"Janet goes above and beyond all of her responsibilities as a real estate agent. She is dedicated, extremely knowledgeable about Boulder, patient, and helpful through every step of the buying a home. She dedicated many weekends for month helping us search for a home as transplants from a different city. She provides honest opinions and never rushes you into any deal. Janet is a dear friend as well our real estate agent for all deals going forward."-Kezia Samuel

"Janet is very easy to talk to and work with. We saw over 150 houses before we bought our first house and she was very patient along the way. No push!. She is willing to understand client's need. We hired her again when we bought our second house and she knew exactly what we like. Very happy with her service."-Sunmi Spackman

"We were first time home buyers and Janet was recommended by a friend. **We couldn't imagine doing it without her.** Made us feel comfortable the whole way through and we found a great home at a great price."-Jim Heekin

Residential Home Sale Statistics

	Average Sales Price				High	Median Sales Price				High	SP/LP	
	2014	2015	2016	% Diff		2014	2015	2016	% Diff		2015	2016
Boulder	334.4	389.7	493.2	+31	2016	283	324.4	425	+31	2016	101	100.7
Louisville	293	344.8	373.1	+8.2	2016	265	317.5	331	+4.2	2016	100.8	101.5
Lafayette	247.2	269.5	324.1	+20.2	2016	252	255	334	+31	2016	103.4	102.3
Longmont	213.7	244.3	301.3	+23.3	2016	193.5	230	286.6	+24.6	2016	101	101.3
Plains	222	244.4	317.7	+31.7	2016	187	216.5	298.5	+38.8	2016	102.6	102.4
Superior	280	293	375.4	+28.1	2016	211	285	343.5	+20.5	2016	101.9	100.3
Boulder County	288.9	327	397.5	+21.6	2016	239	275	345	+25.4	2016	101.3	101.3
Broomfield	236.1	286.8	311.9	+8.8	2016	219.5	285	310	+8.8	2016	100.4	101.1

% Change in Sales Prices for Attached Dwelling
1/1/14-12/31/14 1/1/15-12/31/15 1/1/16-12/31/16

Residential Home Sale Statistics

Cont.

	Average Sales Price					Median Sales Price					% SP/LP	
	2014	2015	2016	% Diff.	High	2014	2015	2016	% Diff.	High	2015	2016
Boulder	821.6	969.7	1,071.6	+10.5	2016	685	795	885	+11.3	2016	99	99.2
Louisville	537.1	562.9	634.4	+12.7	2016	511	520	594.5	+14.3	2016	100	100.2
Lafayette	433.4	489.9	553	+12.9	2016	407.3	437	483.5	+10.6	2016	100.7	100.1
Longmont	306.1	342	387.8	+13.4	2016	275	310	357.9	+15.4	2016	100.2	100.4
Plains	620.2	651.8	731.7	+12.2	2016	495	550	615	+11.8	2016	98.5	98.1
Mountains	510.1	560.9	691.3	+23.2	2016	421	470	525	+11.7	2016	96.5	96.1
Superior	509.9	570.6	614.9	+7.8	2016	470	535	596	+11.4	2016	102	105.4
Boulder County	523.3	575.8	652.2	+13.3	2016	427	465	529	+13.8	2016	99.2	99.3
Broomfield	422.4	456.5	496.5	+8.7	2016	356.5	410	450	+9.8	2016	99.3	99.8

% Change in Sales Prices Single Family

1/1/14-12/31/14 1/1/15-12/31/15 1/1/16-12/31/16

Residential Home Sale Statistics

Cont.



10 Vital Statistics for City of Boulder Attached Dwelling 2016 January through December

	Year 2016	% Change	Year 2015
Total Active Listings	63	+70.3%	37
Median Sales Price	\$425,000	+31%	\$324,370
Average Sales Price	\$493,158	+26.5%	\$389,743
Sales Price to List Price Ratio	100.7%	-.3%	101%
Average Market Time	47	-6%	50
Number of Sales YTD	559	-20.9%	707
Number of Expired Listings	10	-9.1%	11
Number of Months of Inventory	1.3	+116.7%	.6
Percentage Under Contract	52%	-8.8%	57%
30 Year Fixed Rate Mortgage	4.2%	+6.1%	3.96%

From IRES MLS 1/10/2017

Residential Home Sale Statistics

Cont.



10 Vital Statistics for City of Boulder Single Family 2016 January through December

	Year 2016	% Change	Year 2015
Total Active Residential Listings	93	+17.7%	79
Median Sales Price	\$885,000	+11.3%	\$795,000
Average Sales Price	\$1,071,554	+10.5%	\$969,706
Sales Price to List Price Ratio	99.2%	+0.2%	99%
Average Market Time	67	+11.7%	60
Number of Sales YTD	625	-9.8%	693
Number of Expired Listings	15	-6.2%	16
Number of Months of Inventory	1.8	+28.6%	1.4
Percentage Under Contract	53%	+15.2%	46%
30 year Fixed Rate Mortgage	4.20%	+6.1%	3.96%

From IRES MLS 1/10/2017

Boulder County Housing Demand

Boulder County Housing Demand

Attached Dwelling
October 1st, 2016 through December 31st, 2016

PRICE RANGE	# SOLD	# ON MARKET	MONTHS OF INVENTORY	# Listed 4th Qtr 2016
\$0 - \$99,999	0	0	#DIV/0!	0
\$100,000 - 149,999	6	0	0	0
\$150,000 - 199,999	16	1	0	1
\$200,000 - 249,999	26	6	1	6
\$250,000 - 299,999	70	6	0	5
\$300,000 - 349,999	62	8	0	3
\$350,000 - 399,999	44	11	1	5
\$400,000 - 449,999	23	13	2	5
\$450,000 - 499,999	15	3	1	3
\$500,000 - 549,999	9	3	1	3
\$550,000 - 599,999	9	1	0	0
\$600,000 - 649,999	10	2	1	0
\$650,000 - 699,999	3	3	3	1
\$700,000 - 749,999	7	1	0	0
\$750,000 - 799,999	4	1	1	1
\$800,000 - 999,999	10	7	2	3
\$1,000,000 -	6	7	4	2
TOTALS:	320	73	0.68	38

This representation is based in whole or in part on data supplied by IRES MLS for the time period above.
Prepared by RE/MAX of Boulder, Inc. for Boulder County on January 6, 2017.

Boulder County Housing Demand

Cont.

Boulder County Housing Demand

SINGLE FAMILY - Boulder County
October 1st, 2016 through December 31st, 2016

PRICE RANGE	# SOLD	# ON MARKET	MONTHS OF INVENTORY	# Listed 4th Qtr 2016
\$0 - \$99,999	0	1	#DIV/0!	0
\$100,000 - 149,999	0	2	#DIV/0!	0
\$150,000 - 199,999	4	4	3	1
\$200,000 - 249,999	15	1	0	0
\$250,000 - 299,999	48	2	0	2
\$300,000 - 349,999	67	2	0	2
\$350,000 - 399,999	77	10	0	5
\$400,000 - 449,999	71	14	1	9
\$450,000 - 499,999	57	15	1	10
\$500,000 - 549,999	45	16	1	14
\$550,000 - 599,999	50	18	1	12
\$600,000 - 649,999	42	9	1	6
\$650,000 - 699,999	30	13	1	6
\$700,000 - 749,999	29	12	1	6
\$750,000 - 799,999	14	12	3	12
\$800,000 - 849,999	29	11	1	9
\$850,000 - 899,999	15	10	2	4
\$900,000 - 949,999	17	3	1	1
\$950,000 - 999,999	6	9	5	4
\$1,000,000 - 1,099,999	11	6	2	3
\$1,100,000 - 1,199,999	8	7	3	2
\$1,200,000 - 1,299,999	11	15	4	9
\$1,300,000 - 1,399,999	10	11	3	4
\$1,400,000 - 1,499,999	7	9	4	4
\$1,500,000 - 1,599,999	7	9	4	6
\$1,600,000 - 1,699,999	5	6	4	3
\$1,700,000 - 1,799,999	1	6	18	3
\$1,800,000 - 1,899,999	2	4	6	0
\$1,900,000 - 1,999,999	1	5	15	0
\$2,000,000 -	17	53	9	16
TOTALS:	696	295	1.27	153

This representation is based in whole or in part on data supplied by IRES MLS for the time period above.
Prepared by RE/MAX of Boulder, Inc. for Boulder County on January 6, 2017.

The Difference... *Is Dramatic!*

	LISTINGS	SALES	COMBINED
RE/MAX OF BOULDER - Canyon	599	535	1134
Coldwell Banker Residential 28 th Street	298	241	539
WK Real Estate Boulder	256	208	464
RE/MAX Alliance Boulder	165	179	344
8Z Real Estate	119	178	297
Colorado Landmark Boulder	135	160	295
RE/MAX Traditions	115	156	271
RE/MAX Alliance on Walnut	128	97	225
Keller Williams 1 st Realty	146	74	220
RE/MAX Alliance Longmont	122	84	206