



FEBRUARY 2003 Denver Existing Condominium Townhome Housing Market Report 2002/2003 Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range Notes 1 and 2	Feb-03	Jan-03	% Change	Feb-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	219	342	-35.9%	316	-30.6%	7.1	54.3%	37.7%	-14.5%
140,000 to 199,999	238	306	-22.2%	248	-4.0%	6.9	43.7%	36.5%	0.8%
200,000 to 299,999	106	153	-30.7%	91	16.4%	8.2	-2.3%	17.4%	40.3%
300,000 to 499,999	27	60	-55.0%	52	-48.0%	12.5	-3.8%	5.8%	9.4%
500,000 to 999,999	11	19	-42.1%	11	0.0%	13.7	5.3%	2.0%	11.1%
1,000,000 plus	3	3	0.0%	note 3	note 3	20.5	note 3	0.4%	note 3

Description	Feb-03	Jan-03	% Change	Feb-02	% Change	YTD 2003	YTD % Change
Sales	604	883	-31.5%	717	-15.7%	1487	6.9%
Average Price	179665	184058	-2.3%	173498	3.5%	182273	5.2%
Median Price	153700	153500	0.1%	147500	4.2%	153600	5.0%
Dollar Volume (000)	108517	162623	33.2%	127521	-14.9%	271040	12.4%
Inventory	5947	5558	6.9%	4273	39.1%	5752 av	39.8%
Under Contract	530	489	8.3%	517	2.5%	1019	14.2%
Months Supply	9.8	6.3	55.5%	5.9	66.1%	7.7	30.1%
Number of Days on the Market	97	89	8.9%	75	29.3%	93	21.5%

Note

- 1 February data is from January 27, 2003 to February 23, 2003
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, and Broomfield counties.
Secondary data coverage is Boulder, Clear Creek, El Paso, Gilpin, Park, and Weld counties.
- 3 In February 2002 there were no sales of condominiums \$1 million and over.
For condominium units \$1million and over, Feb. 2002 supply was 54 and January 2003 supply was 60.

Definitions

Market Share	The percentage of sales per price range to total sold.
Months Supply	The amount of months required to sell inventory based on the rate of sales and inventory at a given period of time.

Note: This representation is based in whole or in part on data supplied by the Denver Board of REALTORS or Metrolist Inc. Neither the Denver Board of REALTORS or Metrolist Inc. guarantee or is in any way responsible for its accuracy. Data maintained by the Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.