



JULY 2003 Denver 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 | Jul-03 Sales | Jun-03 Sales | % Change | Jul-02 Sales | % change | 03 YTD Mo. Supply | YTD % Chg | 03 YTD Mkt Share | YTD % Change |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|--------------|---------------------|-----------------|
| 139,999 or less | 279 | 414 | -32.6% | 403 | -30.8% | 80.5 | 78.3% | 37.7% | 80.5% |
| 140,000 to 199,999 | 465 | 457 | 1.8% | 409 | 13.7% | 60.5 | 106.2% | 39.9% | 60.5% |
| 200,000 to 299,999 | 160 | 140 | 14.3% | 135 | 18.5% | 23.5 | 100.0% | 15.4% | 23.5% |
| 300,000 to 499,999 | 47 | 65 | -27.7% | 54 | -13.0% | 28.5 | 81.0% | 5.1% | 28.5% |
| 500,000 to 999,999 | 11 | 28 | -60.7% | 18 | -38.9% | 15.3 | 28.6% | 1.7% | 15.0% |
| 1,000,000 plus | 3 | 4 | -25.0% | 3 | 0.0% | note 3. | 39.9 | 0.3% | 3.0% |

| Description | Jul-03 | Jun-03 | % Change | Jul-02 | % Change | YTD 2003 | YTD 2002 | YTD % Change |
|------------------------------|--------|--------|-------------|--------|-------------|-------------|-------------|-----------------|
| Sales | 1065 | 1108 | -3.9% | 1022 | 4.2% | 6232 | 7092 | -12.1% |
| Average Price | 173502 | 181983 | -4.7% | 174252 | -0.4% | 176378 | 171416 | 2.9% |
| Median Price, Actual | 153000 | 152250 | 0.5% | 150000 | 2.0% | 153000 | 147850 | 3.5% |
| Dollar Volume (000) | 184780 | 201637 | -8.4% | 180350 | 2.5% | 1099191 | 1215681 | -9.6% |
| Inventory | 6977 | 6893 | 1.2% | 5291 | 31.9% | 6383 | 4662 | 36.9% |
| Under Contract | 607 | 632 | -4.0% | 595 | 2.0% | 4019 | 4287 | -6.3% |
| Months Supply | 6.5 | 6.2 | 4.8% | 5.2 | 25.0% | 7 | 5 | 52.2% |
| Number of Days on the Market | 103 | 94 | 9.6% | 65 | 58.5% | 96 | 67 | 43.3% |

Note

- 1 July data is from June 23, 2003 to July 20, 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 The number of 2002 sales were insignificant. Market share was under one percent.

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.