



MARCH 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	Mar-03 Sales	Feb-03 Sales	% Change	Mar-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	269	219	22.8%	563	-52.2%	7.4	100.5%	38.1%	-14.8%
140,000 to 199,999	269	238	13.0%	404	-33.4%	7.1	71.5%	37.4%	8.2%
200,000 to 299,999	99	106	-6.6%	172	-42.4%	9.2	39.5%	16.5%	25.6%
300,000 to 499,999	37	27	37.0%	76	-51.3%	13.1	30.5%	5.7%	-0.1%
500,000 to 999,999	13	11	18.2%	21	-38.1%	14.6	4.1%	1.9%	13.1%
1,000,000 plus	0	3	0.0%	note 3	note 3	31.1	note 3	0.0%	note 3

Description	Mar-03	Feb-03	% Change	Mar-02	% Change	YTD 2003	YTD % Change
Sales	687	604	13.7%	1246	-44.4%	2179	-17.0%
Average Price	171151	179665	-13.4%	171601	-0.26%	178565	5.00%
Median Price	153000	153700	0.0%	146000	4.8%	153000	5.5
Dollar Volume (000)	117581	108517	8.3%	213815	-45.0%	387129	-13.3
Inventory	6112	5947	2.7%	4436	37.8%	5872 av	39.0%
Under Contract	441	530	-16.7%	763	-42	1460	-12%
Months Supply	8.9	9.8	-9.1%	3.6	147.0%	8.08	66.0%
Number of Days on the Market	93	97	-4.1%	78	19.2%	93	29.0%

Note

- 1 March data is from February 24, 2003 to March 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 March 2002 and 2003 there were no sales of condominiums \$1 million and over.

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.