



SEPTEMBER 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	Sep-03 Sales	Aug-03 Sales	% Change	Sep-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	359	456	-21.3%	396	-9.3%	6.4	68.4%	36.9%	-11.7%
140,000 to 199,999	447	577	-22.5%	392	14.0%	5.6	45.0%	41.0%	7.6%
200,000 to 299,999	178	186	-4.3%	131	35.9%	7.8	14.6%	15.4%	19.4%
300,000 to 499,999	37	65	-43.1%	49	-24.5%	12.3	32.7%	4.9%	-12.5%
500,000 to 999,999	10	10	0.0%	6	66.7%	16.5	16.6%	1.5%	-6.0%
1,000,000 plus	2	1	100.0%	1	100.0%	note 3	note 3		

Description	Sep-03	Aug-03	% Change	Sep-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	1033	1295	-20.2%	975	5.9%	8552	9354	-8.6%
Average Price	173286	171574	1.0%	166426	4.1%	175231	171984	1.9%
Median Price, Actual	157000	155000	1.3%	149900	4.7%	154000	149000	3.4%
Dollar Volume (000)	179004	222188	-19.4%	162265	10.3%	1498573	1608740	-6.8%
Inventory	7001	7049	-0.7%	5652	23.9%	6526	4865	34.1%
Under Contract	488	776	-37.1%	534	-8.6%	5283	5641	-6.3%
Months Supply	6.7	5.4	24.1%	5.8	15.5%	6.8	5	44.7%
Number of Days on the Market	95	96	-1.0%	62	53.2%	67	96	-30.2%

Note

- 1 September 2003 data is from August 25, 2003 to September 21, 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.

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