

Metro Denver Condominium Townhome Housing Market Report
April 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Apr-04 Sales	Mar-04 Sales	% Change	Apr-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	390	299	30.4%	336	16.1%	8.3	36.0%
140,000 to 199,999	432	287	50.5%	336	28.6%	6.9	39.9%
200,000 to 299,999	179	131	36.6%	139	28.8%	8.0	16.5%
300,000 to 499,999	65	41	58.5%	36	80.6%	10.3	6.0%
500,000 to 999,999	14	9	55.6%	11	27.3%	17.0	1.3%
1,000,000 plus	4	2	100.0%	2	100.0%	21.3	0.4%

Description	Apr-04	Mar-04	% Change	Apr-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1150	840	36.9%	860	33.7%	3,349	2,969	12.8%
Average Price	\$183,055	\$178,030	2.8%	\$174,479	4.9%	\$182,306	\$172,498	5.7%
Median Price, Actual	\$157,900	\$158,900	-0.6%	\$153,000	3.2%	\$157,900	\$153,000	3.2%
Dollar Volume (000)	\$210,513	\$149,545	40.8%	\$150,052	40.3%	\$610,543	\$512,147	19.2%
Inventory	7,394.0	6,997.0	5.7%	6,428	15.0%	6,765 avg	6,432 avg	11.6%
Under Contract	767	551	39.2%	578	32.7%	597 avg	508 avg	11.1%
Months Supply	6.4	8.3	-22.8%	7.5	-14.3%	8.1	7.5	8.0%
Number of Days on the Market	101	109	-7.3%	99	2.0%	105	94	11.7%

Note

- 1 April 2004 data is from March 22, 2004 to April 26, 2004
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, and Broomfield counties.

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.

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