

Metro Denver Existing Single Family Housing Market Report
April 2004



Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Apr-04 Sales	Mar-04 Sales	% Change	Apr-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	159	126	26.2%	85	87.1%	4.2	4.0%
140,000 to 199,999	957	673	42.2%	660	45.0%	5.0	23.8%
200,000 to 299,999	1,960	1,094	79.2%	948	106.8%	4.4	48.8%
300,000 to 499,999	693	531	30.5%	381	81.9%	7.5	17.2%
500,000 to 999,999	204	144	41.7%	119	71.4%	10.6	5.1%
1,000,000 plus	47	25	88.0%	19	147.4%	16.4	1.2%

Description	Apr-04	Mar-04	% Change	Apr-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	3,968	2,855	39.0%	2,750	44.3%	11,432	9,490	20.5%
Average Price	\$284,154	\$275,634	3.1%	\$273,946	3.7%	\$281,253	\$268,350	4.8%
Median Price	\$229,500	\$231,000	-0.6%	\$227,000	1.1%	\$229,500	\$224,900	2.0%
Dollar Volume (000)	\$1,130,299	\$786,935	43.6%	\$753,351	50.0%	\$3,210,842	\$2,541,273	26.3%
Inventory	19,190	17,912	7.1%	18,812	2.0%	17,373 avg	17,597	-2.4%
Under Contract Total	3,088	2,312	33.6%	1,821	69.6%	2,281 avg	6,865	19.6%
Months Supply	4.8	6.3	-22.9%	6.8	-28.9%	6.1	7.4	-17.6%
Number of Days on the Market	85	90	-5.6%	85	0.0%	90	84	7.1%

Notes

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

Definitions

Market Share The percentage of sales within a 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.