

Denver Condominium Townhome Housing Market
February-04

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Feb-04 Sales	Jan-04 Sales	% Change	Feb-03 Sales	% change	04 YTD Mo. Supply	04 YTD Mkt Share
139,999 or less	184	248	-25.8%	219	-16.0%	15.9	37.2%
140,000 to 199,999	168	296	-43.2%	238	-29.4%	16.2	34.0%
200,000 to 299,999	95	138	-31.2%	106	-10.4%	14.3	19.2%
300,000 to 499,999	32	53	-39.6%	27	18.5%	21.5	6.5%
500,000 to 999,999	14	19	-26.3%	11	27.3%	16.5	2.8%
1,000,000 plus	1	1	0.0%	3	-0.7	74.0	0.2%

Description	Feb-04	Jan-04	% Change	Feb-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	626	755	-17.1%	604	3.6%	1,359.0	1,487.0	-8.6%
Average Price	\$179,311	\$189,208	-5.2%	\$179,665	-0.2%	\$184,633	\$182,273	1.3%
Median Price, Actual	\$153,000	\$160,000	-4.4%	\$153,700	-0.5%	\$157,000	\$153,600	2.2%
Dollar Volume (000)	\$118,444	\$142,852	-17.1%	\$108,517	9.1%	\$250,916	\$271,040	-7.4%
Inventory	6,514.0	6,167.0	5.6%	5947	9.5%	6340 avg	5,752.0	10.2%
Under Contract	578	492	17.5%	530	9.1%	535 avg	530.0	0.9%
Months Supply	10.4	8.2	26.9%	9.8	6.2%	9.3	8	20.8%
Number of Days on the Market	106	107	-0.9%	97	9.3%	106	93	14.0%

Note

- 1 February 2004 data is from January 26, 2004 to February 23, 2004
- 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.

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.