

Metro Denver Existing Single Family Housing Market Report
June 2004



Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Jun-04 Sales	May-04 Sales	% Change	Jun-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	125	141	-11.3%	101	23.8%	6.3	3.3%
140,000 to 199,999	836	840	-0.5%	887	-5.7%	6.1	21.9%
200,000 to 299,999	1,676	1,564	7.2%	1,574	6.5%	5.2	43.9%
300,000 to 499,999	854	773	10.5%	663	28.8%	6.3	22.4%
500,000 to 999,999	279	243	14.8%	169	65.1%	9.4	7.3%
1,000,000 plus	46	49	-6.1%	34	35.3%	20.3	1.2%

Description	Jun-04	May-04	% Change	Jun-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	4,057	3,806	6.6%	3,469	17.0%	19,295	16,357	18.0%
Average Price	\$293,556	\$293,626	0.0%	\$275,835	6.4%	\$286,314	\$271,686	5.4%
Median Price	\$243,000	\$239,000	1.7%	\$228,600	6.3%	\$234,000	\$226,000	3.5%
Dollar Volume (000)	\$1,191,861	\$1,119,118	6.5%	\$956,871	24.6%	\$5,521,822	\$4,443,976	24.3%
Inventory	20,315	19,897	2.1%	19,733	2.9%	18,284 avg	18,463 avg	-0.1%
Under Contract Total	2,338	2,575	-9.2%	2,460	-5.0%	2,339 avg	1,944 avg	25.4%
Months Supply	5.0	5.2	-4.2%	7.4	-32.3%	5.9	7.0	-16.3%
Number of Days on the Market	71	79	-10.1%	82	-13.4%	87	83	4.8%

Notes

- 1 June 2004 data is from May 24, 2004 to June 21, 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.