

Metro Denver Condominium Townhome Housing Market Report
September 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Sep-04 Sales	Aug-04 Sales	% Change	Sep-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	326	378	-13.8%	359	-9.2%	10.3	34.1%
140,000 to 199,999	385	383	0.5%	447	-13.9%	7.4	40.3%
200,000 to 299,999	181	190	-4.7%	178	1.7%	8.2	19.0%
300,000 to 499,999	48	48	0.0%	37	29.7%	15.0	5.0%
500,000 to 999,999	11	21	-47.6%	10	10.0%	22.2	1.2%
1,000,000 plus	4	1	300.0%	2	100.0%	24.5	0.4%

Description	Sep-04	Aug-04	% Change	Sep-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1,005	1,071	-6.2%	1,033	-2.7%	8,885	8,552	3.9%
Average Price	\$179,183	\$181,699	-1.4%	\$173,286	3.4%	\$180,720	\$175,231	3.1%
Median Price, Actual	\$156,031	\$156,250	-0.1%	\$157,000	-0.6%	\$157,000	\$154,000	1.9%
Dollar Volume (000)	\$181,000	\$194,092	-6.7%	\$179,004	1.1%	\$1,602,417	\$1,498,573	6.9%
Inventory	7,552	7,735	-2.4%	7,001	7.9%	7,277 avg	6,526	11.5%
Under Contract	579	584	-0.9%	488	18.6%	626 avg	587	6.7%
Months Supply	7.5	7.2	4.0%	6.7	12.2%	7.4	6.8	8.4%
Number of Days on the Market	99	92	7.6%	95	4.2%	100	67	49.3%

Note

- 1 September 2004 data is from August 23, 2004 to September 19, 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.

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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.