



Metro Denver Condominium Townhome Housing Market Report February 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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| Price Range Notes 1 and 2 | Feb-05 Sales | Jan-05 Sales | % Change | Feb-04 Sales | % change | 05 YTD Mo. Supply | % Mkt Share |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less | 214 | 211 | 1.4% | 184 | 16.3% | 14.0 | 33.2% |
| 140,000 to 199,999 | 217 | 173 | 25.4% | 164 | 32.3% | 11.8 | 33.7% |
| 200,000 to 299,999 | 108 | 105 | 2.9% | 95 | 13.7% | 13.3 | 16.8% |
| 300,000 to 499,999 | 87 | 36 | 141.7% | 32 | 171.9% | 7.0 | 13.5% |
| 500,000 to 999,999 | 16 | 15 | 6.7% | 14 | 14.3% | 13.6 | 2.5% |
| 1,000,000 plus | 2 | 0 | #DIV/0! | 1 | 100.0% | 49.5 | 0.3% |

| Description | Feb-05 | Jan-05 | % Change | Feb-04 | % Change | YTD 2005 | YTD 2004 | YTD % Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|-------------|-------------|-----------------|
| Sales | 618 | 615 | 0.5% | 626 | -1.3% | 1,233 | 1,359 | -9.3% |
| Average Price | \$190,154 | \$186,702 | 1.8% | \$179,311 | 6.0% | \$188,421 | \$184,633 | 2.1% |
| Median Price, Actual | \$155,000 | \$157,000 | -1.3% | \$153,000 | 1.3% | \$156,250 | \$157,000 | -0.5% |
| Dollar Volume (000) | \$115,206 | \$113,292 | 1.7% | \$118,444 | -2.7% | \$228,499 | \$250,916 | -8.9% |
| Inventory | 6,555 | 6,205 | 5.6% | 6,514 | 0.6% | 6,380 | 6,340 | 0.6% |
| Under Contract | 971 | 679 | 43.0% | 578 | 68.0% | 835 | 535 | 56.1% |
| Months Supply | 10.6 | 10.1 | 5.1% | 10.4 | 2.0% | 9.8 | 9.3 | 5.8% |
| Number of Days on the Market | 127 | 114 | 11.4% | 106 | 19.8% | 121 | 106 | 14.2% |

Note

1 February 2005 data is from January 24, 2005 to February 21, 2005

2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson 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.