

Condominium/Townhomes 2001/2002
Source: Metrolist Inc. and Denver Board of REALTORS
Dec-02



Condominium/Townhome Three Month Sales

Total Sales Per Price Range	October 2002	November 2002	December 2002	3 Month Totals	12 Mo % Change	12 Month Mkt Share 2001/2002	12 Month Mkt Share 2000/2001
\$50,000 and less	7	2	2	11	137%	0%	0%
\$50 to \$69,999	16	17	15	48	-37%	1%	2%
\$70 to \$79,999	13	20	15	48	-31%	2%	3%
\$80 to \$89,999	22	40	21	83	-18%	3%	4%
\$90 to \$109,999	70	96	66	232	-22%	9%	12%
\$110 to \$149,999	311	348	234	893	-12%	35%	39%
\$150 to \$199,999	265	317	228	810	20%	31%	25%
\$200 to \$299,999	113	143	108	364	11%	13%	11%
\$300 to \$499,999	38	35	26	99	15%	4%	4%
\$500,000 plus	15	20	8	43	8%	1%	1%

Condominium/Townhome Three Month Composite

Description	Oct-02	Nov-02	Dec-02			Three Mo. Change
Unit Sales 2002	869	1038	722	2629	3 mo total	0%
Unit Sales 2001	903	851	886	2640	3 mo total	
Median Price YTD 2002	149000	149300	149500	149500	YTD	6%
Median Price YTD 2001	140000	140000	141000	141000	YTD	
Median Price Actual 2002	150000	150000	151000			
Median Price Actual 2001	143250	143552	147800			
Average Price 2002	169528	172034	169159	170240	3 mo av	5%
Average Price 2001	157694	159252	170847	162598	3 mo av	
Dollar Volume 2002 (000)	147320	178572	122133	149342	3 mo av	4%
Dollar Volume 2001 (000)	142398	135575	151371	143115	3 mo av	
Inventory 2002	5929	5820	5486	5745	3 mo av	43%
Inventory 2001	4504	3457	4053	4005	3 mo av	
No. of Wks Reported 2002	4	5	4	13	total	
No. of Wks Reported 2001	4	5	4	13	total	

Condominium/Townhome Yearly Data

Description			12 Month Change
Unit Sales From January '02 to December '02	11648	year total	-2%
Unit Sales From January '01 to December '01	11945	year total	
Median Price December YTD 2002	149500	YTD	6%
Median Price December YTD 2001	141000	YTD	
Average Price From January '02 to December '02	168098	12 mo av	5%
Average Price From January '01 to December '01	159780	12 mo av	
Average Dollar (\$000) Volume From January '02 to December '02	161217	12 mo av	1%
Average Dollar (\$000) Volume From January '01 to December '01	159595	12 mo av	
Average Monthly Inventory From January '02 to December '02	5117	12 mo av	39%
Average Monthly Inventory From January '01 to December '01	3684	12 mo av	

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 Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.