



APRIL 2003 Denver Existing Condominium Townhome Housing Market Report 2002/2003

Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range Notes 1 and 2	Apr-03 Sales	Mar-03 Sales	% Change	Apr-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	336	269	24.9%	436	-22.9%	6.9	91.7%	38.4%	-14.7%
140,000 to 199,999	336	269	24.9%	357	-5.9%	6.7	64.1%	37.8%	8.0%
200,000 to 299,999	139	99	40.4%	117	18.8%	8.8	30.9%	16.4%	26.2%
300,000 to 499,999	36	37	-2.7%	41	-12.2%	13.5	25.6%	5.3%	6.0%
500,000 to 999,999	11	13	-15.4%	16	-31.3%	15.5	10.3%	2.0%	0.0%
1,000,000 plus	2	0				31.1			

Description	Apr-03	Mar-03	% Change	Apr-02	% Change	YTD 2003	YTD % Change
Sales	860	687	25.2%	967	-11.1%	2179	-17.0%
Average Price	174479	171151	1.9%	165426	5.50%	178565	5.00%
Median Price	153000	153000	0.0%	145000	5.5%	153000	5.5
Dollar Volume (000)	150052	117581	27.6%	163938	-8.5%	387129	-13.3
Inventory	6428	6112	5.2%	4610	39.4%	5872 av	39.0%
Under Contract	578	441	31.1%	640	-9.7%	1460	-12%
Months Supply	7.5	8.9	-15.7%	4.8	56.3%	8.08	66.0%
Number of Days on the Market	99	93	6.5%	63	57.1%	93	29.0%

Note

- 1 April data is from March 24, 2003 to April 20, 2003
- 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.