



DECEMBER 2003 Denver Condominium Townhome Housing Market Report 2002/2003

Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
 Contact Steig Seaward 303-756-0553

Price Range Notes 1 and 2	Dec-03 Sales	Nov-03 Sales	% Change	Dec-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	292	270	8.1%	293	-0.3%	6.6	61.0%	37.0%	-11.0%
140,000 to 199,999	351	365	-3.8%	309	13.6%	5.6	33.3%	41.2%	7.8%
200,000 to 299,999	144	130	10.8%	113	27.4%	7.7	5.5%	15.5%	17.4%
300,000 to 499,999	57	30	90.0%	30	90.0%	12.8	23.1%	4.7%	-11.3%
500,000 to 999,999	12	13	-7.7%	5	140.0%	16.7	14.4%	1.5%	0.0%
1,000,000 plus	3	1	200.0%	1	200.0%	28.0	note 3	0.0%	0.0%

Description	Dec-03	Nov-03	% Change	Dec-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	859	809	5.8%	751	14.4%	11354	11899	-4.6%
Average Price	182411	175535	3.8%	168609	8.2%	175918	172229	2.1%
Median Price, Actual	157000	155500	1.0%	151000	4.0%	154000	149500	3.0%
Dollar Volume (000)	156691	142008	9.4%	126626	23.7%	1997370	2049357	-2.5%
Inventory	6181	6567	-6.2%	5488	12.6%	6560	5080	29.1%
Under Contract	400	410	-2.5%	407	-1.7%	6699	7135	-6.1%
Months Supply	7.2	8.1	-12.5%	7.3	-1.4%	7	5	48.9%
Number of Days on the Market	106	87	17.9%	88	20.5%	96	70	37.1%

Note

- 1 December 2003 data is from November 21 2003 to December 18, 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.
- 3 Numbers in 2002 sales were were low.

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.