



January 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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Sales By Price Range Notes 1, and 2	Jan-03	Dec-02	% Change	Jan-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	342	293	16.7%	298	14.7%	5.6	19.0%	38.7%	-12.5%
140,000 to 199,999	306	309	-0.9%	256	19.5%	6.0	27.1%	34.7%	-8.9%
200,000 to 299,999	153	113	35.4%	82	86.6%	6.8	-19.5%	17.3%	42.3%
300,000 to 499,999	60	30	100.0%	23	160.0%	8.7	2.4%	6.8%	98.8%
500,000 to 999,999	19	5	280.0%	14	35.7%	10.5	-31.1%	2.2%	3.4%
1,000,000 plus	3	1	200.0%	Note 3	Note 3	21.0	Note 3	0.3%	Note 3

Description Notes 1 and 2	Jan-03	Dec-02	% Change	Jan-02	% Change	YTD 2003	YTD % Change
Sales	883	751	15.4%	673	31.2%	883	31.2%
Average Price	184058	168609	9.2%	166133	10.8%	173839	10.8%
Median Price	153500	151000	1.7%	145000	5.6%	153500	5.6%
Dollar Volume (000)	162523	126626	28.3%	113469	43.2%	148458	43.2%
Inventory	5558	5488	1.3%	3952	40.6%	5558	40.6%
Under Contract	489	407	20.1%	375	30.4%	489	30.4%
Months Supply	6.3	7.3	-12.5%	5.9	6.8%	6.3	6.8%
Av. Number of Days on the Market	89	72	23.6%	65	36.9%	89	36.9%

Notes

- 1 January 2003 data is from December 19, 2002 to January 26, 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 In January 2002 there were no sales of condominiums \$1 million and over.
For units \$1million and over, January 2002 supply was 42 and January 2003 supply was 63.

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 the amount of 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.