

MAY 2003 Denver 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	May-03 Sales	Apr-03 Sales	% Change	May-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	394	336	17.3%	529	-25.5%	6.8	95.9%	43.0%	-1.8%
140,000 to 199,999	422	336	25.6%	488	-13.5%	6.5	70.7%	43.3%	8.2%
200,000 to 299,999	164	139	18.0%	154	6.5%	8.6	30.4%	18.2%	30.0%
300,000 to 499,999	47	36	30.6%	58	-19.0%	13.7	29.5%	5.7%	0.0%
500,000 to 999,999	14	11	27.3%	19	-26.3%	16.1	18.0%	1.8%	0.0%
1,000,000 plus	1	2	-50.0%	2	-50.0%	36.2	note 3	0.0%	0.0%

Description	May-03	Apr-03	% Change	May-02	% Change	YTD 2003	YTD % Change
Sales	1042	860	21.2%	1287	-19.0%	4068	-16.9%
Average Price	172969	174479	-0.9%	171535	0.8%	176283	4.10%
Median Price, Actual	152750	153000	-0.2%	147900	3.3%	153000	4.9
Dollar Volume (000)	180233	150052	20.1%	220766	-18.4%	717119	-13.5
Inventory	6765	6428	5.2%	4981	35.8%	6162	38.7%
Under Contract	742	578	28.4%	742	0.0%	2780	-52%
Months Supply	6.5	7.5	-13.3%	3.9	66.7%	7.5	65.2%
Number of Days on the Market	97	99	-2.0%	61	59.0%	95	35.7%

Note

- 1 May data is from April 21, 2003 to May 22, 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 The number of 2002 sales were insignificant. Market share was under one percent.

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.