

Metro Denver Condominium Townhome Housing Market Report
August-04

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Aug-04 Sales	Jul-04 Sales	% Change	Aug-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	378	462	-18.2%	456	-17.1%	9.1	37.0%
140,000 to 199,999	383	530	-27.7%	577	-33.6%	7.6	37.5%
200,000 to 299,999	190	219	-13.2%	186	2.2%	7.8	18.6%
300,000 to 499,999	48	59	-18.6%	65	-26.2%	16.5	4.7%
500,000 to 999,999	21	16	31.3%	10	110.0%	12.0	2.1%
1,000,000 plus	1	2	-50.0%	1	0.0%	89.0	0.1%

Description	Aug-04	Jul-04	% Change	Aug-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1071	1317	-18.7%	1,295	-17.3%	7,880	7,522	4.8%
Average Price	\$181,699	\$177,646	2.3%	\$171,574	5.9%	\$180,914	\$175,494	3.1%
Median Price, Actual	\$156,250	\$157,367	-0.7%	\$155,000	0.8%	\$157,000	\$153,000	2.6%
Dollar Volume (000)	\$194,092	\$234,484	-17.2%	\$2,221,888	-91.3%	\$1,421,416	\$1,320,066	7.7%
Inventory	7,735	7,810	-1.0%	7,049	9.7%	7,243 avg	6,466	12.5%
Under Contract	584	790	-26.1%	776	-24.7%	632 avg	4,795	10.4%
Months Supply	7.2	5.9	21.8%	5.4	33.7%	7.4	7.0	5.7%
Number of Days on the Market	92	100	-8.0%	96	-4.2%	100	96	4.2%

Note

1 August 2004 data is from July 26, 2004 to August 23, 2004

2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, and Broomfield 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.

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