



Metro Denver Condominium Townhome Housing Market Report
December 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Dec-04 Sales	Nov-04 Sales	% Change	Dec-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	333	296	12.5%	292	14.0%	8.3	40.0%
140,000 to 199,999	277	344	-19.5%	351	-21.1%	8.4	33.3%
200,000 to 299,999	152	152	0.0%	144	5.6%	8.6	18.3%
300,000 to 499,999	38	46	-17.4%	57	-33.3%	17.3	4.6%
500,000 to 999,999	30	20	50.0%	12	150.0%	7.2	3.6%
1,000,000 plus	2	3	-33.3%	3	-33.3%	41.5	0.2%

Description	Dec-04	Nov-04	% Change	Dec-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	975	943	3.4%	859	13.5%	11,915	11,354	4.9%
Average Price	\$186,011	\$182,676	1.8%	\$182,411	2.0%	\$181,618	\$175,918	3.2%
Median Price, Actual	\$155,475	\$156,000	-0.3%	\$157,000	-1.0%	\$157,000	\$154,000	1.9%
Dollar Volume (000)	\$179,584	\$172,045	4.4%	\$156,691	14.6%	\$2,156,457	\$1,997,370	8.0%
Inventory	6,126	6,988	-12.3%	6,181	-0.9%	7,159	6,560	9.1%
Under Contract	533	533	0.0%	400	33.3%	628	6,699	-90.6%
Months Supply	6.3	7.4	-15.2%	7.2	-12.7%	7.2	7.0	3.0%
Number of Days on the Market	103	106	-2.8%	106	-2.8%	103	96	7.3%

Note

1 December 2004 data is from November 22, 2004 to December 26, 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.

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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.