

Metro Denver Existing Single Family Housing Market Report
December 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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| Price Range | Dec-04 Sales | Nov-04 Sales | % Change | Dec-03 Sales | % change | 04 YTD Mo. Supply | % Mkt Share |
|--------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less | 232 | 152 | 52.6% | 154 | 50.6% | 3.4 | 5.0% |
| 140,000 to 199,999 | 769 | 743 | 3.5% | 754 | 2.0% | 5.2 | 24.2% |
| 200,000 to 299,999 | 1117 | 1293 | -13.6% | 1,200 | -6.9% | 5.4 | 42.2% |
| 300,000 to 499,999 | 548 | 618 | -11.3% | 500 | 9.6% | 6.9 | 20.1% |
| 500,000 to 999,999 | 196 | 228 | -14.0% | 159 | 23.3% | 10.1 | 7.4% |
| 1,000,000 plus | 27 | 33 | -18.2% | 26 | 3.8% | 24.8 | 1.1% |

| Description | Dec-04 | Nov-04 | % Change | Dec-03 | % Change | YTD 2004 | YTD 2003 | YTD % Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|--------------|--------------|-----------------|
| Sales | 3,441 | 3,256 | 5.7% | 2,793 | 23.2% | 42,097 | 37,053 | 13.6% |
| Average Price | \$289,209 | \$290,366 | -0.4% | \$275,289 | 5.1% | \$290,137 | \$277,937 | 4.4% |
| Median Price | \$232,500 | \$236,500 | -1.7% | \$230,000 | 1.1% | \$236,240 | \$230,000 | 2.7% |
| Dollar Volume (000) | \$993,823 | \$944,025 | 5.3% | \$768,883 | 29.3% | \$12,199,875 | \$10,298,415 | 18.5% |
| Inventory | 14,765 | 17,545 | -15.8% | 15,922 | -7.3% | 18,353 | 18,742 | -2.1% |
| Under Contract Total | 2,734 | 2,041 | 34.0% | 1,305 | 109.5% | 2,382 | 23,004 | -89.6% |
| Months Supply | 4.3 | 5.4 | -20.4% | 5.7 | -24.7% | 5.2 | 6.0 | -12.8% |
| Number of Days on the Market | 86 | 79 | 8.9% | 82 | 4.9% | 80 | 80 | 0.0% |

Notes

- 1 December 2004 data is from November 22, 2004 to December 26, 2004
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, Broomfield counties.

Definitions

| | |
|---------------|---|
| Market Share | The percentage of sales within a 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.