

Metro Denver Condominium Townhome Housing Market Report  
July 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®  
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Price Range Notes 1 and 2	Jul-04 Sales	Jun-04 Sales	% Change	Jul-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	462	399	15.8%	279	65.6%	7.5	35.9%
140,000 to 199,999	530	397	33.5%	465	14.0%	5.6	41.1%
200,000 to 299,999	219	181	21.0%	160	36.9%	6.9	17.0%
300,000 to 499,999	59	45	31.1%	47	25.5%	13.6	4.6%
500,000 to 999,999	16	22	-27.3%	11	45.5%	16.1	1.2%
1,000,000 plus	2	1	100.0%	3	-33.3%	43.0	0.2%

Description	Jul-04	Jun-04	% Change	Jul-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1317	1,107	19.0%	1,065	23.7%	6,809	6,232	9.3%
Average Price	\$177,646	\$178,073	-0.2%	\$173,502	2.4%	\$180,766	\$176,378	2.5%
Median Price, Actual	\$157,367	\$155,000	1.5%	\$153,000	2.9%	\$157,250	\$153,000	2.8%
Dollar Volume (000)	\$234,484	\$195,468	20.0%	\$184,780	26.9%	\$1,227,323	\$1,099,191	11.7%
Inventory	7,810	7,728	1.1%	6,977	11.9%	7,172 avg	6,383	12.5%
Under Contract	790	612	29.1%	607	30.1%	639 avg	4,019	10.4%
Months Supply	5.9	7.0	-15.1%	6.5	-8.8%	7.4	7.0	5.7%
Number of Days on the Market	100	89	12.4%	103	-2.9%	101	96	5.2%

Note

1 July 2004 data is from June 21, 2004 to July 26, 2004

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

Definitions

Market Share  
Months Supply

The percentage of sales per price range to total sold.  
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.