

Metro Denver Condominium Townhome Housing Market Report
June 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Jun-04 Sales	May-04 Sales	% Change	Jun-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	399	353	13.0%	414	-3.6%	8.7	38.2%
140,000 to 199,999	397	391	1.5%	457	-13.1%	7.6	38.0%
200,000 to 299,999	181	176	2.8%	140	29.3%	8.1	17.3%
300,000 to 499,999	45	54	-16.7%	65	-30.8%	16.9	4.3%
500,000 to 999,999	22	18	22.2%	28	-21.4%	10.4	2.1%
1,000,000 plus	1	2	-50.0%	4	-75.0%	81.0	0.1%

Description	Jun-04	May-04	% Change	Jun-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1107	1036	6.9%	1108	-0.1%	5,492	5,172	6.2%
Average Price	\$178,073	\$182,961	-2.7%	\$181,983	-2.1%	\$181,529	\$177,417	2.3%
Median Price, Actual	\$155,000	\$158,750	-2.4%	\$152,250	1.8%	\$157,326	\$153,000	2.8%
Dollar Volume (000)	\$195,468	\$189,371	3.2%	\$201,637	-3.1%	\$992,839	\$917,601	8.2%
Inventory	7,728	7,613	1.5%	6893	12.1%	7,066 avg	6,284 avg	12.5%
Under Contract	612	685	-10.7%	632	-3.2%	614 avg	568 avg	10.4%
Months Supply	7.0	7.3	-5.0%	6.2	12.6%	7.6	7.3	4.1%
Number of Days on the Market	89	102	-12.7%	94	-5.3%	101	94	7.4%

Note

- 1 June 2004 data is from May 24, 2004 to June 21, 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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