

Metro Denver Condominium Townhome Housing Market Report  
 May 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®  
 Contact Steig Seaward 303-756-0553



Price Range Notes 1 and 2	May-04 Sales	Apr-04 Sales	% Change	May-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	353	299	18.1%	394	-10.4%	9.8	35.5%
140,000 to 199,999	391	287	36.2%	422	-7.3%	7.6	39.3%
200,000 to 299,999	176	131	34.4%	164	7.3%	8.4	17.7%
300,000 to 499,999	54	41	31.7%	47	14.9%	13.5	5.4%
500,000 to 999,999	18	9	100.0%	14	28.6%	12.6	1.8%
1,000,000 plus	2	2	0.0%	1	100.0%	36.5	0.2%

Description	May-04	Apr-04	% Change	May-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1036	840	23.3%	1042	-0.6%	4,385	4,068	7.8%
Average Price	\$182,961	\$178,030	2.8%	\$172,969	5.8%	\$182,431	\$176,283	3.5%
Median Price, Actual	\$158,750	\$158,900	-0.1%	\$152,750	3.9%	\$157,900	\$153,000	3.2%
Dollar Volume (000)	\$189,371	\$149,545	26.6%	\$180,233	5.1%	\$797,371	\$717,119	11.2%
Inventory	7,613	6,997	8.8%	6,765	12.5%	6,934 avg	6,162 avg	12.5%
Under Contract	685	551	24.3%	742	-7.7%	614 avg	556 avg	10.4%
Months Supply	7.3	8.3	-11.8%	6.5	13.1%	8.1	7.5	8.0%
Number of Days on the Market	102	109	-6.4%	97	5.2%	105	105	0.0%

Note

1 May 2004 data is from April 26, 2004 to May 24, 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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