

Metro Denver Existing Single Family Housing Market Report  
October 2004



Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Oct-04 Sales	Sep-04 Sales	% Change	Oct-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	164	134	22.4%	168	-2.4%	3.8	4.2%
140,000 to 199,999	888	910	-2.4%	1,036	-14.3%	5.5	28.7%
200,000 to 299,999	1410	1255	12.4%	1,659	-15.0%	5.7	39.5%
300,000 to 499,999	674	615	9.6%	745	-9.5%	7.3	19.4%
500,000 to 999,999	231	216	6.9%	185	24.9%	11.0	6.8%
1,000,000 plus	39	46	-15.2%	37	5.4%	24.2	1.4%

Description	Oct-04	Sep-04	% Change	Oct-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	4,019	3,460	16.2%	3,830	4.9%	35,400	31,621	12.0%
Average Price	\$289,983	\$291,422	-0.5%	\$276,171	5.0%	\$290,192	\$277,658	4.5%
Median Price	\$235,900	\$240,000	-1.7%	\$229,000	3.0%	\$237,000	\$230,000	3.0%
Dollar Volume (000)	\$1,161,583	\$1,008,348	15.2%	\$1,057,736	9.8%	\$10,262,027	\$8,779,828	16.9%
Inventory	18,728	19,424	-3.6%	18,786	-0.3%	18,792 avg	18,786	0.0%
Under Contract Total	2,514	2,110	19.1%	2,032	23.7%	2,381 avg	20,193	-88.2%
Months Supply	4.7	5.6	-17.0%	5.9	-21.0%	5.3	6.0	-11.5%
Number of Days on the Market	82	73	12.3%	75	9.3%	79	77	2.6%

Notes

- 1 October 2004 data is from September 20 to October 24, 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.