

Metro Denver Existing Single Family Housing Market Report  
September 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Sep-04 Sales	Aug-04 Sales	% Change	Sep-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	134	124	8.1%	117	14.5%	4.5	3.7%
140,000 to 199,999	910	745	22.1%	900	1.1%	5.5	22.2%
200,000 to 299,999	1255	1482	-15.3%	1,570	-20.1%	6.4	44.2%
300,000 to 499,999	615	709	-13.3%	704	-12.6%	8.2	21.2%
500,000 to 999,999	216	234	-7.7%	188	14.9%	12.1	7.0%
1,000,000 plus	46	56	-17.9%	39	17.9%	20.5	1.7%

Description	Sep-04	Aug-04	% Change	Sep-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	3,460	3,714	-6.8%	3,518	-1.6%	31,381	27,798	12.9%
Average Price	\$291,422	\$300,484	-3.0%	\$282,967	3.0%	\$290,223	\$277,847	4.5%
Median Price	\$240,000	\$240,000	0.0%	\$235,000	2.1%	\$237,000	\$230,000	3.0%
Dollar Volume (000)	\$1,008,348	\$1,110,973	-9.2%	\$995,479	1.3%	\$9,100,444	\$7,723,582	17.8%
Inventory	19,424	19,857	-2.2%	19,485	-0.3%	18,800 avg	18,859	-0.3%
Under Contract Total	2,110	2,298	-8.2%	1,769	19.3%	2,366 avg	2,018	17.3%
Months Supply	5.6	5.3	5.0%	5.5	2.1%	5.4	6.0	-10.1%
Number of Days on the Market	73	72	1.4%	75	-2.7%	79	75	5.3%

Notes

- 1 September 2004 data is from August 23, 2004 to September 19, 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.