



## Metro Denver Condominium Townhome Housing Market Report April 2005

### Denver Board of REALTORS®

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

Price Range Notes 1 and 2	Apr-05 Sales	Mar-05 Sales	% Change	Apr-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	425	283	50.2%	390	9.0%	7.6	37.9%
140,000 to 199,999	388	287	35.2%	432	-10.2%	7.2	34.6%
200,000 to 299,999	208	131	58.8%	179	16.2%	7.3	18.5%
300,000 to 499,999	75	46	63.0%	65	15.4%	8.1	6.7%
500,000 to 999,999	23	16	43.8%	14	64.3%	11.0	2.0%
1,000,000 plus	3	3	0.0%	4	-25.0%	38.0	0.3%

Description	Apr-05	Mar-05	% Change	Apr-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	1,144	800	43.0%	1,150	-0.5%	3,177	3,349	-5.1%
Average Price	\$183,931	\$183,791	0.1%	\$183,055	0.5%	\$185,409	\$182,306	1.7%
Median Price, Actual	\$153,850	\$158,500	-2.9%	\$157,900	-2.6%	\$156,000	\$157,900	-1.2%
Dollar Volume (000)	\$208,063	\$147,527	41.0%	\$210,513	-1.2%	\$584,089	\$610,543	-4.3%
Inventory	7,278	6,912	5.3%	7,394	-1.6%	6,738	6,755	-0.3%
Under Contract	1494	1160	28.8%	767	94.8%	1,081	597	81.1%
Months Supply	6.4	8.6	-26.4%	6.4	-0.6%	8.3	8.1	2.7%
Number of Days on the Market	109	118	-7.6%	101	7.9%	116	105	10.5%

Note

1 April 2005 data is from March 21, 2005 to April 25, 2005

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

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.