

Metro Denver Existing Single Family Housing Market Report
April 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Apr-05 Sales	Mar-05 Sales	% Change	Apr-04 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	128	129	-0.8%	159	-19.5%	4.5	4.9%
140,000 to 199,999	859	609	41.1%	957	-10.2%	4.6	23.3%
200,000 to 299,999	1587	1124	41.2%	1,960	-19.0%	4.0	42.9%
300,000 to 499,999	858	532	61.3%	693	23.8%	4.7	20.3%
500,000 to 999,999	295	193	52.8%	204	44.6%	7.3	7.4%
1,000,000 plus	57	30	90.0%	47	21.3%	15.9	1.1%

Description	Apr-05	Mar-05	% Change	Apr-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	4,007	2,978	34.6%	3,968	1.0%	11,244	11,432	-1.6%
Average Price	\$308,547	\$291,903	5.7%	\$284,154	8.6%	\$296,421	\$281,253	5.4%
Median Price	\$245,000	\$236,500	3.6%	\$229,500	6.8%	\$238,000	\$229,500	3.7%
Dollar Volume (000)	\$1,231,384	\$869,714	41.6%	\$1,130,299	8.9%	\$3,340,549	\$3,210,842	4.0%
Inventory	16,886	16,111	4.8%	19,190	-12.0%	15,721	17,373	-9.5%
Under Contract Total	5,712	4,323	32.1%	3,088	85.0%	4,138	2,281	81.4%
Months Supply	4.2	5.4	-22.1%	4.8	-12.2%	5.6	6.1	-8.3%
Number of Days on the Market	93	95	-2.1%	85	9.4%	93	90	3.3%

Notes

- 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 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.