

Condominium/Townhomes 2001/2002
Source: Metrolist Inc. and Denver Board of REALTORS
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Condominium/Townhome Three Month Sales

Total Sales Per Price Range	September 2002	October 2002	November 2002	3 Month Totals	12 Mo % Change	12 Month Mkt Share 2001/2002	12 Month Mkt Share 2000/2001
\$50,000 and less	0	7	2	9	30%	0%	0%
\$50 to \$69,999	7	16	17	40	-41%	1%	2%
\$70 to \$79,999	22	13	20	55	-32%	2%	3%
\$80 to \$89,999	36	22	40	98	-24%	3%	4%
\$90 to \$109,999	94	70	96	260	-24%	9%	12%
\$110 to \$149,999	322	311	348	981	-12%	36%	39%
\$150 to \$199,999	298	265	317	880	19%	30%	24%
\$200 to \$299,999	129	113	143	385	11%	12%	11%
\$300 to \$499,999	42	38	35	115	20%	5%	4%
\$500,000 plus	7	15	20	42	12%	1%	1%

Condominium/Townhome Three Month Composite

Description	Sep-02	Oct-02	Nov-02			Three Mo. Change
Unit Sales 2002	957	869	1038	2864	3 mo total	4%
Unit Sales 2001	987	903	851	2741	3 mo total	
Median Price YTD 2002	149000	149000	149300	149000	YTD	6%
Median Price YTD 2001	140000	140000	140000	140000	YTD	
Median Price Actual 2002	149900	150000				
Median Price Actual 2001	141950	143250	143552			
Average Price 2002	165466	169528	172034	169009	3 mo av	7%
Average Price 2001	155016	157694	159252	157321	3 mo av	
Dollar Volume 2002 (000)	158351	147320	178572	161414	3 mo av	12%
Dollar Volume 2001 (000)	153001	142398	135575	143658	3 mo av	
Inventory 2002	5704	5929	5820	5818	3 mo av	42%
Inventory 2001	4373	4504	3457	4111	3 mo av	
No. of Wks Reported 2002	4	4	5	13	total	
No. of Wks Reported 2001	4	4	5	13	total	

Condominium/Townhome Yearly Data

Description			12 Month Change
Unit Sales From December '01 to November '02	11676	year total	-4%
Unit Sales From December '00 to November '01	12166	year total	
Median Price November YTD 2002	149300	YTD	7%
Median Price November YTD 2001	140000	YTD	
Average Price From December '01 to November '02	168238	12 mo av	6%
Average Price From December '00 to November '01	158213	12 mo av	
Average Dollar (\$000) Volume From Dec. '01 to November '02	163653	12 mo av	2%
Average Dollar (\$000) Volume From Dec. '00 to November '01	161006	12 mo av	
Average Monthly Inventory From Dec. '01 to November '02	4308	12 mo av	67%
Average Monthly Inventory From Dec. '00 to November '01	2575	12 mo av	

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 Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.