



## AUGUST 2003 Denver Condominium Townhome Housing Market Report 2002/2003

### Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range Notes 1 and 2	Aug-03 Sales	Jul-03 Sales	% Change	Aug-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	456	379	20.3%	486	-6.2%	7.0	78.0%	35.6%	-15.0%
140,000 to 199,999	577	465	24.1%	500	15.4%	6.0	62.0%	37.8%	0.0%
200,000 to 299,999	186	160	16.3%	160	16.3%	8.0	26.0%	14.6%	14.0%
300,000 to 499,999	65	47	38.3%	91	-28.6%	13.0	39.0%	4.8%	-16.0%
500,000 to 999,999	10	11	-9.1%	18	-44.4%	15.0	15.0%	1.6%	-6.0%
1,000,000 plus	1	3	-66.7%	3	-66.7%	note 3	note 3		

Description	Aug-03	Jul-03	% Change	Aug-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	1295	1065	21.6%	1293	0.2%	7522	8392	-10.4%
Average Price	171574	173502	-1.1%	179540	-4.4%	175494	172613	1.7%
Median Price, Actual	155000	153000	1.3%	153000	1.3%	153000	148975	2.7%
Dollar Volume (000)	222188	184780	20.2%	232145	-4.3%	1320066	1446845	-8.8%
Inventory	7049	6977	1.0%	5497	28.2%	6466	4767	35.6%
Under Contract	776	607	27.8%	820	-5.4%	4795	5107	-6.1%
Months Supply	5.4	6.5	-16.9%	3.1	74.2%	7	5	52.2%
Number of Days on the Market	96	103	-6.8%	69	39.1%	96	67	43.3%

#### Note

- 1 August 2003 data is from July 21, 2003 to August 24, 2003
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, and Broomfield counties.  
Secondary data coverage is Boulder, Clear Creek, El Paso, Gilpin, Park, and Weld counties.
- 3 The number of 2002 sales were insignificant. Market share was under one percent.

#### 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.