



## JUNE 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	Jun-03	May-03 Sales	% Change	Jun-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	414	394	5.1%	434	-4.6%	6.6	78.3%	38.1%	-11.4%
140,000 to 199,999	457	422	8.3%	465	-1.7%	6.3	106.2%	39.1%	5.4%
200,000 to 299,999	140	164	-14.6%	141	-0.7%	8.6	100.0%	15.5%	22.0%
300,000 to 499,999	65	47	38.3%	73	-11.0%	12.6	81.0%	5.2%	-4.0%
500,000 to 999,999	28	14	100.0%	21	33.3%	14.0	28.6%	1.9%	11.8%
1,000,000 plus	4	1	300.0%	3	33.3%	30.1	39.9	note 3	note 3

Description	Jun-03	May-03	% Change	Jun-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	1108	1042	6.3%	1170	-5.3%	5172	6059	-14.6%
Average Price	181983	172969	5.2%	178204	2.1%	177417	170971	3.8%
Median Price, Actual	152250	152750	-0.3%	151000	0.8%	153000	147000	4.1%
Dollar Volume (000)	201637	180233	11.9%	208499	-3.3%	917601	1035914	-11.4%
Inventory	6893	6765	1.9%	5129	34.4%	6284	4564	37.7%
Under Contract	632	742	-14.8%	655	-3.5%	3412	3692	-7.6%
Months Supply	6.2	6.5	-4.6%	4.4	40.9%	7.3	5	62.2%
Number of Days on the Market	94	97	-3.1%	61	54.1%	94	68	38.2%

#### Note

- 1 June data is from May 23, 2003 to June 22, 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.