



NOVEMBER 2003 Denver Condominium Townhome Housing Market Report 2002/2003

Denver Board of REALTORS (R)

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

Price Range Notes 1 and 2	Nov-03 Sales	Oct-03 Sales	% Change	Nov-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	270	443	-39.1%	451	-40.1%	6.6	69.0%	37.0%	-11.5%
140,000 to 199,999	365	450	-18.9%	394	-7.4%	5.6	38.0%	41.0%	8.0%
200,000 to 299,999	130	180	-27.8%	160	-18.8%	7.7	8.0%	15.5%	18.0%
300,000 to 499,999	30	48	-37.5%	48	-37.5%	12.8	29.0%	5.0%	-13.0%
500,000 to 999,999	13	16	-18.8%	21	-38.1%	16.7	20.0%	1.5%	-6.0%
1,000,000 plus	1	5	-80.0%	3	note 3	note 3	note 3		

Description	Nov-03	Oct-03	% Change	Nov-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	809	1142	-41.2%	1077	-24.9%	10499	11150	-5.8%
Average Price	175535	177291	-1.0%	176897	-0.8%	175459	172492	1.7%
Median Price, Actual	155500	154500	0.6%	150000	3.7%	154000	149300	3.1%
Dollar Volume (000)	142008	202467	-42.6%	190518	-25.5%	1842140	1923281	-4.2%
Inventory	6567	6865	-4.5%	5793	13.4%	6560	5042	30.1%
Under Contract	410	606	-47.8%	584	-29.8%	6299	6728	-6.4%
Months Supply	8	6	25.0%	5.0	60.0%	7	5	48.9%
Number of Days on the Market	97	87	10.3%	77	26.0%	95	70	35.7%

Note

- 1 November 2003 data is from October 27, 2003 to November 20, 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.