



OCTOBER 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	Oct-03 Sales	Sep-03 Sales	% Change	Oct-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	443	359	23.4%	364	21.7%	6.2	55.7%	37.2%	-11.0%
140,000 to 199,999	450	447	0.7%	347	29.7%	5.5	37.5%	40.8%	7.0%
200,000 to 299,999	180	178	1.1%	112	60.7%	7.6	7.0%	15.5%	20.0%
300,000 to 499,999	48	37	29.7%	38	26.3%	12.3	26.8%	4.8%	-13.0%
500,000 to 999,999	16	10	60.0%	14	14.3%	16.4	14.0%	1.5%	-6.0%
1,000,000 plus	5	2	150.0%	0	note 3	note 3	note 3		

Description	Oct-03	Sep-03	% Change	Oct-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	1142	1033	10.6%	876	30.4%	9693	10220	-5.2%
Average Price	177291	173286	2.3%	169533	4.6%	175456	171755	2.2%
Median Price, Actual	154500	157000	-1.6%	150000	3.0%	154000	149000	3.4%
Dollar Volume (000)	202467	179004	13.1%	148511	36.3%	1700692	1755337	-3.1%
Inventory	6865	7001	-1.9%	5891	16.5%	6580	4865	35.3%
Under Contract	606	488	24.2%	503	20.5%	5889	6144	-4.2%
Months Supply	6	6.7	-10.4%	6.7	-10.4%	6.8	5	44.7%
Number of Days on the Market	87	95	-8.4%	67	29.9%	87	93	-6.5%

Note

- 1 October 2003 data is from September 22, 2003 to October 26, 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.