

Metro Denver Existing Single Family Housing Market Report
August 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Aug-04 Sales	Jul-04 Sales	% Change	Aug-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	124	150	-17.3%	142	-12.7%	4.6	3.3%
140,000 to 199,999	745	994	-25.1%	1,037	-28.2%	6.8	22.2%
200,000 to 299,999	1482	1989	-25.5%	1,903	-22.1%	5.7	44.3%
300,000 to 499,999	709	968	-26.8%	921	-23.0%	7.4	21.6%
500,000 to 999,999	234	327	-28.4%	275	-14.9%	11.3	7.3%
1,000,000 plus	56	58	-3.4%	37	51.4%	16.9	1.3%

Description	Aug-04	Jul-04	% Change	Aug-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	3,714	4,912	-24.4%	4,315	-13.9%	27,921	24,293	14.9%
Average Price	\$300,484	\$296,939	1.2%	\$288,423	4.2%	\$290,061	\$277,088	4.7%
Median Price	\$240,000	\$244,800	-2.0%	\$238,500	0.6%	\$236,200	\$230,000	2.7%
Dollar Volume (000)	\$1,110,973	\$1,459,290	-23.9%	\$1,244,546	-10.7%	\$8,092,095	\$6,731,294	20.2%
Inventory	19,857	20,216	-1.8%	19,906	-0.2%	18,722 avg	18,780	-0.1%
Under Contract Total	2,298	2,854	-19.5%	2,614	-12.1%	2,394 avg	16,392	25.4%
Months Supply	5.3	4.1	29.9%	4.6	16.2%	5.3	6.0	-11.7%
Number of Days on the Market	72	69	4.3%	75	-4.0%	80	81	-1.2%

Notes

- 1 August 2004 data is from July 26, 2004 to August 23, 2004
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, Broomfield counties.

Definitions

Market Share The percentage of sales within a 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.