

Denver Existing Single Family Housing Market
February-04

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Feb-04 Sales	Jan-04 Sales	% Change	Feb-03 Sales	% change	04 YTD Mo. Supply	04 YTD Mkt Share
139,999 or less	97	132	-26.5%	73	32.9%	5.1	4.7%
140,000 to 199,999	600	787	-23.8%	605	-0.8%	6.9	28.9%
200,000 to 299,999	887	1,017	-12.8%	777	14.2%	8.1	42.8%
300,000 to 499,999	395	481	-17.9%	287	37.6%	10.5	19.0%
500,000 to 999,999	74	180	-58.9%	96	-22.9%	25.8	3.6%
1,000,000 plus	21	32	-34.4%	17	23.5%	31.8	1.0%

Description	Feb-04	Jan-04	% Change	Feb-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	2,052	2,557	-19.7%	\$1,855	10.6%	4,609	4,528	1.8%
Average Price	\$282,264	\$284,154	-0.7%	\$264,265	6.8%	\$283,209	\$265,400	6.7%
Median Price	\$225,000	\$225,500	-0.2%	\$220,000	2.3%	\$225,250	\$222,250	1.3%
Dollar Volume (000)	\$579,205	\$747,040	-22.5%	\$490,211	18.2%	\$1,326,245	\$1,201,734	10.4%
Inventory	16,698	15,692	6.4%	17,353	-3.8%	16,195	16,686	-2.9%
Under Contract Total	1,982	1,743	13.7%	1,708	16.0%	3,725	3,824	-2.6%
Months Supply	8.1	6.1	33.4%	10.3	-21.0%	7	7.3	-2.7%
Number of Days on the Market	80	77	3.9%	87	-8.0%	79	82	-4.3%

Notes

- 1 February 2004 data is from January 26, 2004 to February 23, 2004
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, Broomfield counties.
Secondary data coverage is Boulder, Clear Creek, El Paso, Gilpin, Park, and Weld 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.