



## JANUARY 2004 Denver Condominium Townhome Housing Market Report 2003/2004

### Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range Notes 1 and 2	Jan-04 Sales	Dec-03 Sales	% Change (3)	Jan-03 Sales	% change (3)	04 YTD Mo. Supply	YTD % Chg (3)	04 YTD Mkt Share (3)	YTD % Change (3)
139,999 or less	248	292	-15.1%	342	-27.5%	9.4	69.3%	38.7%	-15.2%
140,000 to 199,999	296	351	-15.7%	306	-3.3%	6.7	13.3%	34.7%	13.0%
200,000 to 299,999	138	144	-4.2%	153	-9.8%	7.6	11.5%	17.3%	5.8%
300,000 to 499,999	53	57	-7.0%	60	-11.7%	9.9	14.5%	6.8%	2.9%
500,000 to 999,999	19	12	58.3%	19	0.0%	10.9	3.4%	2.2%	13.6%
1,000,000 plus	1	3	-66.7%	3	-66.7%	46.0	119.0%	0.3%	-66.7%

Description	Jan-04	Dec-03	% Change	Jan-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	755	859	-13.8%	883	-14.5%	755	883	-14.5%
Average Price	189208	182411	3.6%	184058	2.8%	189208	184058	2.8%
Median Price, Actual	160000	157000	1.9%	153500	4.2%	160000	153500	4.2%
Dollar Volume (000)	142852	156691	-9.7%	162523	-12.1%	142852	162523	-12.1%
Inventory	6167	6181	-0.2%	5558	11.0%	6167	5558	11.0%
Under Contract	492	400	18.7%	489	0.6%	492	489	0.6%
Months Supply	8.2	7.2	12.2%	6.3	30.2%	8.2	6.3	30.2%
Number of Days on the Market	107	106	0.9%	89	20.2%	107	89	20.2%

#### Note

- 1 January 2004 data is from December 19, 2003 to January 25, 2004
- 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 Low sales volume in certain price ranges can result in large statistical swings.

#### 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.