

Metro Denver Existing Single Family Housing Market Report
July 2004



Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Jul-04 Sales	Jun-04 Sales	% Change	Jul-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	150	125	20.0%	90	66.7%	5.3	3.3%
140,000 to 199,999	994	836	18.9%	885	12.3%	5.1	21.9%
200,000 to 299,999	1989	1,676	18.7%	1,678	18.5%	4.4	43.9%
300,000 to 499,999	968	854	13.3%	712	36.0%	5.4	22.4%
500,000 to 999,999	327	279	17.2%	231	41.6%	8.2	7.3%
1,000,000 plus	58	46	26.1%	39	48.7%	15.9	1.2%

Description	Jul-04	Jun-04	% Change	Jul-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	4,912	4,057	21.1%	3,635	35.1%	24,207	19,984	21.1%
Average Price	\$296,939	\$293,556	1.2%	\$288,009	3.1%	\$288,481	\$274,671	5.0%
Median Price	\$244,800	\$243,000	0.7%	\$238,000	2.9%	\$235,000	\$229,000	2.6%
Dollar Volume (000)	\$1,459,290	\$1,191,861	22.4%	\$1,046,914	39.4%	\$6,981,121	\$5,489,018	27.2%
Inventory	20,216	20,315	-0.5%	20,082	0.7%	18,560 avg	18,608	-0.1%
Under Contract Total	2,854	2,338	22.1%	2,112	35.1%	2,413 avg	13,778	25.4%
Months Supply	4.1	5.0	-17.8%	5.5	-25.2%	5.4	6.5	-16.9%
Number of Days on the Market	69	71	-2.8%	77	-10.4%	81	81	0.0%

Notes

- 1 July 2004 data is from June 21, 2004 to July 26, 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.