

Metro Denver Condominium Townhome Housing Market Report
March 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
Contact Steig Seaward 303-756-0553



Price Range Notes 1 and 2	Mar-04 Sales	Feb-04 Sales	% Change	Mar-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	299	184	62.5%	269	11.2%	10.3	38.9%
140,000 to 199,999	287	168	70.8%	269	6.7%	10.0	37.3%
200,000 to 299,999	131	95	37.9%	99	32.3%	10.8	17.0%
300,000 to 499,999	41	32	28.1%	37	10.8%	16.7	5.3%
500,000 to 999,999	9	14	-35.7%	13	-30.8%	27.3	1.2%
1,000,000 plus	2	1	100.0%	0	NA	39.5	0.3%

Description	Mar-04	Feb-04	% Change	Mar-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	840	626	34.2%	687	22.3%	2,199.0	2,179.0	0.9%
Average Price	\$178,030	\$179,311	-0.7%	\$171,151	4.0%	\$182,156	\$178,565	2.0%
Median Price, Actual	\$158,900	\$153,000	3.9%	\$153,000	3.9%	\$157,900	\$153,000	3.2%
Dollar Volume (000)	\$149,545	\$118,444	26.3%	\$117,581	27.2%	\$400,561	\$387,129	3.5%
Inventory	6,997.0	6,514.0	7.4%	6112	14.5%	6,555 avg	5,872 avg	11.6%
Under Contract	551	578	-4.7%	441	24.9%	540 avg	486 avg	11.1%
Months Supply	8.3	10.4	-20.0%	8.9	-6.4%	9.3	8	15.0%
Number of Days on the Market	109	106	2.8%	93	17.2%	108	93	16.1%

Note

1 March 2004 data is from February 23, 2004 to March 22, 2004

2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, and Broomfield counties.

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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.