

Metro Denver Existing Single Family 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	Mar-04 Sales	Feb-04 Sales	% Change	Mar-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	126	97	29.9%	85	48.2%	3.8	4.9%
140,000 to 199,999	673	600	12.2%	660	2.0%	6.3	26.0%
200,000 to 299,999	1,094	887	23.3%	948	15.4%	6.9	42.2%
300,000 to 499,999	531	395	34.4%	381	39.4%	8.2	20.5%
500,000 to 999,999	144	74	94.6%	119	21.0%	14.2	5.6%
1,000,000 plus	25	21	19.0%	19	31.6%	28.7	1.0%

Description	Mar-04	Feb-04	% Change	Mar-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	2,855	2,052	39.1%	2,212	29.1%	7,464	6,740	10.7%
Average Price	\$275,634	\$279,825	-1.5%	\$266,064	3.6%	\$279,782	\$266,066	5.2%
Median Price	\$231,000	\$225,000	2.7%	\$224,000	3.1%	\$227,500	\$223,000	2.0%
Dollar Volume (000)	\$786,935	\$574,201	37.0%	\$592,957	32.7%	\$2,088,293	\$1,793,285	16.5%
Inventory	17,912	16,698	7.3%	18,203	-1.6%	16,767 avg	17,191 avg	-2.4%
Under Contract Total	2,312	1,982	16.6%	1,709	35.3%	2,012 avg	1,681 avg	19.6%
Months Supply	6.3	8.1	-22.9%	8.2	-23.5%	6.7	7.7	-13.0%
Number of Days on the Market	90	80	12.5%	85	5.9%	92	84	9.5%

Notes

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