

Metro Denver Existing Single Family Housing Market Report
May 2004



Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	May-04 Sales	Apr-04 Sales	% Change	May-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	141	159	-11.3%	114	23.7%	3.6	3.9%
140,000 to 199,999	840	957	-12.2%	957	-12.2%	6.1	23.3%
200,000 to 299,999	1,564	1,960	-20.2%	1,542	1.4%	5.7	43.3%
300,000 to 499,999	773	693	11.5%	622	24.3%	7.0	21.4%
500,000 to 999,999	243	204	19.1%	204	19.1%	10.8	6.7%
1,000,000 plus	49	47	4.3%	30	63.3%	18.7	1.4%

Description	May-04	Apr-04	% Change	May-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	3,806	3,968	-4.1%	3,469	9.7%	15,238	12,933	17.8%
Average Price	\$293,626	\$284,154	3.3%	\$275,835	6.4%	\$284,397	\$270,537	5.1%
Median Price	\$239,000	\$229,500	4.1%	\$228,600	4.5%	\$231,000	\$225,000	2.7%
Dollar Volume (000)	\$1,119,118	\$1,130,299	-1.0%	\$956,871	17.0%	\$4,329,960	\$3,496,524	23.8%
Inventory	19,897	19,190	3.7%	19,733	0.8%	17,877 avg	18,024 avg	-0.1%
Under Contract Total	2,575	3,088	-16.6%	2,460	4.7%	2,340 avg	1,865 avg	25.4%
Months Supply	5.2	4.8	8.1%	7.4	-29.4%	5.9	7.4	-20.8%
Number of Days on the Market	79	85	-7.1%	82	-3.7%	87	84	3.6%

Notes

- 1 May 2004 data is from April 26, 2004 to May 24, 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.