



Metro Denver Condominium Townhome Housing Market Report November 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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| Price Range Notes 1 and 2 | Nov-04 Sales | Oct-04 Sales | % Change | Nov-03 Sales | % change | 04 YTD Mo. Supply | % Mkt Share |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less | 296 | 378 | -21.7% | 270 | 9.6% | 10.0 | 34.4% |
| 140,000 to 199,999 | 344 | 383 | -10.2% | 365 | -5.8% | 7.4 | 40.0% |
| 200,000 to 299,999 | 152 | 186 | -18.3% | 130 | 16.9% | 9.4 | 17.7% |
| 300,000 to 499,999 | 46 | 44 | 4.5% | 30 | 53.3% | 15.8 | 5.3% |
| 500,000 to 999,999 | 20 | 15 | 33.3% | 13 | 53.8% | 12.0 | 2.3% |
| 1,000,000 plus | 3 | 3 | 0.0% | 1 | 200.0% | 31.7 | 0.3% |

| Description | Nov-04 | Oct-04 | % Change | Nov-03 | % Change | YTD 2004 | YTD 2003 | YTD % Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|-------------|-------------|-----------------|
| Sales | 943 | 1,112 | -15.2% | 809 | 16.6% | 10,940 | 10,499 | 4.2% |
| Average Price | \$182,676 | \$185,804 | -1.7% | \$175,535 | 4.1% | \$181,268 | \$175,459 | 3.3% |
| Median Price, Actual | \$156,000 | \$159,000 | -1.9% | \$155,500 | 0.3% | \$157,000 | \$154,000 | 1.9% |
| Dollar Volume (000) | \$172,045 | \$202,409 | -15.0% | \$142,008 | 21.2% | \$1,976,872 | \$1,842,140 | 7.3% |
| Inventory | 6,988 | 7,302 | -4.3% | 6,567 | 6.4% | 7,253 avg | 6,560 | 10.6% |
| Under Contract | 533 | 640 | -16.7% | 410 | 30.0% | 619 avg | 572 | 8.2% |
| Months Supply | 7.4 | 6.6 | 12.9% | 8.0 | -7.4% | 7.3 | 7.0 | 4.2% |
| Number of Days on the Market | 106 | 128 | -17.2% | 97 | 9.3% | 103 | 95 | 8.4% |

Note

1 November 2004 data is from October 25 to November 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.

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