

Metro Denver Existing Single Family Housing Market Report  
November 2004

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Nov-04 Sales	Oct-04 Sales	% Change	Nov-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	152	164	-7.3%	105	44.8%	3.9	4.8%
140,000 to 199,999	743	888	-16.3%	781	-4.9%	5.9	26.1%
200,000 to 299,999	1293	1410	-8.3%	1,071	20.7%	5.4	41.4%
300,000 to 499,999	618	674	-8.3%	500	23.6%	7.0	19.8%
500,000 to 999,999	228	231	-1.3%	173	31.8%	9.9	6.8%
1,000,000 plus	33	39	-15.4%	30	10.0%	25.9	1.1%

Description	Nov-04	Oct-04	% Change	Nov-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	3,256	4,019	-19.0%	2,660	22.4%	38,656	34,269	12.8%
Average Price	\$290,366	\$289,983	0.1%	\$283,766	2.3%	\$290,202	\$278,138	4.3%
Median Price	\$236,500	\$235,900	0.3%	\$229,500	3.1%	\$237,000	\$230,000	3.0%
Dollar Volume (000)	\$944,025	\$1,161,583	-18.7%	\$754,817	25.1%	\$11,206,052	\$9,531,505	17.6%
Inventory	17,545	18,728	-6.3%	17,645	-0.6%	18,679 avg	18,742	-0.3%
Under Contract Total	2,041	2,514	-18.8%	1,506	35.5%	2,350 avg	1,808	30.0%
Months Supply	5.4	4.7	15.6%	6.6	-18.4%	5.3	6.0	-11.4%
Number of Days on the Market	79	82	-3.7%	82	-3.7%	79	80	-1.3%

Notes

- 1 November 2004 data is from October 25 to November 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.