

Metro Denver Condominium Townhome Housing Market Report
October 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	Oct-04 Sales	Sep-04 Sales	% Change	Oct-03 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	378	326	16.0%	443	-14.7%	8.7	37.5%
140,000 to 199,999	383	385	-0.5%	450	-14.9%	7.5	38.0%
200,000 to 299,999	186	181	2.8%	180	3.3%	8.2	18.4%
300,000 to 499,999	44	48	-8.3%	48	-8.3%	17.2	4.4%
500,000 to 999,999	15	11	36.4%	16	-6.3%	17.3	1.5%
1,000,000 plus	3	4	-25.0%	5	-40.0%	35.0	0.3%

Description	Oct-04	Sep-04	% Change	Oct-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	1,112	1,005	10.6%	1,142	-2.6%	9,997	9,693	3.1%
Average Price	\$185,804	\$179,183	3.7%	\$177,291	4.8%	\$181,093	\$175,456	3.2%
Median Price, Actual	\$159,000	\$156,031	1.9%	\$154,500	2.9%	\$157,250	\$154,000	2.1%
Dollar Volume (000)	\$202,409	\$181,000	11.8%	\$202,467	0.0%	\$1,804,826	\$1,700,692	6.1%
Inventory	7,302	7,552	-3.3%	6,865	6.4%	7,280/avg	6,580	10.6%
Under Contract	640	579	10.5%	606	5.6%	628/avg	589	6.6%
Months Supply	6.6	7.5	-12.6%	6.0	9.4%	7.3	6.8	7.1%
Number of Days on the Market	128	99	29.3%	87	47.1%	103	87	18.4%

Note

- 1 September 2004 data is from August 23, 2004 to September 19, 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.