

Metro Denver Existing Single Family Housing Market Report
February 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Feb-05 Sales	Jan-05 Sales	% Change	Feb-04 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	115	127	-9.4%	97	18.6%	3.9	7.2%
140,000 to 199,999	519	461	12.6%	600	-13.5%	7.2	26.3%
200,000 to 299,999	783	676	15.8%	887	-11.7%	7.7	38.6%
300,000 to 499,999	364	337	8.0%	395	-7.8%	10.0	19.2%
500,000 to 999,999	120	130	-7.7%	74	62.2%	16.8	7.4%
1,000,000 plus	30	21	42.9%	21	42.9%	27.6	1.2%

Description	Feb-05	Jan-05	% Change	Feb-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	2,161	2,098	3.0%	2,052	5.3%	4,259	4,609	-7.6%
Average Price	\$286,248	\$290,503	-1.5%	\$282,264	1.4%	\$288,315	\$283,209	1.8%
Median Price	\$231,200	\$230,000	0.5%	\$225,000	2.8%	\$230,000	\$225,250	2.1%
Dollar Volume (000)	\$628,929	\$610,520	3.0%	\$579,205	8.6%	\$1,239,450	\$1,326,245	-6.5%
Inventory	15,175	14,712	3.1%	16,698	-9.1%	14,944	16,195	-7.7%
Under Contract Total	3,969	2,547	55.8%	1,982	100.3%	3,258	3,725	-12.5%
Months Supply	7.0	7.0	0.1%	8.1	-13.3%	7.0	7.0	0.2%
Number of Days on the Market	99	94	5.3%	80	23.8%	97	79	22.8%

Notes

- 1 February 2005 data is from January 24, 2005 to February 21, 2005
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson 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.