



Metro Denver Condominium Townhome Housing Market Report January 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Jan-05 Sales	Dec-04 Sales	% Change	Jan-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	211	333	-36.6%	248	-14.9%	13.5	39.1%
140,000 to 199,999	173	277	-37.5%	296	-41.6%	13.5	32.0%
200,000 to 299,999	105	152	-30.9%	138	-23.9%	13.3	19.4%
300,000 to 499,999	36	38	-5.3%	53	-32.1%	19.0	6.7%
500,000 to 999,999	15	30	-50.0%	19	-21.1%	13.0	2.8%
1,000,000 plus	0	2	-100.0%	3	-100.0%	#DIV/0!	0.0%

Description	Jan-05	Dec-04	% Change	Jan-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	615	975	-36.9%	755	-18.5%	615	755	-18.5%
Average Price	\$186,702	\$186,011	0.4%	\$189,208	-1.3%	\$186,702	\$189,208	-1.3%
Median Price, Actual	\$157,000	\$155,475	1.0%	\$160,000	-1.9%	\$157,000	\$160,000	-1.9%
Dollar Volume (000)	\$113,292	\$179,584	-36.9%	\$142,852	-20.7%	\$113,292	\$142,852	-20.7%
Inventory	6,205	6,126	1.3%	6,167	0.6%	6,205	6,167	-91.6%
Under Contract	679	533	27.4%	492	38.0%	679	492	-88.5%
Months Supply	10.1	6.3	60.6%	8.2	23.0%	10.1	8.2	23.0%
Number of Days on the Market	114	103	10.7%	107	6.5%	114	107	6.5%

Note

- 1 January 2005 data is from December 27, 2004 to January 24, 2005
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson 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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.