



Metro Denver Condominium Townhome Housing Market Report
March 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Mar-05 Sales	Feb-05 Sales	% Change	Mar-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	283	214	32.2%	299	-5.4%	10.8	36.9%
140,000 to 199,999	287	217	32.3%	287	0.0%	9.2	37.5%
200,000 to 299,999	131	108	21.3%	131	0.0%	11.1	17.1%
300,000 to 499,999	46	87	-47.1%	41	12.2%	13.2	6.0%
500,000 to 999,999	16	16	0.0%	9	77.8%	13.8	2.1%
1,000,000 plus	3	2	50.0%	2	50.0%	33.0	0.4%

Description	Mar-05	Feb-05	% Change	Mar-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	800	618	29.4%	840	-4.8%	2,033	2,199	-7.5%
Average Price	\$183,791	\$190,154	-3.3%	\$178,030	3.2%	\$186,601	\$182,156	2.4%
Median Price, Actual	\$158,500	\$155,000	2.3%	\$158,900	-0.3%	\$157,200	\$157,900	-0.4%
Dollar Volume (000)	\$147,527	\$115,206	28.1%	\$149,545	-1.3%	\$376,026	\$400,561	-6.1%
Inventory	6,912	6,555	5.4%	6,997	-1.2%	6,557	6,555	0.0%
Under Contract	1160	971	19.5%	551	110.5%	943	540	74.7%
Months Supply	8.6	10.6	-18.5%	8.3	4.1%	9.4	9.3	0.9%
Number of Days on the Market	118	127	-7.1%	106	11.3%	119	108	10.2%

Note

1 March 2005 data is from February 21, 2005 to March 21, 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.