

Metro Denver Existing Single Family Housing Market Report  
March 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Mar-05 Sales	Feb-05 Sales	% Change	Mar-04 Sales	% change	04 YTD Mo. Supply	% Mkt Share
139,999 or less	129	115	12.2%	126	2.4%	4.3	6.0%
140,000 to 199,999	609	519	17.3%	673	-9.5%	6.1	26.9%
200,000 to 299,999	1124	783	43.6%	1,094	2.7%	5.4	40.5%
300,000 to 499,999	532	364	46.2%	531	0.2%	6.9	18.9%
500,000 to 999,999	193	120	60.8%	144	34.0%	10.6	6.2%
1,000,000 plus	30	30	0.0%	25	20.0%	28.1	1.6%

Description	Mar-05	Feb-05	% Change	Mar-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	2,978	2,161	37.8%	2,855	4.3%	7,237	7,464	-3.0%
Average Price	\$291,903	\$286,248	2.0%	\$275,634	5.9%	\$289,692	\$279,782	3.5%
Median Price	\$236,500	\$231,200	2.3%	\$231,000	2.4%	\$234,000	\$227,500	2.9%
Dollar Volume (000)	\$869,714	\$628,929	38.3%	\$786,935	10.5%	\$2,109,165	\$2,088,293	1.0%
Inventory	16,111	15,175	6.2%	17,912	-10.1%	15,333	16,767	-8.6%
Under Contract Total	4,323	3,969	8.9%	2,312	87.0%	3,613	2,012	79.6%
Months Supply	5.4	7.0	-23.0%	6.3	-14.1%	6.4	6.7	-5.1%
Number of Days on the Market	95	99	-4.0%	90	5.6%	96	92	4.3%

Notes

- 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 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.