



## HOUSE SALES

### November 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	58	367	\$589,993	74	\$545,000
Broomfield	20	148	\$382,226	80	\$249,500
Erie	20	178	\$389,766	78	\$270,000
Lafayette	18	181	\$343,400	60	\$269,500
Longmont	90	711	\$270,609	89	\$236,200
Louisville	21	89	\$387,690	50	\$361,500
Superior	7	46	\$362,500	46	\$310,000
Mountains	41	355	\$360,962	107	\$316,500
Plains	23	221	\$718,923	85	\$615,000
<b>Total</b>	<b>298</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	11/01/02 10/31/03	11/01/03 10/31/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	926	1053	13.7	\$484,590	\$526,564	8.7
Broomfield	360	364	1.1	\$293,605	\$324,540	10.5
Erie	216	270	25	\$319,563	\$324,516	1.5
Lafayette	393	381	<3.1>	\$343,081	\$358,700	4.6
Longmont	1283	1378	7.4	\$252,379	\$262,996	4.2
Louisville	318	288	<9.4>	\$324,807	\$327,324	0.8
Superior	232	204	<12.1>	\$362,795	\$365,334	0.7
Mountains	372	402	8.1	\$370,438	\$366,830	<1>
Plains	402	478	18.9	\$563,674	\$587,708	4.3
<b>Total</b>	<b>4,502</b>	<b>4,818</b>				

Location	Average Days to Contract			Median Sales Price		
	11/01/02 10/31/03	11/01/03 10/31/04	% Chg	11/01/02 10/31/03	11/01/03 10/31/04	% Chg
Boulder	65	66	1.5	\$420,000	\$459,000	9.3
Broomfield	78	81	3.8	\$245,000	\$266,000	8.6
Erie	92	101	9.8	\$299,563	\$292,500	<2.4>
Lafayette	82	71	<13.4>	\$283,000	\$286,586	1.3
Longmont	78	77	<1.3>	\$225,000	\$227,000	0.9
Louisville	63	55	<12.7>	\$287,000	\$292,500	1.9
Superior	72	59	<18.1>	\$336,500	\$330,000	<1.9>
Mountains	100	130	30	\$315,000	\$303,000	<3.8>
Plains	102	102	0	\$420,000	\$445,900	6.2

## CONDO & TOWNHOME SALES

### November 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	29	422	\$288,989	84	\$262,500
Broomfield	4	41	\$184,760	230	\$192,043
Erie	1	5	\$159,900	38	\$159,900
Lafayette	5	72	\$173,590	35	\$174,950
Longmont	30	183	\$204,057	110	\$174,000
Louisville	6	40	\$201,133	110	\$183,000
Superior	0	40	0	0	\$0
Mountains	0	3	0	0	\$0
Plains	4	78	\$171,725	100	\$172,500
<b>Total</b>	<b>79</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	11/01/02 10/31/03	11/01/03 10/31/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	696	752	8	\$236,667	\$246,902	4.3
Broomfield	105	85	<19>	\$211,542	\$221,447	4.7
Erie	2	1	<50>	\$167,000	\$194,000	16.2
Lafayette	212	147	<30.7>	\$185,477	\$190,136	2.5
Longmont	314	347	10.5	\$182,371	\$185,654	1.8
Louisville	72	66	<8.3>	\$185,305	\$181,410	<2.1>
Superior	59	53	<10.2>	\$215,919	\$210,081	<2.7>
Mountains	3	4	33.3	\$113,800	\$239,358	110.3
Plains	165	139	<15.8>	\$176,092	\$188,680	7.1
<b>Total</b>	<b>1,628</b>	<b>1,594</b>				

Location	Average Days to Contract			Median Sales Price		
	11/01/02 10/31/03	11/01/03 10/31/04	% Chg	11/01/02 10/31/03	11/01/03 10/31/04	% Chg
Boulder	77	85	10.4	\$223,000	\$227,000	1.8
Broomfield	108	83	<23.1>	\$213,000	\$228,798	7.4
Erie	106	35	<67>	\$152,000	\$194,000	27.6
Lafayette	81	68	<16>	\$170,000	\$180,000	5.9
Longmont	N/A	146	N/A	\$174,725	\$177,500	1.6
Louisville	60	80	33.3	\$185,305	\$180,000	<2.9>
Superior	81	64	<21>	\$212,000	\$196,000	<7.5>
Mountains	129	57	<55.8>	\$90,000	\$233,435	159.4
Plains	69	95	37.7	\$171,000	\$172,800	1.1

For more information contact: Kenneth Hotard \*303.442.3585\* khotard@barastaff.com  
Data Source: IRES- Information Real Estate Services