



## HOUSE SALES

### June 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	120	507	\$563,869	49	\$482,000
Broomfield	39	219	\$293,743	67	\$247,000
Erie	30	199	\$303,240	84	\$278,000
Lafayette	43	199	\$326,475	55	\$243,900
Longmont	152	810	\$203,587	66	\$226,000
Louisville	30	125	\$361,420	45	\$317,500
Superior	28	67	\$385,230	63	\$350,000
Mountains	30	520	\$352,123	111	\$297,500
Plains	52	295	\$511,740	92	\$419,600
<b>Total</b>	<b>524</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	06/01/02 05/31/03	06/01/03 05/31/04	% Chg	06/01/02 05/31/03	06/01/03 05/31/04	% Chg
Boulder	841	1039	23.5	\$487,160	\$495,463	1.7
Broomfield	307	374	21.8	\$298,866	\$308,581	3.3
Erie	215	245	14	\$327,982	\$311,780	<4.9>
Lafayette	370	365	<1.4>	\$329,483	\$357,725	8.6
Longmont	1286	1340	4.2	\$248,933	\$257,379	3.4
Louisville	284	321	13	\$339,046	\$318,392	<6.1>
Superior	177	244	37.9	\$362,660	\$360,711	<.5>
Mountains	339	379	11.8	\$356,483	\$368,877	3.5
Plains	363	474	30.6	\$543,757	\$569,156	4.7
<b>Total</b>	<b>4,182</b>	<b>4,781</b>				

Location	Average Days to Contract			Median Sales Price		
	06/01/02 05/31/03	05/01/03 04/30/04	% Chg	06/01/02 05/31/03	06/01/03 05/31/04	% Chg
Boulder	61	70	14.8	\$414,000	\$430,000	3.9
Broomfield	78	83	6.4	\$244,500	\$250,000	2.2
Erie	97	97	0	\$292,000	\$292,500	0.2
Lafayette	77	80	3.9	\$276,000	\$294,500	6.7
Longmont	73	80	9.6	\$222,500	\$226,500	1.8
Louisville	59	58	<1.7>	\$296,900	\$286,500	<3.5>
Superior	72	69	<2.2>	\$337,500	\$322,000	<4.6>
Mountains	91	127	39.6	\$299,500	\$315,000	5.2
Plains	94	102	8.5	\$470,000	\$435,000	<7.4>

## CONDO & TOWNHOME SALES

### June 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	97	480	\$257,163	83	\$233,280
Broomfield	8	34	\$215,895	55	\$190,000
Erie	0	3	0	0	0
Lafayette	20	67	\$191,961	71	\$177,000
Longmont	23	235	\$177,947	194	\$179,000
Louisville	8	36	\$187,868	38	\$182,000
Superior	6	33	\$208,416	77	\$184,000
Mountains	0	5	0	0	\$0
Plains	22	106	\$187,741	88	\$163,000
<b>Total</b>	<b>184</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	06/01/02 05/31/03	06/01/03 05/31/04	% Chg	06/01/02 05/31/03	06/01/03 05/31/04	% Chg
Boulder	697	699	0.3	\$234,700	\$242,784	3.4
Broomfield	114	89	<21.9>	\$206,746	\$226,105	9.4
Erie	2	2	0	\$157,500	\$167,000	6
Lafayette	173	191	10.4	\$189,132	\$187,864	<.7>
Longmont	264	367	39	\$180,953	\$183,121	1.2
Louisville	77	68	<11.7>	\$177,924	\$187,970	5.6
Superior	80	58	<27.5>	\$220,609	\$210,052	<4.8>
Mountains	4	1	<75>	\$113,975	\$233,000	104.4
Plains	179	149	<16.8>	\$184,790	\$180,922	<2.1>
<b>Total</b>	<b>1,590</b>	<b>1,624</b>				

Location	Average Days to Contract			Median Sales Price		
	06/01/02 05/31/03	05/01/03 04/30/04	% Chg	06/01/02 05/31/03	06/01/03 05/31/04	% Chg
Boulder	61	85	39.3	\$220,000	\$224,900	2.2
Broomfield	86	93	8.1	\$205,000	\$231,111	12.7
Erie	36	106	194.4	\$155,500	\$152,000	<2.3>
Lafayette	67	72	7.5	\$178,000	\$174,000	<2.2>
Longmont	N/A	N/A	N/A	\$172,000	\$176,900	2.8
Louisville	49	68	38.8	\$182,000	\$183,500	0.8
Superior	74	58	<21.6>	\$215,000	\$194,000	<9.8>
Mountains	105	94	<10.5>	\$90,000	\$233,000	158.9
Plains	50	94	88	\$176,000	\$167,500	<4.8>

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Data Source: IRES- Information Real Estate Services