



HOUSE SALES

August 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	102	447	\$559,717	44	\$476,500
Broomfield	31	202	\$353,019	68	\$275,000
Erie	21	208	\$377,938	89	\$355,000
Lafayette	30	194	\$399,816	54	\$274,900
Longmont	125	799	\$281,953	66	\$230,000
Louisville	21	120	\$346,906	58	\$319,000
Superior	23	68	\$374,420	54	\$348,500
Mountains	35	516	\$433,365	102	\$419,000
Plains	47	284	\$601,810	72	\$431,000
Total	435				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	08/01/02 07/31/03	08/01/03 07/31/04	% Chg	08/01/02 07/31/03	08/01/03 07/31/04	% Chg
Boulder	882	1056	19.7	\$478,190	\$510,524	6.8
Broomfield	345	368	6.7	\$297,824	\$316,924	6.4
Erie	222	259	16.7	\$323,706	\$311,684	<3.7>
Lafayette	398	357	<10.3>	\$335,175	\$352,605	5.2
Longmont	1290	1389	7.7	\$247,749	\$262,257	5.9
Louisville	308	308	0	\$323,411	\$324,950	0.5
Superior	201	222	10.4	\$366,647	\$363,267	<.9>
Mountains	344	393	14.2	\$375,129	\$358,566	<4.4>
Plains	383	476	24.3	\$543,928	\$575,203	5.7
Total	4,373	4,828				

Location	Average Days to Contract			Median Sales Price		
	08/01/02 07/31/03	08/01/03 07/31/04	% Chg	08/01/02 07/31/03	08/01/03 07/31/04	% Chg
Boulder	62	67	8.1	\$410,000	\$442,000	7.8
Broomfield	75	84	12	\$244,500	\$260,000	6.3
Erie	95	95	0	\$292,000	\$290,000	<.7>
Lafayette	81	74	<8.6>	\$281,500	\$272,500	<3.2>
Longmont	76	79	3.9	\$222,000	\$227,806	2.6
Louisville	60	59	<1.7>	\$288,000	\$286,500	<.5>
Superior	72	66	<8.3>	\$344,000	\$325,000	<5.5>
Mountains	93	126	35.5	\$305,000	\$305,000	0
Plains	97	104	7.2	\$415,000	\$440,000	6

CONDO & TOWNHOME SALES

August 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	87	470	\$224,420	61	\$225,000
Broomfield	9	33	\$199,913	78	\$180,000
Erie	1	5	\$194,000	35	\$194,000
Lafayette	9	80	\$194,833	58	\$187,500
Longmont	32	220	\$188,689	89	\$164,000
Louisville	12	37	\$172,994	103	\$175,000
Superior	2	39	\$230,500	40	\$156,000
Mountains	3	2	\$241,478	45	\$234,000
Plains	12	99	\$190,679	69	\$173,900
Total	167				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	08/01/02 07/31/03	08/01/03 07/31/04	% Chg	08/01/02 07/31/03	08/01/03 07/31/04	% Chg
Boulder	698	715	2.4	\$233,111	\$248,857	6.8
Broomfield	112	96	<14.3>	\$207,002	\$224,983	8.7
Erie	2	1	<50>	\$170,750	\$152,000	<11>
Lafayette	196	176	<10.2>	\$188,359	\$191,211	1.5
Longmont	274	368	34.3	\$182,835	\$183,135	0.2
Louisville	75	64	<14.7>	\$185,447	\$182,258	<1.7>
Superior	74	56	<24.3>	\$216,713	\$211,742	<2.3>
Mountains	4	1	<75>	\$113,975	\$233,000	104.4
Plains	173	138	<20.2>	\$181,869	\$185,438	2
Total	1,608	1,615				

Location	Average Days to Contract			Median Sales Price		
	08/01/02 07/31/03	08/01/03 07/31/04	% Chg	08/01/02 07/31/03	08/01/03 07/31/04	% Chg
Boulder	71	87	22.5	\$220,000	\$226,000	2.7
Broomfield	87	95	9.2	\$202,765	\$231,111	14
Erie	37	167	351.4	\$159,500	\$152,000	<4.7>
Lafayette	69	76	10.1	\$175,000	\$182,500	4.3
Longmont	N/A	N?A	N/A	\$172,750	\$178,000	3
Louisville	60	64	6.7	\$184,000	\$182,000	<1.1>
Superior	75	64	<14.7>	\$205,000	\$196,000	<4.4>
Mountains	105	94	<10.5>	\$90,000	\$233,000	158.9
Plains	67	92	37.3	\$172,000	\$170,000	<1.2>

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Data Source: IRES- Information Real Estate Services