



### HOUSE SALES

### Year-to-Year Comparison

#### January 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	43	313	\$630,533	95	\$535,000
Broomfield	10	146	\$331,594	87	\$264,000
Erie	10	156	\$361,496	93	\$296,587
Lafayette	14	175	\$412,514	77	\$345,000
Longmont	65	681	\$267,653	96	\$220,000
Louisville	17	62	\$328,523	69	\$295,000
Superior	11	39	\$373,136	67	\$365,000
Mountains	22	301	\$341,540	155	\$322,500
Plains	25	189	\$717,051	125	\$424,500
<b>Total</b>	<b>217</b>				

Location	Total # Sold			Average Sales Price		
	01/01/03 12/31/03	01/01/04 12/31/04	% Chg	01/01/03 12/31/03	01/01/04 12/31/04	% Chg
Boulder	960	1033	7.6	\$480,575	\$533,611	11
Broomfield	369	369	0	\$293,196	\$335,843	14.5
Erie	222	294	32.4	\$313,630	\$337,024	7.4
Lafayette	406	373	<8.1>	\$350,232	\$352,239	0.5
Longmont	1308	1386	5.9	\$255,988	\$265,793	3.8
Louisville	318	303	<4.7>	\$320,940	\$334,908	4.3
Superior	230	207	<10>	\$356,766	\$374,372	4.9
Mountains	368	423	14.9	\$375,864	\$361,857	<3.7>
Plains	411	487	18.4	\$574,082	\$582,072	1.4
<b>Total</b>	<b>4,592</b>	<b>4,875</b>				

Location	Average Days to Contract			Median Sales Price		
	01/01/03 12/31/03	01/01/04 12/31/04	% Chg	01/01/03 12/31/03	01/01/04 12/31/04	% Chg
Boulder	67	63	<5.9>	\$419,900	\$467,000	11.2
Broomfield	78	79	1.3	\$246,500	\$272,500	10.5
Erie	89	100	12.3	\$293,000	\$295,000	0.68
Lafayette	82	69	<15.8>	\$287,500	\$272,500	<5.2>
Longmont	81	78	<3.7>	\$255,000	\$229,950	<9.8>
Louisville	63	54	<14.2>	\$285,000	\$297,000	4.2
Superior	71	57	<19.7>	\$329,000	\$339,900	3.3
Mountains	109	126	15.5	\$317,000	\$300,000	<5.3>
Plains	103	99	<3.8>	\$415,000	\$446,000	7.4

### CONDO & TOWNHOME SALES

### Year-to-Year Comparison

#### January 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	39	391	\$291,651	126	\$260,000
Broomfield	7	40	\$221,121	271	\$222,102
Erie	0	3	0	0	0
Lafayette	10	49	\$176,939	81	\$159,999
Longmont	13	190	\$160,221	109	\$164,564
Louisville	2	37	\$238,500	44	\$205,000
Superior	3	28	\$221,350	106	227,900
Mountains	0	2	0	0	\$0
Plains	6	72	\$192,833	98	\$213,000
<b>Total</b>	<b>80</b>				

Location	Total # Sold			Average Sales Price		
	01/01/03 12/31/03	01/01/04 12/31/04	% Chg	01/01/03 12/31/03	01/01/04 12/31/04	% Chg
Boulder	701	772	10.1	\$235,600	\$249,945	6
Broomfield	93	88	<5.3>	\$213,619	\$213,322	<1.1>
Erie	2	2	0	\$167,000	\$176,950	5.9
Lafayette	201	146	<27>	\$185,923	\$190,066	2.22
Longmont	341	360	5.5	\$184,889	\$187,750	1.54
Louisville	68	72	5.8	\$186,914	\$183,677	<1.7>
Superior	62	40	<35>	\$213,571	\$213,490	<.03>
Mountains	3	5	66.6	\$113,800	\$222,487	95.5
Plains	160	140	<12.5>	\$175,910	\$188,373	7
<b>Total</b>	<b>1,631</b>	<b>1,625</b>				

Location	Average Days to Contract			Median Sales Price		
	01/01/03 12/31/03	01/01/04 12/31/04	% Chg	01/01/03 12/31/03	01/01/04 12/31/04	% Chg
Boulder	78	88	12.8	\$221,660	\$230,000	3.7
Broomfield	112	105	<6.2>	\$219,000	\$216,000	<1.3>
Erie	106	36	<66>	\$152,000	\$159,900	5.1
Lafayette	82	66	<19.5>	\$171,700	\$179,400	4.4
Longmont	N/A	133	N/A	\$178,000	\$176,000	<1.1>
Louisville	63	83	31.7	\$183,500	\$180,000	<1.9>
Superior	74	68	<8.1>	\$198,000	\$196,000	<1.1>
Mountains	129	78	<39.5>	\$90,000	\$233,435	159.3
Plains	76	94	23.6	\$169,000	\$172,500	2

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Data Source: IRES- Information Real Estate Services