



HOUSE SALES

February 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	50	352	\$653,001	92	\$540,000
Broomfield	21	153	\$342,016	84	\$310,000
Erie	13	171	\$339,092	121	\$265,000
Lafayette	28	191	\$388,037	112	\$318,460
Longmont	84	664	\$271,739	94	\$235,000
Louisville	10	77	\$357,750	96	\$320,000
Superior	11	45	\$370,027	67	\$373,000
Mountains	12	331	\$525,933	151	\$415,000
Plains	25	197	\$721,656	107	\$542,500
Total	254				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	02/01/03 01/31/04	02/01/04 01/31/05	% Chg	02/01/03 01/31/04	02/01/04 01/31/05	% Chg
Boulder	974	1027	5.4	\$483,479	\$536,729	11
Broomfield	374	359	<4>	\$295,994	\$334,381	12.9
Erie	217	298	37.3	\$316,609	\$336,420	6.2
Lafayette	404	374	<7.4>	\$354,147	\$353,437	<.2>
Longmont	1293	1396	7.9	\$256,290	\$265,736	3.7
Louisville	316	310	<1.8>	\$321,571	\$335,810	4.4
Superior	237	206	<13>	\$358,941	\$373,586	4
Mountains	372	423	13.7	\$372,964	\$359,253	<3.7>
Plains	421	482	14.4	\$580,442	\$586,058	0.9
Total	4,608	4,875				

Location	Average Days to Contract			Median Sales Price		
	02/01/03 01/31/04	02/01/04 01/31/05	% Chg	02/01/03 01/31/04	02/01/04 01/31/05	% Chg
Boulder	67	64	<4.4>	\$425,000	\$467,000	9.9
Broomfield	81	76	<6.2>	\$247,900	\$270,000	8.9
Erie	90	100	11	\$300,000	\$294,250	<1.9>
Lafayette	82	70	<14.6>	\$289,950	\$273,000	<5.8>
Longmont	82	79	<3.7>	\$225,000	\$229,900	2.2
Louisville	62	54	<12.9>	\$285,000	\$297,000	4.2
Superior	73	56	<23>	\$329,000	\$343,000	4.3
Mountains	111	126	13.5	\$308,000	\$303,500	<1.5>
Plains	105	99	<5.7>	\$420,000	\$445,000	6

CONDO & TOWNHOME SALES

February 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	29	441	\$284,382	116	\$287,000
Broomfield	4	44	\$185,625	115	\$176,500
Erie	0	5	0	0	0
Lafayette	8	57	\$179,118	131	\$152,000
Longmont	15	191	\$172,807	115	\$170,048
Louisville	2	40	\$229,175	23	\$178,450
Superior	6	35	\$251,316	123	240,000
Mountains	0	2	0	0	0
Plains	9	84	\$211,944	122	\$186,000
Total	73				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	02/01/03 01/31/04	02/01/04 01/31/05	% Chg	02/01/03 01/31/04	02/01/04 01/31/05	% Chg
Boulder	686	774	12.8	\$235,963	\$253,155	7.3
Broomfield	89	90	1.1	\$214,684	\$213,728	<.4>
Erie	2	2	0	\$167,000	\$176,950	5.9
Lafayette	197	153	<22>	\$187,253	\$188,845	0.8
Longmont	338	357	5.6	\$184,390	\$187,840	1.9
Louisville	67	71	6	\$186,408	\$186,574	0.08
Superior	59	42	<28.8>	\$216,075	\$213,848	<1>
Mountains	3	5	66.6	\$113,800	\$222,487	95.5
Plains	159	139	<12.5>	\$177,152	\$188,566	6.4
Total	1,600	1,633				

Location	Average Days to Contract			Median Sales Price		
	02/01/03 01/31/04	02/01/04 01/31/05	% Chg	02/01/03 01/31/04	02/01/04 01/31/05	% Chg
Boulder	78	89	14.1	\$221,660	\$232,000	4.7
Broomfield	118	118	0	\$219,000	\$219,000	0
Erie	106	36	<66>	\$152,000	\$159,900	4.6
Lafayette	83	66	<20.4>	\$172,000	\$178,900	4
Longmont	N/A	133	N/A	\$177,000	\$177,395	0.22
Louisville	65	81	24.6	\$183,500	\$182,500	<.5>
Superior	74	71	<4>	\$205,000	\$196,000	<4.4>
Mountains	129	78	<39.5>	\$90,000	\$233,435	159.4
Plains	82	90	9.8	\$169,000	\$173,000	2.4

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