



## HOUSE SALES

### April 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	106	428	\$524,683	68	\$475,000
Broomfield	37	179	\$282,347	91	\$252,100
Erie	27	199	\$303,578	68	\$255,000
Lafayette	35	217	\$389,032	73	\$299,500
Longmont	119	771	\$261,846	84	\$233,000
Louisville	27	105	\$360,018	60	\$309,900
Superior	15	72	\$425,673	28	\$353,000
Mountains	33	327	\$448,807	146	\$365,000
Plains	38	236	\$554,056	74	\$450,000
<b>Total</b>	<b>437</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	04/01/03 03/31/04	04/01/04 03/31/05	% Chg	04/01/03 03/31/04	04/01/04 03/31/05	% Chg
Boulder	971	1042	7.3	\$485,715	\$555,134	14.3
Broomfield	376	371	<1.3>	\$298,444	\$334,515	12.1
Erie	231	305	32	\$316,206	\$341,054	7.9
Lafayette	395	385	<2.5>	\$352,681	\$360,048	2.1
Longmont	1331	1392	4.6	\$255,329	\$270,447	6
Louisville	314	301	<4.1>	\$315,863	\$341,504	8.1
Superior	244	209	<14.3>	\$363,415	\$377,295	3.8
Mountains	369	436	18.2	\$370,828	\$361,687	<2.5>
Plains	431	489	13.5	\$569,548	\$595,495	4.5
<b>Total</b>	<b>4,662</b>	<b>4,930</b>				

Location	Average Days to Contract			Median Sales Price		
	04/01/03 03/31/04	04/01/04 03/31/05	% Chg	04/01/03 03/31/04	04/01/04 03/31/05	% Chg
Boulder	68	63	<7.4>	\$425,000	\$478,000	12.5
Broomfield	79	77	<2.5>	\$247,950	\$268,900	8.4
Erie	95	98	3.2	\$295,000	\$294,500	<2>
Lafayette	81	69	<14.8>	\$281,500	\$285,500	1.4
Longmont	80	80	0	\$225,000	\$233,000	3.6
Louisville	63	56	<11.1>	\$280,000	\$300,000	7.1
Superior	71	54	<23.9>	\$329,900	\$348,500	5.6
Mountains	115	130	13	\$315,000	\$299,000	<5.1>
Plains	103	98	<4.9>	\$385,000	\$446,000	15.8

## CONDO & TOWNHOME SALES

### April 2005 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	92	563	\$264,548	102	\$248,784
Broomfield	6	56	\$209,000	83	\$185,000
Erie	0	16	0	0	0
Lafayette	9	96	\$189,455	33	\$162,900
Longmont	20	210	\$184,311	96	\$159,900
Louisville	4	52	\$143,500	120	\$130,500
Superior	5	51	\$213,900	56	\$224,000
Mountains	1	9	\$146,500	277	\$146,500
Plains	13	83	\$192,103	110	\$170,000
<b>Total</b>	<b>150</b>				

### Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	04/01/03 03/31/04	04/01/04 03/31/05	% Chg	04/01/03 03/31/04	04/01/04 03/31/05	% Chg
Boulder	710	763	7.5	\$239,581	\$260,745	8.8
Broomfield	86	81	<5.8>	\$220,153	\$208,892	<5.1>
Erie	2	2	0	\$167,000	\$176,950	6
Lafayette	196	145	<26>	\$187,808	\$189,238	0.8
Longmont	351	347	<1.1>	\$184,774	\$187,422	1.4
Louisville	69	68	<1.4>	\$186,797	\$187,366	0.3
Superior	58	42	<28>	\$214,602	\$215,075	0.2
Mountains	1	4	300	\$233,000	\$219,858	<5.6>
Plains	145	152	4.8	\$179,776	\$186,769	3.9
<b>Total</b>	<b>1,618</b>	<b>1,604</b>				

Location	Average Days to Contract			Median Sales Price		
	04/01/03 03/31/04	04/01/04 03/31/05	% Chg	04/01/03 03/31/04	04/01/04 03/31/05	% Chg
Boulder	85	87	2.4	\$223,000	\$235,000	5.4
Broomfield	109	122	12	\$228,800	\$196,000	<14.3>
Erie	106	36	<66>	\$152,000	\$159,900	5.2
Lafayette	79	68	<13.9>	\$172,900	\$178,000	2.9
Longmont	N/A	129	N/A	\$176,900	\$177,395	0.3
Louisville	64	80	25	\$183,400	\$182,000	<8>
Superior	74	76	2.7	\$205,000	\$204,000	<5>
Mountains	94	74	<21.2>	\$233,000	\$233,435	0.2
Plains	85	90	5.9	\$167,900	\$173,900	3.6

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