



**HOUSE SALES**

**Year-to-Year Comparison**

**September 2005 Statistics**

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	75	412	\$622,512	48	\$540,000
Broomfield	34	199	\$349,982	79	\$290,000
Erie	21	215	\$325,754	71	\$303,000
Lafayette	30	187	\$384,198	82	\$361,111
Longmont	99	784	\$283,948	70	\$246,000
Louisville	37	111	\$342,685	47	\$335,000
Superior	17	76	\$430,823	40	\$429,900
Mountains	35	430	\$361,707	97	\$310,000
Plains	39	251	\$619,356	58	\$565,000
<b>Total</b>	<b>387</b>				

Location	Total # Sold			Average Sales Price		
	09/01/03 08/31/04	09/01/04 08/31/05	% Chg	09/01/03 08/31/04	09/01/04 08/31/05	% Chg
Boulder	1057	996	<5.8>	\$516,384	\$596,242	15.5
Broomfield	355	390	9.9	\$321,285	\$330,044	2.7
Erie	258	307	19	\$321,583	\$355,043	10.4
Lafayette	360	408	13.3	\$355,863	\$383,119	7.7
Longmont	1394	1407	0.9	\$262,571	\$276,905	5.5
Louisville	292	310	6.2	\$362,030	\$343,052	<5.2>
Superior	208	212	1.9	\$362,017	\$408,976	13
Mountains	387	421	8.8	\$365,677	\$377,575	3.3
Plains	486	432	<11>	\$580,420	\$583,583	0.5
<b>Total</b>	<b>4,797</b>	<b>4,883</b>				

Location	Average Days to Contract			Median Sales Price		
	09/01/03 08/31/04	09/01/04 08/31/05	% Chg	09/01/03 08/31/04	09/01/04 08/31/05	% Chg
Boulder	67	60	<10.4>	\$447,120	\$510,000	14
Broomfield	86	76	<11.6>	\$264,000	\$265,000	0.4
Erie	98	92	<6.1>	\$292,000	\$295,000	1
Lafayette	72	72	0	\$279,900	\$310,000	10.8
Longmont	78	81	3.8	\$227,250	\$238,000	4.7
Louisville	58	52	<10.3>	\$290,000	\$305,000	5.2
Superior	64	51	<20.3>	\$328,000	\$380,000	15.9
Mountains	127	133	4.7	\$310,000	\$339,000	9.4
Plains	102	88	<13.7>	\$438,200	\$450,000	2.7

**CONDO & TOWNHOME SALES**

**Year-to-Year Comparison**

**September 2005 Statistics**

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	62	470	\$304,699	62	\$265,000
Broomfield	10	65	\$208,642	86	\$202,900
Erie	1	8	\$156,150	77	\$156,150
Lafayette	18	93	\$191,359	76	\$188,500
Longmont	31	214	\$194,552	100	\$195,000
Louisville	8	39	\$204,562	88	\$172,000
Superior	3	47	\$206,500	50	\$212,500
Mountains	0	0	0	0	0
Plains	13	68	\$207,992	112	\$206,000
<b>Total</b>	<b>146</b>				

Location	Total # Sold			Average Sales Price		
	09/01/03 08/31/04	09/01/04 08/31/05	% Chg	09/01/03 08/31/04	09/01/04 08/31/05	% Chg
Boulder	730	861	18	\$247,736	\$263,138	6.2
Broomfield	94	79	<16>	\$223,402	\$200,388	<10.3>
Erie	2	13	550	\$173,000	\$173,091	0.05
Lafayette	163	143	<12.3>	\$193,346	\$198,768	2.8
Longmont	363	304	<16.3>	\$183,912	\$189,691	3.1
Louisville	67	68	1.5	\$181,025	\$180,863	<.08>
Superior	53	51	<3.8>	\$210,879	\$219,000	3.9
Mountains	4	2	<50>	\$239,358	\$150,750	<37>
Plains	134	140	4.5	\$187,698	\$191,329	1.9
<b>Total</b>	<b>1,610</b>	<b>1,661</b>				

Location	Average Days to Contract			Median Sales Price		
	09/01/03 08/31/04	09/01/04 08/31/05	% Chg	09/01/03 08/31/04	09/01/04 08/31/05	% Chg
Boulder	83	89	7.2	\$227,000	\$239,750	5.6
Broomfield	79	124	57	\$230,000	\$189,900	<17.4>
Erie	101	58	<42.6>	\$152,000	\$166,079	9.3
Lafayette	72	69	<4.2>	\$188,000	\$178,900	<4.8>
Longmont	N/A	112	N/A	\$177,395	\$178,000	0.3
Louisville	76	78	2.6	\$182,000	\$176,000	<3.3>
Superior	59	107	81.4	\$196,000	\$218,000	11.2
Mountains	57	218	282.5	\$233,435	\$146,500	<37.2>
Plains	93	86	<7.5>	\$170,000	\$173,900	2.3

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