



HOUSE SALES

December 2003 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	72	340	\$509,438	91	\$450,000
Broomfield	22	128	\$295,852	112	\$270,000
Erie	7	167	\$256,982	55	\$249,000
Lafayette	30	143	\$426,856	91	\$380,000
Longmont	82	609	\$278,524	90	\$234,900
Louisville	18	81	\$300,355	50	\$290,000
Superior	13	47	\$299,968	79	\$285,000
Mountains	23	283	\$369,454	129	\$300,000
Plains	34	366	\$727,393	105	\$487,500
Total	301				

Year to Year Comparison

Location	Total # Sold			Average Sales Price		
	12/01/01-11/30/02	12/01/02-11/30/03	% Chg	12/01/01-11/30/02	12/01/02-11/30/03	% Chg
Boulder	836	936	12	\$477,231	\$483,167	1.2
Broomfield	297	358	20.5	\$294,014	\$292,460	<.5>
Erie	234	220	<6>	\$324,088	\$315,050	<2.8>
Lafayette	363	396	9.1	\$328,447	\$339,982	3.5
Longmont	1318	1287	<2.4>	\$253,573	\$253,677	0.1
Louisville	286	317	10.8	\$342,125	\$322,500	<5.7>
Superior	186	233	25.3	\$367,240	\$361,083	<1.7>
Mountains	366	371	1.4	\$330,483	\$380,427	15.1
Plains	369	403	9.2	\$536,851	\$563,330	4.9
Total	4,255	4,521				

Location	Average Days to Contract			Median Sales Price		
	12/01/01-11/30/02	12/01/02-11/30/03	% Chg	12/01/01-11/30/02	12/01/02-11/30/03	% Chg
Boulder	59	65	10.2	\$400,000	\$419,500	4.9
Broomfield	73	77	5.5	\$240,000	\$245,000	2.1
Erie	88	90	2.3	\$287,500	\$294,950	2.6
Lafayette	77	82	6.5	\$280,000	\$281,500	0.5
Longmont	63	79	25.4	\$224,500	\$225,000	0.2
Louisville	50	65	30	\$301,000	\$285,000	<5.3>
Superior	67	72	7.5	\$335,000	\$335,000	0
Mountains	95	106	11.6	\$290,000	\$319,000	10
Plains	85	104	22.4	\$415,000	\$423,000	1.9

CONDO & TOWNHOME SALES

December 2003 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	28	334	\$233,379	66	\$219,900
Broomfield	5	31	\$299,025	76	\$225,457
Erie	0	0	0	0	0
Lafayette	5	45	\$194,400	49	\$197,000
Longmont	28	167	\$178,617	201	\$170,000
Louisville	5	25	\$199,225	65	\$204,500
Superior	9	19	\$196,366	55	\$186,000
Mountains	0	0	0	0	0
Plains	5	61	\$215,000	85	\$191,000
Total	85				

Year to Year Comparison

Location	Total # Sold			Average Sales Price		
	12/01/01-11/30/02	12/01/02-11/30/03	% Chg	12/01/01-11/30/02	12/01/02-11/30/03	% Chg
Boulder	672	690	2.7	\$230,999	\$236,194	2.2
Broomfield	78	105	34.6	\$199,468	\$212,700	6.6
Erie	3	2	<33.3>	\$154,966	\$167,000	7.8
Lafayette	182	207	13.7	\$188,192	\$185,521	<1.4>
Longmont	318	318	0	\$185,065	\$185,464	0.2
Louisville	79	68	<13.9>	\$179,870	\$185,067	2.9
Superior	74	59	<20.3>	\$222,091	\$215,638	<2.9>
Mountains	2	3	50	\$94,500	\$113,800	20.4
Plains	190	164	<13.7>	\$193,275	\$174,279	<9.8>
Total	1,598	1,616				

Location	Average Days to Contract			Median Sales Price		
	12/01/01-11/30/02	12/01/02-11/30/03	% Chg	12/01/01-11/30/02	12/01/02-11/30/03	% Chg
Boulder	44	78	77.3	\$217,000	\$222,500	2.5
Broomfield	70	107	52.9	\$185,575	\$218,000	17.5
Erie	38	106	178.9	\$155,500	\$152,000	<2.3>
Lafayette	55	83	50.9	\$178,000	\$171,700	<3.5>
Longmont	N/A	N/A	N/A	\$174,500	\$178,000	2
Louisville	47	61	29.8	\$175,000	\$183,400	4.8
Superior	59	78	32.2	\$217,000	\$205,000	<5.5>
Mountains	46	129	180.4	\$74,900	\$90,000	20.8
Plains	46	74	60.9	\$179,900	\$169,000	<6.1>

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Data Source: IRES- Information Real Estate Services