



HOUSE SALES

October 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	66	418	\$587,785	70	\$512,000
Broomfield	22	155	\$315,595	69	\$253,000
Erie	25	186	\$286,470	92	\$264,400
Lafayette	23	178	\$349,808	52	\$339,900
Longmont	90	766	\$261,858	63	\$214,000
Louisville	19	102	\$330,165	51	\$310,000
Superior	16	53	\$382,595	47	\$323,000
Mountains	46	378	\$334,639	121	\$275,000
Plains	26	253	\$603,584	91	\$510,000
Total	333				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	10/01/02 09/30/03	10/01/03 09/30/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	919	1047	13.9	\$482,317	\$522,998	8.4
Broomfield	363	365	0.6	\$297,424	\$325,733	9.5
Erie	214	266	24.3	\$316,543	\$327,487	3.5
Lafayette	393	380	<3.3>	\$339,314	\$358,198	5.6
Longmont	1293	1398	8.1	\$251,936	\$262,863	4.3
Louisville	313	299	<4.5>	\$325,496	\$328,478	0.9
Superior	221	207	<6.3>	\$365,837	\$361,431	<1.2>
Mountains	356	395	11	\$371,382	\$367,445	<1.1>
Plains	398	391	<1.8>	\$561,213	\$606,575	8.1
Total	4,470	4,748				

Location	Average Days to Contract			Median Sales Price		
	10/01/02 09/30/03	10/01/03 09/30/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	63	66	4.8	\$415,000	\$450,000	8.4
Broomfield	75	82	9.3	\$245,000	\$270,000	10.2
Erie	91	103	13.2	\$293,000	\$294,250	0.4
Lafayette	82	73	<11>	\$280,000	\$279,900	<.1>
Longmont	77	78	1.3	\$224,000	\$228,000	1.8
Louisville	63	57	<9.5>	\$289,900	\$293,000	1.1
Superior	71	62	<12.7>	\$338,500	\$330,000	<2.4>
Mountains	93	132	41.9	\$315,000	\$305,000	<3.2>
Plains	100	104	4	\$415,000	\$400,000	<3.6>

CONDO & TOWNHOME SALES

October 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	49	433	\$251,464	96	\$249,500
Broomfield	1	35	\$230,000	93	\$230,000
Erie	0	6	0	0	0
Lafayette	10	66	\$195,524	78	\$169,990
Longmont	24	193	\$201,240	152	\$176,000
Louisville	2	40	\$159,500	149	\$150,000
Superior	0	41	0	0	\$0
Mountains	0	3	0	0	\$0
Plains	12	80	\$181,533	64	\$166,000
Total	98				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	10/01/02 09/30/03	10/01/03 09/30/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	711	731	2.8	\$235,249	\$248,269	5.5
Broomfield	107	91	<15>	\$210,854	\$221,663	5.1
Erie	1	2	100	\$182,000	\$173,000	<4.9>
Lafayette	205	153	<25.4>	\$185,645	\$191,255	3
Longmont	292	359	22.9	\$182,877	\$183,878	0.5
Louisville	76	67	<11.8>	\$185,572	\$181,647	<2.1>
Superior	66	53	<19.7>	\$215,270	\$209,986	<2.5>
Mountains	3	4	33.3	\$113,800	\$239,358	110.3
Plains	159	143	<10.1>	\$174,819	\$189,063	8.1
Total	1,620	1,603				

Location	Average Days to Contract			Median Sales Price		
	10/01/02 09/30/03	10/01/03 09/30/04	% Chg	10/01/02 09/30/03	10/01/03 09/30/04	% Chg
Boulder	76	84	10.5	\$221,616	\$226,800	2.3
Broomfield	102	87	<14.7>	\$209,564	\$228,798	9.2
Erie	92	87	<5.4>	\$182,000	\$152,000	<16.5>
Lafayette	78	69	<11.5>	\$170,000	\$182,500	7.4
Longmont	N/A	141	N/A	\$175,000	\$177,500	1.4
Louisville	55	81	47.3	\$183,500	\$182,000	<.8>
Superior	76	65	<14.5>	\$205,000	\$196,000	<4.4>
Mountains	129	57	<55.8>	\$90,000	\$233,435	159.4
Plains	69	93	34.8	\$170,500	\$172,800	1.3

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Data Source: IRES- Information Real Estate Services