



HOUSE SALES

December 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	53	305	\$519,214	52	\$432,500
Broomfield	21	124	\$383,495	82	\$305,000
Erie	24	142	\$379,215	77	\$324,900
Lafayette	22	161	\$345,718	86	\$249,900
Longmont	86	645	\$294,170	103	\$245,000
Louisville	21	68	\$315,823	65	\$286,000
Superior	18	39	\$386,591	57	\$311,000
Mountains	28	309	\$282,767	142	\$242,000
Plains	38	197	\$541,264	88	\$470,000
Total	311				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	12/01/02 11/30/03	12/01/03 11/30/04	% Chg	12/01/02 11/30/03	12/01/03 11/30/04	% Chg
Boulder	936	1055	12.7	\$483,167	\$532,632	10.2
Broomfield	358	374	4.5	\$292,460	\$329,900	12.8
Erie	220	280	27.3	\$315,050	\$331,287	5.2
Lafayette	396	382	<3.5>	\$339,982	\$359,313	5.7
Longmont	1287	1387	7.8	\$253,677	\$264,726	4.4
Louisville	317	298	<6>	\$322,500	\$333,766	3.5
Superior	233	201	<13.7>	\$361,083	\$367,717	1.8
Mountains	371	420	13.2	\$380,427	\$366,199	<3.7>
Plains	403	406	0.7	\$563,330	\$636,341	13
Total	4,521	4,803				

Location	Average Days to Contract			Median Sales Price		
	12/01/02 11/30/03	12/01/03 11/30/04	% Chg	12/01/02 11/30/03	12/01/03 11/30/04	% Chg
Boulder	65	66	1.5	\$419,500	\$467,500	11.4
Broomfield	77	81	5.2	\$245,000	\$268,000	9.4
Erie	90	101	12.2	\$294,950	\$292,000	<1>
Lafayette	82	69	<15.9>	\$281,500	\$279,900	<.6>
Longmont	79	78	<1.3>	\$225,000	\$229,500	2
Louisville	65	54	<16.9>	\$285,000	\$297,000	4.2
Superior	72	58	<19.4>	\$335,000	\$335,000	0
Mountains	106	125	17.9	\$319,000	\$303,000	<5>
Plains	104	101	<2.9>	\$423,000	\$495,000	17

CONDO & TOWNHOME SALES

December 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	42	374	\$264,276	117	\$246,900
Broomfield	5	37	\$180,540	232	\$180,000
Erie	0	4	0	0	0
Lafayette	5	67	\$186,860	58	\$179,400
Longmont	39	173	\$190,583	93	\$197,876
Louisville	5	36	\$214,600	52	\$215,000
Superior	0	35	0	0	0
Mountains	1	1	155,000	160	\$155,000
Plains	7	64	\$191,842	117	\$162,900
Total	104				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	12/01/02 11/30/03	12/01/03 11/30/04	% Chg	12/01/02 11/30/03	12/01/03 11/30/04	% Chg
Boulder	690	762	10.4	\$236,194	\$248,503	5.2
Broomfield	105	89	<15.2>	\$212,700	\$217,483	2.2
Erie	2	2	0	\$167,000	\$176,950	6
Lafayette	207	146	<29.5>	\$185,521	\$190,334	2.6
Longmont	318	349	9.7	\$185,464	\$186,434	0.5
Louisville	68	72	5.9	\$185,067	\$182,609	<1.3>
Superior	59	49	<16.9>	\$215,638	\$210,344	<2.5>
Mountains	3	4	33.3	\$113,800	\$239,358	110.3
Plains	164	138	<15.9>	\$174,279	\$189,169	8.5
Total	1,616	1,611				

Location	Average Days to Contract			Median Sales Price		
	12/01/02 11/30/03	12/01/03 11/30/04	% Chg	12/01/02 11/30/03	12/01/03 11/30/04	% Chg
Boulder	78	85	9	\$222,500	\$224,900	1.1
Broomfield	107	97	<9.3>	\$218,000	\$220,000	0.9
Erie	106	36	<66>	\$152,000	\$159,900	5.2
Lafayette	83	66	<20.5>	\$171,700	\$180,000	4.8
Longmont	N/A	143	N/A	\$178,000	\$175,000	<1.7>
Louisville	61	84	37.7	\$183,400	\$180,000	<1.9>
Superior	78	66	<15.4>	\$205,000	\$196,000	<4.4>
Mountains	129	57	<55.8>	\$90,000	\$233,435	159.4
Plains	74	92	24.3	\$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