



HOUSE SALES

February 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	47	383	\$504,060	91	\$407,500
Broomfield	17	158	\$340,752	71	\$292,500
Erie	15	210	\$355,306	181	\$299,500
Lafayette	16	170	\$364,585	111	\$305,000
Longmont	88	741	\$240,743	101	\$207,000
Louisville	18	94	\$309,127	62	\$263,500
Superior	13	55	\$334,407	85	\$311,500
Mountains	15	323	\$328,853	85	\$349,000
Plains	21	226	\$562,904	137	\$437,000
Total	250				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	02/01/02 01/31/03	02/01/03 01/31/04	% Chg	02/01/02 01/31/03	02/01/03 01/31/04	% Chg
Boulder	835	974	16.6	\$486,579	\$483,479	<.6>
Broomfield	297	374	25.9	\$294,926	\$295,994	0.4
Erie	230	217	<5.7>	\$322,771	\$316,609	<1.9>
Lafayette	358	404	12.8	\$326,621	\$354,147	8.4
Longmont	1328	1293	<2.6>	\$252,498	\$256,290	1.5
Louisville	295	316	7.1	\$338,888	\$321,571	<5.1>
Superior	185	237	28.1	\$362,402	\$358,941	<1>
Mountains	366	372	1.6	\$342,887	\$372,964	8.8
Plains	370	421	13.8	\$551,413	\$580,442	5.3
Total	4,264	4,608				

Location	Average Days to Contract			Median Sales Price		
	02/01/02 01/31/03	02/01/03 01/31/04	% Chg	02/01/02 01/31/03	02/01/03 01/31/04	% Chg
Boulder	58	67	15.5	\$405,000	\$425,000	4.9
Broomfield	74	81	9.5	\$242,000	\$247,900	2.4
Erie	89	90	1.1	\$287,500	\$300,000	4.3
Lafayette	78	82	5.1	\$276,000	\$289,950	5.1
Longmont	65	82	26.2	\$229,900	\$225,000	<2.1>
Louisville	53	62	17	\$297,000	\$285,000	<4>
Superior	70	73	4.3	\$334,250	\$329,000	<1.6>
Mountains	93	111	19.4	\$299,000	\$308,000	3
Plains	87	105	20.7	\$435,000	\$420,000	<3.4>

CONDO & TOWNHOME SALES

February 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	36	421	\$236,241	117	\$209,500
Broomfield	10	34	\$232,050	94	\$230,000
Erie	0	1	0	0	0
Lafayette	12	47	\$161,777	105	\$155,000
Longmont	18	198	\$171,421	101	\$163,700
Louisville	2	34	\$165,815	72	\$159,000
Superior	3	26	\$238,666	67	\$235,000
Mountains	0	1	0	0	0
Plains	2	86	\$318,500	134	\$157,000
Total	83				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	02/01/02 01/31/03	02/01/03 01/31/04	% Chg	02/01/02 01/31/03	02/01/03 01/31/04	% Chg
Boulder	686	686	0	\$231,391	\$235,963	2
Broomfield	103	89	<13.6>	\$204,578	\$214,684	4.9
Erie	2	2	0	\$157,500	\$167,000	6
Lafayette	180	197	82.4	\$187,064	\$187,253	0.1
Longmont	291	338	16.2	\$182,120	\$184,390	1.2
Louisville	79	67	<15.2>	\$177,973	\$186,408	4.7
Superior	78	59	<24.4>	\$220,459	\$216,075	<2>
Mountains	2	3	50	\$94,500	\$113,800	20.4
Plains	189	159	<15.9>	\$189,739	\$177,152	<6.6>
Total	1,610	1,600				

Location	Average Days to Contract			Median Sales Price		
	02/01/02 01/31/03	02/01/03 01/31/04	% Chg	02/01/02 01/31/03	02/01/03 01/31/04	% Chg
Boulder	47	78	66	\$217,000	\$221,660	2.1
Broomfield	69	118	71	\$202,765	\$219,000	8
Erie	36	106	194.4	\$155,500	\$152,000	<2.3>
Lafayette	55	83	50.9	\$176,900	\$172,900	<2.3>
Longmont	N/A	N/A	N/A	\$172,750	\$177,000	2.5
Louisville	48	65	35.4	\$175,000	\$183,500	4.9
Superior	63	74	17.5	\$215,000	\$205,000	1.1
Mountains	46	129	180.4	\$74,500	\$90,000	20.8
Plains	47	82	74.5	\$178,500	\$169,000	<5.3>

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Data Source: IRES- Information Real Estate Services