



HOUSE SALES

March 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	75	423	\$498,144	85	\$500,000
Broomfield	25	182	\$301,294	72	\$249,500
Erie	23	224	\$314,301	126	\$292,000
Lafayette	32	166	\$343,120	89	\$248,000
Longmont	108	766	\$209,705	69	\$225,000
Louisville	23	99	\$294,976	73	\$279,900
Superior	8	65	\$466,500	69	\$428,000
Mountains	24	356	\$336,112	159	\$316,500
Plains	31	248	\$484,854	118	\$395,000
Total	349				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	03/01/02 02/28/03	03/01/03 02/29/04	% Chg	03/01/02 02/28/03	03/01/03 02/29/04	% Chg
Boulder	842	965	14.6	\$492,697	\$483,059	<2>
Broomfield	292	375	28.4	\$294,487	\$297,163	0.9
Erie	228	224	<1.8>	\$320,420	\$321,395	0.3
Lafayette	360	392	8.9	\$332,574	\$355,151	6.8
Longmont	1300	1313	1	\$251,268	\$256,402	2
Louisville	301	311	3.3	\$341,042	\$318,681	<6.6>
Superior	183	242	32.3	\$362,647	\$358,904	<1>
Mountains	363	367	1.1	\$342,298	\$375,117	9.6
Plains	363	428	17.9	\$534,829	\$583,268	9.1
Total	4,232	4,617				

Location	Average Days to Contract			Median Sales Price		
	03/01/02 02/28/03	03/01/03 02/29/04	% Chg	03/01/02 02/28/03	03/01/03 02/29/04	% Chg
Boulder	59	67	13.6	\$408,000	\$422,500	3.6
Broomfield	76	80	5.3	\$243,000	\$247,500	1.9
Erie	90	94	4.4	\$285,000	\$300,000	5.3
Lafayette	81	81	0	\$283,000	\$290,000	2.5
Longmont	68	81	19.1	\$225,000	\$225,000	0
Louisville	54	61	13	\$297,000	\$285,000	<4>
Superior	70	72	2.9	\$335,000	\$329,000	<1.8>
Mountains	91	110	20.9	\$297,000	\$310,000	4.4
Plains	88	105	19.3	\$445,000	\$410,000	<7.9>

CONDO & TOWNHOME SALES

March 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	63	414	\$240,518	109	\$225,000
Broomfield	8	36	\$225,845	107	\$224,300
Erie	0	1	0	0	0
Lafayette	10	65	\$209,365	56	\$232,000
Longmont	23	203	\$196,245	158	\$189,900
Louisville	7	39	\$203,114	58	\$211,900
Superior	6	30	\$229,566	89	\$216,500
Mountains	1	2	\$233,000	94	\$233,000
Plains	5	109	\$214,660	124	\$193,000
Total	123				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	03/01/02 02/28/03	03/01/03 02/29/04	% Chg	03/01/02 02/28/03	03/01/03 02/29/04	% Chg
Boulder	685	697	1.8	\$231,973	\$237,446	2.4
Broomfield	107	91	<15>	\$204,774	\$217,893	6.4
Erie	2	2	0	\$157,500	\$167,000	6
Lafayette	168	201	19.6	\$189,963	\$184,860	<2.7>
Longmont	290	339	16.9	\$181,695	\$184,060	1.3
Louisville	77	65	<15.6>	\$179,152	\$184,626	3.1
Superior	78	60	<23.1>	\$221,525	\$216,907	<2.1>
Mountains	4	1	<75>	\$91,375	\$164,900	80.5
Plains	192	153	<20.3>	\$188,090	\$178,001	<5.4>
Total	1,603	1,609				

Location	Average Days to Contract			Median Sales Price		
	03/01/02 02/28/03	03/01/03 02/29/04	% Chg	03/01/02 02/28/03	03/01/03 02/29/04	% Chg
Boulder	49	80	63.3	\$220,000	\$222,500	1.1
Broomfield	72	116	61.1	\$197,500	\$224,900	13.9
Erie	36	106	194.4	\$155,500	\$152,000	<2.3>
Lafayette	57	82	43.9	\$178,900	\$170,000	<5>
Longmont	N/A	N/A	N/A	\$173,500	\$176,900	2
Louisville	52	65	25	\$178,000	\$183,000	2.8
Superior	62	76	22.6	\$215,000	\$205,000	<4.7>
Mountains	109	41	62.4	\$86,500	\$164,900	90.6
Plains	49	82	67.3	\$177,500	\$168,400	<5.1>

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Data Source: IRES- Information Real Estate Services