



HOUSE SALES

April 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	111	469	\$515,850	71	\$450,000
Broomfield	29	207	\$351,141	95	\$238,000
Erie	30	229	\$297,808	103	\$290,000
Lafayette	23	196	\$361,889	56	\$252,000
Longmont	128	808	\$253,594	86	\$229,500
Louisville	32	107	\$333,898	39	\$300,000
Superior	22	67	\$331,129	48	\$310,000
Mountains	28	401	\$459,272	148	\$337,500
Plains	60	265	\$652,948	103	\$495,000
Total	463				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	04/01/02 03/31/03	04/01/03 03/31/04	% Chg	04/01/02 03/31/03	04/01/03 03/31/04	% Chg
Boulder	849	971	14.4	\$490,656	\$485,715	<1>
Broomfield	286	376	31.5	\$293,997	\$298,444	1.5
Erie	224	231	3.1	\$327,088	\$316,206	<3.3>
Lafayette	361	395	9.4	\$331,715	\$352,681	6.3
Longmont	1312	1331	1.4	\$244,262	\$255,329	4.5
Louisville	294	314	6.8	\$343,716	\$315,863	<8.1>
Superior	177	244	37.9	\$362,803	\$363,415	0.2
Mountains	361	369	2.2	\$345,614	\$370,828	7.3
Plains	348	431	23.9	\$538,779	\$569,548	5.7
Total	4,212	4,662				

Location	Average Days to Contract			Median Sales Price		
	04/01/02 03/31/03	04/01/03 03/31/04	% Chg	04/01/02 03/31/03	04/01/03 03/31/04	% Chg
Boulder	59	68	15.3	\$410,900	\$425,000	3.4
Broomfield	76	79	3.9	\$242,000	\$247,950	2.5
Erie	97	95	<2.1>	\$287,500	\$295,000	2.6
Lafayette	80	81	1.3	\$287,000	\$281,500	<1.9>
Longmont	68	80	17.6	\$223,000	\$225,000	0.9
Louisville	54	63	16.7	\$300,000	\$280,000	<6.7>
Superior	71	71	0	\$333,500	\$329,900	<1.1>
Mountains	89	115	29.2	\$296,000	\$315,000	6.4
Plains	93	103	10.8	\$470,000	\$385,000	<18.1>

CONDO & TOWNHOME SALES

April 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	60	444	\$248,624	92	\$245,000
Broomfield	6	34	\$247,977	30	\$250,000
Erie	0	0	0	0	0
Lafayette	9	73	\$200,648	54	\$182,500
Longmont	34	213	\$187,239	N/A	\$187,756
Louisville	4	36	\$231,875	55	\$220,000
Superior	6	30	\$196,750	46	\$189,000
Mountains	0	1	\$0	0	\$0
Plains	12	123	\$209,825	47	\$180,000
Total	131				

Year- to -Year Comparison

Location	Total # Sold			Average Sales Price		
	04/01/02 03/31/03	04/01/03 03/31/04	% Chg	04/01/02 03/31/03	04/01/03 03/31/04	% Chg
Boulder	676	710	5	\$230,125	\$239,581	4.1
Broomfield	114	86	<24.6>	\$205,463	\$220,153	7.1
Erie	2	2	0	\$157,500	\$167,000	6
Lafayette	168	196	16.7	\$188,488	\$187,808	<4>
Longmont	270	351	30	\$178,076	\$184,774	3.8
Louisville	74	69	<6.8>	\$178,631	\$186,797	4.6
Superior	78	58	<25.6>	\$222,925	\$214,602	<3.7>
Mountains	5	1	<80>	\$106,808	\$233,000	118.1
Plains	192	145	<24.5>	\$186,553	\$179,776	<3.6>
Total	1,579	1,618				

Location	Average Days to Contract			Median Sales Price		
	04/01/02 03/31/03	04/01/03 03/31/04	% Chg	04/01/02 03/31/03	04/01/03 03/31/04	% Chg
Boulder	49	85	73.5	\$217,500	\$223,000	2.5
Broomfield	81	109	34.6	\$195,749	\$228,800	16.9
Erie	36	106	194.4	\$155,500	\$152,000	<2.3>
Lafayette	60	79	31.7	\$178,900	\$172,900	<3.4>
Longmont	N/A	N/A	N/A	\$172,000	\$176,900	2.8
Louisville	53	64	20.8	\$178,000	\$183,400	3
Superior	67	74	10.4	\$215,000	\$205,000	<4.7>
Mountains	96	94	<2.1>	\$90,00	\$233,000	159
Plains	48	85	77.1	\$177,500	\$167,900	<5.4>

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Data Source: IRES- Information Real Estate Services