



HOUSE SALES

May 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	104	496	\$509,687	62	\$441,000
Broomfield	31	214	\$350,857	101	\$310,000
Erie	18	224	\$296,700	91	\$275,000
Lafayette	26	213	\$327,171	44	\$284,900
Longmont	120	800	\$263,294	80	\$230,000
Louisville	24	111	\$339,243	48	\$290,628
Superior	18	72	\$352,920	77	\$299,000
Mountains	35	461	\$337,568	150	\$319,000
Plains	47	274	\$489,588	89	\$403,000
Total	423				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	05/01/02 04/30/03	05/01/03 04/30/04	% Chg	05/01/02 04/30/03	05/01/03 04/30/04	% Chg
Boulder	843	1014	20.3	\$490,830	\$490,430	<.1>
Broomfield	301	375	24.6	\$296,665	\$304,164	2.5
Erie	210	251	19.5	\$325,971	\$314,766	<3.4>
Lafayette	357	390	9.2	\$332,255	\$354,833	6.8
Longmont	1300	1355	4.2	\$250,587	\$233,958	<6.6>
Louisville	280	325	16.1	\$340,863	\$317,053	<7>
Superior	179	243	35.8	\$362,401	\$360,448	<.5>
Mountains	360	372	3.3	\$352,037	\$373,440	6.1
Plains	350	465	32.9	\$540,788	\$583,059	7.8
Total	4,180	4,787				

Location	Average Days to Contract			Median Sales Price		
	05/01/02 04/30/03	05/01/03 04/30/04	% Chg	05/01/02 04/30/03	05/01/03 04/30/04	% Chg
Boulder	59	70	18.6	\$412,500	\$430,000	4.2
Broomfield	77	81	5.2	\$240,000	\$248,000	3.3
Erie	98	95	<3.1>	\$287,500	\$295,000	2.6
Lafayette	77	83	7.8	\$285,000	\$289,950	1.7
Longmont	71	80	12.7	\$224,500	\$226,000	0.7
Louisville	56	61	8.9	\$295,900	\$286,500	<3.2>
Superior	71	69	<2.8>	\$335,000	\$328,000	<2.1>
Mountains	88	121	37.5	\$297,000	\$310,000	4.4
Plains	94	103	9.6	\$520,000	\$595,000	14.4

CONDO & TOWNHOME SALES

May 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	74	470	\$275,903	100	\$235,000
Broomfield	10	31	\$237,012	63	\$230,021
Erie	0	2	0	0	0
Lafayette	23	68	\$190,373	47	\$188,000
Longmont	31	221	\$186,882	N/A	\$175,000
Louisville	7	37	\$172,478	95	\$174,000
Superior	8	31	\$200,875	33	\$190,000
Mountains	0	1	0	0	\$0
Plains	20	106	\$168,787	142	\$163,500
Total	173				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	05/01/02 04/30/03	05/01/03 04/30/04	% Chg	05/01/02 04/30/03	05/01/03 04/30/04	% Chg
Boulder	681	715	5	\$232,475	\$240,787	3.6
Broomfield	118	82	<30.5>	\$204,687	\$224,722	9.8
Erie	2	2	0	\$157,500	\$167,000	6
Lafayette	167	189	13.2	\$190,605	\$186,481	<2.2>
Longmont	269	366	36.1	\$185,226	\$182,923	<1.2>
Louisville	76	68	<10.5>	\$182,532	\$186,108	2
Superior	76	57	<25>	\$219,629	\$213,542	<2.8>
Mountains	5	1	<80>	\$106,808	\$233,000	118.1
Plains	185	145	<21.6>	\$185,691	\$182,861	<1.5>
Total	1,579	1,625				

Location	Average Days to Contract			Median Sales Price		
	05/01/02 04/30/03	05/01/03 04/30/04	% Chg	05/01/02 04/30/03	05/01/03 04/30/04	% Chg
Boulder	56	84	50	\$220,000	\$223,000	1.4
Broomfield	83	98	18.1	\$195,749	\$231,111	18.1
Erie	36	106	194.4	\$155,500	\$152,000	<2.3>
Lafayette	63	75	19	\$178,900	\$171,700	<4>
Longmont	N/A	N/A	N/A	\$173,000	\$176,900	2.3
Louisville	52	64	23.1	\$183,000	\$183,400	0.2
Superior	73	65	<11>	\$215,000	\$201,400	<6.3>
Mountains	96	94	<2.1>	\$90,000	\$233,000	158.9
Plains	49	83	69.4	\$176,680	\$168,900	<4.4>

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Data Source: IRES- Information Real Estate Services