



HOUSE SALES

September 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	69	435	\$577,960	64	\$465,000
Broomfield	33	179	\$351,378	71	\$302,500
Erie	24	206	\$368,328	133	\$298,000
Lafayette	40	198	\$354,786	74	\$273,000
Longmont	111	798	\$259,082	68	\$237,500
Louisville	24	125	\$339,887	43	\$336,000
Superior	10	70	\$368,930	36	\$369,900
Mountains	40	468	\$337,951	136	\$274,900
Plains	37	262	\$615,734	115	\$414,500
Total	388				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	09/01/02 08/31/03	09/01/03 08/31/04	% Chg	09/01/02 08/31/03	09/01/03 08/31/04	% Chg
Boulder	895	1057	18.1	\$481,052	\$516,384	7.3
Broomfield	367	355	<3.3>	\$298,252	\$321,285	7.7
Erie	219	258	17.8	\$319,618	\$321,583	0.6
Lafayette	386	360	<6.7>	\$335,499	\$355,863	6.1
Longmont	1277	1394	9.2	\$251,335	\$262,571	4.5
Louisville	312	292	<6.4>	\$325,836	\$362,030	11.1
Superior	215	208	<3.3>	\$367,920	\$362,017	<1.6>
Mountains	350	387	10.6	\$378,380	\$365,677	<3.4>
Plains	385	486	26.2	\$546,686	\$580,420	6.2
Total	4,406	4,797				

Location	Average Days to Contract			Median Sales Price		
	09/01/02 08/31/03	09/01/03 08/31/04	% Chg	09/01/02 08/31/03	09/01/03 08/31/04	% Chg
Boulder	61	67	9.8	\$415,000	\$447,120	7.7
Broomfield	73	86	17.8	\$246,000	\$264,000	7.3
Erie	91	98	7.7	\$295,000	\$292,000	<1>
Lafayette	82	72	<12.2>	\$275,000	\$279,900	1.8
Longmont	78	78	0	\$222,000	\$227,250	2.4
Louisville	62	58	<6.5>	\$290,000	\$290,000	0
Superior	72	64	<11.1>	\$345,000	\$328,000	<4.9>
Mountains	94	127	35.1	\$315,000	\$310,000	<1.6>
Plains	98	102	4.1	\$409,000	\$438,200	7.1

CONDO & TOWNHOME SALES

September 2004 Statistics

Location	Total # Sold	Inventory	Avg. Sales Price	Avg. Days to Contract	Median Sales Price
Boulder	47	476	\$270,370	71	\$245,000
Broomfield	5	38	\$190,842	132	\$174,500
Erie	0	5	\$0	0	\$0
Lafayette	16	69	\$184,794	51	\$175,000
Longmont	31	199	\$187,350	95	\$174,383
Louisville	5	40	\$181,400	54	\$171,000
Superior	3	40	\$222,066	143	\$218,200
Mountains	0	3	\$0	0	\$0
Plains	15	90	\$187,703	55	\$174,500
Total	122				

Year-to-Year Comparison

Location	Total # Sold			Average Sales Price		
	09/01/02 08/31/03	09/01/03 08/31/04	% Chg	09/01/02 08/31/03	09/01/03 08/31/04	% Chg
Boulder	710	730	2.8	\$234,631	\$247,736	5.6
Broomfield	113	94	<16.8>	\$208,540	\$223,402	7.1
Erie	1	2	100	\$182,000	\$173,000	<4.9>
Lafayette	201	163	<18.9>	\$185,368	\$193,346	4.3
Longmont	283	363	28.3	\$182,851	\$183,912	0.6
Louisville	75	67	<10.7>	\$185,820	\$181,025	<2.6>
Superior	70	53	<24.3>	\$216,675	\$210,879	<2.7>
Mountains	3	4	<33.3>	\$113,800	\$239,358	110.3
Plains	167	134	<19.8>	\$178,513	\$187,698	5.1
Total	1,623	1,610				

Location	Average Days to Contract			Median Sales Price		
	09/01/02 08/31/03	09/01/03 08/31/04	% Chg	09/01/02 08/31/03	09/01/03 08/31/04	% Chg
Boulder	75	83	10.7	\$220,000	\$227,000	3.2
Broomfield	101	79	<21.8>	\$205,746	\$230,000	11.8
Erie	46	101	119.6	\$182,000	\$152,000	<16.5>
Lafayette	74	72	<2.7>	\$169,900	\$188,000	10.7
Longmont	N/A	N/A	N/A	\$173,000	\$177,395	2.5
Louisville	56	76	35.7	\$184,000	\$182,000	<1.1>
Superior	75	59	<21.3>	\$205,000	\$196,000	<4.4>
Mountains	129	57	<55.8>	\$90,000	\$233,435	159.4
Plains	68	93	36.8	\$171,000	\$170,000	<.6>

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Data Source: IRES- Information Real Estate Services