

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
174	10 Highlands Condos	10	121,450	93,000	30.6%
316	1055 Emerson Street Condos	5	179,100	126,000	42.1%
760	1060 Race Condominiums	2	415,750	371,950	11.8%
297	1100 Cheesman Park Condos	23	417,100	382,500	9.0%
14	1127/43 Auraria Parkway Condominiums	44	398,250	375,200	6.1%
13	1130 Lafayette Condominiums	5	129,300	124,100	4.2%
152	119 West Maple Condominiums	4	89,800	88,800	1.1%
44	1200 Vine Condominiums	61	163,400	160,200	2.0%
567	125 East Eleventh Avenue Residences (NEW LISTING)	11	159,700	N/A	N/A
20	1251 Pennsylvania Residences	3	438,900	485,300	-9.6%
15	1349 Race Condos	12	122,900	111,200	10.5%
16	13th & Jackson Condominiums	4	91,200	83,500	9.2%
330	1415 Washington Condominiums	18	240,800	201,350	19.6%
17	142 W. Ellsworth Condos	3	144,500	119,700	20.7%
230	1430 Blake Street Condos (NEW LISTING)	1	1,006,700	N/A	N/A
19	1445 Adams Street Condos	6	149,700	118,400	26.4%
201	1515 Lofts at Ogden	8	268,100	182,600	46.8%
18	155 Jackson at Cherry Creek Condos	14	182,450	145,250	25.6%
21	156 W. Ellsworth Condos	12	63,000	45,200	39.4%
508	16 Market Square	23	544,700	483,500	12.7%
52	1600 Winona Court Condominiums	8	154,850	120,450	28.6%
22	1605 St. Paul Condominiums	13	100,400	79,500	26.3%
229	1629 Clarkson Street Condos (NEW LISTING)	24	81,100	N/A	N/A
722	1630 Saint Paul Condominiums	4	160,700	139,150	15.5%
26	1650 Winona Court Condominiums	6	170,200	133,300	27.7%
734	1655 Humboldt Street Condominiums	11	251,200	225,500	11.4%
24	16th Avenue Rowhouses	12	336,600	274,800	22.5%
746	1727,1747, 1767 Pearl Street Condos	72	248,300	211,100	17.6%
42	1747 Washington St Condominiums	24	228,550	203,650	12.2%
23	1831 Building Condos	4	202,200	176,300	14.7%
25	1890 Townhomes	9	176,000	141,700	24.2%
204	1890 Wynkoop Residential Condos (NEW LISTING)	18	547,300	N/A	N/A
54	1936 Market Street Condominiums	1	1,829,800	1,768,300	3.5%
56	1940 Blake Street Condos	3	599,000	475,600	25.9%
222	200 Pearl Street Condos (NEW LISTING)	27	130,800	N/A	N/A
29	201 Condominiums	5	162,800	139,500	16.7%
834	2320 University Park Condos	12	112,950	95,300	18.5%
234	24th & Ogden Condos (NEW LISTING)	2	162,750	N/A	N/A
233	2501 Ogden Street Condominiums (NEW LISTING)	4	273,100	N/A	N/A
30	2568 South Lincoln Townhouses	4	226,200	212,800	6.3%
37	257 S. Jackson Homes	3	437,600	378,100	15.7%
31	2700 East 12th Ave. Condos	3	126,600	102,800	23.2%
32	290 Fillmore Condos	4	305,600	303,400	0.7%
228	3030 Wyandot Condos (NEW LISTING)	7	256,900	N/A	N/A
792	3400 Grape Street Townhomes	9	209,400	170,100	23.1%
33	345 Fillmore Condos	34	268,950	222,550	20.8%
34	375 Navajo Street Condominiums	4	205,400	188,300	9.1%
626	3826 Vrain Street Condos	5	106,500	93,600	13.8%
277	40 Madison Condominiums (NEW LISTING)	27	380,900	N/A	N/A
35	430 Adams Townhomes	6	384,700	466,200	-17.5%
36	434-438 Pennsylvania St. Condos	2	234,850	160,600	46.2%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
39	48 South Washington Condos	4	219,900	182,600	20.4%
40	505 Logan Street Condominiums	14	123,500	101,300	21.9%
41	525 Condominiums	20	146,600	138,500	5.8%
43	551 Pearl Street Condos	50	147,450	127,900	15.3%
45	555 S. Downing Condos	2	609,200	527,350	15.5%
47	5th Avenue @ Fillmore Townhouse Condos	4	548,300	516,650	6.1%
716	63 Logan Street Condos	13	104,800	90,100	16.3%
606	77-81 Pearl Street Condos (NEW LISTING)	2	187,900	N/A	N/A
269	841 Emerson St. Condos (NEW LISTING)	3	159,600	N/A	N/A
50	85 Ogden Street Condominiums	16	148,300	124,800	18.8%
49	888 Condominiums (high-rise)	86	164,100	140,400	16.9%
48	888 Condominiums (low-rise)	44	78,500	65,550	19.8%
51	930 Humboldt Condominiums	5	275,000	241,600	13.8%
53	935 Courtyard Townhomes	14	260,100	219,150	18.7%
55	960 Courtyard Townhomes	16	247,800	217,400	14.0%
163	985 Corona Street Condos	12	103,600	77,600	33.5%
57	Abbey At Cherry Creek Condos	20	617,750	588,750	4.9%
38	Abbey on Adams Condos (NEW LISTING)	5	234,200	N/A	N/A
58	Acme Lofts Condominiums	27	465,000	446,500	4.1%
272	Acoma Street Condos (NEW LISTING)	5	96,200	N/A	N/A
866	Ajax Lofts (NEW LISTING)	49	212,200	N/A	N/A
108	Alamo Placita Townhomes	8	179,450	160,400	11.9%
60	Alamo Placita Townhouse Condos	22	549,500	411,300	33.6%
210	Alicia Condos (NEW LISTING)	18	125,150	N/A	N/A
59	Ambassador East Condos	136	191,650	163,050	17.5%
61	Americana Condominiums	81	85,700	68,500	25.1%
63	Appletree West	120	114,350	94,950	20.4%
62	Arapahoe Street Lofts Condos	35	266,200	238,000	11.8%
64	Arbor Court Condominiums	16	131,700	101,100	30.3%
65	Arbor Square	16	130,900	101,700	28.7%
46	Arlington Park Condos	4	162,600	129,400	25.7%
67	Arrowhead Condos	120	145,350	119,400	21.7%
66	Arryngton Downing Street Condos	2	288,750	267,230	8.1%
150	Arryngton Place Condominiums	4	228,900	195,200	17.3%
72	Asbury at Cook Park	18	271,150	232,850	16.4%
68	Asbury Park Condominiums	8	137,400	123,600	11.2%
74	Asbury Place Condominiums	31	103,300	101,000	2.3%
69	Asbury Row	7	135,900	137,300	-1.0%
70	Ashby House Condominiums	7	146,700	151,600	-3.2%
71	Ashley Court Condominiums	56	177,000	163,800	8.1%
73	Aspen Arms Condominiums	5	216,800	126,500	71.4%
75	Aspen Grove Condos	18	104,950	62,150	68.9%
77	Atlantis Condos	51	71,600	56,200	27.4%
79	Atrium Condominiums	112	77,000	66,900	15.1%
209	Autumn House Condos (NEW LISTING)	2	180,750	N/A	N/A
168	Avila Park Condominiums	40	161,550	146,650	10.2%
144	Baker Commons	48	220,700	185,300	19.1%
151	Baker Lofts	4	178,100	170,500	4.5%
80	Baldwin Building Condominiums	23	203,900	224,900	-9.3%
82	Balustrade Condos	32	325,050	345,650	-6.0%
81	Barclay Towers Condos	224	272,400	210,100	29.7%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
162	Baron Condominiums	12	342,600	289,100	18.5%
216	Barrington Condos (NEW LISTING)	105	189,800	N/A	N/A
83	Bavarian Condos	2	463,400	424,750	9.1%
84	Bayly Lofts Condominiums	27	285,000	278,600	2.3%
85	Bear Valley Club Condominiums	252	77,100	64,800	19.0%
87	Beaumont Place Condos	242	179,550	152,700	17.6%
270	Beaumont Townhouses	8	272,250	230,100	18.3%
88	Bell Tower Lofts Condos	8	348,950	311,450	12.0%
217	Bellaire Bungalows (NEW LISTING)	27	100,900	N/A	N/A
160	Belvedere Tower Condominiums	73	305,900	252,000	21.4%
193	Bergschrund Lofts (NEW LISTING)	4	260,150	N/A	N/A
89	Berkley Park Townhomes	3	157,100	147,100	6.8%
106	Berkley School Annex Condominiums	2	355,600	287,250	23.8%
90	Bible Park Townhomes	23	356,600	315,800	12.9%
212	Biltmore Arms Condos (NEW LISTING)	7	204,900	N/A	N/A
91	Birch Place Condominiums	6	99,800	76,650	30.2%
192	Blake Street Lofts (NEW LISTING)	18	336,850	N/A	N/A
102	Blenheim Court Condominiums	22	127,100	103,350	23.0%
110	Blossom Condominiums	17	116,700	95,700	21.9%
76	Bluffs at Pinehurst	27	482,800	437,600	10.3%
92	Boulevard Condominiums	28	180,000	143,350	25.6%
93	Bowling Green	114	97,200	78,200	24.3%
95	Bow-Mar Heights Townhomes	11	219,900	234,100	-6.1%
97	Brandy Chase Condominiums	320	112,800	92,200	22.3%
98	Bretton Condos	4	195,600	178,900	9.3%
100	Briargate at 17th Street Condos	27	232,400	192,300	20.9%
99	Brisbane Commons Condominiums	11	344,700	293,200	17.6%
101	Bromley Commons Condos	49	211,100	183,300	15.2%
103	Brookbank Condos	16	106,700	84,400	26.4%
104	Brooks Tower Condos	561	156,900	141,400	11.0%
94	Bruce Randolph Healthy Homes Condos	5	181,400	194,700	-6.8%
105	Burnham Place Condominiums	4	228,450	161,000	41.9%
107	Butler & Grant Condominiums	2	130,000	49,750	161.3%
109	Byers Place Condominiums	21	167,500	141,100	18.7%
122	Cabanas at Washington Park Condos	30	123,700	108,500	14.0%
111	Cadillac Condominiums	78	101,200	84,750	19.4%
112	Cadillac Denver Lofts	19	278,500	268,500	3.7%
170	Caithness Place Condos (NEW LISTING)	16	63,300	N/A	N/A
116	Camberly By The Park	78	317,100	259,300	22.3%
113	Cambridge Square Condominiums	100	128,900	110,200	17.0%
146	Cameo Park Condominiums	29	111,000	98,000	13.3%
114	Cameron at The Lake	67	173,000	153,700	12.6%
118	Campbell Arms Condominiums	21	133,200	114,900	15.9%
148	Campus Park Condominiums	15	113,700	99,800	13.9%
115	Candlewyck	238	165,650	175,700	-5.7%
117	Canterbury Court	9	213,100	186,800	14.1%
120	Canterbury Tales Condominiums	15	197,400	169,000	16.8%
119	Canyon Club Condominiums	175	129,300	115,900	11.6%
121	Capitol City Townhomes Condos	12	58,700	39,050	50.3%
123	Carmen Court Condominium	6	287,700	250,750	14.7%
125	Carriage Green Condos	9	273,700	233,000	17.5%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
127	Carriage Houses At Cherry Creek	44	380,400	294,900	29.0%
128	Carriage Row At Cherry Creek	38	402,200	384,400	4.6%
129	Casa Blanca	24	74,500	65,300	14.1%
131	Casa Del Rey Condos	8	194,200	188,550	3.0%
132	Castle Place Condominiums	7	120,000	90,500	32.6%
124	Catalonian at Cherry Creek North Condos	42	288,800	263,050	9.8%
133	Cedar Court Condos	24	237,800	195,150	21.9%
134	Centro Townhomes	8	377,750	354,450	6.6%
126	Century Lofts Condos	29	312,900	305,100	2.6%
135	Chamberlain Arms Condos	12	167,200	142,850	17.0%
276	Chamberlin Heights Condos (NEW LISTING)	24	249,800	N/A	N/A
130	Champa Street Condos	3	131,200	141,700	-7.4%
167	Champa Three Condominiums	3	176,800	145,300	21.7%
136	Charline Place Condos	44	124,200	101,850	21.9%
137	Chateau at Stoney Brook	15	318,700	268,900	18.5%
138	Cheesman Gardens Condominiums	25	643,800	614,600	4.8%
140	Cheesman North I Condominiums	9	142,700	134,700	5.9%
142	Cheesman North II Condominiums	9	137,400	117,200	17.2%
166	Cheesman on the Park Condos	12	104,100	65,200	59.7%
139	Cheesman Park Condos	29	144,800	124,100	16.7%
154	Cheesman Square Condominiums	26	124,000	109,900	12.8%
141	Cheesman Square Townhouses	11	301,000	270,900	11.1%
143	Cheesman Towers Condos	49	203,400	160,000	27.1%
145	Cheesman Towers West Condos	72	201,850	175,500	15.0%
147	Cheesman Townhouses	6	182,650	157,350	16.1%
149	Cheesman Wildcrest Condominiums	55	130,100	100,700	29.2%
153	Cherry Creek Apartment Homes	240	122,200	96,700	26.4%
155	Cherry Creek City Homes Condos	12	243,400	234,400	3.8%
156	Cherry Creek Meadows	271	207,500	178,700	16.1%
157	Cherry Creek North	11	429,500	385,900	11.3%
158	Cherry Creek Towers Condos	115	189,600	170,500	11.2%
159	Cherry Creek Townhouses	738	155,100	135,300	14.6%
161	Cherry Creek Village	220	91,900	65,100	41.2%
165	Cherry Hills III Condominium	185	461,900	380,300	21.5%
169	Cherry North Condos	6	299,850	239,200	25.4%
172	Cherry Park Commons Condos	12	282,850	262,650	7.7%
173	Cherry Street Townhomes	15	198,400	156,500	26.8%
177	Chestnut	264	107,300	88,800	20.8%
220	Christopher Columbus Hall (NEW LISTING)	1	185,200	N/A	N/A
179	Churchill and Chatfield Condos	13	205,700	187,400	9.8%
232	City View Condos (NEW LISTING)	10	587,200	N/A	N/A
178	Clarkson Club Condominiums	12	113,700	97,950	16.1%
182	Clarkson Condominiums	6	128,750	97,800	31.6%
171	Clarkson on 16th Condos (NEW LISTING)	11	176,500	N/A	N/A
183	Clarkson Park Condominiums	5	158,400	126,400	25.3%
181	Clarkson Park Condominiums (2nd)	24	131,950	117,100	12.7%
184	Clarkson Street Lofts	12	322,500	306,850	5.1%
895	Clements Park Office Condos (NEW LISTING)	2	244,700	N/A	N/A
189	Club Monaco Filing 1	124	140,800	119,800	17.5%
194	Colonnade Loft Condominiums	31	184,300	144,500	27.5%
191	Columbine Townhomes at Cherry Creek	6	769,750	742,200	3.7%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
196	Commodore Place Condominiums	23	121,600	94,400	28.8%
195	Concha Phase #1	68	310,150	281,700	10.1%
197	Cooper Flats Condos	24	149,350	127,300	17.3%
198	Cornell Condos	6	426,800	301,600	41.5%
202	Corona Place Condominiums	10	149,800	140,250	6.8%
203	Corona Square Townhomes	6	222,150	182,300	21.9%
206	Cottage Hill Condominiums	4	159,400	129,900	22.7%
205	Cottage in North Wash Park Condos	2	191,450	162,050	18.1%
207	Cottonwoods	22	299,800	283,600	5.7%
164	Courtyard Park Condominiums	7	122,600	99,800	22.8%
237	Courtyards at Monaco Condos (NEW LISTING)	10	212,000	N/A	N/A
211	Covington Place Condos	23	130,400	114,400	14.0%
215	Creek Court Townhome Condos	12	177,500	193,900	-8.5%
219	Creek Terrace Condos	6	179,000	161,300	11.0%
238	Crescent Hand Laundry Condo Lofts (NEW LISTING)	4	174,450	N/A	N/A
223	Crestmoor Place Condos	8	191,550	182,900	4.7%
224	Crestmoor Vista Patio Townhomes	9	481,400	403,400	19.3%
225	Curtis Commons Condominiums	6	139,000	116,800	19.0%
227	Dahlia Gardens Condos	94	27,000	27,000	0.0%
231	Dahlia House Condos	45	84,700	71,300	18.8%
235	Dailey Park Condos	6	103,200	82,600	24.9%
239	Dartmouth Condos	96	58,400	49,850	17.2%
243	Dayton Green Ltd. Condos	148	128,800	110,800	16.2%
247	Decatur Townhomes	4	146,900	115,400	27.3%
246	DECO500 Condominiums	5	176,800	161,300	9.6%
248	Delaware Street Condominiums	3	171,200	148,000	15.7%
250	Denver Club Condominiums	5	152,400	134,000	13.7%
251	Denver Headquarters	2	270,300	258,500	4.6%
221	Denver Tower Condos (NEW LISTING)	99	166,700	N/A	N/A
252	Detroit Place Condominiums	2	196,650	156,850	25.4%
253	Detroit Street Townhomes	4	678,700	712,200	-4.7%
254	Detroit Townhomes (NEW LISTING)	4	765,950	N/A	N/A
255	Dexter Place Condos	14	107,000	91,400	17.1%
259	Dorchester Condominiums	94	120,250	88,300	36.2%
260	Downing Manor Condominiums	13	150,600	138,800	8.5%
258	Downing Place Condominiums	13	139,800	117,800	18.7%
261	Dublin Terrace Condos	51	125,800	105,200	19.6%
213	Duchamp Condos (NEW LISTING)	24	133,300	N/A	N/A
265	E & S Condominiums	2	82,400	99,250	-17.0%
262	E Street Condominiums	2	139,050	148,000	-6.0%
263	Eagle Ridge Townhomes	53	232,200	206,700	12.3%
264	East Creek Villa Phase II	3	402,000	429,100	-6.3%
266	East Creek Villas	3	382,700	350,100	9.3%
268	East Creek Villas III	3	356,200	299,300	19.0%
267	East Ninth	24	236,250	213,800	10.5%
271	East Seventh Avenue Townhouses	10	252,300	222,700	13.3%
275	East Sixteenth Avenue Townhomes	6	190,100	123,900	53.4%
279	Eastmoor Park Condominiums	120	152,000	138,300	9.9%
281	Edbrooke Loft Condos	39	451,100	425,700	6.0%
283	Eglantine Condos	4	477,800	419,250	14.0%
287	El Portal Townhouse	4	148,250	131,700	12.6%

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			2003	2001	
291	El Posado Condos	65	109,000	84,300	29.3%
293	El Rancho Grande Condos	2	115,550	96,950	19.2%
295	El Rincon Tres Townhomes	4	93,650	32,500	188.2%
240	Elati Street Condos (NEW LISTING)	3	172,000	N/A	N/A
296	Eleven Hundred Gaylord Ltd	5	172,700	138,600	24.6%
299	Elizabeth Street Condos	7	107,200	46,400	131.0%
300	Ellington Condominiums	5	209,100	186,300	12.2%
244	Ellington Condominiums (NEW LISTING)	16	188,600	N/A	N/A
302	Ellsworth Condominiums	4	133,050	128,650	3.4%
301	Elm Court Condominiums	4	155,250	146,950	5.6%
303	Elmar Condominiums	16	230,450	158,350	45.5%
307	Elton Arms Condos	14	143,400	99,300	44.4%
311	Embassy House Condominiums	78	226,250	232,200	-2.6%
317	Emerson Court Condominiums	43	110,800	86,200	28.5%
318	Emerson Park Condominiums	10	129,750	96,550	34.4%
319	Emerson Point Condominiums	4	242,200	192,800	25.6%
321	Emerson Street Condominiums	3	310,600	274,100	13.3%
320	Emerson Terrace Townhomes	9	227,800	191,300	19.1%
323	Encore Condos	26	238,100	201,600	18.1%
324	Euro Loft Condominiums	4	306,400	261,700	17.1%
328	Fairbanks Condominiums	19	149,600	119,400	25.3%
329	Fairfax Place Condominiums	6	115,700	112,500	2.8%
190	Fairview Place Condos	5	124,100	91,500	35.6%
326	Fairview Place Residences Condos	36	204,150	185,550	10.0%
312	Fern Hall Lofts	6	155,750	134,300	16.0%
327	Fifth & Gilpin Ltd.	6	269,450	271,000	-0.6%
331	Fillmore Plaza Condos	7	145,900	122,400	19.2%
273	Fire Clay Lofts (NEW LISTING)	54	220,500	N/A	N/A
332	Fish Factory Lofts	7	232,100	226,700	2.4%
335	Florentine Condos	100	172,200	147,000	17.1%
336	Flour Mill Lofts Condos	44	523,500	457,350	14.5%
337	Forest Place Condominiums	7	148,700	101,300	46.8%
338	Forest Terrace Condominiums	9	133,000	78,900	68.6%
339	Fortner Condominiums	6	419,900	441,600	-4.9%
343	Fountain Court	39	127,100	107,800	17.9%
346	Four (400) Milwaukee Condominiums	2	1,151,400	990,400	16.3%
345	Four Hundred Third Condominiums	74	401,200	424,150	-5.4%
347	Four Mile Village Condos	127	162,600	134,500	20.9%
349	Fourteenth East Condominiums	10	121,200	114,550	5.8%
351	Franklin Apartment Condominiums	6	196,350	139,400	40.9%
352	Franklin Condominiums	4	166,000	146,400	13.4%
353	Franklin Court Condos	20	132,250	94,800	39.5%
354	Franklin Lofts Condos	32	392,300	348,400	12.6%
355	Franklin Park Condos	7	158,100	142,800	10.7%
342	Franklin Townhomes	15	294,400	248,800	18.3%
350	Franwell Condominiums	5	169,900	148,300	14.6%
357	French Quarter	170	151,750	138,200	9.8%
360	Gables at Congress Park Condos	4	215,000	186,800	15.1%
188	Garfield Greens (NEW LISTING)	10	691,200	N/A	N/A
356	Garfield Square Townhomes	5	495,300	401,400	23.4%
348	Gaylord Place Condos	12	110,700	106,200	4.2%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
359	Gaylord Place Townhome Condos	12	123,900	97,500	27.1%
187	Geneva Condos (NEW LISTING)	4	222,500	N/A	N/A
361	Georgetown Court Condominiums	12	151,550	138,300	9.6%
368	Georgetown Terrace Condos	16	335,900	310,800	8.1%
363	Georgian	7	126,500	116,800	8.3%
175	Gilpin Street Condos	9	160,900	136,600	17.8%
364	Glenarm Place Condominiums	16	165,950	147,650	12.4%
362	Glenborough Condominiums	54	186,800	169,900	9.9%
344	Glencoe Place Condos	11	102,900	80,900	27.2%
607	Glenn Court Row Condominiums (NEW LISTING)	4	408,100	N/A	N/A
214	Gotham City Condos (NEW LISTING)	90	40,900	N/A	N/A
366	Governor McDonald Mansion Condos	3	283,800	246,300	15.2%
365	Governor's Abbey Condos	20	176,100	157,600	11.7%
370	Governors Manor Condominiums	26	105,500	108,150	-2.5%
367	Governor's Park	99	172,800	134,000	29.0%
369	Governors' Place Condominiums	125	184,100	137,900	33.5%
371	Governor's Terrace Condos	10	176,100	130,600	34.8%
374	Grand Cherokee Lofts	39	301,800	262,000	15.2%
380	Grant Mansion Condominiums	7	218,200	176,200	23.8%
334	Grant Park Condominiums	50	104,650	100,600	4.0%
375	Granville Subdivision Filing #1	259	145,300	119,500	21.6%
377	Granville West Filing #1	180	145,700	126,500	15.2%
379	Grape Street Estates Condos	4	180,650	149,350	21.0%
278	Greenhouse Residences (NEW LISTING)	59	258,600	N/A	N/A
381	Greens at Woodstream Condos	26	540,400	452,350	19.5%
382	Greenwich Village Condominiums	11	200,400	172,700	16.0%
383	Hale Court Condos	5	178,900	103,300	73.2%
385	Hale Parkway Condominiums	6	142,350	104,550	36.2%
387	Hamilton Arms Condominiums	20	116,100	102,200	13.6%
208	Hamilton Condos	26	125,450	122,900	2.1%
388	Hammersmith Townhomes	16	510,400	494,700	3.2%
389	Hampden Court	168	94,400	76,900	22.8%
391	Hampden East Condos	192	100,100	88,200	13.5%
568	Hardware Block Lofts (NEW LISTING)	22	361,650	N/A	N/A
390	Harrison International Condos	2	361,650	297,000	21.8%
392	Harrison Park Condos	10	350,050	293,150	19.4%
394	Harrison Place Townhomes	5	111,600	90,700	23.0%
393	Harrison Place Townhouse Condos	4	230,000	193,100	19.1%
396	Harrison Street Triplex Condos	3	196,700	163,800	20.1%
610	Hartman Hill Condominiums (NEW LISTING)	5	97,400	N/A	N/A
372	Harvard Park Condominiums	64	118,750	94,450	25.7%
395	Hatfield Condos	6	169,500	153,400	10.5%
384	Hayward Place Condominiums	4	150,800	134,800	11.9%
572	Hearthstone Cohousing Condos (NEW LISTING)	33	248,900	N/A	N/A
397	Heidelberg Condominiums	57	104,200	84,800	22.9%
400	Heights at Cherry Creek Condos	9	475,800	429,000	10.9%
406	Heritage Court I Condos	28	116,900	90,250	29.5%
407	Heritage Court II Condos	30	104,300	73,750	41.4%
333	High Street Condominiums	12	119,700	110,950	7.9%
176	High Street Condos (NEW LISTING)	8	154,800	N/A	N/A
398	Highgate on the Park Condos	10	618,500	629,400	-1.7%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
314	Highland Court Townhomes & Condos	20	263,600	235,600	11.9%
408	Highland Flats Condominiums	13	232,700	191,300	21.6%
285	Highland Loft Condominiums (NEW LISTING)	24	300,300	N/A	N/A
401	Highland Park Condos	24	156,900	133,400	17.6%
304	Highland Park Condos (NEW LISTING)	12	131,700	N/A	N/A
403	Highland Terrace Condos	22	61,500	66,800	-7.9%
524	Highland Terrace Lofts (NEW LISTING)	56	215,450	N/A	N/A
404	Highlands at Vallejo Condominiums	12	154,450	120,650	28.0%
378	Highlands Garden Village	38	276,200	204,750	34.9%
313	Highlands Square Condominiums	5	151,100	134,500	12.3%
376	Highlands View Condominiums	11	131,800	117,800	11.9%
386	Highlands West Condominiums	6	100,300	85,250	17.7%
405	Highline Club	60	248,100	238,550	4.0%
399	Hiland Hills Townhouses	168	127,900	108,100	18.3%
409	Hillcrest Dr. Condos (3506-12 South)	4	192,950	168,700	14.4%
411	Hillcrest Dr. Condos (3581-87 South)	4	179,200	184,850	-3.1%
422	Hillcrest Village Condominiums	32	353,700	340,300	3.9%
180	Hilltop Condos (NEW LISTING)	6	96,500	N/A	N/A
412	Hilltop Terrace	10	366,100	320,450	14.2%
413	Holland House Condos	37	122,100	95,400	28.0%
415	Holly Manor	24	158,450	146,450	8.2%
416	Home Base Condominiums	1	925,300	845,200	9.5%
402	Homes on Emerson Street Condos	3	156,500	143,300	9.2%
417	House of Rothschild	38	182,400	152,500	19.6%
512	Hulme Condominiums	4	280,600	212,300	32.2%
420	Humboldt House Condominiums	5	185,700	159,200	16.6%
418	Humboldt Park Condominiums	13	295,500	252,500	17.0%
414	Humboldt Place Condominiums	51	144,100	108,400	32.9%
419	Humboldt Street Mansion	4	230,650	205,050	12.5%
421	Hunt Club Townhomes	255	191,400	169,600	12.9%
423	Huntington House Condos	30	549,450	425,950	29.0%
425	Hyde Park Terrace Townhomes Condos	5	120,600	111,500	8.2%
427	Inca Row Condos	7	123,500	84,000	47.0%
315	Indian Creek Filing No. 9 (Emerald Valley)	136	162,600	138,600	17.3%
284	Isbell Loft Condominiums (NEW LISTING)	37	340,700	N/A	N/A
428	Ithaca Place Townhomes	6	385,400	288,900	33.4%
429	Ivarod Condominiums	12	160,350	124,450	28.8%
305	Ivy Courtyard Condos (NEW LISTING)	6	160,650	N/A	N/A
436	Jackson Colonial Condominiums	7	262,300	176,100	48.9%
431	Jackson Court Condos	16	198,100	182,800	8.4%
432	Jackson Court II Condos	9	324,800	275,900	17.7%
450	Jackson Flats Condominiums	8	335,600	282,350	18.9%
433	Jasmine Condominiums	216	91,000	67,000	35.8%
434	Jasmine Court Townhomes	4	150,850	139,050	8.5%
437	Jasmine Housing Development	47	178,900	159,600	12.1%
435	Jasmine Place Townhomes	58	121,200	101,000	20.0%
438	Jasmine Street Townhomes	6	108,050	75,800	42.5%
439	Jasmine Townhomes	6	158,900	140,400	13.2%
441	Jefferson Townhouse Condos	16	122,500	102,750	19.2%
443	Jenkins Carriage Venture Condos	5	162,200	134,000	21.0%
446	Jersey Street Condominiums	16	89,200	78,200	14.1%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
444	John Deere Plow Co. Condos	10	578,200	583,250	-0.9%
579	Josephine Condominiums (NEW LISTING)	26	53,500	N/A	N/A
440	Josephine on the Hill Condos	9	172,600	148,000	16.6%
504	Kettle's Condominiums	4	171,300	140,100	22.3%
447	Kingston Row Townhouse Condos	6	243,150	224,000	8.5%
448	Kinneavy Terrace Condominiums	14	147,800	130,600	13.2%
449	La Concorde	44	184,700	157,350	17.4%
451	La Fontana	81	152,800	151,800	0.7%
453	La Mirada Condos	60	97,500	77,200	26.3%
566	La Paloma Condos	22	157,850	134,350	17.5%
289	Lafayette Condos (NEW LISTING)	2	124,900	N/A	N/A
456	Lafayette Place Condominiums	14	172,200	145,000	18.8%
186	Lafayette Square Condos (NEW LISTING)	6	116,850	N/A	N/A
455	Lafayette Square Townhomes	6	295,500	227,000	30.2%
457	Lafayette Towers East Condominiums	31	173,200	141,100	22.7%
459	Lafayette Towers West Condominiums	36	186,300	145,600	28.0%
461	Lake Chalet Consolidated Condos	91	122,900	98,700	24.5%
462	Lake Park Commons Condos	4	233,900	266,200	-12.1%
466	Lake Park Condominiums	68	97,050	79,500	22.1%
310	Lakeshore Village Condos (NEW LISTING)	120	147,100	N/A	N/A
460	Lakeside Bungalows Condos	8	117,400	83,550	40.5%
463	Lanai	99	136,300	116,000	17.5%
464	Landmark	9	348,200	258,000	35.0%
465	Larimer Place Condos	170	370,250	332,000	11.5%
467	Lasalle Condominiums	8	137,550	103,600	32.8%
502	Le Jardin Condominiums	48	325,200	272,000	19.6%
470	Lea Plaza Condominiums	12	89,350	71,400	25.1%
471	Lexington Square	32	95,800	70,300	36.3%
473	Lexington Village Condos	47	106,300	82,800	28.4%
474	Lido Condominiums	120	155,600	129,850	19.8%
583	Lighthouse Condominiums (NEW LISTING)	2	207,900	N/A	N/A
498	Linsley Park Condominiums	22	101,700	87,750	15.9%
458	Locust Street Condominiums	4	166,850	163,700	1.9%
648	Lofts at 2245 Blake Street (NEW LISTING)	14	429,400	N/A	N/A
584	Lofts at 919 Santa Fe Condos (NEW LISTING)	2	252,000	N/A	N/A
452	Lofts at Denver Rock Drill Works	30	161,500	166,100	-2.8%
468	Logan Lofts	18	135,250	117,350	15.3%
472	Logan Plaza Condominiums	15	154,500	139,700	10.6%
476	Logan Street Condominiums	9	115,700	90,400	28.0%
482	Logan Street Flats Condominiums	3	120,900	116,200	4.0%
475	London House Condominiums	65	114,200	90,900	25.6%
306	Lowell Boulevard Condos (NEW LISTING)	3	139,100	N/A	N/A
564	Lowell Crescent Townhomes	18	200,600	212,800	-5.7%
478	Lowell-Custer	2	120,950	129,000	-6.2%
477	Lujan Condos	4	276,200	203,250	35.9%
873	Madison Creek (NEW LISTING)	10	346,500	N/A	N/A
479	Madison Hill Condos	22	364,500	332,650	9.6%
294	Madison Park Condos (NEW LISTING)	5	125,300	N/A	N/A
480	Madison Park Townhomes	8	502,400	435,400	15.4%
488	Magna Carta Condos	10	168,000	156,200	7.6%
481	Majorca Condominiums	44	90,400	70,950	27.4%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
483	Mandalay Dominions Condos	7	136,200	182,700	-25.5%
484	Manor Homes at Cherry Creek	92	323,400	298,100	8.5%
485	Mansion Condos	4	206,900	180,450	14.7%
487	Marion Park	56	396,400	350,100	13.2%
445	Marion Rowhouse Condos	4	199,100	167,100	19.2%
571	Marion St Condos	10	190,700	172,950	10.3%
489	Marion Street Condominiums	6	151,550	104,050	45.7%
491	Mark Charles Place Condos	5	222,800	196,800	13.2%
492	Marquette Condominiums	20	121,600	99,300	22.5%
493	Marston Shores	46	343,300	307,700	11.6%
578	Marston Villas Condos	64	154,700	123,300	25.5%
494	Marvin's Garden Condominiums	13	134,400	118,900	13.0%
495	Maxim II Condominiums	28	103,700	86,200	20.3%
500	Mayfair Gardens Townhomes	84	162,100	142,200	14.0%
496	Metro Townhomes	7	311,200	272,700	14.1%
490	Metropolitan Lofts	57	297,100	286,900	3.6%
503	Miralago at Marston Lake	245	132,900	115,100	15.5%
497	Monaco Place Condos	192	110,800	81,100	36.6%
499	Monaco Village Condominiums	34	141,900	127,350	11.4%
501	Monroe Court Condos	4	353,400	349,300	1.2%
505	Montclair Park Condos	4	206,100	190,550	8.2%
509	Monterey Condominiums	6	182,950	136,000	34.5%
507	Montgomery Court Condos	42	111,600	77,200	44.6%
340	Moore Condos	4	301,350	267,950	12.5%
510	Moore Hardware Building Condos	4	352,250	323,700	8.8%
511	Morley Place Condominiums	4	231,050	273,900	-15.6%
513	Morningside	434	130,900	120,600	8.5%
580	Mosier Place Condos (NEW LISTING)	7	132,300	N/A	N/A
515	Mountain Shadows Condos	149	151,200	117,900	28.2%
516	Neusteters Bldg. Condos	81	172,100	166,800	3.2%
519	Newport Place Condos	43	88,400	73,900	19.6%
520	Nine (925) east 8th Avenue Condos	30	106,150	94,550	12.3%
28	No. 25 Downing Street Condominiums	73	409,600	399,900	2.4%
521	Nob Hill Condos	66	85,700	70,600	21.4%
523	Norman Condos	49	232,800	214,700	8.4%
525	Norseman Condos	51	100,800	80,100	25.8%
527	Norseman II at Cheesman Park Condos	51	131,000	100,300	30.6%
522	North Jackson Street Condos	7	165,300	139,400	18.6%
529	Number One Downing Ltd.	8	236,200	229,200	3.1%
531	Oak Park Condos	398	102,100	82,300	24.1%
533	Observatory Park	15	127,600	114,000	11.9%
526	Observatory West Condominiums	12	113,300	95,700	18.4%
559	Officer's Row Condos	108	282,200	248,000	13.8%
574	Ogden Condominiums (NEW LISTING)	12	116,000	N/A	N/A
562	Ogden Gardens (NEW LISTING)	27	290,000	N/A	N/A
553	Ogden Street Condominiums	6	177,000	143,550	23.3%
528	Ogden Trace Townhomes	6	189,800	148,200	28.1%
534	Old San Rafael Townhomes	7	222,000	188,300	17.9%
560	Old South Gaylord Condominiums (NEW LISTING)	11	139,200	N/A	N/A
536	One (1) Cheesman Place	38	315,800	280,850	12.4%
535	One Broadway	22	159,200	116,900	36.2%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
650	One Polo- Creek Condominiums	59	714,700	673,200	6.2%
532	One Thousand (1000) South Monaco	146	170,900	154,800	10.4%
544	One Wynkoop Plaza Condos	19	744,500	717,400	3.8%
628	Osage Lofts (NEW LISTING)	32	159,000	N/A	N/A
550	Palace Lofts Condos	131	402,800	367,900	9.5%
537	Paragon Condos	12	220,750	190,450	15.9%
540	Parchments by the Park Condos	6	235,250	218,100	7.9%
546	Park Central Condominiums	12	115,150	91,350	26.1%
539	Park Chelan Condos	9	157,700	124,900	26.3%
538	Park Estate Townhomes	4	235,750	200,700	17.5%
552	Park Hill Condominiums	15	126,200	106,600	18.4%
541	Park Hill Gardens Condos	40	107,600	74,300	44.8%
563	Park Hill Place Condominiums	12	106,700	102,600	4.0%
543	Park Lafayette Condos	89	151,500	133,900	13.1%
545	Park Lane Condos	346	223,600	182,300	22.7%
547	Park Mayfair Condos	291	107,800	90,400	19.2%
549	Park Monaco	70	139,800	116,200	20.3%
551	Park Monaco II	106	150,600	129,400	16.4%
555	Park of Woodstream Village	58	218,300	217,100	0.6%
570	Park Place at Riverfront (NEW LISTING)	70	351,000	N/A	N/A
556	Park Place Tower Condominiums	100	172,400	131,400	31.2%
554	Park Plaza Condominiums	22	112,200	100,750	11.4%
557	Park Regency Condominiums	42	179,300	146,250	22.6%
561	Park Towers Condos	32	571,500	467,900	22.1%
577	Park View	8	132,700	104,600	26.9%
581	Park View Plaza Condos	9	156,600	125,800	24.5%
565	Park Villa	40	193,800	170,100	13.9%
569	Park Washington Condominiums	48	179,200	166,500	7.6%
548	Parkside @ Washington Park	15	385,300	327,400	17.7%
573	Parkside on Cherry Creek Condos	31	173,800	162,900	6.7%
585	Parkville Condos	43	139,000	111,200	25.0%
589	Parkway Condos	24	132,400	102,000	29.8%
590	Parkway Gardens South Condos	8	159,050	137,950	15.3%
593	Parkway Towers	101	107,500	78,900	36.2%
594	Parkway Townhome Condominiums	112	193,700	172,900	12.0%
597	Patton Plaza Condos	24	122,700	112,600	9.0%
600	Pearl Condominiums	5	140,700	117,200	20.1%
601	Pearl Court Condominiums	10	153,800	134,800	14.1%
599	Pearl Estates Condominiums	6	188,800	165,450	14.1%
602	Pearl Garden Townhomes	6	166,150	115,250	44.2%
604	Pearl Park Condominiums	31	108,100	85,600	26.3%
605	Pearl Street Complex Condos	3	297,100	281,900	5.4%
609	Pebble Creek Condos	244	109,000	93,000	17.2%
576	Peerless Condos (NEW LISTING)	12	156,550	N/A	N/A
611	Penn Garage Lofts	14	203,500	181,300	12.2%
612	Penn Rose Place Condominiums	6	131,150	119,400	9.8%
613	Penn Square	160	187,800	145,450	29.1%
614	Penn Street Condominiums	9	132,500	110,900	19.5%
615	Penn Street Condominiums (#2) (NEW LISTING)	12	109,800	N/A	N/A
617	Penn Towers Condominiums	31	95,500	51,600	85.1%
621	Pennborough Condominiums	14	365,850	253,300	44.4%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
623	Pennsylvania Park Condominiums	44	126,500	120,300	5.2%
624	Pennsylvania Place Condominiums	39	97,400	79,800	22.1%
622	Pennsylvania Station Condominiums (NEW LISTING)	35	97,400	N/A	N/A
625	Penthouse at Cherry Creek Condos	4	573,000	576,500	-0.6%
629	Perrenoud Condo Assoc. Inc.	24	290,700	229,500	26.7%
654	Perry Highlands Condos (NEW LISTING)	7	460,200	N/A	N/A
631	Petite Maisons Condominiums	18	72,000	58,300	23.5%
633	Pinehurst Village East	29	400,400	361,100	10.9%
637	Pinehurst Village I	70	312,150	243,600	28.1%
639	Pinehurst Village II	38	270,650	286,800	-5.6%
641	Plaza De Monaco Tower Condos	214	104,800	91,700	14.3%
643	Plaza III Townhomes	104	155,400	138,800	12.0%
644	Poet Laureate Condominiums	12	139,950	109,750	27.5%
645	Polo Club (High Rise Bldg)	149	290,000	232,600	24.7%
649	Polo Club North Condominiums	125	755,600	614,600	22.9%
653	Potter House	2	279,100	234,800	18.9%
658	Prado (NEW LISTING)	108	282,700	N/A	N/A
656	Promenade Lofts (NEW LISTING)	66	403,600	N/A	N/A
657	Promontory Condos	72	238,050	219,800	8.3%
662	Prospect Park (new)	73	154,100	135,400	13.8%
661	Prospect Park (old)	49	145,900	125,200	16.5%
666	Provence Condominiums	64	224,400	197,950	13.4%
665	Provence Townhomes Phases 1 & 2 (?)	58	304,300	292,400	4.1%
669	Provincetown Landing I Townhomes	57	194,200	174,000	11.6%
673	Provincetown Landing II Townhomes	153	203,000	177,800	14.2%
668	Provincetown Landing Townhome Condos	48	201,500	193,300	4.2%
675	Quebec Plaza	24	100,700	78,800	27.8%
677	Quincy Park Condos	48	162,800	168,700	-3.5%
676	Quincy Place at Pinehurst Condos	62	277,700	229,800	20.8%
678	Rachelle Condominiums	3	291,000	249,500	16.6%
679	Raintree	268	115,700	95,900	20.6%
682	Renaissance	22	232,900	203,900	14.2%
514	Residences @ Highland Crossing (NEW LISTING)	49	307,700	N/A	N/A
680	Residences at Vine St. Condos	5	173,100	192,300	-10.0%
688	Residences on York (NEW LISTING)	23	107,000	N/A	N/A
655	Riverfront Tower (NEW LISTING)	61	702,200	N/A	N/A
683	Riviera Condominiums	36	123,500	93,150	32.6%
685	Riviera Park Condominiums	42	96,050	77,850	23.4%
686	Rocky Mountain Warehouse Lofts Condos	47	421,300	377,200	11.7%
670	Romeo Block Lofts	14	160,800	150,300	7.0%
692	Rosehugh Condominiums	5	336,700	231,700	45.3%
687	Rosemary II Condos	6	87,400	73,100	19.6%
689	Rosemary III Condos	5	104,200	90,000	15.8%
691	Royal Oak Condominiums	48	104,250	77,850	33.9%
693	Rue Royale Condos	14	100,800	82,500	22.2%
674	Ryder Place Condos (NEW LISTING)	8	210,050	N/A	N/A
699	S.H. Supply Co. Bldg. Condos	9	275,300	252,700	8.9%
659	Saint Lukes Loft Condominiums (NEW LISTING)	41	363,700	N/A	N/A
695	Saint Paul Condos	4	475,000	354,350	34.0%
698	Salty Dog Condominiums	6	207,700	206,700	0.5%
696	Sanctuary Lofts Condos	12	350,700	275,350	27.4%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
694	Sanctuary Park Condominiums	33	108,700	91,900	18.3%
697	Sans Scouci	16	323,250	347,800	-7.1%
714	Santa Fe Loft Condominiums	4	208,900	173,750	20.2%
700	Scholars Walk Condominiums	9	162,400	137,900	17.8%
660	Semper, Concourse & Ogden Place (NEW LISTING)	17	113,600	N/A	N/A
701	Seven Springs Club Condos	240	66,100	56,100	17.8%
702	Seventh & Ash Townhomes	11	430,900	471,400	-8.6%
703	Shadow Wood Condos	318	112,600	91,900	22.5%
705	Sherman Court Condos	21	199,100	147,800	34.7%
710	Sherman Square Condominiums	28	107,600	75,700	42.1%
712	Sherman Street Condominiums	4	194,800	173,200	12.5%
706	Sherman Terrace Condominiums	10	164,900	127,250	29.6%
636	Shoshone Lofts at Highlands Condos (NEW LISTING)	29	298,300	N/A	N/A
708	Silver Square Condominiums	56	200,800	178,400	12.6%
856	Silver State Lofts (NEW LISTING)	39	238,000	N/A	N/A
704	Sixteen Hundred Wynkoop Condos	8	366,650	319,750	14.7%
603	Skyline Views at the Homer (NEW LISTING)	22	168,200	N/A	N/A
718	Skyline Villa	27	193,700	183,100	5.8%
742	Sloan Lake Mansion Condos	7	116,500	100,300	16.2%
707	Sloans Lake Gardens Condos	24	82,100	69,700	17.8%
709	South Pearl Commons Condos (NEW LISTING)	23	173,400	N/A	N/A
642	South Washington Street Condos (NEW LISTING)	4	181,100	N/A	N/A
711	Southmoor Manor	5	229,600	220,800	4.0%
713	Southmoor Park Condominium	68	169,900	158,600	7.1%
715	Southmoor Park Townhouses	25	317,500	240,000	32.3%
717	Southmoor Racket	10	161,500	155,300	4.0%
719	Southmoor Villa	10	155,250	118,850	30.6%
721	Southmoor West Condominiums	4	242,800	202,500	19.9%
723	Southmoor West Townhomes	23	181,600	173,000	5.0%
725	Springfield at Indian Creek (Filings 1&2)	126	188,100	155,300	21.1%
727	St Paul Street Townhome Condos	1	381,100	290,100	31.4%
743	St. Charles Plaza Townhomes	9	152,400	106,200	43.5%
736	St. James Condominiums	3	563,100	401,000	40.4%
726	St. Patrick's Lofts	8	262,550	187,900	39.7%
728	Stadium Lofts	48	236,600	236,700	0.0%
729	Stanford Place	13	140,800	111,900	25.8%
731	Stanley Arms Condominiums	12	148,200	130,600	13.5%
640	Stapleton Mansion Homes Condos (NEW LISTING)	45	203,800	N/A	N/A
724	Starlite Condominiums	12	116,800	102,450	14.0%
671	Steelbridge Lofts (NEW LISTING)	48	465,750	N/A	N/A
667	Steele Street Condos (NEW LISTING)	2	311,600	N/A	N/A
730	Sterling Park Condominiums	9	161,200	131,400	22.7%
732	Stevens School Condominiums	25	310,400	278,700	11.4%
748	Stonecreek Condo's	6	156,000	159,400	-2.1%
733	Stoney Brook	219	416,400	361,100	15.3%
735	Stoney Falls	21	248,200	225,900	9.9%
738	Stout Street Condos	2	185,750	165,400	12.3%
739	Strathmore Mews Townhomes	10	371,450	379,700	-2.2%
741	Strawbridge Condos	46	98,800	76,650	28.9%
740	Streetcar Stables Condos	43	444,700	402,200	10.6%
627	Studio 70 Condominiums	22	211,050	180,050	17.2%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
745	Summer House	75	182,100	166,500	9.4%
749	Sun Crest Condos	36	78,300	53,100	47.5%
751	Swallow Hill Row Condos	7	304,900	250,200	21.9%
869	Swallow Hills Residences (NEW LISTING)	46	291,050	N/A	N/A
752	Swanee Condominiums	24	126,900	115,150	10.2%
635	Sylvan Condominiums (NEW LISTING)	4	230,000	N/A	N/A
754	Tallmadge & Boyer Terrace Townhome	8	309,500	253,450	22.1%
651	Tallmadge-Boyer Lofts (NEW LISTING)	10	208,700	N/A	N/A
753	Tamaron Condos	68	119,400	103,600	15.3%
750	Tamaron II Condominiums	102	147,450	131,500	12.1%
755	Tara Mansion	12	186,200	129,300	44.0%
756	Ten Sixty Five (1065) Lafayette Condominiums	5	203,200	187,600	8.3%
764	Tennyson Terrace Condos	7	146,600	125,100	17.2%
757	Tennyson Townhome	10	100,000	94,400	5.9%
758	Tenth & Emerson Townhomes	8	263,600	186,050	41.7%
759	Terrace at Stoney Brook	39	281,500	230,900	21.9%
761	Thatcher Condos	14	175,000	135,850	28.8%
78	The Avenue Lofts Condos	19	298,600	283,000	5.5%
86	The Beers Condominiums	8	216,950	184,450	17.6%
96	The Bentley Condos	29	312,600	277,300	12.7%
185	The Cloisters	12	137,500	107,900	27.4%
199	The Cornwall	27	190,300	166,500	14.3%
249	The Denver Building Condos	66	269,800	252,250	7.0%
358	The Garfield Condos	4	637,150	643,200	-0.9%
373	The Grafton Condos	24	180,850	129,550	39.6%
424	The Ice House Condos	89	393,200	370,100	6.2%
430	The Ivy Condominiums	9	159,700	143,900	11.0%
454	The Lafayette Condominiums	12	184,050	143,350	28.4%
530	The Old Union Hall Condominiums	1	351,400	265,500	32.4%
542	The Overlook Condos Phase 1	58	210,400	186,900	12.6%
647	The Portico (NEW LISTING)	106	441,450	N/A	N/A
469	The Residences at Lawrence Street Center	41	322,700	265,000	21.8%
681	The Ritter	7	233,300	210,500	10.8%
690	The Roost at Highland Park Townhomes	5	313,600	240,600	30.3%
769	The Townhome Condos	31	168,500	143,700	17.3%
850	The Victor (NEW LISTING)	16	167,700	N/A	N/A
781	The Viking Condos	50	103,550	85,900	20.5%
837	The Windsor Condos	164	230,250	202,350	13.8%
762	Third & Detroit Building Condos	2	90,350	65,400	38.1%
763	Three Fountains	211	200,900	191,500	4.9%
765	Timperly Condominiums	45	143,300	120,900	18.5%
638	Titanium Lofts (NEW LISTING)	24	519,150	N/A	N/A
768	Topaz (NEW) at Indian Creek Condos	45	171,200	149,300	14.7%
767	Topaz (OLD) at Indian Creek Condos	99	130,900	109,800	19.2%
766	Towers at Cheesman Park Condos	99	165,600	140,000	18.3%
868	Towne Square Condominiums/Lofts (NEW LISTING)	62	170,400	N/A	N/A
776	Townhomes at Garfield Place	4	609,650	561,550	8.6%
646	Townhomes on Columbine (NEW LISTING)	5	410,000	N/A	N/A
672	Trail Creek Ranch Condos (NEW LISTING)	97	135,000	N/A	N/A
634	Trails at Parkfield Lake-Phase I (NEW LISTING)	49	155,100	N/A	N/A
771	Trianon Condos	5	154,700	144,000	7.4%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
772	Trieste Condominiums	24	396,700	390,100	1.7%
770	Trovare Condos	24	402,550	384,300	4.7%
773	Tudor Manor Condominiums	10	163,350	138,950	17.6%
824	Turn of The Century Condos	2	194,900	157,200	24.0%
790	Tuscan Condominiums	8	114,150	109,600	4.2%
737	Tuscany at Cherry Creek (NEW LISTING)	8	703,000	N/A	N/A
652	Tuscany Condos (NEW LISTING)	17	130,500	N/A	N/A
747	Twenty-Three Clarkson Condominiums	6	101,350	101,900	-0.5%
832	Twin Gables Condominiums (NEW LISTING)	4	364,650	N/A	N/A
27	Two Thousand Cheesman East Condominiums	50	396,400	359,200	10.4%
774	University Park Commons	6	205,900	164,250	25.4%
778	University Park Tower Condominiums	127	143,600	123,800	16.0%
775	University South Condominiums	6	198,100	155,200	27.6%
788	Uptown Lofts	3	222,800	179,400	24.2%
854	Uptown Lofts - 2nd (NEW LISTING)	2	216,150	N/A	N/A
777	Vailima Townhomes	4	460,650	459,050	0.3%
779	Valencia Condominiums	13	131,500	121,200	8.5%
780	Verdelais Townhomes	12	495,000	410,600	20.6%
784	Versailles Condominiums	58	162,150	123,700	31.1%
853	Victorian Condominiums (NEW LISTING)	3	148,400	N/A	N/A
860	Villa Del Sol Townhomes (NEW LISTING)	4	251,550	N/A	N/A
783	Villa Marbella	75	277,000	228,500	21.2%
785	Villa Margaux Townhomes	26	124,400	104,100	19.5%
786	Villa Riva	24	217,950	190,350	14.5%
787	Villa Townhouse Condos	4	311,800	225,350	38.4%
789	Village Commons Condos	27	85,300	74,900	13.9%
791	Village Townhomes	200	198,050	169,000	17.2%
793	Village West Filing No. 2	139	168,900	140,000	20.6%
828	Villarosso Residences @ DTC West	65	314,100	224,400	40.0%
795	Villas at Stoney Brook	24	353,900	313,400	12.9%
844	Vine Street Condos (NEW LISTING)	12	158,500	N/A	N/A
794	Vine Street Manor Condominiums	7	142,900	127,500	12.1%
782	Vintage Condominiums	4	157,400	134,300	17.2%
846	Vogue Loft Condos	6	322,600	273,650	17.9%
796	Volker Building Condos	14	777,650	689,950	12.7%
797	Waldman Condominiums	41	231,400	200,000	15.7%
798	Wannatah Condominiums	10	157,500	134,300	17.3%
799	Warren Commons Townhomes	12	146,100	116,100	25.8%
801	Warren Square	40	92,900	74,750	24.3%
814	Wash Park West Condominiums	8	269,150	255,650	5.3%
811	Washington Condos	8	118,850	90,100	31.9%
800	Washington Court I Condos	12	87,500	67,700	29.2%
806	Washington Court II Condos	12	87,000	70,700	23.1%
802	Washington Irving Condominiums	11	197,800	151,700	30.4%
810	Washington Lofts Condos	22	120,300	81,750	47.2%
840	Washington Manor Condos	43	105,200	97,900	7.5%
803	Washington Park Manor Condos	17	122,000	99,800	22.2%
804	Washington Park Place Condominiums	8	176,600	165,450	6.7%
805	Washington Park Townhouse Condos	4	218,950	181,750	20.5%
808	Washington Place 1 & 2 Condos	14	223,100	198,100	12.6%
807	Washington Place Condos	31	105,700	67,000	57.8%

Condominium Value Trends

2003 Compared to 2001 (Alpha)

Condo #	Condominium Name	No. of Units	Median Value (in \$)		Percent Change
			2003	2001	
809	Washington Square Townhomes	10	267,250	228,800	16.8%
820	Washington Street Condominiums	39	132,500	112,500	17.8%
883	Waterside Lofts (NEW LISTING)	164	374,350	N/A	N/A
852	Watertower Lofts (NEW LISTING)	94	286,300	N/A	N/A
818	Wazee Loft Condominiums	18	427,300	379,200	12.7%
812	Wazee Wire Works Loft Condos	14	499,700	515,000	-3.0%
813	Welbourne Condos	19	152,500	115,800	31.7%
815	Wellington Condos	6	160,950	122,550	31.3%
816	Wellington Square Condos	82	157,200	126,650	24.1%
830	Welton Urban Living Condos (NEW LISTING)	11	185,600	N/A	N/A
817	Wesley Lane Townhomes Condos	30	166,700	157,900	5.6%
849	West End Lofts (NEW LISTING)	33	416,000	N/A	N/A
819	Westchester Condo North	160	138,150	110,900	24.6%
821	Westchester Condo South	147	129,100	89,500	44.2%
822	Wewatta Transfer Condos	13	255,300	223,900	14.0%
823	Whispering Pines of Denver	665	100,200	84,300	18.9%
825	White House Square Condominiums	13	166,500	146,600	13.6%
826	Whitney Mansion Condominiums	4	208,100	188,850	10.2%
827	Wickford Patio Homes Sub Filing No. 3	53	158,000	137,500	14.9%
829	Williams Court Condos	13	126,700	99,300	27.6%
831	Williamsburg Quarters Condos	2	513,150	511,850	0.3%
833	Williamsburg Village Townhomes	10	481,950	453,300	6.3%
835	Williamson Estate Condos	8	229,300	159,100	44.1%
836	Willow Ranch	168	152,750	132,100	15.6%
838	Willowsong Condominiums	23	74,700	77,100	-3.1%
839	Windsor Gardens	2,689	116,300	104,800	11.0%
841	Winona Gardens Condos	40	114,900	90,800	26.5%
842	Wolff Street Condos	4	132,500	115,400	14.8%
843	Woodside Condos	160	109,300	85,700	27.5%
845	Woodside Village Condos	352	121,600	100,700	20.8%
847	Woodside Village II Condos	143	126,600	99,400	27.4%
851	Woodstream Falls Condominiums	470	91,900	79,400	15.7%
855	Writer Square Condo	42	416,450	408,800	1.9%
857	Wynkoop Loft Condos (C&R)	15	563,900	507,200	11.2%
858	Xavier Street Condominiums	6	120,100	103,500	16.0%
859	Yale Heights Condos	28	298,700	254,500	17.4%
863	Yorkhouse Townhomes Sub	4	140,800	134,300	4.8%
864	Yosemite Street Condominiums	21	67,100	46,900	43.1%
870	Zuni Pointe Condominiums	7	123,000	91,800	34.0%