

Metro Denver Existing Single Family Housing Market Report
August 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
Contact Steig Seaward 303-756-0553



Price Range	Aug-05 Sales	Jul-05 Sales	% Change	Aug-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	138	182	-24.2%	124	11.3%	5.0	4.2%
140,000 to 199,999	655	882	-25.7%	745	-12.1%	6.4	20.2%
200,000 to 299,999	1479	1776	-16.7%	1,482	-0.2%	4.6	40.7%
300,000 to 499,999	885	1015	-12.8%	709	24.8%	5.2	23.3%
500,000 to 999,999	328	427	-23.2%	234	40.2%	7.5	9.8%
1,000,000 plus	64	82	-22.0%	58	10.3%	15.1	1.9%

Description	Aug-05	Jul-05	% Change	Aug-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	3,973	4,954	-19.8%	3,714	7.0%	27,730	27,921	-0.7%
Average Price	\$314,533	\$318,348	-1.2%	\$300,484	4.7%	\$306,314	\$290,061	5.6%
Median Price	\$255,000	\$252,250	1.1%	\$240,000	6.3%	\$245,000	\$236,200	3.7%
Dollar Volume (000)	\$1,244,772	\$1,577,984	-21.1%	\$1,110,973	12.0%	\$8,494,415	\$8,092,095	5.0%
Inventory	18,768	18,490	1.5%	19,857	-5.5%	16,946	18,722	-9.5%
Under Contract Total	4,398	5,695	-22.8%	2,298	91.4%	4,551	2,394	90.1%
Months Supply	4.7	3.7	26.6%	5.3	-10.9%	4.9	5.3	-7.8%
Number of Days on the Market	75	76	-1.3%	72	4.2%	83	80	3.8%

Notes

- 1 August 2005 data is from July 25, 2005 to August 22, 2005.
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

Definitions

Market Share	The percentage of sales within a price range to total sold.
Months Supply	The amount of months required to sell inventory based on the rate of sales and inventory at a given period of time.

Note: This representation is based in whole or in part on data supplied by the Denver Board of REALTORS or Metrolist Inc. Neither the Denver Board of REALTORS or Metrolist Inc. guarantee or is in any way responsible for its accuracy. Data maintained by the Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.