

Metro Denver Existing Single Family Housing Market Report
November 2005

Denver Board of REALTORS®

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



Price Range	Nov-05 Sales	Oct-05 Sales	% Change	Nov-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	148	159	-6.9%	152	-2.6%	5.1	5.5%
140,000 to 199,999	576	614	-6.2%	743	-22.5%	7.2	21.4%
200,000 to 299,999	1043	1118	-6.7%	1,293	-19.3%	6.1	38.9%
300,000 to 499,999	652	674	-3.3%	618	5.5%	6.7	23.5%
500,000 to 999,999	217	257	-15.6%	228	-4.8%	11.1	8.9%
1,000,000 plus	49	52	-5.8%	33	48.5%	20.6	1.8%

Description	Nov-05	Oct-05	% Change	Nov-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	3,028	3,087	-1.9%	3,256	-7.0%	38,136	38,656	-1.3%
Average Price	\$312,304	\$317,748	-1.7%	\$290,366	7.6%	\$308,089	\$290,202	6.2%
Median Price	\$248,250	\$250,000	-0.7%	\$236,500	5.0%	\$247,000	\$237,000	4.2%
Dollar Volume (000)	\$935,743	\$971,127	-3.6%	\$944,025	-0.9%	\$11,724,941	\$11,206,052	4.6%
Inventory	18,448	19,024	-3.0%	17,545	5.1%	17,475	18,679	-6.4%
Under Contract Total	3,417	3,570	-4.3%	2,041	67.4%	4,383	2,350	86.5%
Months Supply	6.1	6.2	-1.1%	5.4	12.8%	5.0	5.3	-4.9%
Number of Days on the Market	85	83	2.4%	79	7.6%	83	79	5.1%

Notes

1 November 2005 data is from October 24, 2005 to November 21, 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.