



Metro Denver Condominium Townhome Housing Market Report
October 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Oct-05 Sales	Sep-05 Sales	% Change	Oct-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	317	336	-5.7%	378	-16.1%	11.0	35.0%
140,000 to 199,999	335	371	-9.7%	383	-12.5%	8.8	37.0%
200,000 to 299,999	179	205	-12.7%	186	-3.8%	8.6	19.8%
300,000 to 499,999	52	87	-40.2%	44	18.2%	9.2	5.7%
500,000 to 999,999	19	23	-17.4%	15	26.7%	13.2	2.1%
1,000,000 plus	4	8	-50.0%	3	33.3%	24.5	0.4%

Description	Oct-05	Sep-05	% Change	Oct-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	919	1,282	-28.3%	1,112	-17.4%	9,908	9,997	-0.9%
Average Price	\$188,876	\$200,922	-6.0%	\$185,804	1.7%	\$193,035	\$181,093	6.6%
Median Price, Actual	\$157,904	\$165,000	-4.3%	\$159,000	-0.7%	\$160,000	\$157,250	1.7%
Dollar Volume (000)	\$171,835	\$248,564	-30.9%	\$202,409	-15.1%	\$1,877,500	\$1,804,826	4.0%
Inventory	7,804	8,012	-2.6%	7,302	6.9%	7,391	7,280	1.5%
Under Contract	1000	1344	-25.6%	640	56.3%	1,195	628	90.3%
Months Supply	8.5	6.2	35.9%	6.6	28.7%	7.4	7.3	1.5%
Number of Days on the Market	112	104	7.7%	128	-12.5%	111	103	7.8%

Note

1 October 2005 data is from September 26, 2005 to October 24, 2005.

2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

Definitions

Market Share

The percentage of sales per 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.