

Metro Denver Existing Single Family Housing Market Report  
October 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Oct-05 Sales	Sep-05 Sales	% Change	Oct-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	159	161	-1.2%	164	-3.0%	4.8	4.1%
140,000 to 199,999	614	829	-25.9%	888	-30.9%	7.1	20.9%
200,000 to 299,999	1118	1638	-31.7%	1,410	-20.7%	6.2	41.4%
300,000 to 499,999	674	937	-28.1%	674	0.0%	7.0	23.7%
500,000 to 999,999	257	341	-24.6%	231	11.3%	9.8	8.6%
1,000,000 plus	52	55	-5.5%	39	33.3%	19.6	1.4%

Description	Oct-05	Sep-05	% Change	Oct-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	3,087	4,291	-28.1%	4,019	-23.2%	35,108	35,400	-0.8%
Average Price	\$317,748	\$309,620	2.6%	\$289,983	9.6%	\$307,721	\$290,192	6.0%
Median Price	\$250,000	\$250,000	0.0%	\$235,900	6.0%	\$246,900	\$237,000	4.2%
Dollar Volume (000)	\$971,127	\$1,323,654	-26.6%	\$1,161,583	-16.4%	\$10,789,198	\$10,262,027	5.1%
Inventory	19,024	19,188	-0.9%	18,728	1.6%	17,378	18,792	-7.5%
Under Contract Total	3,570	4,814	-25.8%	2,514	42.0%	4,479	2,381	88.1%
Months Supply	6.2	4.5	37.8%	4.7	31.1%	4.9	5.3	-6.6%
Number of Days on the Market	83	79	5.1%	82	1.2%	83	79	5.1%

Notes

- 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 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.