



Metro Denver Condominium Townhome Housing Market Report January 2006

Denver Board of REALTORS®

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

Price Range Notes 1 and 2	Jan-06 Sales	Dec-05 Sales	% Change	Jan-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	225	324	-30.6%	211	6.6%	13.8	39.1%
140,000 to 199,999	184	288	-36.1%	173	6.4%	13.9	31.9%
200,000 to 299,999	106	175	-39.4%	105	1.0%	13.4	18.4%
300,000 to 499,999	39	53	-26.4%	36	8.3%	17.5	6.8%
500,000 to 999,999	20	14	42.9%	15	33.3%	12.2	3.5%
1,000,000 plus	2	5	-60.0%	0	#DIV/0!	47.5	0.3%

Description	Jan-06	Dec-05	% Change	Jan-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	655	906	-27.7%	615	6.5%	655	615	6.5%
Average Price	\$192,271	\$191,560	0.4%	\$186,702	3.0%	\$192,271	\$186,702	3.0%
Median Price, Actual	\$154,900	\$160,000	-3.2%	\$157,000	-1.3%	\$154,900	\$157,000	-1.3%
Dollar Volume (000)	\$125,937	\$172,541	-27.0%	\$113,292	11.2%	\$125,937	\$113,292	11.2%
Inventory	6,979	6,802	2.6%	6,205	12.5%	6,979	6,205	12.5%
Under Contract	919	906	1.4%	679	35.3%	919	679	35.3%
Months Supply	10.7	7.5	41.9%	10.1	5.6%	10.7	10.1	5.6%
Number of Days on the Market	133	121	9.9%	114	16.7%	133	114	16.7%

Notes:

- 1 January 2006 data is from January 1 - January 31, 2005 January data not based on calendar month
- 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.