

Metro Denver Existing Single Family Housing Market Report
January 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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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	138	194	-28.9%	127	8.7%	5.6	4.8%
140,000 to 199,999	400	1760	-77.3%	461	-13.2%	9.8	43.5%
200,000 to 299,999	673	1142	-41.1%	676	-0.4%	9.2	28.2%
300,000 to 499,999	411	654	-37.2%	337	22.0%	10.6	16.2%
500,000 to 999,999	154	249	-38.2%	130	18.5%	16.1	6.2%
1,000,000 plus	31	45	-31.1%	21	47.6%	32.0	1.1%

Description	Jan-06	Dec-05	% Change	Jan-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	2,188	3,178	-31.2%	2,098	4.3%	2,188	2,098	4.3%
Average Price	\$306,982	\$303,934	1.0%	\$290,503	5.7%	\$306,982	\$290,503	5.7%
Median Price	\$242,000	\$245,000	-1.2%	\$230,000	5.2%	\$242,000	\$230,000	5.2%
Dollar Volume (000)	\$671,677	\$965,587	-30.4%	\$610,520	10.0%	\$671,677	\$610,520	10.0%
Inventory	17,408	18,770	-7.3%	14,712	18.3%	17,408	14,712	18.3%
Under Contract Total	3,347	3,169	5.6%	2,547	31.4%	3,347	2,547	31.4%
Months Supply	8.0	5.9	34.7%	7.0	13.5%	8.0	7.0	13.5%
Number of Days on the Market	102	91	12.1%	94	8.5%	102	94	8.5%

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 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.