



Metro Denver Condominium Townhome Housing Market Report
July 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Jul-06 Sales	Jun-06 Sales	% Change	Jul-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	340	390	-12.8%	385	-11.7%	10.4	35.5%
140,000 to 199,999	303	327	-7.3%	431	-29.7%	10.0	31.7%
200,000 to 299,999	221	206	7.3%	228	-3.1%	8.2	23.1%
300,000 to 499,999	69	46	50.0%	81	-14.8%	12.2	7.2%
500,000 to 999,999	18	22	-18.2%	25	-28.0%	21.8	1.9%
1,000,000 plus	6	6	0.0%	4	50.0%	19.5	0.6%

Description	Jul-06	Jun-06	% Change	Jul-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	1,051	1,179	-10.9%	1,249	-15.9%	6,686	6,653	0.5%
Average Price	\$194,705	\$184,566	5.5%	\$197,290	-1.3%	\$187,110	\$190,633	-1.8%
Median Price, Actual	\$163,000	\$159,900	1.9%	\$164,000	-0.6%	\$157,500	\$160,000	-1.6%
Dollar Volume (000)	\$204,634	\$217,603	-6.0%	\$230,175	-11.1%	\$1,251,014	\$1,235,050	1.3%
Inventory*	8,547	8,670	-1.4%	7,921	7.9%	7,945	7,172	10.8%
Under Contract**	1,145	1,321	-13.3%	1,560	-26.6%	1,193	1,194	-0.1%
Months Supply	8.1	7.4	10.6%	6.3	28.2%	8.3	7.5	10.2%
Number of Days on the Market	113	117	-3.4%	105	7.6%	121	111	9.0%

Notes:

- 1 July 2006 data from July 1, 2006 - July 31, 2006. 2005 July data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
- * YTD figures are averages for the year
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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.