



Metro Denver Condominium Townhome Housing Market Report June 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	Jun-06 Sales	May-06 Sales	% Change	Jun-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	390	388	0.5%	341	14.4%	9.0	39.1%
140,000 to 199,999	327	365	-10.4%	390	-16.2%	9.4	32.8%
200,000 to 299,999	206	218	-5.5%	231	-10.8%	9.0	20.7%
300,000 to 499,999	46	69	-33.3%	73	-37.0%	18.7	4.6%
500,000 to 999,999	22	22	0.0%	16	37.5%	15.7	2.2%
1,000,000 plus	6	6	0.0%	6	0.0%	18.5	0.6%

Description	Jun-06	May-06	% Change	Jun-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	1,179	1,117	5.6%	1,126	4.7%	5,635	5,340	5.5%
Average Price	\$184,566	\$189,986	-2.9%	\$192,842	-4.3%	\$185,693	\$189,058	-1.8%
Median Price, Actual	\$159,900	\$160,000	-0.1%	\$163,307	-2.1%	\$157,500	\$158,900	-0.9%
Dollar Volume (000)	\$217,603	\$212,213	2.5%	\$217,980	-0.2%	\$1,046,380	\$1,004,874	4.1%
Inventory*	8,670	8,388	3.4%	7,851	10.4%	7,845	7,048	11.3%
Under Contract**	1,321	1,329	-0.6%	1,214	8.8%	1,201	1,133	6.0%
Months Supply	7.4	7.5	-2.1%	7.0	5.5%	8.4	7.8	6.7%
Number of Days on the Market	117	123	-4.9%	105	11.4%	122	112	8.9%

Notes:

- 1 June 2006 data from June 1, 2006 - June 30, 2006. 2005 June 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.