



Metro Denver Condominium Townhome Housing Market Report  
May 2006

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®  
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Price Range Notes 1 and 2	May-06 Sales	Apr-06 Sales	% Change	May-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	388	323	20.1%	350	10.9%	9.1	36.3%
140,000 to 199,999	365	312	17.0%	351	4.0%	8.5	34.2%
200,000 to 299,999	218	168	29.8%	194	12.4%	8.5	20.4%
300,000 to 499,999	69	57	21.1%	68	1.5%	12.3	6.5%
500,000 to 999,999	22	20	10.0%	37	-40.5%	14.9	2.1%
1,000,000 plus	6	3	100.0%	4	50.0%	18.7	0.6%

Description	May-06	Apr-06	% Change	May-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	1,117	997	12.0%	1,037	7.7%	4,456	4,214	5.7%
Average Price	\$189,986	\$188,146	1.0%	\$195,989	-3.1%	\$185,991	\$188,009	-1.1%
Median Price, Actual	\$160,000	\$157,400	1.7%	\$159,500	0.3%	\$157,000	\$157,000	0.0%
Dollar Volume (000)	\$212,213	\$187,581	13.1%	\$202,803	4.6%	\$828,777	\$786,893	5.3%
Inventory*	8,388	8,080	3.8%	7,485	12.1%	7,679	6,887	11.5%
Under Contract**	1,329	1,216	9.3%	1,259	5.6%	1,177	1,117	5.4%
Months Supply	7.5	8.1	-7.3%	7.2	4.0%	8.6	8.0	7.1%
Number of Days on the Market	123	112	9.8%	109	12.8%	123	114	7.9%

Notes:

- 1 May 2006 data from May 1, 2006 - May 31, 2006. 2005 May 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.