

Metro Denver Condominium Townhome Housing Market Report October 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Oct-06 Sales	Sep-06 Sales	% Change	Oct-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	304	318	-4.4%	317	-4.1%	10.2	39.8%
140,000 to 199,999	231	228	1.3%	335	-31.0%	11.2	30.2%
200,000 to 299,999	149	166	-10.2%	179	-16.8%	10.3	19.5%
300,000 to 499,999	44	52	-15.4%	52	-15.4%	18.9	5.8%
500,000 to 999,999	28	28	0.0%	19	47.4%	15.6	3.7%
1,000,000 plus	8	5	60.0%	4	100.0%	15.9	1.0%

Description Note 3	Oct-06	Sep-06	% Change	Oct-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	909	898	1.2%	919	-1.1%	9,597	9,908	-3.1%
Average Price	\$189,202	\$191,006	-0.9%	\$188,876	0.2%	\$188,771	\$193,035	-2.2%
Median Price, Actual	\$152,000	\$156,250	-2.7%	\$157,904	-3.7%	\$157,900	\$160,000	-1.3%
Dollar Volume (000)	\$171,984	\$171,523	0.3%	\$171,835	0.1%	\$1,811,634	\$1,877,500	-3.5%
Inventory*	7,774	8,248	-5.7%	7,804	-0.4%	7,999	7,391	8.2%
Under Contract**	969	1,013	-4.3%	1000	-3.1%	1,153	1,195	-3.5%
Months Supply	8.6	9.2	-6.9%	8.5	0.7%	8.3	7.4	12.5%
Number of Days on the Market	126	126	0.0%	112	12.5%	122	111	9.9%

Notes:

- 1 October 2006 data from October 1, 2006 - October 31, 2006. 2005 October data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
- 3 Data coverage includes all listings in Metrolist, not just the 7 county metro area
- * 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.