

Metro Denver Condominium Townhome Housing Market Report April 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Apr-07 Sales	Mar-07 Sales	% Change	Apr-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	365	358	2.0%	323	13.0%	7.7	41.7%
140,000 to 199,999	259	233	11.2%	312	-17.0%	9.3	29.6%
200,000 to 299,999	152	143	6.3%	168	-9.5%	10.0	17.4%
300,000 to 499,999	73	68	7.4%	57	28.1%	12.8	8.3%
500,000 to 999,999	24	21	14.3%	20	20.0%	22.3	2.7%
1,000,000 plus	3	4	-25.0%	3	0.0%	53.0	0.3%

Description Note 3	Apr-07	Mar-07	% Change	Apr-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	927	959	-3.3%	997	-7.0%	3,436	3,339	2.9%
Average Price	\$182,549	\$183,451	-0.5%	\$188,146	-3.0%	\$177,153	\$184,522	-4.0%
Median Price, Actual	\$148,900	\$153,000	-2.7%	\$157,400	-5.4%	\$150,000	\$155,000	-3.2%
Dollar Volume (000)	\$169,222	\$175,929	-3.8%	\$187,581	-9.8%	\$608,696	\$616,563	-1.3%
Inventory*	7,381	6,917	6.7%	8,080	-8.7%	6,801	7,502	-9.3%
Under Contract**	1,275	1,313	-2.9%	1,216	4.9%	1,135	1,139	-0.3%
Months Supply	8.0	7.2	10.4%	8.1	-1.8%	7.9	9.0	-11.9%
Number of Days on the Market	117	127	-7.9%	112	4.5%	125	123	1.6%

Notes:

- 1 April 2007 data from April 1, 2007 - April 30, 2007
- 2 Data coverage is only for 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.