



DENVER BOARD  
OF REALTORS  
-Professional Excellence-

## Metro Denver Existing Single Family 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	328	310	5.8%	224	46.4%	4.4	11.2%
140,000 to 199,999	617	573	7.7%	618	-0.2%	6.3	20.6%
200,000 to 299,999	1097	940	16.7%	1076	2.0%	5.5	33.9%
300,000 to 499,999	712	635	12.1%	710	0.3%	7.7	22.9%
500,000 to 999,999	297	266	11.7%	279	6.5%	11.7	9.6%
1,000,000 plus	78	51	52.9%	70	11.4%	20.3	1.8%

Description Note 3	Apr-07	Mar-07	% Change	Apr-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,472	3,315	4.7%	3,303	5.1%	11,867	11,482	3.4%
Average Price	\$322,510	\$302,084	6.8%	\$318,949	1.1%	\$304,979	\$312,054	-2.3%
Median Price	\$248,000	\$240,000	3.3%	\$250,000	-0.8%	\$240,000	\$245,000	-2.0%
Dollar Volume (000)	\$1,119,756	\$1,001,407	11.8%	\$1,053,487	6.3%	\$3,619,184	\$3,581,083	1.1%
Inventory*	20,477	19,513	4.9%	20,965	-2.3%	19,068	19,054	0.1%
Under Contract**	4,898	4,809	1.9%	4,597	6.5%	4,244	4,135	2.6%
Months Supply	5.9	5.9	0.2%	6.3	-7.1%	6.4	6.6	-3.2%
Number of Days on the Market	108	117	-7.7%	100	8.0%	116	101	14.9%

### 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  
\*\* YTD figures are averages for the year

### Definitions

Market Share	The percentage of sales within a 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 REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.