



DENVER BOARD  
OF REALTORS  
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## Metro Denver Existing Single Family Housing Market Report August 2007

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Aug-07 Sales	Jul-07 Sales	% Change	Aug-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	376	401	-6.2%	239	57.3%	4.9	11.5%
140,000 to 199,999	607	604	0.5%	665	-8.7%	6.6	17.4%
200,000 to 299,999	1014	1129	-10.2%	1207	-16.0%	6.4	32.5%
300,000 to 499,999	894	916	-2.4%	822	8.8%	6.5	26.4%
500,000 to 999,999	376	351	7.1%	354	6.2%	10.6	10.1%
1,000,000 plus	77	72	6.9%	69	11.6%	24.4	2.1%

Description Note 3	Aug-07	Jul-07	% Change	Aug-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,943	3,899	1.1%	3,921	0.6%	27,727	27,544	0.7%
Average Price	\$329,783	\$316,024	4.4%	\$320,092	3.0%	\$316,422	\$319,604	-1.0%
Median Price	\$257,500	\$255,000	1.0%	\$252,900	1.8%	\$250,000	\$251,000	-0.4%
Dollar Volume (000)	\$1,300,332	\$1,232,176	5.5%	\$1,255,079	3.6%	\$8,773,432	\$8,803,176	-0.3%
Inventory*	23,229	22,643	2.6%	23,307	-0.3%	20,770	21,033	-1.2%
Under Contract**	4,185	4,698	-10.9%	4,476	-6.5%	4,471	4,409	1.4%
Months Supply	5.9	5.8	1.4%	5.9	-0.9%	6.0	6.1	-1.9%
Number of Days on the Market	92	90	2.2%	92	0.0%	103	95	8.4%

### Notes

- 1 August 2007 data from August 1, 2007 - August 31, 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 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.