

Metro Denver Condominium Townhome Housing Market Report December 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Dec-07 Sales	Nov-07 Sales	% Change	Dec-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	325	373	-12.9%	261	24.5%	6.5	50.2%
140,000 to 199,999	132	156	-15.4%	160	-17.5%	10.8	20.4%
200,000 to 299,999	126	130	-3.1%	103	22.3%	8.9	19.4%
300,000 to 499,999	45	52	-13.5%	35	28.6%	17.6	6.9%
500,000 to 999,999	18	16	12.5%	14	28.6%	33.8	2.8%
1,000,000 plus	2	3	-33.3%	1	100.0%	92.0	0.3%

Description Note 3	Dec-07	Nov-07	% Change	Dec-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	765	763	0.3%	659	16.1%	10,944	11,036	-0.8%
Average Price	\$177,805	\$165,533	7.4%	\$180,084	-1.3%	\$180,321	\$188,745	-4.5%
Median Price, Actual	\$140,000	\$139,000	0.7%	\$150,000	-6.7%	\$150,000	\$157,000	-4.5%
Dollar Volume (000)	\$136,020	\$126,301	7.7%	\$118,675	14.6%	\$1,973,436	\$2,082,992	-5.3%
Inventory*	4,894	6,524	-25.0%	6,425	-23.8%	7,040	7,796	-9.7%
Under Contract**	682	832	-18.0%	710	-3.9%	1,072	1,092	-1.8%
Months Supply	6.4	8.6	-25.2%	9.7	-34.4%	7.7	8.5	-8.9%
Number of Days on the Market	114	103	10.7%	122	-6.6%	114	122	-6.6%

Notes:

- 1 December 2007 data from December 1, 2007 - December 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 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.