

Metro Denver Condominium Townhome Housing Market Report February 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Feb-07 Sales	Jan-07 Sales	% Change	Feb-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	299	272	9.9%	276	8.3%	8.9	45.0%
140,000 to 199,999	184	152	21.1%	220	-16.4%	11.4	27.7%
200,000 to 299,999	114	93	22.6%	111	2.7%	11.2	17.1%
300,000 to 499,999	45	37	21.6%	40	12.5%	17.8	6.8%
500,000 to 999,999	20	10	100.0%	8	150.0%	21.1	3.0%
1,000,000 plus	3	0	na	3	0.0%	na	0.5%

Description Note 3	Feb-07	Jan-07	% Change	Feb-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	677	873	-22.5%	714	-5.2%	1,550	1,369	13.2%
Average Price	\$169,498	\$170,440	-0.6%	\$175,422	-3.4%	\$170,029	\$183,602	-7.4%
Median Price, Actual	\$144,950	\$154,900	-6.4%	\$151,350	-4.2%	\$149,900	\$152,000	-1.4%
Dollar Volume (000)	\$114,749	\$148,794	-22.9%	\$125,251	-8.4%	\$263,544	\$251,188	4.9%
Inventory*	6,541	6,365	2.8%	7,283	-10.2%	6,453	7,283	-11.4%
Under Contract**	1,041	912	14.1%	1108	-6.0%	977	2,027	-51.8%
Months Supply	9.7	7.3	32.5%	10.2	-5.3%	8.3	10.4	-20.1%
Number of Days on the Market	126	131	-3.8%	126	0.0%	128	130	-1.5%

Notes:

- 1 February 2007 data from February 1, 2007 - February 28, 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.