



Metro Denver Existing Single Family Housing Market Report July 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Jul-07 Sales	Jun-07 Sales	% Change	Jul-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	401	349	14.9%	170	135.9%	4.1	9.5%
140,000 to 199,999	604	622	-2.9%	599	0.8%	6.7	16.8%
200,000 to 299,999	1129	1218	-7.3%	1252	-9.8%	5.7	33.0%
300,000 to 499,999	916	981	-6.6%	856	7.0%	6.4	26.6%
500,000 to 999,999	351	426	-17.6%	298	17.8%	11.2	11.5%
1,000,000 plus	72	97	-25.8%	70	2.9%	25.1	2.6%

Description Note 3	Jul-07	Jun-07	% Change	Jul-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,899	4,066	-4.1%	3,799	2.6%	23,784	23,623	0.7%
Average Price	\$316,024	\$334,833	-5.6%	\$328,721	-3.9%	\$314,207	\$319,523	-1.7%
Median Price	\$255,000	\$263,000	-3.0%	\$259,900	-1.9%	\$249,000	\$250,000	-0.4%
Dollar Volume (000)	\$1,232,176	\$1,361,430	-9.5%	\$1,248,811	-1.3%	\$7,473,099	\$7,548,097	-1.0%
Inventory*	22,643	22,514	0.6%	23,442	-3.4%	20,419	20,708	-1.4%
Under Contract**	4,698	4,867	-3.5%	4,393	6.9%	4,512	4,399	2.6%
Months Supply	5.8	5.5	4.9%	6.2	-5.9%	6.0	6.1	-2.1%
Number of Days on the Market	90	94	-4.3%	90	0.0%	105	95	10.5%

Notes

- 1 July 2007 data from July 1, 2007 - July 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.