

Metro Denver Condominium Townhome Housing Market Report October 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Oct-07 Sales	Sep-07 Sales	% Change	Oct-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	373	302	23.5%	304	22.7%	6.8	51.1%
140,000 to 199,999	156	177	-11.9%	231	-32.5%	11.7	21.4%
200,000 to 299,999	130	127	2.4%	149	-12.8%	10.9	17.8%
300,000 to 499,999	52	63	-17.5%	44	18.2%	19.1	7.1%
500,000 to 999,999	16	18	-11.1%	28	-42.9%	42.9	2.2%
1,000,000 plus	3	1	200.0%	8	-62.5%	68.3	0.4%

Description Note 3	Oct-07	Sep-07	% Change	Oct-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	831	809	2.7%	909	-8.6%	9,416	9,597	-1.9%
Average Price	\$176,222	\$181,458	-2.9%	\$189,202	-6.9%	\$181,724	\$188,771	-3.7%
Median Price, Actual	\$140,000	\$148,000	-5.4%	\$152,000	-7.9%	\$152,000	\$157,900	-3.7%
Dollar Volume (000)	\$146,440	\$146,799	-0.2%	\$171,984	-14.9%	\$1,711,114	\$1,811,634	-5.5%
Inventory*	6,981	7,308	-4.5%	7,774	-10.2%	8,007	7,999	0.1%
Under Contract**	968	876	10.5%	969	-0.1%	1,262	1,153	9.4%
Months Supply	8.4	9.0	-7.0%	8.6	-1.8%	7.7	8.3	-8.2%
Number of Days on the Market	102	105	-2.9%	126	-19.0%	114	122	-6.6%

Notes:

- 1 September 2007 data from September 1, 2007 - September 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 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.