



Metro Denver Existing Single Family Housing Market Report September 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Sep-07 Sales	Aug-07 Sales	% Change	Sep-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	358	376	-4.8%	239	49.8%	5.5	11.2%
140,000 to 199,999	487	607	-19.8%	665	-26.8%	8.0	18.2%
200,000 to 299,999	808	1014	-20.3%	1207	-33.1%	7.5	30.3%
300,000 to 499,999	589	894	-34.1%	822	-28.3%	9.3	26.7%
500,000 to 999,999	228	376	-39.4%	354	-35.6%	17.2	11.2%
1,000,000 plus	49	77	-36.4%	69	-29.0%	38.9	2.3%

Description Note 3	Sep-07	Aug-07	% Change	Sep-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	2,928	3,943	-25.7%	3,210	-8.8%	30,655	30,754	-0.3%
Average Price	\$305,459	\$329,783	-7.4%	\$308,903	-1.1%	\$315,375	\$318,487	-1.0%
Median Price	\$245,000	\$257,500	-4.9%	\$243,500	0.6%	\$249,900	\$250,000	0.0%
Dollar Volume (000)	\$894,385	\$1,300,332	-31.2%	\$991,579	-9.8%	\$9,667,817	\$9,794,756	-1.3%
Inventory*	23,027	23,229	-0.9%	23,202	-0.8%	20,770	21,274	-2.4%
Under Contract**	3,453	4,185	-17.5%	3,727	-7.4%	4,471	4,333	3.2%
Months Supply	7.9	5.9	33.5%	7.2	8.8%	6.0	6.2	-3.7%
Number of Days on the Market	100	92	8.7%	95	5.3%	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.