



## Metro Denver Existing Single Family Housing Market Report April 2008

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Apr-08 Sales	Mar-08 Sales	% Change	Apr-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	647	604	7.1%	328	97.3%	3.4	23.1%
140,000 to 199,999	522	507	3.0%	617	-15.4%	5.2	19.4%
200,000 to 299,999	829	720	15.1%	1097	-24.4%	5.4	27.5%
300,000 to 499,999	621	566	9.7%	712	-12.8%	8.3	21.6%
500,000 to 999,999	203	189	7.4%	297	-31.6%	19.5	7.2%
1,000,000 plus	51	34	50.0%	78	-34.6%	37.9	1.3%

Description Note 3	Apr-08	Mar-08	% Change	Apr-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,353	2,951	13.6%	3,472	-3.4%	10,997	11,867	-7.3%
Average Price	\$267,259	\$274,693	-2.7%	\$322,510	-17.1%	\$274,708	\$304,979	-9.9%
Median Price	\$222,550	\$224,900	-1.0%	\$248,000	-10.3%	\$221,000	\$240,000	-7.9%
Dollar Volume (000)	\$896,120	\$810,620	10.5%	\$1,119,756	-20.0%	\$3,020,964	\$3,619,184	-16.5%
Inventory*	20,054	19,509	2.8%	20,477	-2.1%	19,337	19,068	1.4%
Under Contract**	5,068	4,750	6.7%	4,898	3.5%	4,405	4,244	3.8%
Months Supply	6.0	6.6	-9.5%	5.9	1.4%	7.0	6.4	9.4%
Number of Days on the Market	103	109	-5.5%	108	-4.6%	109	116	-6.0%

### Notes

- 1 April 2008 data from April 1, 2008 - April 30, 2008
- 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.