



Metro Denver Existing Single Family Housing Market Report November 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

| Price Range Notes 1 and 2 | Nov-08 Sales | Oct-08 Sales | % Change | Nov-07 Sales | % change | 08 YTD Mo. Supply | % Mkt Share |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less | 597 | 765 | -22.0% | 392 | 52.3% | 2.7 | 28.7% |
| 140,000 to 199,999 | 437 | 485 | -9.9% | 502 | -12.9% | 4.8 | 18.2% |
| 200,000 to 299,999 | 519 | 683 | -24.0% | 698 | -25.6% | 6.7 | 25.6% |
| 300,000 to 499,999 | 323 | 515 | -37.3% | 485 | -33.4% | 12.5 | 19.3% |
| 500,000 to 999,999 | 111 | 179 | -38.0% | 206 | -46.1% | 30.6 | 6.7% |
| 1,000,000 plus | 21 | 37 | -43.2% | 53 | -60.4% | 86.3 | 1.4% |

| Description Note 3 | Nov-08 | Oct-08 | % Change | Nov-07 | % Change | YTD 2008 | YTD 2007 | YTD % Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|-------------|--------------|-----------------|
| Sales | 2,355 | 3,386 | -30.4% | 2,719 | -13.4% | 35,403 | 36,391 | -2.7% |
| Average Price | \$242,557 | \$250,172 | -3.0% | \$297,812 | -18.6% | \$272,401 | \$311,939 | -12.7% |
| Median Price | \$195,000 | \$206,000 | -5.3% | \$229,500 | -15.0% | \$220,000 | \$246,000 | -10.6% |
| Dollar Volume (000) | \$571,222 | \$847,082 | -32.6% | \$809,749 | -29.5% | \$9,643,821 | \$11,351,754 | -15.0% |
| Inventory* | 16,775 | 17,842 | -6.0% | 20,603 | -18.6% | 19,061 | 21,067 | -9.5% |
| Under Contract** | 2,923 | 3,649 | -19.9% | 3,175 | -7.9% | 4,350 | 4,189 | 3.9% |
| Months Supply | 7.1 | 5.3 | 35.2% | 7.6 | -6.0% | 5.9 | 6.4 | -7.0% |
| Number of Days on the Market | 93 | 93 | 0.0% | 95 | -2.1% | 100 | 102 | -2.0% |

Notes

- 1 November 2008 data from November 1, 2008 - November 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.