



Metro Denver Existing Single Family Housing Market Report September 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Sep-08 Sales	Aug-08 Sales	% Change	Sep-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	718	694	3.5%	358	100.6%	2.3	22.5%
140,000 to 199,999	601	578	4.0%	487	23.4%	3.6	18.7%
200,000 to 299,999	829	828	0.1%	808	2.6%	4.9	26.8%
300,000 to 499,999	571	675	-15.4%	589	-3.1%	8.3	21.9%
500,000 to 999,999	203	259	-21.6%	228	-11.0%	20.2	8.4%
1,000,000 plus	32	54	-40.7%	49	-34.7%	63.3	1.7%

Description Note 3	Sep-08	Aug-08	% Change	Sep-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,366	3,581	-6.0%	2,928	15.0%	29,662	30,655	-3.2%
Average Price	\$260,118	\$284,531	-8.6%	\$305,459	-14.8%	\$277,308	\$315,375	-12.1%
Median Price	\$216,150	\$225,000	-3.9%	\$245,000	-11.8%	\$224,900	\$249,900	-10.0%
Dollar Volume (000)	\$875,557	\$1,018,905	-14.1%	\$894,385	-2.1%	\$8,225,517	\$9,667,817	-14.9%
Inventory*	18,496	19,050	-2.9%	23,027	-19.7%	19,452	20,770	-6.3%
Under Contract**	4,243	4,443	-4.5%	3,453	22.9%	4,586	4,471	2.6%
Months Supply	5.5	5.3	3.3%	7.9	-30.1%	5.9	6.0	-1.5%
Number of Days on the Market	95	97	-2.1%	100	-5.0%	109	103	5.8%

Notes

- 1 September 2008 data from September 1, 2008 - September 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.