

## Metro Denver Condominium Townhome Housing Market Report April 2009

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Apr-09 Sales	Mar-09 Sales	% Change	Apr-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	356	306	16.3%	399	-10.8%	4.4	54.8%
140,000 to 199,999	143	140	2.1%	185	-22.7%	8.7	22.0%
200,000 to 299,999	102	93	9.7%	124	-17.7%	11.3	15.7%
300,000 to 499,999	35	44	-20.5%	63	-44.4%	29.5	5.4%
500,000 to 999,999	12	7	71.4%	21	-42.9%	53.1	1.8%
1,000,000 plus	2	2	0.0%	7	-71.4%	89.0	0.3%

Description Note 3	Apr-09	Mar-09	% Change	Apr-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	684	616	11.0%	912	-25.0%	2,302	2,965	-22.4%
Average Price	\$150,560	\$151,716	-0.8%	\$175,245	-14.1%	\$147,853	\$171,947	-14.0%
Median Price, Actual	\$130,000	\$128,500	1.2%	\$134,500	-3.3%	\$122,625	\$133,650	-8.2%
Dollar Volume (000)	\$102,983	\$93,456	10.2%	\$159,823	-35.6%	\$340,357	\$509,822	-33.2%
Inventory*	5,066	5,044	0.4%	6,117	-17.2%	4,910	5,967	-17.7%
Under Contract**	1,030	919	12.1%	1,219	-15.5%	869	1,054	-17.5%
Months Supply	9.0	9.8	-8.6%	6.7	33.7%	8.5	8.0	6.6%
Number of Days on the Market	102	106	-3.8%	119	-14.3%	108	119	-9.2%

Notes:

- 1 April 2009 data from April 1, 2009 -April 30, 2009
- 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 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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.