



Metro Denver Existing Single Family Housing Market Report February 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Feb-09 Sales	Jan-09 Sales	% Change	Feb-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	551	579	-4.8%	440	25.2%	2.5	35.5%
140,000 to 199,999	346	329	5.2%	431	-19.7%	5.7	20.2%
200,000 to 299,999	443	332	33.4%	597	-25.8%	7.6	20.4%
300,000 to 499,999	307	275	11.6%	453	-32.2%	13.3	16.9%
500,000 to 999,999	106	93	14.0%	189	-43.9%	32.5	5.7%
1,000,000 plus	12	21	-42.9%	41	-70.7%	142.5	1.3%

Description Note 3	Feb-09	Jan-09	% Change	Feb-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	2,008	1,943	3.3%	2,342	-14.3%	3,951	4,693	-15.8%
Average Price	\$236,920	\$230,878	2.6%	\$278,871	-15.0%	\$233,949	\$280,039	-16.5%
Median Price	\$192,000	\$181,500	5.8%	\$221,486	-13.3%	\$185,000	\$219,900	-15.9%
Dollar Volume (000)	\$475,735	\$448,595	6.1%	\$653,115	-27.2%	\$924,330	\$1,314,223	-29.7%
Inventory*	15,228	15,047	1.2%	19,067	-20.1%	15,138	18,892	-19.9%
Under Contract**	3,352	3,134	7.0%	4,144	-19.1%	3,243	3,901	-16.9%
Months Supply	7.6	7.7	-2.1%	8.1	-6.8%	7.7	8.1	-4.8%
Number of Days on the Market	107	99	8.1%	111	-3.6%	103	112	-8.0%

Notes

- 1 February 2009 data from February 1, 2009 - February 28, 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 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.