



DENVER BOARD  
OF REALTORS  
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## Metro Denver Existing Single Family Housing Market Report June 2009

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Jun-09 Sales	May-09 Sales	% Change	Jun-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	556	582	-4.5%	747	-25.6%	0.0	21.3%
140,000 to 199,999	604	558	8.2%	543	11.2%	0.0	20.5%
200,000 to 299,999	968	784	23.5%	1007	-3.9%	0.0	28.7%
300,000 to 499,999	742	592	25.3%	435	70.6%	0.0	21.7%
500,000 to 999,999	239	185	29.2%	308	-22.4%	0.0	6.8%
1,000,000 plus	45	27	66.7%	78	-42.3%	0.0	1.0%

Description Note 3	Jun-09	May-09	% Change	Jun-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	3,328	2,857	16.5%	3,847	-13.5%	15,432	18,561	-16.9%
Average Price	\$238,312	\$262,066	-9.1%	\$286,887	-16.9%	\$256,353	\$277,566	-7.6%
Median Price	\$237,500	\$220,000	8.0%	\$230,000	3.3%	\$211,000	\$224,900	-6.2%
Dollar Volume (000)	\$942,860	\$748,722	25.9%	\$1,103,652	-14.6%	\$3,956,033	\$5,151,897	-23.2%
Inventory*	15,492	15,669	-1.1%	20,105	-22.9%	15,492	19,623	-21.1%
Under Contract**	3,885	4,301	-9.7%	5,091	-23.7%	3,886	4,638	-16.2%
Months Supply	4.7	5.5	-13.8%	5.2	-8.8%	6.0	6.3	-4.4%
Number of Days on the Market	101	104	-2.9%	94	7.4%	103	104	-1.0%

### Notes

- 1 June 2009 data from June 1, 2009 - June 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 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.