



Metro Denver Condominium Townhome Housing Market Report
December 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Dec-05 Sales	Nov-05 Sales	% Change	Dec-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	324	285	13.7%	333	-2.7%	8.8	37.7%
140,000 to 199,999	288	285	1.1%	277	4.0%	8.0	33.5%
200,000 to 299,999	175	159	10.1%	152	15.1%	7.4	20.4%
300,000 to 499,999	53	57	-7.0%	38	39.5%	11.8	6.2%
500,000 to 999,999	14	13	7.7%	30	-53.3%	13.6	1.6%
1,000,000 plus	5	5	0.0%	2	150.0%	15.2	0.6%

Description	Dec-05	Nov-05	% Change	Dec-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	906	875	3.5%	975	-7.1%	11,755	11,915	-1.3%
Average Price	\$191,560	\$189,568	1.1%	\$186,011	3.0%	\$191,813	\$181,618	5.6%
Median Price, Actual	\$160,000	\$165,500	-3.3%	\$155,475	2.9%	\$160,000	\$157,000	1.9%
Dollar Volume (000)	\$172,541	\$163,794	5.3%	\$179,584	-3.9%	\$2,213,837	\$2,156,457	2.7%
Inventory	6,802	7,572	-10.2%	6,126	11.0%	7,357	7,159	2.8%
Under Contract	906	933	-2.9%	533	70.0%	1,149	628	83.0%
Months Supply	7.5	8.7	-13.2%	6.3	19.2%	7.5	7.2	4.3%
Number of Days on the Market	121	113	7.1%	103	17.5%	112	103	8.7%

Notes:

- 1 December 2005 data is from November 21, 2005 to December 26, 2005.
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.