

Metro Denver Existing Single Family Housing Market Report
July 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Jul-05 Sales	Jun-05 Sales	% Change	Jul-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	182	141	29.1%	150	21.3%	3.6	3.8%
140,000 to 199,999	882	742	18.9%	994	-11.3%	4.8	20.0%
200,000 to 299,999	1776	1513	17.4%	1,989	-10.7%	3.7	40.9%
300,000 to 499,999	1015	917	10.7%	968	4.9%	4.3	24.8%
500,000 to 999,999	427	326	31.0%	327	30.6%	5.8	8.8%
1,000,000 plus	82	64	28.1%	58	41.4%	11.8	1.7%

Description	Jul-05	Jun-05	% Change	Jul-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	4,954	3,965	24.9%	4,057	22.1%	24,468	24,207	1.1%
Average Price	\$318,348	\$312,065	2.0%	\$293,556	8.4%	\$304,926	\$288,481	5.7%
Median Price	\$252,250	\$251,500	0.3%	\$243,000	3.8%	\$244,315	\$235,000	4.0%
Dollar Volume (000)	\$1,577,984	\$1,232,314	28.1%	\$1,191,861	32.4%	\$7,249,642	\$6,981,121	3.8%
Inventory	18,490	17,966	2.9%	20,315	-9.0%	16,686	18,560	-10.1%
Under Contract Total	5,695	4,801	18.6%	2,338	143.6%	4,573	2,413	89.5%
Months Supply	3.7	4.5	-17.6%	5.0	-25.4%	4.9	5.4	-9.0%
Number of Days on the Market	76	77	-1.3%	71	7.0%	85	81	4.9%

Notes

- 1 July 2005 data is from June 20, 2005 to July 25, 2005.
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

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.