



## Metro Denver Condominium Townhome Housing Market Report June 2005

### Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®  
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Price Range Notes 1 and 2	Jun-05 Sales	May-05 Sales	% Change	Jun-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	341	350	-2.6%	399	-14.5%	10.3	32.3%
140,000 to 199,999	390	351	11.1%	397	-1.8%	7.8	36.9%
200,000 to 299,999	231	194	19.1%	181	27.6%	6.8	21.9%
300,000 to 499,999	73	68	7.4%	45	62.2%	10.0	6.9%
500,000 to 999,999	16	37	-56.8%	22	-27.3%	17.4	1.5%
1,000,000 plus	6	4	50.0%	1	500.0%	17.5	0.6%

Description	Jun-05	May-05	% Change	Jun-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	1,126	1,037	8.6%	1,107	1.7%	5,340	5,492	-2.8%
Average Price	\$192,842	\$195,989	-1.6%	\$178,073	8.3%	\$189,058	\$181,529	4.1%
Median Price, Actual	\$163,307	\$159,500	2.4%	\$155,000	5.4%	\$158,900	\$157,326	1.0%
Dollar Volume (000)	\$217,980	\$202,803	7.5%	\$195,468	11.5%	\$1,004,874	\$992,839	1.2%
Inventory	7,851	7,485	4.9%	7,728	1.6%	7,048	7,066	-0.3%
Under Contract	1214	1259	-3.6%	612	98.4%	1,133	614	84.5%
Months Supply	7.0	7.2	-3.4%	7.0	-0.4%	7.8	7.6	3.0%
Number of Days on the Market	105	109	-3.7%	89	18.0%	112	101	10.9%

Note

1 June 2005 data is from May 23, 2005 to June 20, 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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.