



Metro Denver Condominium Townhome Housing Market Report August 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Aug-06 Sales	Jul-06 Sales	% Change	Aug-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	368	340	8.2%	336	9.5%	9.4	37.8%
140,000 to 199,999	285	303	-5.9%	371	-23.2%	10.5	29.3%
200,000 to 299,999	198	221	-10.4%	205	-3.4%	8.7	20.3%
300,000 to 499,999	92	69	33.3%	87	5.7%	9.1	9.4%
500,000 to 999,999	27	18	50.0%	23	17.4%	15.3	2.8%
1,000,000 plus	4	6	-33.3%	8	-50.0%	30.0	0.4%

Description Note 3	Aug-06	Jul-06	% Change	Aug-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	1,104	1,051	5.0%	1,118	-1.3%	7,790	7,771	0.2%
Average Price	\$196,659	\$194,705	1.0%	\$201,373	-2.3%	\$188,463	\$192,212	-2.0%
Median Price, Actual	\$160,000	\$163,000	-1.8%	\$162,499	-1.5%	\$158,500	\$160,000	-0.9%
Dollar Volume (000)	\$217,111	\$204,634	6.1%	\$222,050	-2.2%	\$1,468,126	\$1,457,100	0.8%
Inventory*	8,357	8,547	-2.2%	7,882	6.0%	7,996	7,261	10.1%
Under Contract**	1,197	1,145	4.5%	1,249	-4.2%	1,193	1,201	-0.6%
Months Supply	7.6	8.1	-6.9%	7.1	7.4%	8.2	7.5	9.9%
Number of Days on the Market	121	113	7.1%	116	4.3%	121	112	8.0%

Notes:

- 1 August 2006 data from August 1, 2006 - August 31, 2006. 2005 August data not based on calendar month
- 2 Primary data coverage is 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 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.