

Metro Denver Existing Single Family 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	239	170	40.6%	138	73.2%	5.0	5.2%
140,000 to 199,999	665	599	11.0%	655	1.5%	6.8	18.5%
200,000 to 299,999	1207	1252	-3.6%	1479	-18.4%	6.4	38.6%
300,000 to 499,999	822	856	-4.0%	885	-7.1%	7.3	26.4%
500,000 to 999,999	354	298	18.8%	328	7.9%	10.5	9.2%
1,000,000 plus	69	70	-1.4%	64	7.8%	21.8	2.2%

Description Note 3	Aug-06	Jul-06	% Change	Aug-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,921	3,799	3.2%	3,973	-1.3%	27,544	27,730	-0.7%
Average Price	\$320,092	\$328,721	-2.6%	\$314,533	1.8%	\$319,604	\$306,314	4.3%
Median Price	\$252,900	\$259,900	-2.7%	\$255,000	-0.8%	\$251,000	\$245,000	2.4%
Dollar Volume (000)	\$1,255,079	\$1,248,811	0.5%	\$1,244,772	0.8%	\$8,803,176	\$8,494,415	3.6%
Inventory*	23,307	23,442	-0.6%	18,768	24.2%	21,033	16,946	24.1%
Under Contract**	4,476	4,393	1.9%	4,398	1.8%	4,409	4,551	-3.1%
Months Supply	5.9	6.2	-3.7%	4.7	25.8%	6.1	4.9	25.0%
Number of Days on the Market	92	90	2.2%	75	22.7%	95	83	14.5%

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 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.