

Metro Denver Existing Single Family Housing Market Report  
July 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range Notes 1 and 2	Jul-06 Sales	Jun-06 Sales	% Change	Jul-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	170	215	-20.9%	182	-6.6%	6.6	5.7%
140,000 to 199,999	599	678	-11.7%	882	-32.1%	7.7	17.8%
200,000 to 299,999	1252	1376	-9.0%	1776	-29.5%	6.4	36.2%
300,000 to 499,999	856	1021	-16.2%	1015	-15.7%	7.1	26.8%
500,000 to 999,999	298	417	-28.5%	427	-30.2%	12.4	11.0%
1,000,000 plus	70	96	-27.1%	82	-14.6%	21.7	2.5%

Description	Jul-06	Jun-06	% Change	Jul-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,799	4,449	-14.6%	4,954	-23.3%	23,623	24,468	-3.5%
Average Price	\$328,721	\$335,111	-1.9%	\$318,348	3.3%	\$319,523	\$304,926	4.8%
Median Price	\$259,900	\$261,750	-0.7%	\$252,250	3.0%	\$250,000	\$244,315	2.3%
Dollar Volume (000)	\$1,248,811	\$1,490,907	-16.2%	\$1,577,984	-20.9%	\$7,548,097	\$7,249,642	4.1%
Inventory*	23,442	23,230	0.9%	18,490	26.8%	20,708	16,686	24.1%
Under Contract**	4,393	4,728	-7.1%	5,695	-22.9%	4,399	4,573	-3.8%
Months Supply	6.2	5.2	18.2%	3.7	65.3%	6.1	4.9	24.8%
Number of Days on the Market	90	90	0.0%	76	18.4%	95	85	11.8%

Notes

1 July 2006 data from July 1, 2006 - July 31, 2006. 2005 July data not based on calendar month

2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

\* 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.