



Metro Denver Condominium Townhome Housing Market Report
March 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®
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Price Range Notes 1 and 2	Mar-06 Sales	Feb-06 Sales	% Change	Mar-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	361	276	30.8%	283	27.6%	0.5	39.5%
140,000 to 199,999	292	220	32.7%	287	1.7%	2.0	31.9%
200,000 to 299,999	169	111	52.3%	131	29.0%	6.7	18.5%
300,000 to 499,999	69	40	72.5%	46	50.0%	10.2	7.5%
500,000 to 999,999	19	8	137.5%	16	18.8%	14.0	2.1%
1,000,000 plus	4	3	33.3%	3	33.3%	11.5	0.4%

Description	Mar-06	Feb-06	% Change	Mar-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	973	714	36.3%	800	21.6%	3,338	2,033	64.2%
Average Price	\$182,727	\$175,422	4.2%	\$183,791	-0.6%	\$183,222	\$186,601	-1.8%
Median Price, Actual	\$159,900	\$151,350	5.6%	\$158,500	0.9%	\$155,000	\$157,200	-1.4%
Dollar Volume (000)	\$177,793	\$125,251	41.9%	\$147,527	20.5%	\$428,981	\$376,026	14.1%
Inventory*	7,667	7,283	5.3%	6,912	10.9%	7,310	6,557	11.5%
Under Contract**	1311	1108	18.3%	1160	13.0%	1,113	943	18.0%
Months Supply	7.9	10.2	-22.7%	8.6	-8.8%	9.4	9.4	-0.2%
Number of Days on the Market	126	126	0.0%	118	6.8%	128	119	7.6%

Notes:

- 1 March 2006 data from March 1, 2006 - March 31, 2006. 2005 March 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 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.