

Metro Denver Condominium Townhome Housing Market Report November 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Nov-06 Sales	Oct-06 Sales	% Change	Nov-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	306	304	0.7%	285	7.4%	9.2	42.9%
140,000 to 199,999	181	231	-21.6%	285	-36.5%	12.4	25.4%
200,000 to 299,999	137	149	-8.1%	159	-13.8%	9.9	19.2%
300,000 to 499,999	61	44	38.6%	57	7.0%	12.2	8.5%
500,000 to 999,999	22	28	-21.4%	13	69.2%	19.0	3.1%
1,000,000 plus	7	8	-12.5%	5	40.0%	17.4	1.0%

Description Note 3	Nov-06	Oct-06	% Change	Nov-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	780	909	-14.2%	875	-10.9%	10,377	10,847	-4.3%
Average Price	\$195,747	\$189,202	3.5%	\$189,568	3.3%	\$189,295	\$192,745	-1.8%
Median Price, Actual	\$155,750	\$152,000	2.5%	\$165,500	-5.9%	\$157,594	\$160,000	-1.5%
Dollar Volume (000)	\$152,683	\$171,984	-11.2%	\$163,794	-6.8%	\$1,964,317	\$2,041,295	-3.8%
Inventory*	7,138	7,774	-8.2%	7,572	-5.7%	7,921	7,407	6.9%
Under Contract**	870	969	-10.2%	933	-6.8%	1,127	1,171	-3.8%
Months Supply	9.2	8.6	7.0%	8.7	5.7%	8.4	7.5	11.8%
Number of Days on the Market	134	126	6.3%	113	18.6%	122	111	9.9%

Notes:

- 1 November 2006 data from November 1, 2006 - November 30, 2006. 2005 November 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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.