



DENVER BOARD
OF REALTORS
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Metro Denver Existing Single Family Housing Market Report September 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Sep-06 Sales	Aug-06 Sales	% Change	Sep-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	203	170	19.4%	161	26.1%	6.2	5.2%
140,000 to 199,999	592	599	-1.2%	829	-28.6%	7.5	18.5%
200,000 to 299,999	982	1252	-21.6%	1638	-40.0%	7.5	38.6%
300,000 to 499,999	647	856	-24.4%	937	-30.9%	9.1	26.4%
500,000 to 999,999	254	298	-14.8%	341	-25.5%	14.4	9.2%
1,000,000 plus	43	70	-38.6%	55	-21.8%	34.0	2.2%

Description Note 3	Sep-06	Aug-06	% Change	Sep-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,210	3,799	-15.5%	4,291	-25.2%	30,754	32,021	-4.0%
Average Price	\$308,903	\$328,721	-6.0%	\$309,620	-0.2%	\$318,487	\$306,757	3.8%
Median Price	\$243,500	\$259,900	-6.3%	\$250,000	-2.6%	\$250,000	\$246,000	1.6%
Dollar Volume (000)	\$991,579	\$1,248,811	-20.6%	\$1,323,654	-25.1%	\$9,794,756	\$9,818,070	-0.2%
Inventory*	23,202	23,442	-1.0%	19,188	20.9%	21,274	17,195	23.7%
Under Contract**	3,727	4,393	-15.2%	4,814	-22.6%	4,333	4,580	-5.4%
Months Supply	7.2	6.2	17.1%	4.5	61.6%	6.2	4.8	28.8%
Number of Days on the Market	95	90	5.6%	79	20.3%	95	83	14.5%

Notes

- 1 September 2006 data from September 1, 2006 - September 30, 2006. 2005 September 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.