



Metro Denver Existing Single Family Housing Market Report January 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Jan-07 Sales	Dec-06 Sales	% Change	Jan-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	248	215	15.3%	138	79.7%	5.4	10.3%
140,000 to 199,999	476	430	10.7%	400	19.0%	7.8	20.6%
200,000 to 299,999	636	676	-5.9%	673	-5.5%	8.1	32.5%
300,000 to 499,999	434	480	-9.6%	411	5.6%	10.3	23.0%
500,000 to 999,999	136	225	-39.6%	154	-11.7%	20.7	10.8%
1,000,000 plus	38	57	-33.3%	31	22.6%	34.1	2.7%

Description Note 3	Jan-07	Dec-06	% Change	Jan-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	2,667	2,445	9.1%	2,188	21.9%	2,667	2,188	21.9%
Average Price	\$297,368	\$321,524	-7.5%	\$306,982	-3.1%	\$297,368	\$306,982	-3.1%
Median Price	\$236,000	\$247,500	-4.6%	\$242,000	-2.5%	\$236,000	\$242,000	-2.5%
Dollar Volume (000)	\$793,080	\$786,125	0.9%	\$671,677	18.1%	\$793,080	\$671,677	18.1%
Inventory*	17,985	18,109	-0.7%	17,408	3.3%	17,985	17,408	3.3%
Under Contract**	3,380	2,785	21.4%	3,347	1.0%	3,380	3,347	1.0%
Months Supply	6.7	7.4	-9.0%	8.0	-15.2%	6.7	8.0	-15.2%
Number of Days on the Market	117	111	5.4%	102	14.7%	117	102	14.7%

Notes

- 1 January 2007 data from January 1, 2007 - January 31, 2007
 - 2 Data coverage is only for 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.