

Metro Denver Condominium Townhome Housing Market Report June 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jun-07 Sales	May-07 Sales	% Change	Jun-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	381	436	-12.6%	390	-2.3%	7.6	39.0%
140,000 to 199,999	289	310	-6.8%	327	-11.6%	8.3	29.6%
200,000 to 299,999	203	197	3.0%	206	-1.5%	7.8	20.8%
300,000 to 499,999	74	106	-30.2%	46	60.9%	13.9	7.6%
500,000 to 999,999	25	21	19.0%	22	13.6%	23.4	2.6%
1,000,000 plus	4	5	-20.0%	6	-33.3%	47.0	0.4%

Description Note 3	Jun-07	May-07	% Change	Jun-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	1,269	1,129	12.4%	1,179	7.6%	5,628	5,635	-0.1%
Average Price	\$186,328	\$183,896	1.3%	\$184,566	1.0%	\$180,238	\$185,693	-2.9%
Median Price, Actual	\$157,950	\$155,000	1.9%	\$159,900	-1.2%	\$153,000	\$157,500	-2.9%
Dollar Volume (000)	\$198,066	\$207,618	-4.6%	\$217,603	-9.0%	\$1,014,381	\$1,046,380	-3.1%
Inventory*	7,742	7,605	1.8%	8,670	-10.7%	7,092	7,845	-9.6%
Under Contract**	1,269	1,308	-3.0%	1321	-3.9%	1,186	1,201	-1.2%
Months Supply	6.1	6.7	-9.4%	7.4	-17.0%	7.6	8.4	-9.5%
Number of Days on the Market	108	118	-8.5%	117	-7.7%	120	122	-1.6%

Notes:

- 1 June 2007 data from June 1, 2007 - June 30, 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 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.