



Metro Denver Existing Single Family Housing Market Report May 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	May-07 Sales	Apr-07 Sales	% Change	May-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	385	328	17.4%	186	107.0%	3.9	10.5%
140,000 to 199,999	632	617	2.4%	662	-4.5%	6.2	19.7%
200,000 to 299,999	1162	1097	5.9%	1354	-14.2%	5.4	35.1%
300,000 to 499,999	869	712	22.1%	575	51.1%	6.6	22.8%
500,000 to 999,999	358	297	20.5%	349	2.6%	10.6	9.5%
1,000,000 plus	82	78	5.1%	68	20.6%	20.1	2.5%

Description Note 3	May-07	Apr-07	% Change	May-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,952	3,472	13.8%	3,893	1.5%	15,819	15,375	2.9%
Average Price	\$318,904	\$322,510	-1.1%	\$315,257	1.2%	\$308,458	\$312,740	-1.4%
Median Price	\$251,155	\$248,000	1.3%	\$250,943	0.1%	\$243,500	\$247,000	-1.4%
Dollar Volume (000)	\$1,260,308	\$1,119,756	12.6%	\$1,227,294	2.7%	\$4,879,492	\$4,808,378	1.5%
Inventory*	21,505	20,477	5.0%	22,069	-2.6%	19,555	19,657	-0.5%
Under Contract**	5,045	4,898	3.0%	5,130	-1.7%	4,404	4,334	1.6%
Months Supply	5.4	5.9	-7.7%	5.7	-4.0%	6.2	6.4	-3.3%
Number of Days on the Market	98	108	-9.3%	89	10.1%	111	98	13.3%

Notes

- 1 May 2007 data from May 1, 2007 - May 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 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.