



## Metro Denver Existing Single Family Housing Market Report October 2007

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Oct-07 Sales	Sep-07 Sales	% Change	Oct-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	401	358	12.0%	221	81.4%	5.4	14.2%
140,000 to 199,999	538	487	10.5%	578	-6.9%	7.0	19.3%
200,000 to 299,999	772	808	-4.5%	922	-16.3%	7.2	32.1%
300,000 to 499,999	564	589	-4.2%	607	-7.1%	9.0	23.4%
500,000 to 999,999	198	228	-13.2%	247	-19.8%	18.6	9.1%
1,000,000 plus	45	49	-8.2%	47	-4.3%	40.7	1.9%

Description Note 3	Oct-07	Sep-07	% Change	Oct-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,017	2,928	3.0%	3,224	-6.4%	33,672	33,978	-0.9%
Average Price	\$289,754	\$305,459	-5.1%	\$306,307	-5.4%	\$313,079	\$317,332	-1.3%
Median Price	\$234,200	\$245,000	-4.4%	\$247,600	-5.4%	\$248,000	\$250,000	-0.8%
Dollar Volume (000)	\$874,187	\$894,385	-2.3%	\$987,533	-11.5%	\$10,542,004	\$10,782,289	-2.2%
Inventory*	21,947	23,027	-4.7%	21,948	0.0%	23,460	21,341	9.9%
Under Contract**	3,677	3,453	6.5%	3,746	-1.8%	4,767	4,274	11.5%
Months Supply	7.3	7.9	-7.5%	6.8	6.9%	6.3	6.3	-0.2%
Number of Days on the Market	95	100	-5.0%	96	-1.0%	12	95	-87.4%

### Notes

- 1 August 2007 data from August 1, 2007 - August 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  
\*\* YTD figures are averages for the year

### 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.