

Metro Denver Condominium Townhome Housing Market Report August 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Aug-08 Sales	Jul-08 Sales	% Change	Aug-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	419	412	1.7%	415	1.0%	4.0	49.2%
140,000 to 199,999	216	237	-8.9%	265	-18.5%	6.2	25.4%
200,000 to 299,999	136	148	-8.1%	194	-29.9%	8.6	16.0%
300,000 to 499,999	60	58	3.4%	62	-3.2%	16.0	7.1%
500,000 to 999,999	16	17	-5.9%	18	-11.1%	47.9	1.9%
1,000,000 plus	4	2	100.0%	5	-20.0%	59.0	0.5%

Description Note 3	Aug-08	Jul-08	% Change	Aug-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	961	969	-0.8%	1,067	-9.9%	6,840	7,776	-12.0%
Average Price	\$173,823	\$169,474	2.6%	\$182,741	-4.9%	\$175,075	\$182,340	-4.0%
Median Price, Actual	\$140,000	\$149,000	-6.0%	\$152,500	-8.2%	\$140,000	\$153,900	-9.0%
Dollar Volume (000)	\$167,044	\$164,220	1.7%	\$194,984	-14.3%	\$1,197,515	\$1,417,874	-15.5%
Inventory*	5,598	5,885	-4.9%	7,598	-26.3%	5,924	7,222	-18.0%
Under Contract**	1,147	1,114	3.0%	1,140	0.6%	1,115	1,189	-6.2%
Months Supply	5.8	6.1	-4.1%	7.1	-18.2%	6.9	7.4	-6.7%
Number of Days on the Market	104	100	4.0%	102	2.0%	110	117	-6.0%

Notes:

- 1 August 2008 data from August 1, 2008 - August 31, 2008
- 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.