

Metro Denver Condominium Townhome Housing Market Report January 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jan-08 Sales	Dec-07 Sales	% Change	Jan-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	276	325	-15.1%	272	1.5%	7.7	56.6%
140,000 to 199,999	87	132	-34.1%	152	-42.8%	16.3	17.8%
200,000 to 299,999	78	126	-38.1%	93	-16.1%	16.0	16.0%
300,000 to 499,999	34	45	-24.4%	37	-8.1%	26.4	7.0%
500,000 to 999,999	11	18	-38.9%	10	10.0%	58.5	2.3%
1,000,000 plus	2	2	0.0%	0		98.5	0.4%

Description Note 3	Jan-08	Dec-07	% Change	Jan-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	636	765	-16.9%	873	-27.1%	636	873	-27.1%
Average Price	\$165,510	\$177,805	-6.9%	\$170,440	-2.9%	\$165,510	\$170,440	-2.9%
Median Price, Actual	\$134,000	\$140,000	-4.3%	\$154,900	-13.5%	\$134,000	\$154,900	-13.5%
Dollar Volume (000)	\$105,264	\$136,020	-22.6%	\$148,794	-29.3%	\$105,264	\$148,794	-29.3%
Inventory*	5,773	4,894	18.0%	6,365	-9.3%	5,773	6,365	-9.3%
Under Contract**	892	682	30.8%	912	-2.2%	892	912	-2.2%
Months Supply	9.1	6.4	41.9%	7.3	24.5%	9.1	7.3	24.5%
Number of Days on the Market	116	114	1.8%	131	-11.5%	114	131	-13.0%

Notes:

- 1 January 2008 data from January 1, 2008 - January 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.