

Metro Denver Condominium Townhome Housing Market Report May 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	May-08 Sales	Apr-08 Sales	% Change	May-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	421	399	5.5%	436	-3.4%	4.8	48.1%
140,000 to 199,999	229	185	23.8%	310	-26.1%	6.8	26.2%
200,000 to 299,999	149	124	20.2%	197	-24.4%	8.7	17.0%
300,000 to 499,999	56	63	-11.1%	106	-47.2%	18.3	6.4%
500,000 to 999,999	19	21	-9.5%	21	-9.5%	36.2	2.2%
1,000,000 plus	1	7	-85.7%	5	-80.0%	197.0	0.1%

Description Note 3	May-08	Apr-08	% Change	May-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	947	912	3.8%	1,129	-16.1%	3,912	4,565	-14.3%
Average Price	\$175,758	\$175,245	0.3%	\$183,896	-4.4%	\$172,869	\$178,820	-3.3%
Median Price, Actual	\$148,000	\$134,500	10.0%	\$155,000	-4.5%	\$137,000	\$151,896	-9.8%
Dollar Volume (000)	\$166,442	\$159,823	4.1%	\$207,618	-19.8%	\$676,274	\$816,314	-17.2%
Inventory*	6,046	6,117	-1.2%	7,605	-20.5%	5,983	6,962	-14.1%
Under Contract**	1,222	1,219	0.2%	1308	-6.6%	1,088	1,170	-7.0%
Months Supply	6.4	6.7	-4.8%	6.7	-5.2%	7.6	7.6	0.3%
Number of Days on the Market	104	119	-12.6%	118	-11.9%	115	123	-6.5%

Notes:

- 1 May 2008 data from May 1, 2008 - May 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.