

## Metro Denver Condominium Townhome Housing Market Report October 2008

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Oct-08 Sales	Sep-08 Sales	% Change	Oct-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	388	413	-6.1%	373	4.0%	4.2	55.0%
140,000 to 199,999	145	190	-23.7%	156	-7.1%	8.3	20.6%
200,000 to 299,999	113	143	-21.0%	130	-13.1%	10.0	16.0%
300,000 to 499,999	41	57	-28.1%	52	-21.2%	22.2	5.8%
500,000 to 999,999	15	10	50.0%	16	-6.3%	48.2	2.1%
1,000,000 plus	3	3	0.0%	3	0.0%	67.3	0.4%

Description Note 3	Oct-08	Sep-08	% Change	Oct-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	896	899	-0.3%	831	7.8%	8,635	9,416	-8.3%
Average Price	\$164,686	\$161,960	1.7%	\$176,222	-6.5%	\$172,632	\$181,724	-5.0%
Median Price, Actual	\$130,300	\$139,900	-6.9%	\$140,000	-6.9%	\$139,900	\$152,000	-8.0%
Dollar Volume (000)	\$147,558	\$145,602	1.3%	\$146,440	0.8%	\$1,490,676	\$1,711,114	-12.9%
Inventory*	5,278	5,427	-2.7%	6,981	-24.4%	5,810	8,007	-27.4%
Under Contract**	855	1,026	-16.7%	968	-11.7%	1,080	1,262	-14.4%
Months Supply	5.9	6.0	-2.4%	8.4	-29.9%	6.7	7.7	-12.1%
Number of Days on the Market	102	102	0.0%	102	0.0%	109	114	-4.4%

Notes:

- 1 October 2008 data from October 1, 2008 - October 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.