



Metro Denver Existing Single Family 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	765	718	6.5%	401	90.8%	2.2	24.3%
140,000 to 199,999	485	601	-19.3%	538	-9.9%	4.4	20.3%
200,000 to 299,999	683	829	-17.6%	772	-11.5%	5.7	28.1%
300,000 to 499,999	515	571	-9.8%	564	-8.7%	8.9	19.3%
500,000 to 999,999	179	203	-11.8%	198	-9.6%	21.8	6.9%
1,000,000 plus	37	32	15.6%	45	-17.8%	52.6	1.1%

Description Note 3	Oct-08	Sep-08	% Change	Oct-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,386	3,366	0.6%	3,017	12.2%	33,048	33,672	-1.9%
Average Price	\$250,172	\$260,118	-3.8%	\$289,754	-13.7%	\$274,528	\$313,079	-12.3%
Median Price	\$206,000	\$216,150	-4.7%	\$234,200	-12.0%	\$222,000	\$248,000	-10.5%
Dollar Volume (000)	\$847,082	\$875,557	-3.3%	\$874,187	-3.1%	\$9,072,599	\$10,542,004	-13.9%
Inventory*	17,842	18,496	-3.5%	21,947	-18.7%	19,291	23,460	-17.8%
Under Contract**	3,649	4,243	-14.0%	3,677	-0.8%	4,493	4,767	-5.7%
Months Supply	5.3	5.5	-4.1%	7.3	-27.6%	5.8	6.3	-6.9%
Number of Days on the Market	93	95	-2.1%	95	-2.1%	100	102	-2.0%

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 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.