

Metro Denver Condominium Townhome Housing Market Report February 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Feb-09 Sales	Jan-09 Sales	% Change	Feb-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	263	265	-0.8%	347	-24.2%	6.0	59.1%
140,000 to 199,999	94	72	30.6%	145	-35.2%	12.3	21.1%
200,000 to 299,999	63	51	23.5%	102	-38.2%	17.8	14.2%
300,000 to 499,999	17	16	6.3%	29	-41.4%	54.3	3.8%
500,000 to 999,999	7	5	40.0%	27	-74.1%	92.0	1.6%
1,000,000 plus	1	3	-66.7%	5	-80.0%	204.0	0.2%

Description Note 3	Feb-09	Jan-09	% Change	Feb-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	476	526	-9.5%	659	-27.8%	1,002	1,295	-22.6%
Average Price	\$138,239	\$148,509	-6.9%	\$171,817	-19.5%	\$143,630	\$168,719	-14.9%
Median Price, Actual	\$117,725	\$113,000	4.2%	\$133,750	-12.0%	\$115,301	\$134,000	-14.0%
Dollar Volume (000)	\$65,801	\$78,115	-15.8%	\$113,227	-41.9%	\$143,917	\$218,491	-34.1%
Inventory*	4,831	4,701	2.8%	5,970	-19.1%	4,766	5,872	-18.8%
Under Contract**	831	697	19.2%	982	-15.4%	764	937	-18.5%
Months Supply	10.1	8.9	13.6%	9.1	12.0%	9.5	9.1	4.9%
Number of Days on the Market	109	107	1.9%	123	-11.4%	108	119	-9.2%

Notes:

- 1 February 2009 data from February 1, 2009 - February 28, 2009
- 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
- ** YTD figures are averages for the year

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.