



Metro Denver Existing Single Family Housing Market Report January 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Jan-09 Sales	Dec-08 Sales	% Change	Jan-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	579	696	-16.8%	463	25.1%	2.5	32.6%
140,000 to 199,999	329	425	-22.6%	431	-23.7%	6.2	19.9%
200,000 to 299,999	332	492	-32.5%	488	-32.0%	10.2	23.1%
300,000 to 499,999	275	372	-26.1%	358	-23.2%	14.4	17.4%
500,000 to 999,999	93	120	-22.5%	149	-37.6%	35.4	5.6%
1,000,000 plus	21	28	-25.0%	44	-52.3%	80.0	1.3%

Description Note 3	Jan-09	Dec-08	% Change	Jan-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	1,943	2,585	-24.8%	2,351	-17.4%	1,943	2,351	-17.4%
Average Price	\$230,878	\$240,945	-4.2%	\$281,203	-17.9%	\$230,878	\$281,203	-17.9%
Median Price	\$181,500	\$196,000	-7.4%	\$216,950	-16.3%	\$181,500	\$216,950	-16.3%
Dollar Volume (000)	\$448,595	\$622,842	-28.0%	\$661,107	-32.1%	\$448,595	\$661,107	-32.1%
Inventory*	15,047	14,995	0.3%	18,716	-19.6%	15,047	18,716	-19.6%
Under Contract**	3,134	2,668	17.5%	3,658	-14.3%	3,134	3,658	-14.3%
Months Supply	7.7	5.8	33.5%	8.0	-2.7%	7.7	8.0	-2.7%
Number of Days on the Market	99	98	1.0%	113	-12.4%	99	113	-12.4%

Notes

- 1 January 2009 data from January 1, 2009 - January 31, 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
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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.