

## Metro Denver Condominium Townhome Housing Market Report June 2009

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jun-09 Sales	May-09 Sales	% Change	Jun-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	407	395	3.0%	409	-0.5%	0.0	49.0%
140,000 to 199,999	212	193	9.8%	201	5.5%	0.0	25.5%
200,000 to 299,999	149	121	23.1%	184	-19.0%	0.0	18.0%
300,000 to 499,999	45	50	-10.0%	60	-25.0%	0.0	5.4%
500,000 to 999,999	14	11	27.3%	29	-51.7%	0.0	1.7%
1,000,000 plus	3	1	200.0%	2	50.0%	0.0	0.4%

Description Note 3	Jun-09	May-09	% Change	Jun-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	858	771	11.3%	998	-14.0%	3,073	4,910	-37.4%
Average Price	\$161,939	\$172,454	-6.1%	\$190,367	-14.9%	\$154,025	\$176,426	-12.7%
Median Price, Actual	\$139,837	\$137,000	2.1%	\$148,345	-5.7%	\$137,000	\$139	98461.2%
Dollar Volume (000)	\$138,943	\$132,962	4.5%	\$189,986	-26.9%	\$340,357	\$866,251	-60.7%
Inventory*	5,063	5,065	0.0%	5,999	-15.6%	6,176	5,985	-17.1%
Under Contract**	1,196	1,042	14.8%	1,217	-1.7%	1,129	1,109	-14.1%
Months Supply	5.9	6.6	-10.6%	6.0	-1.7%	8.0	7.3	10.1%
Number of Days on the Market	97	110	-11.8%	108	-10.2%	109	114	-4.4%

Notes:

d

- 1 June 2009 data from June 1, 2009 -June 30, 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.