

Metro Denver Condominium Townhome Housing Market Report May 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	May-09 Sales	Apr-09 Sales	% Change	May-08 Sales	% change	% Mkt Share	
139,999 or less	395	356	11.0%	421	-6.2%	0.0	51.2%
140,000 to 199,999	193	143	35.0%	229	-15.7%	0.0	25.0%
200,000 to 299,999	121	102	18.6%	149	-18.8%	0.0	15.7%
300,000 to 499,999	50	35	42.9%	56	-10.7%	0.0	6.5%
500,000 to 999,999	11	12	-8.3%	19	-42.1%	0.0	1.4%
1,000,000 plus	1	2	-50.0%	1	0.0%	0.0	0.1%

Description Note 3	May-09	Apr-09	% Change	May-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	771	684	12.7%	947	-18.6%	3,073	3,912	-21.4%
Average Price	\$172,454	\$150,560	14.5%	\$175,758	-1.9%	\$154,025	\$172,869	-10.9%
Median Price, Actual	\$137,000	\$130,000	5.4%	\$148,000	-7.4%	\$137,000	\$137,000	0.0%
Dollar Volume (000)	\$132,962	\$102,983	29.1%	\$166,442	-20.1%	\$473,319	\$676,274	-30.0%
Inventory*	5,065	5,066	0.0%	6,046	-16.2%	4,941	5,983	-17.4%
Under Contract**	1,042	1,030	1.2%	1,222	-14.7%	904	1,088	-16.9%
Months Supply	6.6	7.4	-11.4%	6.4	2.5%	8.0	7.6	5.8%
Number of Days on the Market	110	110	0.0%	104	5.8%	109	115	-5.2%

Notes:

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1 May 2009 data from May 1, 2009 -May 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

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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.