



## Metro Denver Condominium Townhome Housing Market Report August 2005

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®  
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Price Range Notes 1 and 2	Aug-05 Sales	Jul-05 Sales	% Change	Aug-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	336	385	-12.7%	378	-11.1%	10.4	32.6%
140,000 to 199,999	371	431	-13.9%	383	-3.1%	8.2	36.0%
200,000 to 299,999	205	228	-10.1%	190	7.9%	7.4	19.9%
300,000 to 499,999	87	81	7.4%	48	81.3%	7.7	8.4%
500,000 to 999,999	23	25	-8.0%	21	9.5%	11.7	2.2%
1,000,000 plus	8	4	100.0%	1	700.0%	9.9	0.8%

Description	Aug-05	Jul-05	% Change	Aug-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	1,118	1,249	-10.5%	1,071	4.4%	7,771	7,880	-1.4%
Average Price	\$201,373	\$197,290	2.1%	\$181,699	10.8%	\$192,212	\$180,914	6.2%
Median Price, Actual	\$162,499	\$164,000	-0.9%	\$156,250	4.0%	\$160,000	\$157,000	1.9%
Dollar Volume (000)	\$222,050	\$230,175	-3.5%	\$194,092	14.4%	\$1,457,100	\$1,421,416	2.5%
Inventory	7,882	7,921	-0.5%	7,735	1.9%	7,261	7,243	0.3%
Under Contract	1249	1560	-19.9%	584	113.9%	1,201	632	90.0%
Months Supply	7.1	6.3	11.2%	7.2	-2.1%	7.5	7.4	1.0%
Number of Days on the Market	116	105	10.5%	92	26.1%	112	100	12.0%

Note

1 August 2005 data is from July 25, 2005 to August 22, 2005.

2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

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.