

Metro Denver Existing Single Family Housing Market Report
December 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range Notes 1 and 2	Dec-05 Sales	Nov-05 Sales	% Change	Dec-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	194	148	31.1%	232	-16.4%	3.8	5.5%
140,000 to 199,999	1760	576	205.6%	769	128.9%	2.1	21.5%
200,000 to 299,999	1142	1043	9.5%	1,117	2.2%	4.9	38.8%
300,000 to 499,999	654	652	0.3%	548	19.3%	5.9	24.3%
500,000 to 999,999	249	217	14.7%	196	27.0%	8.6	8.1%
1,000,000 plus	45	49	-8.2%	27	66.7%	20.2	1.8%

Description	Dec-05	Nov-05	% Change	Dec-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	3,178	3,028	5.0%	3,441	-7.6%	41,314	42,097	-1.9%
Average Price	\$303,934	\$312,304	-2.7%	\$289,209	5.1%	\$307,784	\$290,137	6.1%
Median Price	\$245,000	\$248,250	-1.3%	\$232,500	5.4%	\$246,613	\$236,240	4.4%
Dollar Volume (000)	\$965,587	\$935,743	3.2%	\$993,823	-2.8%	\$12,690,528	\$12,199,875	4.0%
Inventory	18,770	18,448	1.7%	14,765	27.1%	17,417	18,353	-5.1%
Under Contract Total	3,169	3,417	-7.3%	2,734	15.9%	4,282	2,382	79.7%
Months Supply	5.9	6.1	-3.1%	4.3	37.4%	5.1	5.2	-2.7%
Number of Days on the Market	91	85	7.1%	86	5.8%	84	80	5.0%

Notes

1 December 2005 data is from November 21, 2005 to December 26, 2005.

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

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.