

Metro Denver Existing Single Family Housing Market Report
June 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Jun-05 Sales	May-05 Sales	% Change	Jun-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	141	133	6.0%	125	12.8%	4.3	4.0%
140,000 to 199,999	742	697	6.5%	836	-11.2%	5.5	21.1%
200,000 to 299,999	1513	1409	7.4%	1,676	-9.7%	4.4	42.6%
300,000 to 499,999	917	718	27.7%	854	7.4%	4.8	21.7%
500,000 to 999,999	326	306	6.5%	279	16.8%	7.4	9.2%
1,000,000 plus	64	48	33.3%	46	39.1%	14.8	1.4%

Description	Jun-05	May-05	% Change	Jun-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	3,965	3,594	10.3%	4,057	-2.3%	18,803	16,357	15.0%
Average Price	\$312,065	\$304,887	2.4%	\$293,556	6.3%	\$301,358	\$271,686	10.9%
Median Price	\$251,500	\$244,000	3.1%	\$243,000	3.5%	\$241,491	\$226,000	6.9%
Dollar Volume (000)	\$1,232,314	\$1,098,794	12.2%	\$1,191,861	3.4%	\$5,671,658	\$4,443,976	27.6%
Inventory	17,966	17,460	2.9%	20,315	-11.6%	16,385	18,463	-11.3%
Under Contract Total	4,801	4,963	-3.3%	2,338	105.3%	4,386	1,944	125.6%
Months Supply	4.5	4.9	-6.7%	5.0	-9.4%	5.2	7.0	-25.3%
Number of Days on the Market	77	81	-4.9%	71	8.5%	87	83	4.8%

Notes

1 June 2005 data is from May 23, 2005 to June 20, 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.