



## Metro Denver Condominium Townhome Housing Market Report November 2005

### Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®  
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| Price Range<br>Notes 1 and 2 | Nov-05<br>Sales | Oct-05<br>Sales | %<br>Change | Nov-04<br>Sales | %<br>change | 05 YTD<br>Mo. Supply | %<br>Mkt Share |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less              | 285             | 317             | -10.1%      | 296             | -3.7%       | 11.7                 | 35.4%          |
| 140,000 to 199,999           | 285             | 335             | -14.9%      | 344             | -17.2%      | 9.7                  | 35.4%          |
| 200,000 to 299,999           | 159             | 179             | -11.2%      | 152             | 4.6%        | 9.7                  | 19.8%          |
| 300,000 to 499,999           | 57              | 52              | 9.6%        | 46              | 23.9%       | 12.0                 | 7.1%           |
| 500,000 to 999,999           | 13              | 19              | -31.6%      | 20              | -35.0%      | 17.0                 | 1.6%           |
| 1,000,000 plus               | 5               | 4               | 25.0%       | 3               | 66.7%       | 19.8                 | 0.6%           |

| Description                  | Nov-05    | Oct-05    | %<br>Change | Nov-04    | %<br>Change | YTD<br>2005 | YTD<br>2004 | YTD %<br>Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|-------------|-------------|-----------------|
| Sales                        | 875       | 919       | -4.8%       | 943       | -7.2%       | 10,847      | 10,940      | -0.9%           |
| Average Price                | \$189,568 | \$188,876 | 0.4%        | \$182,676 | 3.8%        | \$192,745   | \$181,268   | 6.3%            |
| Median Price, Actual         | \$165,500 | \$157,904 | 4.8%        | \$156,000 | 6.1%        | \$160,000   | \$157,000   | 1.9%            |
| Dollar Volume (000)          | \$163,794 | \$171,835 | -4.7%       | \$172,045 | -4.8%       | \$2,041,295 | \$1,976,872 | 3.3%            |
| Inventory                    | 7,572     | 7,804     | -3.0%       | 6,988     | 8.4%        | 7,407       | 7,253       | 2.1%            |
| Under Contract               | 933       | 1000      | -6.7%       | 533       | 75.0%       | 1,171       | 619         | 89.2%           |
| Months Supply                | 8.7       | 8.5       | 1.9%        | 7.4       | 16.9%       | 7.5         | 7.3         | 2.9%            |
| Number of Days on the Market | 113       | 112       | 0.9%        | 106       | 6.6%        | 111         | 103         | 7.8%            |

Notes:

- 1 November 2005 data is from October 24, 2005 to November 21, 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.

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