



## Metro Denver Condominium Townhome Housing Market Report September 2005

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®  
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Price Range Notes 1 and 2	Sep-05 Sales	Aug-05 Sales	% Change	Sep-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	413	336	22.9%	326	26.7%	8.4	33.2%
140,000 to 199,999	476	371	28.3%	385	23.6%	6.2	38.3%
200,000 to 299,999	245	205	19.5%	181	35.4%	6.3	19.7%
300,000 to 499,999	63	87	-27.6%	48	31.3%	7.6	5.1%
500,000 to 999,999	36	23	56.5%	11	227.3%	7.0	2.9%
1,000,000 plus	11	8	37.5%	4	175.0%	8.9	0.9%

Description	Sep-05	Aug-05	% Change	Sep-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	1,282	1,118	14.7%	1,005	27.6%	9,053	8,885	1.9%
Average Price	\$200,922	\$201,373	-0.2%	\$179,183	12.1%	\$193,455	\$180,720	7.0%
Median Price, Actual	\$165,000	\$162,499	1.5%	\$156,031	5.7%	\$160,125	\$157,000	2.0%
Dollar Volume (000)	\$248,564	\$222,050	11.9%	\$181,000	37.3%	\$1,705,665	\$1,602,417	6.4%
Inventory	8,012	7,882	1.6%	7,552	6.1%	7,345	7,277	0.9%
Under Contract	1344	1249	7.6%	579	132.1%	1,217	626	94.4%
Months Supply	6.2	7.1	-11.4%	7.5	-16.7%	7.3	7.4	-1.3%
Number of Days on the Market	104	116	-10.3%	99	5.1%	110	100	10.0%

Note

- 1 September 2005 data is from August 22, 2005 to July 26, 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.