

Metro Denver Existing Single Family Housing Market Report
September 2005

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
Contact Steig Seaward 303-756-0553



Price Range	Sep-05 Sales	Aug-05 Sales	% Change	Sep-04 Sales	% change	05 YTD Mo. Supply	% Mkt Share
139,999 or less	161	138	16.7%	134	20.1%	4.7	3.9%
140,000 to 199,999	829	655	26.6%	910	-8.9%	5.2	18.5%
200,000 to 299,999	1638	1479	10.8%	1,255	30.5%	4.2	41.7%
300,000 to 499,999	937	885	5.9%	615	52.4%	5.0	24.9%
500,000 to 999,999	341	328	4.0%	216	57.9%	7.4	9.2%
1,000,000 plus	55	64	-14.1%	46	19.6%	18.6	1.8%

Description	Sep-05	Aug-05	% Change	Sep-04	% Change	YTD 2005	YTD 2004	YTD % Change
Sales	4,291	3,973	8.0%	3,460	24.0%	32,021	31,381	2.0%
Average Price	\$309,620	\$314,533	-1.6%	\$291,422	6.2%	\$306,757	\$290,223	5.7%
Median Price	\$250,000	\$255,000	-2.0%	\$240,000	4.2%	\$246,000	\$237,000	3.8%
Dollar Volume (000)	\$1,323,654	\$1,244,772	6.3%	\$1,008,348	31.3%	\$9,818,070	\$9,100,444	7.9%
Inventory	19,188	18,768	2.2%	19,424	-1.2%	17,195	18,800	-8.5%
Under Contract Total	4,814	4,398	9.5%	2,110	128.2%	4,580	2,366	93.6%
Months Supply	4.5	4.7	-5.3%	5.6	-20.1%	4.8	5.4	-10.5%
Number of Days on the Market	79	75	5.3%	73	8.2%	83	79	5.1%

Notes

- 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 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.