



Metro Denver Condominium Townhome Housing Market Report  
April 2006

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®  
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| Price Range<br>Notes 1 and 2 | Apr-06<br>Sales | Mar-06<br>Sales | %<br>Change | Apr-05<br>Sales | %<br>change | 06 YTD<br>Mo. Supply | %<br>Mkt Share |
|------------------------------|-----------------|-----------------|-------------|-----------------|-------------|----------------------|----------------|
| 139,999 or less              | 323             | 361             | -10.5%      | 425             | -24.0%      | 10.7                 | 36.6%          |
| 140,000 to 199,999           | 312             | 292             | 6.8%        | 388             | -19.6%      | 9.4                  | 35.3%          |
| 200,000 to 299,999           | 168             | 169             | -0.6%       | 208             | -19.2%      | 10.4                 | 19.0%          |
| 300,000 to 499,999           | 57              | 69              | -17.4%      | 75              | -24.0%      | 13.8                 | 6.5%           |
| 500,000 to 999,999           | 20              | 19              | 5.3%        | 23              | -13.0%      | 15.7                 | 2.3%           |
| 1,000,000 plus               | 3               | 4               | -25.0%      | 3               | 0.0%        | 33.3                 | 0.3%           |

| Description                  | Apr-06    | Mar-06    | %<br>Change | Apr-05    | %<br>Change | YTD<br>2006 | YTD<br>2005 | YTD %<br>Change |
|------------------------------|-----------|-----------|-------------|-----------|-------------|-------------|-------------|-----------------|
| Sales                        | 997       | 973       | 2.5%        | 1,144     | -12.8%      | 3,339       | 3,177       | 5.1%            |
| Average Price                | \$188,146 | \$182,727 | 3.0%        | \$183,931 | 2.3%        | \$184,522   | \$185,409   | -0.5%           |
| Median Price, Actual         | \$157,400 | \$159,900 | -1.6%       | \$153,850 | 2.3%        | \$155,000   | \$156,000   | -0.6%           |
| Dollar Volume (000)          | \$187,581 | \$177,793 | 5.5%        | \$208,063 | -9.8%       | \$616,563   | \$584,089   | 5.6%            |
| Inventory*                   | 8,080     | 7,667     | 5.4%        | 7,278     | 11.0%       | 7,502       | 6,738       | 11.4%           |
| Under Contract**             | 1216      | 1311      | -7.2%       | 1494      | -18.6%      | 1,139       | 1,081       | 5.3%            |
| Months Supply                | 8.1       | 7.9       | 2.8%        | 6.4       | 27.4%       | 9.0         | 8.3         | 8.1%            |
| Number of Days on the Market | 112       | 126       | -11.1%      | 109       | 2.8%        | 123         | 116         | 6.0%            |

Notes:

- 1 April 2006 data from April 1, 2006 - April 30, 2006. 2005 March data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
- \* YTD figures are averages for the year
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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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