

Metro Denver Existing Single Family Housing Market Report
April 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range Notes 1 and 2	Apr-06 Sales	Mar-06 Sales	% Change	Apr-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	224	182	23.1%	128	75.0%	4.1	6.3%
140,000 to 199,999	618	587	5.3%	859	-28.1%	7.0	20.2%
200,000 to 299,999	1076	1125	-4.4%	1587	-32.2%	6.8	38.7%
300,000 to 499,999	710	704	0.9%	858	-17.2%	7.5	24.2%
500,000 to 999,999	279	266	4.9%	295	-5.4%	11.2	9.1%
1,000,000 plus	70	46	52.2%	57	22.8%	18.6	1.6%

Description	Apr-06	Mar-06	% Change	Apr-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,303	3,432	-3.8%	4,007	-17.6%	11,482	11,244	2.1%
Average Price	\$318,949	\$313,339	1.8%	\$308,547	3.4%	\$312,054	\$296,421	5.3%
Median Price	\$250,000	\$247,500	1.0%	\$245,000	2.0%	\$245,000	\$238,000	2.9%
Dollar Volume (000)	\$1,053,487	\$1,075,380	-2.0%	\$1,231,384	-14.4%	\$3,581,083	\$3,340,549	7.2%
Inventory*	20,965	19,642	6.7%	16,886	24.2%	19,054	15,721	21.2%
Under Contract**	4,597	4,791	-4.0%	5,712	-19.5%	4,135	4,138	-0.1%
Months Supply	6.3	5.7	10.9%	4.2	50.6%	6.6	5.6	18.7%
Number of Days on the Market	100	99	1.0%	93	7.5%	101	93	8.6%

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 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.