

## Metro Denver Condominium Townhome Housing Market Report December 2006

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Dec-06 Sales	Nov-06 Sales	% Change	Dec-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	261	306	-14.7%	324	-19.4%	9.6	45.5%
140,000 to 199,999	160	181	-11.6%	288	-44.4%	12.1	27.9%
200,000 to 299,999	103	137	-24.8%	175	-41.1%	11.3	17.9%
300,000 to 499,999	35	61	-42.6%	53	-34.0%	19.8	6.1%
500,000 to 999,999	14	22	-36.4%	14	0.0%	27.6	2.4%
1,000,000 plus	1	7	-85.7%	5	-80.0%	117.0	0.2%

Description Note 3	Dec-06	Nov-06	% Change	Dec-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	659	780	-15.5%	906	-27.3%	11,036	11,755	-6.1%
Average Price	\$180,084	\$195,747	-8.0%	\$191,560	-6.0%	\$188,745	\$191,813	-1.6%
Median Price, Actual	\$150,000	\$155,750	-3.7%	\$160,000	-6.3%	\$157,000	\$160,000	-1.9%
Dollar Volume (000)	\$118,675	\$152,683	-22.3%	\$172,541	-31.2%	\$2,082,992	\$2,213,837	-5.9%
Inventory*	6,425	7,138	-10.0%	6,802	-5.5%	7,796	7,357	6.0%
Under Contract**	710	870	-18.4%	906	-21.6%	1,092	1,149	-4.9%
Months Supply	9.7	9.2	6.5%	7.5	29.9%	8.5	7.5	12.9%
Number of Days on the Market	122	134	-9.0%	121	0.8%	122	112	8.9%

Notes:

- 1 December 2006 data from December 1, 2006 - December 31, 2006. 2005 December data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
- 3 Data coverage includes all listings in Metrolist, not just the 7 county metro area
- \* 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.

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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.