



## Metro Denver Existing Single Family 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	215	247	-13.0%	194	10.8%	5.8	10.3%
140,000 to 199,999	430	512	-16.0%	1760	-75.6%	8.4	21.3%
200,000 to 299,999	676	832	-18.8%	1142	-40.8%	7.5	34.6%
300,000 to 499,999	480	532	-9.8%	654	-26.6%	8.9	22.1%
500,000 to 999,999	225	216	4.2%	249	-9.6%	11.9	9.0%
1,000,000 plus	57	65	-12.3%	45	26.7%	20.9	2.7%

Description Note 3	Dec-06	Nov-06	% Change	Dec-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	2,445	2,785	-12.2%	3,178	-23.1%	39,208	41,314	-5.1%
Average Price	\$321,524	\$310,562	3.5%	\$303,934	5.8%	\$317,112	\$307,784	3.0%
Median Price	\$247,500	\$240,000	3.1%	\$245,000	1.0%	\$249,900	\$246,613	1.3%
Dollar Volume (000)	\$786,125	\$864,914	-9.1%	\$965,587	-18.6%	\$12,433,329	\$12,690,528	-2.0%
Inventory*	18,109	20,392	-11.2%	18,770	-3.5%	20,993	17,417	20.5%
Under Contract**	2,785	3,269	-14.8%	3,169	-12.1%	4,052	4,282	-5.4%
Months Supply	7.4	7.3	1.2%	5.9	25.4%	6.4	5.1	27.0%
Number of Days on the Market	111	103	7.8%	91	22.0%	97	84	15.5%

### 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 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.