



Metro Denver Condominium Townhome Housing Market Report
February 2006

Denver Board of REALTORS®

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

Price Range Notes 1 and 2	Feb-06 Sales	Jan-06 Sales	% Change	Feb-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	276	225	22.7%	214	29.0%	11.3	41.9%
140,000 to 199,999	220	184	19.6%	217	1.4%	11.7	33.4%
200,000 to 299,999	111	106	4.7%	108	2.8%	12.8	16.9%
300,000 to 499,999	40	39	2.6%	87	-54.0%	17.1	6.1%
500,000 to 999,999	8	20	-60.0%	16	-50.0%	30.4	1.2%
1,000,000 plus	3	2	50.0%	2	50.0%	31.7	0.5%

Description	Feb-06	Jan-06	% Change	Feb-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	714	655	9.0%	618	15.5%	1,369	1,233	11.0%
Average Price	\$175,422	\$192,271	-8.8%	\$190,154	-7.7%	\$183,602	\$188,421	-2.6%
Median Price, Actual	\$151,350	\$154,900	-2.3%	\$155,000	-2.4%	\$152,000	\$156,250	-2.7%
Dollar Volume (000)	\$125,251	\$125,937	-0.5%	\$115,206	8.7%	\$251,188	\$228,499	9.9%
Inventory	7,283	6,979	4.4%	6,555	11.1%	7,283	6,979	2.2%
Under Contract	1108	919	20.6%	971	14.1%	2027	1670	-39.3%
Months Supply	10.2	10.7	-4.3%	10.6	-3.8%	10.4	9.8	5.9%
Number of Days on the Market	126	133	-5.3%	127	-0.8%	130	121	7.4%

Notes:

- 1 February 2006 data from February 1 - February 28, 2005 February data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.

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.