

Metro Denver Existing Single Family Housing Market Report  
February 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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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	176	138	27.5%	115	53.0%	4.4	7.6%
140,000 to 199,999	582	400	45.5%	519	12.1%	6.7	22.1%
200,000 to 299,999	863	673	28.2%	783	10.2%	7.2	37.2%
300,000 to 499,999	480	411	16.8%	364	31.9%	9.0	22.7%
500,000 to 999,999	192	154	24.7%	120	60.0%	12.9	8.5%
1,000,000 plus	41	31	32.3%	30	36.7%	24.2	1.7%

Description	Feb-06	Jan-06	% Change	Feb-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	2,559	2,188	17.0%	2,161	18.4%	4,747	4,259	11.5%
Average Price	\$305,017	\$306,982	-0.6%	\$286,248	6.6%	\$305,874	\$288,315	6.1%
Median Price	\$237,000	\$242,000	-2.1%	\$231,200	2.5%	\$240,000	\$230,000	4.3%
Dollar Volume (000)	\$780,538	\$671,677	16.2%	\$628,929	24.1%	\$1,452,215	\$1,239,450	17.2%
Inventory	18,201	17,408	4.6%	15,175	19.9%	18,201	15,175	19.9%
Under Contract Total	3,806	3,347	13.7%	3,969	-4.1%	7,153	6,516	9.8%
Months Supply	7.1	8.0	-10.6%	7.0	1.3%	7.5	7.0	6.9%
Number of Days on the Market	105	102	2.9%	99	6.1%	104	97	7.2%

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 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.